



2020 Comprehensive Plan for The City Of West Bend

2020 COMPREHENSIVE PLAN FOR THE CITY OF WEST BEND

WASHINGTON COUNTY, WISCONSIN

Prepared by the City of West Bend

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CHAPTER 1

INTRODUCTION

BACKGROUND

On May 10, 2000 Wisconsin Governor Tommy Thompson signed into law changes to Chapter 66, Municipal Law, of the Wisconsin Statutes. These changes, referred to as “Smart Growth” laws, provide a framework for developing comprehensive plans, and a connection to other planning related actions to help provide overall consistency with the plan developed by a local community.

This legislation describes the necessary elements that need to be addressed within a community's comprehensive plan to effectively control and manage their future land use decisions. 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 comprehensive 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 change, the City of West Bend has updated its existing Land Use 2010 Plan completed in 1992 to include the new statutory requirements, creating a comprehensive plan that will guide the City of West Bend in future land use decisions as well as creating an environment of prosperity for the planning year 2020. This report, referred to herein as the "Comprehensive Plan," sets forth the findings and recommendations of the planning efforts undertaken in response to the new “Smart-Growth” legislation.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use 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, transportation, natural resource protection and development objectives for the City, the preparation of forecasts of population

and economic activity in the Planning Area, the preparation of land use projections in five year increments 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 West Bend City Plan Commission and the West Bend 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 Comprehensive Plan.

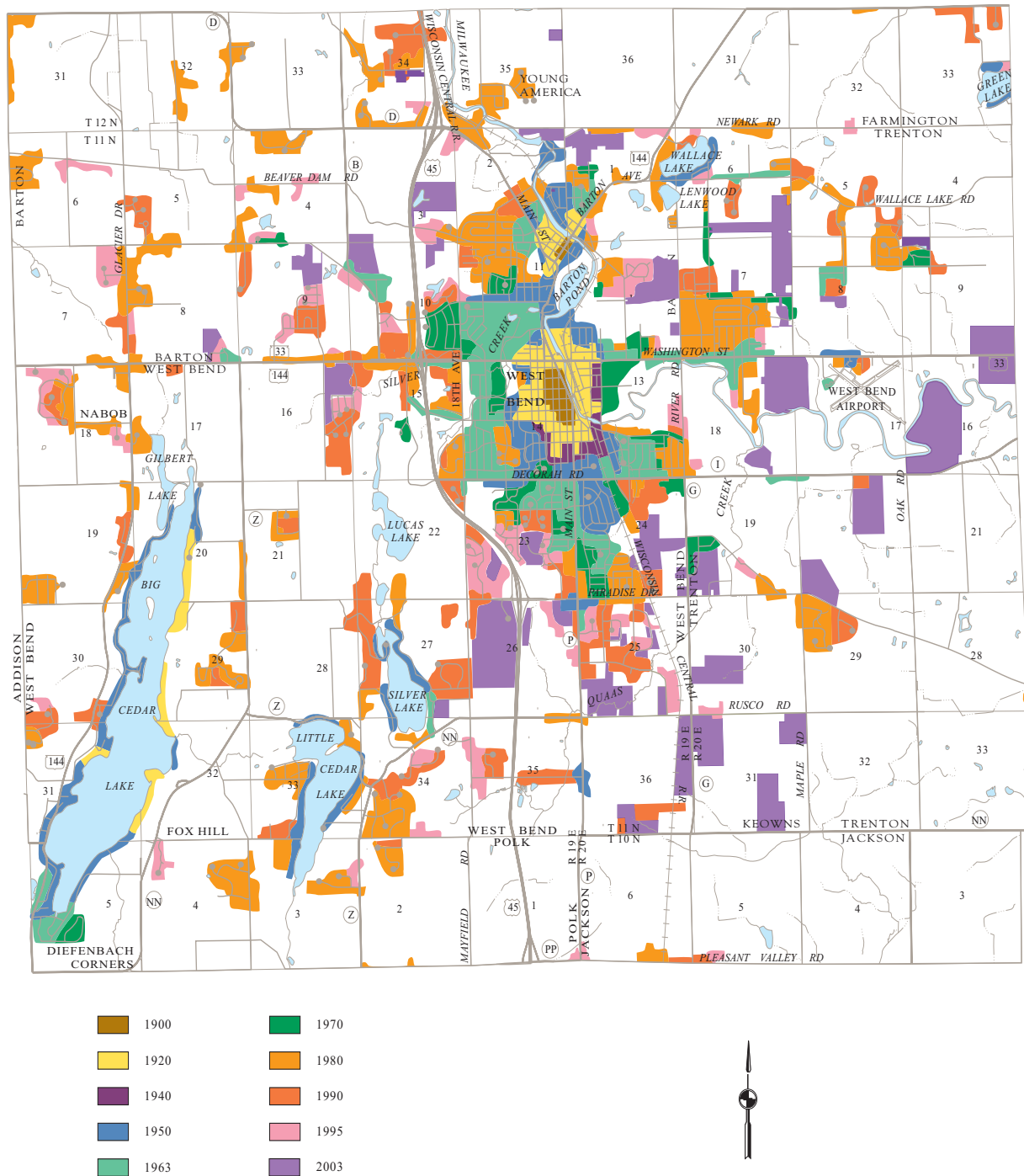
THE PLANNING AREA

The City Planning Area is located in the north-central portion of Washington County, as shown on Map 1-1, 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 and is consistent with the Planning Area of the City's 2010 Land Use Plan. The City of West Bend--based on January 1, 2003 corporate limits--comprises about 13.8 square miles, or about 21.8 percent of the total Planning Area; the Town of Barton comprises about 13.8 square miles, or about 21.1percent of the Planning Area; the Town of Farmington comprises about 3.1 square miles, or about 4.9 percent of the Planning Area; the Town of Trenton comprises about 15.8 square miles, or about 24.9percent of the Planning Area; and the Town of West Bend comprises about 17.3 square miles, or about 27.3 percent of the Planning Area.

[illegible]

1-2

Map 1-2 **Historic Urban Growth in the** **City of West Bend Planning Area: 1900-2003**



Source: SEWRPC and the City of West Bend

In addition to the 2020 Planning Area, four U.S. Public Land Survey Sections are included within the proposed land use recommendations shown on Map 7-3. Sections 3, 10, 15 and 22 within Trenton township were included within the expanded land use recommendation solely to address land use concerns pertaining to portions of the West Bend Municipal Airport Affected Area. Containing primarily undeveloped open space and agricultural lands these four sections are located beyond the West Bend Urban Service Area.

HISTORIC URBAN GROWTH OF THE CITY OF WEST BEND PLANNING AREA

As noted in Rathbun Associates, Final Report: Intensive Architectural/Historical Survey: West Bend, Wisconsin, March 1988. The settlement of southeastern Wisconsin by Europeans began in about 1836. In the West 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 economic 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 1850s and 1860s 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 1868, the Village of West Bend was incorporated 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 in 1845. The Village was incorporated as the City of West Bend on March 18, 1885. Between 1890

and 1930, West Bend experienced significant economic 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 1-2. 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, but also 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

During the development of the Comprehensive Plan many factors were taken into consideration in order to assure that all the needs of the community were properly assessed. This included the use of all existing studies and analyses pertaining to the local governmental unit, but also directly related, and more importantly so, the factors and laws already affecting the Planning Area. These factors, which make up the regulatory environment, range from wetland jurisdictions to city ordinances, all of which have a direct impact on planning decisions. These regulations form the beginning of a comprehensive plan, as they are laws protecting certain lands from further development, or regulations as to what form development may take.

Regulatory Environment

Smart-Growth Legislation

As mentioned in the background portion of the introduction, a major influence in the development of the City of West Bend's Comprehensive Plan is the integration of Wisconsin's new "Smart-Growth" Legislation. The legislation characterizes the necessary information a municipality must have within its comprehensive

plan in order for that municipality to assure future planned growth patterns. The following nine elements, consisting of definitions, elements, consistency requirements, and adoption procedures are outlined in the legislation:

1. *Issues and Opportunities Element*; Background information of the governmental unit including population, employment, and household forecasts, as well as demographic trends and age distribution that aid the future development and redevelopment of the municipality over a twenty year period.
2. *Housing Element*; Assessment of age and occupancy characteristics of the current housing stock in order to define areas of need and promote policies and programs to support development or redevelopment of these areas.
3. *Transportation Element*; Comparison to state and regional plans for sound development of transportation facilities within the municipality, including highways, transit, bicycles, walking, railroads, air, transportation systems for persons with disabilities, trucking, and water transportation.
4. *Utilities and Community Facilities Element*; Descriptions and needs assessments of utility systems and community facilities that serve the local governmental unit.
5. *Agricultural, Natural and Cultural Resources Element*; Policies and objectives toward the conservation and promotion of natural and cultural resources including forests, surface water, wetlands, wildlife habitat, nonmetallic mineral resources, floodplains, parks, and open spaces.
6. *Economic Development Element*; A compilation of objectives, policies, and programs to support the stabilization, retention, and expansion, of the economic base and quality employment opportunities in the local governmental

unit, including analysis of the labor force and economic base of the local governmental unit.

7. *Intergovernmental Cooperation Element*; Joint planning and decision making with surrounding jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services.
8. *Land Use Element*; The element shall assess all land use categories, including a listing of the amount, type, intensity, and net density of each. Land use projections for 20 years, in 5-year increments, of future residential, agricultural, commercial, and industrial land uses are to be included, as well as the assumptions of net densities of each.
9. *Implementation Element*; Evaluation of the elements within the Comprehensive Plan to develop programs and specific actions to be completed in order for the elements to remain consistent with each other, while also deriving a mechanism to measure the municipality's progress toward achieving all goals described in the Comprehensive Plan.

In order for cities, towns, and villages in the State of Wisconsin to enact programs or decisions which affect land use, those actions must be consistent with a Comprehensive Plan including the above elements by the year 2010.

Town/City of West Bend Boundary Agreement
Effective May 23, 2002, The City and Town of West Bend Cooperative Plan and Boundary Agreement was established to provide guidance for the orderly attachment of town lands to the City of West Bend. The plan is intended to help create coordinated and harmonious development of the territory covered by the Plan. Key features of the plan include, establishing a mutually agreed upon growth boundary for the City during the term of the plan, identifying specific properties for immediate inclusion into the City or for inclusion within a specific time period, and establishing a

coordinated land use pattern to guide development both in lands attached to the City and the adjoining Town transition areas. The land use policies and recommendations established in the agreement will be in effect beyond the 2020 design year of the Comprehensive Plan.

Washington County Shoreland, Wetland, Floodplain Zoning Ordinance

Washington County adopted a new Shoreland, Wetland, and Floodplain Zoning Ordinance in 2001. Shorelands are those areas lying within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds, or flowages; or within 300 feet of the ordinary high-water mark of navigable rivers or streams, or to the landward side of the 100-year recurrence interval floodplain, whichever distance is greater. County shoreland regulations apply to shoreland areas in all unincorporated areas and to formerly unincorporated areas annexed or incorporated after May 7, 1982. After annexation or incorporation, the municipality is responsible for administering the County regulations until the incorporated municipality adopts shoreland regulations that are at least as restrictive as the County regulations.

In addition to specifying development standards that apply throughout the shoreland area, the County ordinance contains specific regulations for uses within the 100-year recurrence interval floodplain and defined shoreland-wetlands. The County regulations have been taken into consideration in the development of the City Comprehensive Plan.

State Wetlands

The City of West Bend Land Use Plan and enforcement ordinances historically have recognized the value of protecting all identified wetlands. Land use recommendations and zoning districts created by the City recognize all wetlands identified within the Department of Natural Resources inventory as well as additional locally recognized wetlands. With recent legislative changes, state regulations now provide a uniform protection for all wetlands, including smaller,

non-shoreland wetlands which were previously less protected beyond the zoning jurisdiction of the City.

Land Use Plans

Over the past two decades the City of West Bend has worked in conjunction with, among others, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in developing major utility, land use, and park plans in order to promote sound planning practices. All of these plans have played an important part in creating West Bend's current environment, and each should be noted and re-evaluated so that past recommendations are considered in the development of new improved objectives. Throughout the rest of this chapter, the most recent plans that have had a direct effect on future planning decisions are reviewed.

The findings and recommendations of the following regional, subregional, county, and local plan elements have important implications for the comprehensive planning effort for the City of West Bend. Recommendations of these plan elements are considered further in the inventory and analysis sections of this document.

City of West Bend

Comprehensive Land Use Plans

In the past, three 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 and was adopted by 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 instrumental 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 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 Jefferson Street; the extension of Silverbrook Drive south from Wood Way to Hawthorn Drive; and the extension of River Road (CTH G) from 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. Mangiamale, 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 this planning report.

On November 16, 1987, the City of West Bend 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, together with the implementing zoning ordinance and map. On May 12, 1992 the City Plan Commission adopted the plan, documented in SEWRPC Community Assistance Planning Report No. 167, A Land Use Plan For the City of West Bend: 2010. The report presents pertinent information on many factors affecting land use development in the West Bend

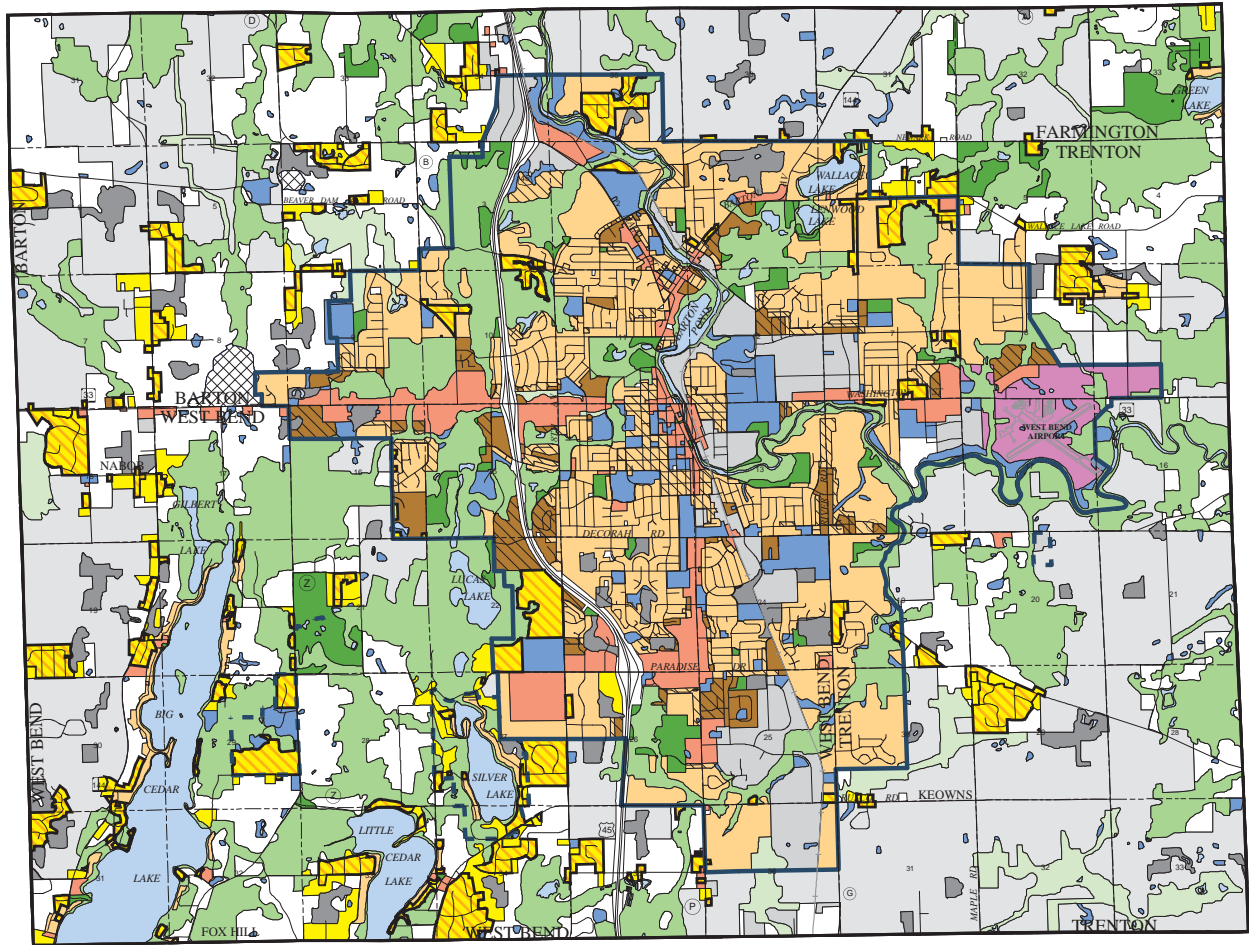
area, including present and probable future resident population and employment levels, the natural resource base, recommended land uses (Map 1-3), and existing local plan implementation devices. The plan was designed to meet the needs of a resident population of about 35,000 persons by the design year 2010. Pertinent policy goals set forth in the 1992 report have been incorporated into this Comprehensive Plan.

As recommended in the 2010 land use plan, a variety of community facilities needs were met since the adoption. In 1999 the public library underwent a major expansion to more than 60,000 square feet, nearly doubling the original floor space, while adding thousands of book volumes to their current inventory. The City Hall has since moved to a larger location along south Main Street, and two additional fire stations were added to accommodate increased fire safety and efficiency.

Also, as recommended in the local transit portion of the land use plan, a shared-ride taxicab service operated by the City, has been created to facilitate the needs of the public particularly the increased elderly segment of the City's population.

Since the adoption of the 2010 Land Use Plan, four amendments have occurred. The first amendment was the Sand Ridge-West Sub-Neighborhood Plan which was adopted on March 2, 1993. The neighborhood plan depicted recommended land uses for an area north of Paradise Drive and south of Decorah Road along County Highway 'G'. Another neighborhood plan, for portions of the Wallace Lake, Wingate, Fair Park, and Maple Dale neighborhoods was adopted as the second amendment to the 2010 Land Use Plan on May 2, 1995. Similar to the first amendment, many major land use recommendations were made, including the extension of North River Road and the significant development of an area south of Wallace Lake Road, west of Trenton Road, north of Creek Road, and east of Lac Lawrann Conservancy. Both amendments are still thought to be important guides for development in these

Map 1-3
The Recommended Land Use Plan for the City of West Bend Planning Area: 2010



- | | |
|---------------------------------------|--|
| Urban Service Area Boundary | Transportation, Communications, and Utilities |
| Special Sanitary Sewer Service Areas | Governmental and Institutional |
| Single-Family Suburban | Parks and Recreation |
| Single-Family Low Residential | Primary Environmental Corridor |
| Single-Family Medium Residential | Secondary Environmental Corridor |
| Two-Family Residential Development | Isolated Natural Area |
| Multi-Family Medium-High Density | Other Open Lands to be Preserved |
| Multi-Family High Density Residential | Prime Agricultural Lands |
| Commercial Development | Rural Estate and Other Agricultural and Open Lands |
| Quarry and Extractive Development | Water Features |
| Industrial Development | |



Source: SEWRPC and the City of West Bend

specific areas and are integrated into the formation of this Comprehensive Plan.

The third amendment involves a plan intended to promote the redevelopment of downtown West Bend. The plan, prepared by Camiros, LTD, was adopted on September 29, 1999, and is entitled West Bend Greater Downtown Strategic Plan. Overall, the plan provides a framework for sound planning in the downtown area of the City of West Bend while taking into account the existing character and surrounding land uses of the area.

The fourth amendment is an adjustment to the Sanitary Sewer Service Area of the 2010 Land Use Plan. The report is documented in SEWRPC Community Assistance Planning Report No. 35, 2nd Edition, entitled Sanitary Sewer Service Area for the City of West Bend and Environs. Based on an adopted regional water quality management plan previously prepared by SEWRPC, the report includes new recommendations as to which areas around the City of West Bend are suitable for sanitary sewer service. These new recommendations, along with the existing 2010 Land Use Plan, have been evaluated in order to define an urban service area that best fits the City of West Bend and environs.

Regional Land Use Plans

The regional land use plan, as set forth in SEWRPC Planning Report No. 45, A Regional Land Use Plan for Southeastern Wisconsin: 2020, and related amendments provides recommendations regarding the amount, spatial distribution, and general arrangement of the various land uses required (Map1- 4) 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 the Comprehensive Plan for the City of West Bend Planning Area, are the recommendations for the preservation of the primary environmental corridors and prime agricultural land. The regional land use plan recommends the preservation of the most productive soils--namely, U.S. Natural Resources Conservation Service Class I and Class

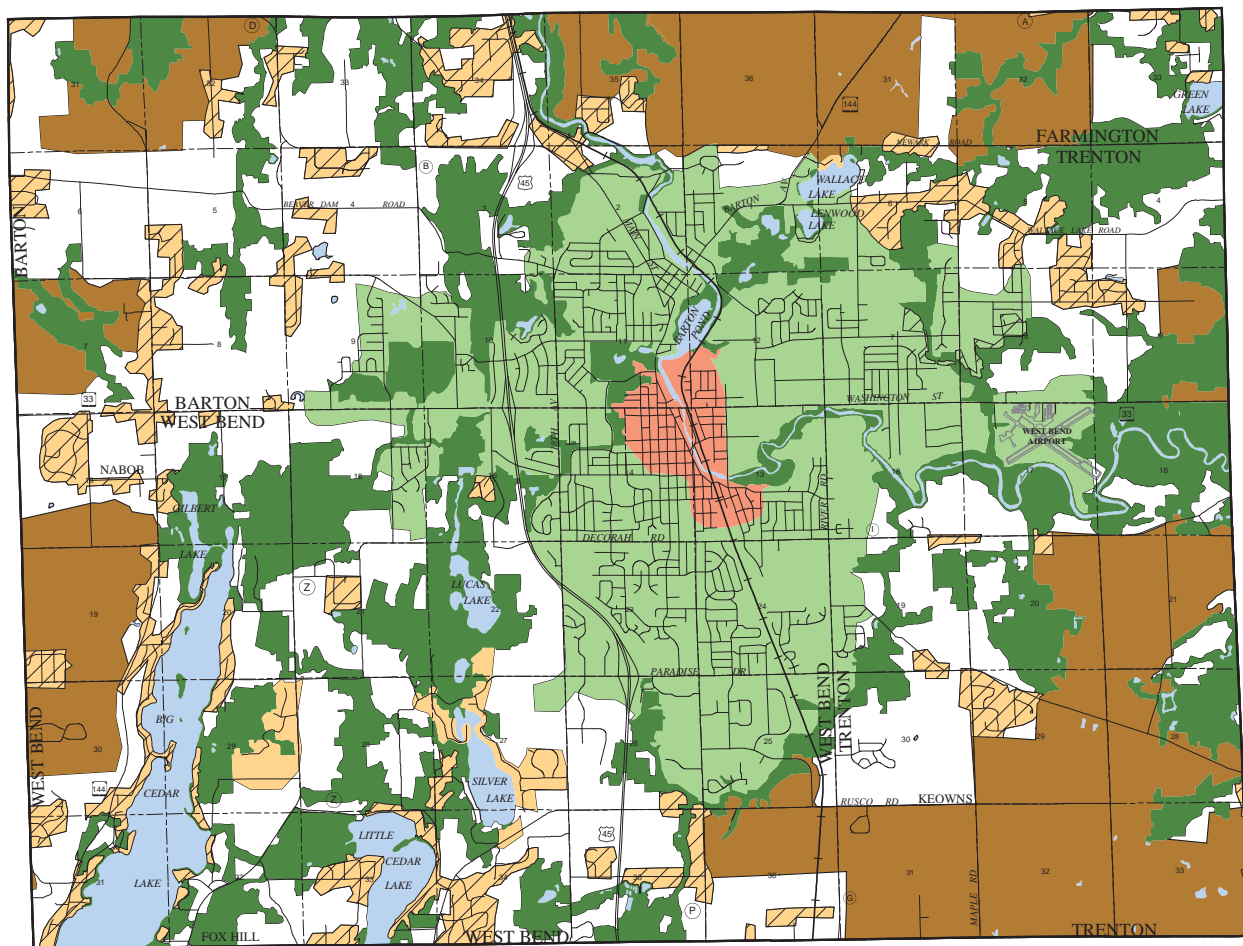
II soils--to the maximum extent practicable. Within the framework of this broad recommendation, the regional plan assigns to counties the task of adopting specific standards for identifying prime agricultural lands. In Washington County, prime agricultural lands have been identified in the Washington County Farmland Preservation Plan adopted by the County in 1981. The prime agricultural lands shown on Map 1-4 are those identified as such in the County Farmland Preservation Plan. The regional land use plan also encourages 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. The recommendations of the regional land use plan as well as others all have been taken into account in the formulation of the plan.

Town Land Use Plans

Three of the towns in the West Bend Planning Area, including the Towns of Trenton, West Bend, and Barton, currently have adopted land use plans. A Land Use Plan for the Town of Trenton: 2010, as set forth in SEWRPC Community Assistance Planning Report No. 238 envisions many of the same land use recommendations found in the 2010 City of West Bend Land Use Plan. Increased growth in the form of low-density residential is forecasted along the borders of the City of West Bend and the environmental areas throughout the town are to be conserved as much as possible. Overall, the concentration of future urban growth in the Town of Trenton should occur in areas that are accessible to public utility systems extended from the West Bend and Newburg utilities.

The West Bend Town Board approved the Official Land Use Plan, prepared by Planning and Design Institute, Inc. and the Town of West Bend Long Range Planning Committee, on July 8, 1998. In general, the plan is intended to preserve much of the environmental lands while allowing remaining

Map 1-4
The Recommended Regional Land Use Plan for the City of West Bend Planning Area: 2020



- | | |
|--------------------------------|--|
| Low Density | Prime Agricultural Land |
| Medium Density | Surface Water |
| High Density | Area outside of Urban, Prime Ag., or Corridors |
| Primary Environmental Corridor | Unsewered Areas |



Source: SEWRPC and the City of West Bend

open space to become rural residential sites. Regarding the border regions of the town, the land use plan included recommendations that the Town work on a boundary agreement with the City of West Bend in order to set a limit on future annexations. The Town of West Bend has since acted on this recommendation and has approved a Boundary Agreement with the City of West Bend creating predefined lands for annexation with land use considerations for those adjoining areas. The Boundary Agreement's land use recommendation's are incorporated in the recommended land use plan of this document.

The Town of Barton Board adopted the Barton Land Use Plan, compiled by Meehan and Company, Inc., on July 10, 1995. Limited lands of the Town of Barton reside in the City's 2020 Urban Sewer Service Area, although the areas that do, are designated mostly as residential land uses. The main goals of the land use plan were essentially to avoid destruction of exclusive agricultural areas, environmental corridors, wetlands, and woodlands as well as the grading of steep slope areas, and the future annexation of the town's open space. The development standards and land use recommendations of the Town's plan appear to promote a development and use pattern which is contrary to the City's adopted land use goals.

The land use plans of the three Towns were considered during development of the land use recommendations of the City's Comprehensive Plan.

Old Barton Village Redevelopment Plan

A 1985 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 Barton area of West Bend. The Old Barton Village Redevelopment Plan, as set forth in a SEWRPC Planning Staff Memorandum dated August 12, 1985, presented a land use inventory, an exterior structural conditions survey, and identified project plans for the elimination of blight and the revitalization of the area that could be

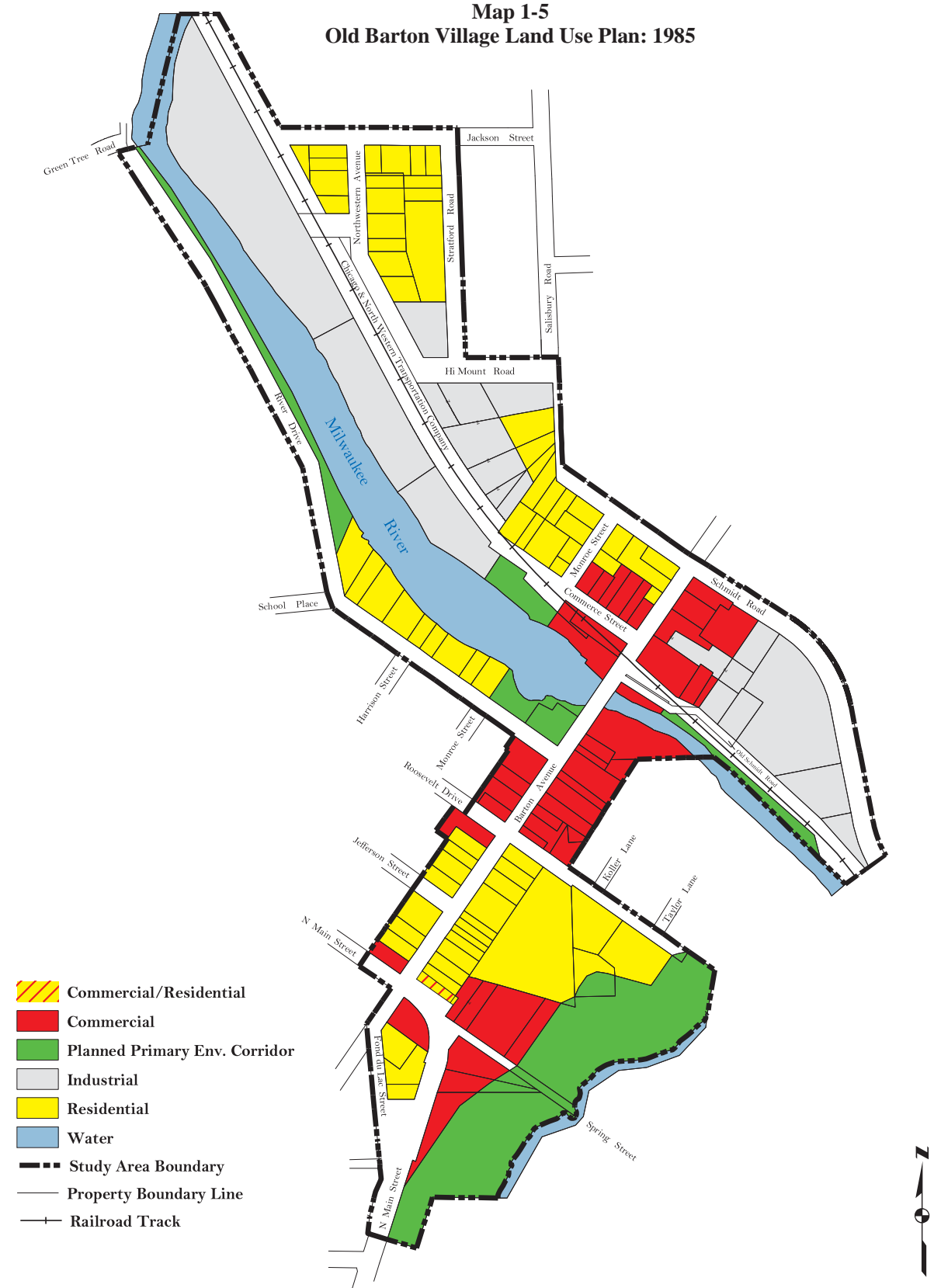
implemented by the public and private sectors. The Old Barton Village redevelopment plan was adopted by the City of West Bend Plan Commission on August 19, 1985.

The SEWRPC staff conducted a detailed exterior structural conditions survey of all the principal buildings located in the Barton 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 land use plan was prepared, and is reproduced as Map 1-5. The four detailed project plan areas included: 1) the former Mallard Coach property and environs; 2) the historic Gadow 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 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 Barton area and submittal of an application nominating the Barton area for historic district status.

As a result of redevelopment plan, the former Mallard Coach property and building has 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,

Map 1-5
Old Barton Village Land Use Plan: 1985



Source: City of West Bend

-  Downtown Development
-  Barton Historical District
-  Corporate Center
-  TIF #5 Redevelopment
-  West Bend Company Parcel
-  Airport Lands
-  Rail Corridor
-  City of West Bend



and the relocation of all aboveground utilities underground along Barton Avenue were completed, and a Barton historic district has been approved.

Special Development Areas

Since the adoption of the 2010 Land Use Plan many new developments, relating directly to land use changes, have taken place. These areas are of special influence since land use relationships are critical to the planning process. These areas shown on Map 1-6 include the railroad corridor, West Bend Municipal Airport, the West Bend Corporate Center, West Bend Company parcel, the Barton Historic District, and the TIF 5/Downtown Redevelopment area. These special development areas play a critical role in the land use decision-making process and are further discussed in this Plan.

Economic Development Strategy

On December 17, 1984 the City Council adopted the City of West Bend Economic Development Strategy Overall Goals. The document contains five objectives with supporting policies in order to promote a well-balanced economic base, which provides for the expansion of business opportunities and additional employment for the citizens of West Bend. Objective one is 'Existing Business and Industry Retention', developed in order to assist in the retention and expansion of existing local businesses and industries by helping to meet the future needs for land, buildings, and capital equipment. The second objective, 'New business and Industrial Development', looks to attract new businesses by helping them find the necessary financing and land in order to create new employment opportunities within the City. Objective three, 'Job Training and Development', creates policies to help reduce the areas unemployment status to below 3% of the labor force by promoting expansion of programs and facilities at the Moraine Park Technical College on the City of West Bend's north side. The fourth objective, 'Commercial Growth and Development', looks to provide continued growth of the City's commercial districts and the

promotion of growth and re-use of commercial buildings in the City's Central Business District. The fifth objective, 'Planning and Implementation,' encourages properly planned and zoned business and industrial areas based on sound land use planning principles to promote increased development of business districts in the City of West Bend.

West Bend Residents Survey

In 1999 the University of Wisconsin Milwaukee's Center for Urban Initiatives and Research completed The 1999 Survey of West Bend Residents: Analysis and Summary. The survey was completed through the use of a mail questionnaire to City residents in order to gather community opinions necessary to guide the development of the Comprehensive Plan. The response rate totaled more than 30% gathering important information on the concerns of the residents, including thoughts on the City's quality of life, the negative and positive features of the City, environmental quality, ideal population growth, availability of retail services, and other issues. Overall, the survey showed a majority of the residents as being pleased with the current direction of the City based on many factors including the size, location, and safety of the community. Specifically, the input and concerns set forth in the report were considered during development of the goals and objectives established in Chapter Six of the Comprehensive Plan.

Transportation Plans

Regional Transportation System Plan

The adopted regional transportation system plan, presented in SEWRPC Planning Report No. 46, 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 2020, 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 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.

In February, 1999 the Washington County Highway Committee requested that SEWRPC consider further amendments to the system plan. Under the guidance of the Washington County Jurisdictional Highway Planning Committee, SEWRPC completed an Amendment to the Washington County Jurisdictional Highway System Plan -2020 which was adopted by the County Board of Supervisors on March 12, 2002. The amendment preserves many of the previous transportation network recommendations and updates the system requirements to include revisions needed to satisfy system demands out to the 2020 design year. The recommended Washington County Jurisdictional Highway System Plan is shown on Map 1-7

City of West Bend

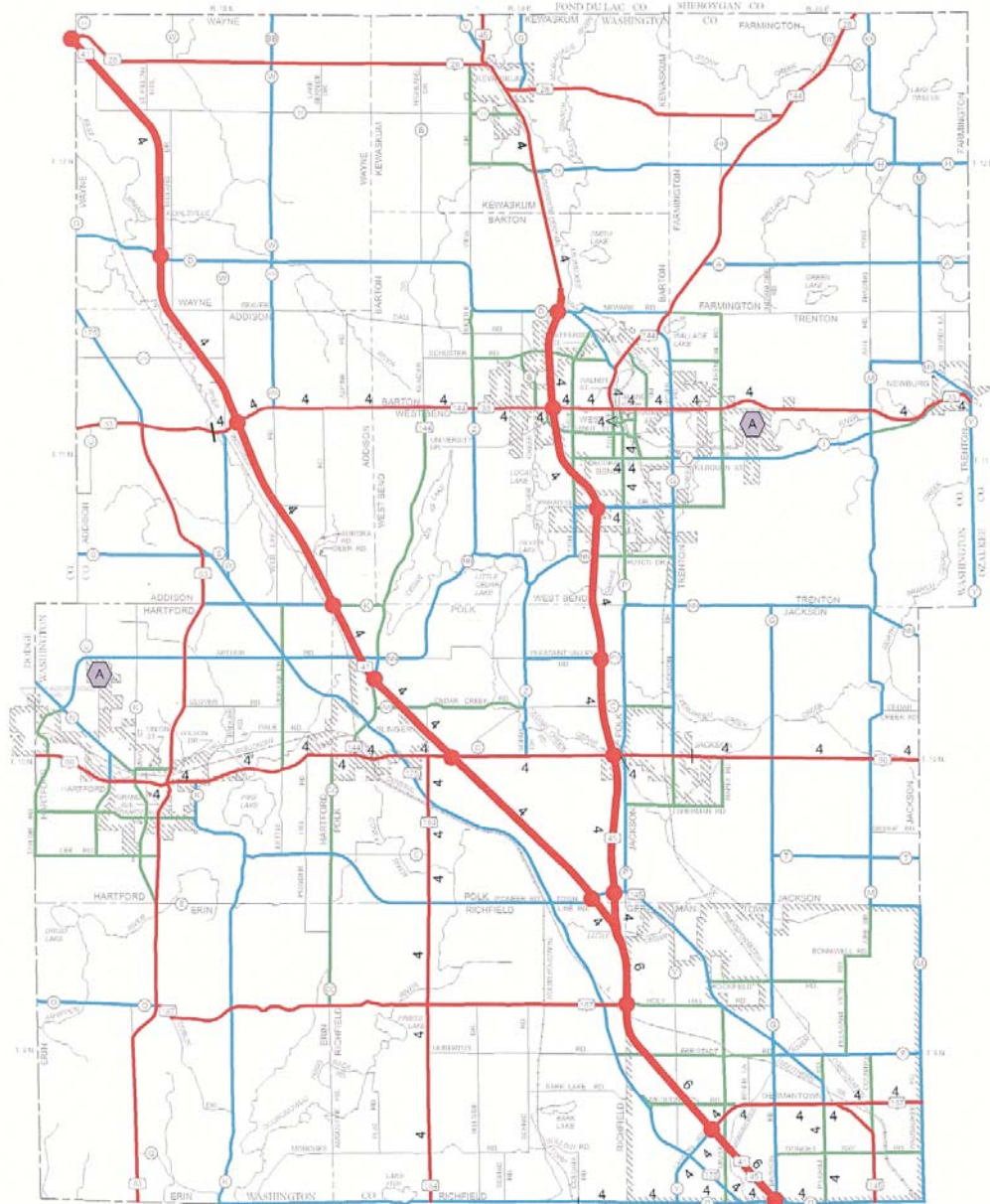
Transportation System Plan: 2010

On August 8, 1994, the West Bend Common Council adopted a transportation system plan that contains additional improvements to the 1989 Washington County jurisdictional highway system plan. That plan, set forth in SEWRPC Planning Report No. 210, City of West Bend Transportation System Plan: 2010, recommends the arterial street and highway improvements necessary to permit traffic to move efficiently and safely through the City of West Bend and environs. The additional transportation improvements in the West Bend Planning Area were incorporated into the most recent amendment of the Washington County Jurisdictional Highway System Plan (Map 1-7).

Wisconsin State Airport System Plan

The Wisconsin Department of Transportation adopted a report entitled, Wisconsin State Airport System Plan: 2020. The plan identifies the number, location, and type of aviation facilities necessary to effectively serve the state's aviation needs while also recommending money for improvements. The report identifies West Bend Municipal Airport as a reliever facility.

Map 1-7 **Recommended Arterial & Highway System** **in the City of West Bend Planning Area: 2020**



FREEWAY

- STATE TRUNK HIGHWAY
- INTERCHANGE

STANDARD ARTERIAL

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

Source: SEWRPC.

- 4 NUMBER OF TRAFFIC LANES
(2 WHERE UNNUMBERED)

INTERMODAL TERMINAL

- ⬡ A - AIRPORT

If the planned new route of USH 45 within the Village of Kewaskum is not implemented, the planned extension of Kettle View Drive between STH 28 and CTH 14, existing Kettle View Drive between CTH 28 and Badger Road, and existing Badger Road and its planned extension between Kettle View Drive and USH 45 should be planned county trunk arterials, and not planned local trunk arterials.



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.

Airport Master Plan for the City of West Bend

The City of West Bend in cooperation with the Wisconsin Bureau of Aeronautics is currently developing an updated airport master plan to meet current and future facility and safety needs of the West Bend Municipal Airport.

West Bend Municipal Airport Environmental Assessment

In May of 2000, an assessment was completed by Coffman Associates, Inc., entitled Environmental Assessment. This report listed alternatives for various airport improvements in order for the West Bend Municipal Airport, which is currently listed in the National Plan of Integrated Airport Systems (NPIAS) 1998-2002 as a general aviation reliever airport, to accommodate existing and known demand of airport use. The enhancements would include increased runway length and width, an updated lighting system, additional aircraft hangers and parking, and relocation and widening of State Trunk Highway 33. When an alternative is agreed upon and development takes place, the West Bend Municipal Airport will be assured status as a reliever airport to Milwaukee's General Mitchell Field through the design year 2020.

Park, Open Space, Natural Area Protection, And Water Quality Management Plans

Park and Open Space Plans

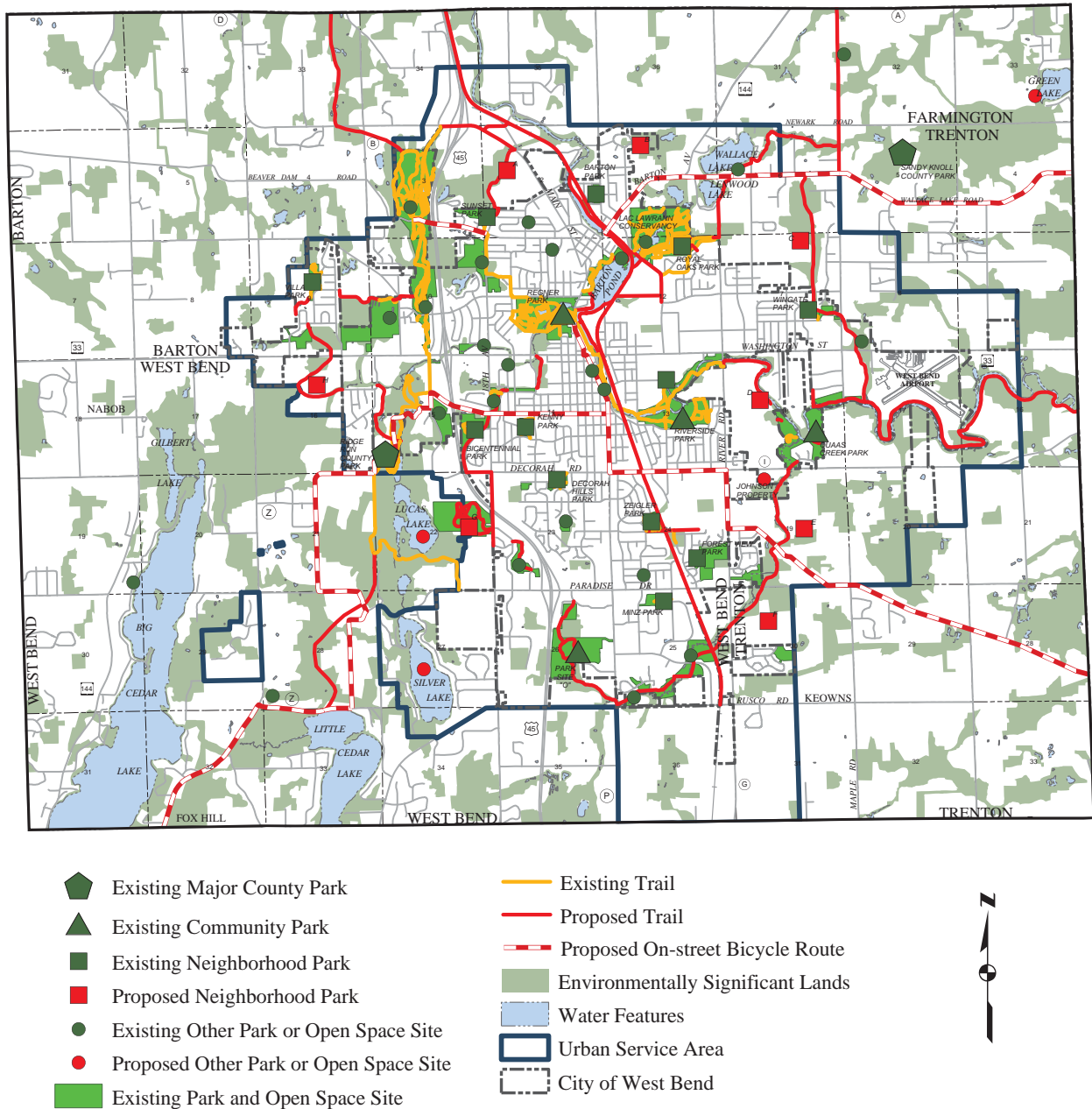
The adopted regional park, outdoor recreation, and related open space plan, as described in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, identifies existing and probable future park and open space needs within the region and recommends a system 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 West Bend Park and Open Space Plan was updated in 1999.

A Park and Open Space Plan for the City of West Bend: 2020, documented in SEWRPC Community Assistance Planning Report No. 250, was adopted by the Common Council on April 12, 1999. This report addresses the park, recreation, and open space 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 1-8, were incorporated into the comprehensive 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. The County plan was updated in 1997 and again in 2003. This plan was prepared and documented in SEWRPC Community Assistance Planning Report No. 136, 2nd and 3rd Edition, A Park and Open Space Plan for Washington County.

Natural Areas and Habitat Protection

A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin completed by SEWRPC

Map 1-8
Recommended Park and Open Space Sites and
Facilities in the City of West Bend Planning Area: 2020



Source: City of West Bend

and documented in Planning Report No. 42 was adopted on September 10, 1997. The plan identifies and quantifies the historic loss of natural areas and critical species throughout the seven county regional Planning Area. The report presents an overview of natural areas, critical species, and critical species habitat law; develops natural area and critical species habitat objectives, principles, and standards; presents alternative natural area and critical species habitat protection and management plans; and sets forth a recommended natural area and critical species habitat protection and management plan for the region. The plan includes recommendations based upon three basic elements consisting of land acquisition, land regulation, and land management. Certain elements from these natural area and critical species habitat recommendations are included in the objectives and principles of this Comprehensive Plan.

Comprehensive Plan for the Milwaukee River Watershed

In addition to the regional plan elements, there is a subregional plan element that 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 protection, which pertain to the City of West Bend Planning Area.

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.

Stormwater Management Plan

In June 1990 the Common Council adopted SEWRPC Planning Report No. 173, A Stormwater Management plan for the City of West Bend. The plan is a series of four volumes that form the basis of a stormwater management-planning program. The first volume sets forth the basic principles and concepts underlying the planning effort; presents existing and forecast resident population levels and land use within the study area; describes the existing stormwater drainage system; and identifies general stormwater management problems. The second, third, and fourth volumes present the findings and evaluation of the existing stormwater management system serving that portion of the planned Urban Service Area of the City of West Bend lying within the Silver Creek subwatershed, Milwaukee River drainage areas, and the Quass Creek subwatershed respectively. The reports describe and evaluate alternative stormwater management plans designed to serve those subwatersheds through the design year 2010, and recommend a stormwater management system plan for those subwatersheds.

Wellhead Protection

A Wellhead Protection and Water Supply Needs Assessment was completed by Natural Resource Technology, Incorporated for the City of West Bend on August 12, 1996. The study identifies future activities for achieving the overall objective of assuring that an adequate and safe water supply continues to be available for the residents of the City of West Bend. The major recommendations of the Needs Assessment are: 1. Evaluate the need

for rehabilitation of existing wells; 2. Evaluate the trends in wells with known contamination and predict future conditions; and 3. Evaluate the susceptibility of additional wells being impacted by contaminants and develop contingency plans for meeting current water supply needs. The Needs Assessment recommended that the City of West Bend focus on developing an additional water supply source that is less susceptible to surface contamination.

City of West Bend Water Aquifer Study

On April 26, 1999 the West Bend Common Council approved the report Geological Reconnaissance Investigation to Evaluate Groundwater Resources. The study was to aid the City in finding areas for new water supply wells, while also developing a wellhead protection program for the existing wells. The report analyzes the current conditions of the City's water supply wells assessing contamination problems and evaluating the source of the contamination. The study found that the potential for high capacity wells throughout the City is very good in both the local sand and gravel and dolomite aquifers. The most promising sand and gravel sites located by the study were the bedrock valley near the airport, the tributary bedrock channel directly east of the airport, and the tributary bedrock channel between the West Bend Country Club and Silver Lake. The most promising dolomite sites found by the study were the large area south of Paradise Drive, the area that extends along Wallace Lake Road, the area adjacent to Highway 45 and Newark Drive, and the area extending along Highway 144.

The study recommends conducting geophysical surveys in order to find the most favorable well sites. Test borings should then be completed to determine the quality of water and available capacity at possible sites. Lastly, a wellhead protection plan is recommended to protect the long-term quality of the groundwater in order to meet the regulatory requirements of the Wisconsin Administrative Code (NR811).

Utility System Plans

City of West Bend Comprehensive Utility System Plans

The City of West Bend has two previous studies analyzing the City of West Bend water system. Donohue & Associates, Inc., of Sheboygan, completed the first study in August 1985. Entitled Comprehensive Water System Plan, City of West Bend, Wisconsin, the study 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 in the City to the design year 2010. The plan was adopted by the City of West Bend Common Council on January 20, 1986.

The second analysis of the West Bend water system was authored by RUST Environment and Infrastructure Incorporated. Entitled Comprehensive Water System Plan, this report detailed a complete set of recommendations and improvements for adequate service throughout the City. The plan reevaluated the City's current water supply system and delineated areas of deficiency. Suggested improvements for the water distribution system, water supply facilities, and water storage facilities have since resulted in enhancements for the system including a new water tower in the Villa Park area and water main upgrades throughout the City. The Common Council adopted the plan, which was designed for the year 2030, in May 1994.

A third generation Water System Master Plan, by Strand & Associates in conjunction with the City Water Utility, Engineering, and Planning Departments, is currently being developed. In addition to the traditional supply and service models, the latest update includes consideration for water aging, improved and automated system modeling and reflects current use trends.

Two studies have also been developed in the past for the City of West Bend Sanitary Sewer Utility.

The first, developed by Donohue and Associates, Inc., of Sheboygan in 1985, is entitled Comprehensive Sanitary Sewer Plan, City of West Bend, Wisconsin. The report 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 Common Council adopted the plan, which was designed for the design year 2020, on January 20, 1986.

In 1990 the northeast trunk sewer was 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 planned farther north depending upon the development demand.

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, across the USH 45 bypass, and continuing in a southerly direction connecting with the Paradise Drive sewer main.

A second study prepared by RUST Environment and Infrastructure, Incorporated in May of 1994, is entitled Comprehensive Sanitary Sewer Plan. The report works to project population and wastewater flow for future conditions while also providing recommendations for future extensions of interceptor sewers and general alignment of the future collection system. The study found only minor deficiencies in the current sanitary sewer system. Areas of increased development, where

flow will increase were identified so that system capacities can be preserved well into the future.

City of West Bend Sanitary Sewer Service Area Plan

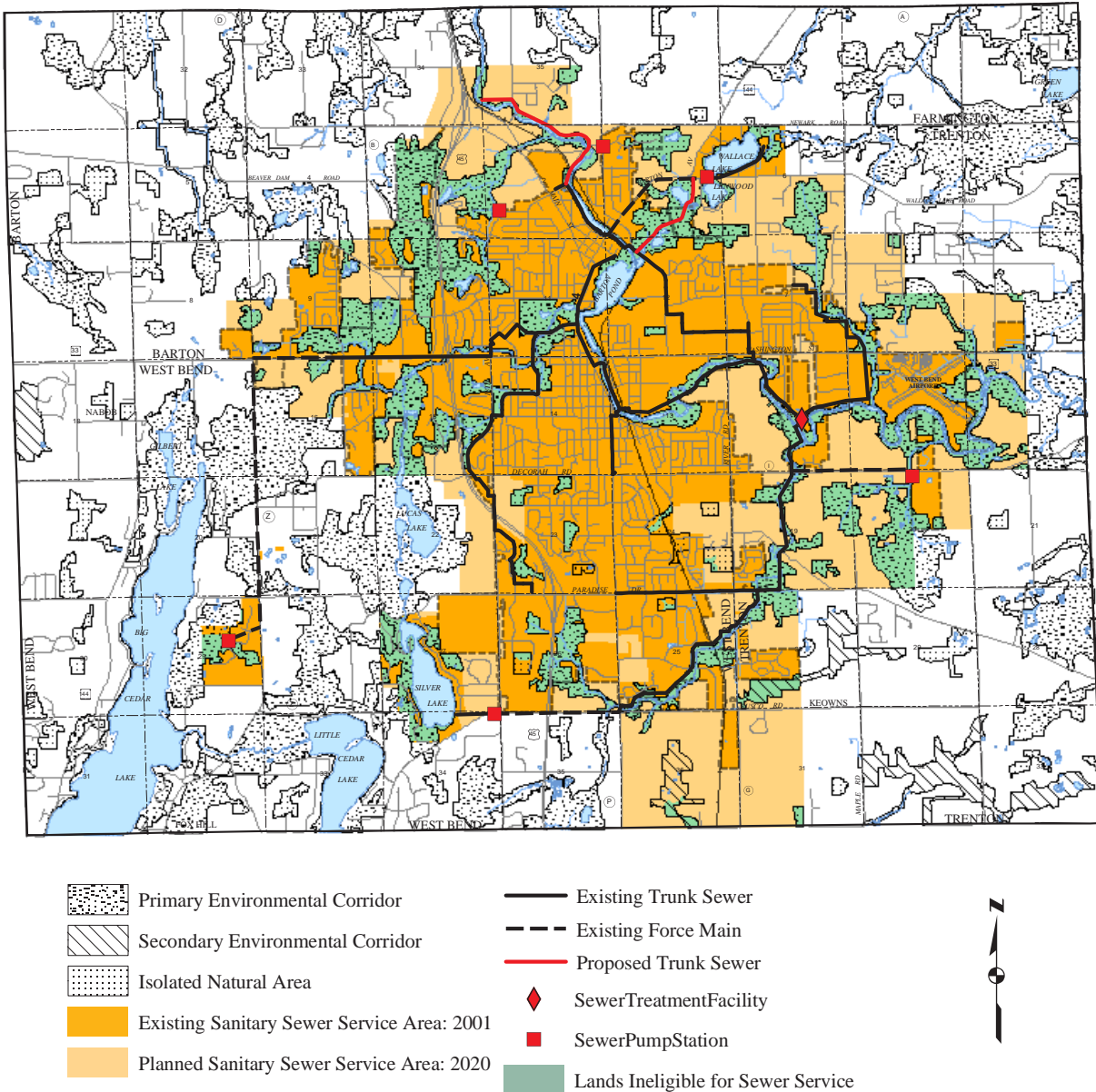
In order to properly reflect local, as well as area wide planning considerations relative to these sanitary sewer service areas, the Regional Planning Commission, in adopting the area wide water quality management plan, recommended that steps be taken to further refine and detail sanitary sewer service areas in cooperation with local units of government. 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. Most recently, a second edition to the Sanitary Sewer Service Plan was completed in 1999. The 1999 extension to the service area (Map 1-9), is a formal amendment to the 2010 Land Use Plan. 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 in the recommended land use plan as documented herein.

Downtown Plans

West Bend Company Redevelopment

The consolidation and relocation of manufacturing and office facilities to the West Bend Company's

Map 1-9
City of West Bend Planned Sanitary Sewer Service Area: 2020



Source: City of West Bend

East Plant (now owned by Regal Ware) caused the vacation of approximately 900,000 square feet of existing buildings located within 27 acres of land adjacent to downtown West Bend. City Administration, the Economic Development Corporation and other community leaders have proactively pursued development concepts for adaptive reuse of this property by funding initial concept development and market studies. Recognizing the need for a public-private partnership in redeveloping this critical downtown site, the City is investigating funding and development options based on original concept plans.

Old Downtown Plan

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. 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 period 1979-1983. 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.

Downtown Traffic Studies

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 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 U.S. Hwy 45 and the extension of CTH G, as well as the impact of the proposed downtown outlet 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 a segment of Main Street between Washington Street and 7th Avenue and its 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 traffic engineering measures such 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 the 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, both to 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 were 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 was completed by the end of 1990. The timing of the extension of Silverbrook Avenue was to be determined by future development needs.

Downtown Parking Studies

A parking study was completed for 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.

The following general conclusions were drawn from the parking study: Both short- and long-term parking problems existed along the central segment of Main Street between 5th Avenue and Elm Street; long-term parking problems existed in the vicinity of the B. C. Ziegler Company and M & I Bank areas; problems existed relating to evening, on-street parking in the vicinity of Main Street and Mill Street; and short-term parking problems existed in the outlet mall lot. Alternative parking improvement strategies recommended by the consultant included: 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 non-permit 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.

More recently, another parking study entitled, Downtown Parking Assessment, was prepared for the Downtown West Bend Association by John D. Edwards, P.E. The study, completed in April of 2001, serves as an update to the 1988 study. Recommendations included in the report look to increase the effective parking supply by adding more on-street parking on Cedar Street and reducing 2-hour time limits to all-day parking. The report also discussed alternatives for improved parking appearance including establishment of landscape standards and a clean up of various parking areas.

Downtown Strategic Plan

The most recent Downtown Redevelopment Plan completed for the City of West Bend was prepared

in 1999 by the firm Camiros, Ltd., entitled the West Bend Greater Downtown Strategic Plan. The plan, as a formal amendment to the 2010 Land Use Plan, was prepared in order to create a unified approach for improving the greater downtown area. The primary goals for the plan were to include the community in guiding the scope of the plan, to understand the function of the downtown and relate it to a comparable market base, outline future land uses suitable for the scope of downtown, promote new investment in the downtown, enhance the visual character, create strategies for achieving business district improvement, and to demonstrate the 'downtown vision' by preparing visuals to display key proposals.

The plan has a study area that is broken down into four key districts based on their current land use and zoning characteristics. The districts include the North Main Street District, the Commercial Core Area, the River East District, and the Cultural District (see Map 1-10). Throughout the plan many recommendations are made to enhance the prosperity and appearance of downtown West Bend. Some of the more key recommendations for the overall study area include; the creation of a new 'Festival Square' in the commercial core study area; the redevelopment of the former "outlet mall;" the establishment of a policy for residential development in the downtown; to formalize the cultural district through a cultural campus setting by promoting cultural events; to make the Milwaukee River a more integral part of the downtown by improving access; and to improve the image of downtown by enhancing major gateways through urban design treatment and the redevelopment of deteriorated property. These recommendations are considered to be an integral part of this comprehensive plan and were reviewed in the development of the objectives portion of the plan.

Since the adoption of this study many new developments have taken place in the greater downtown of West Bend. The Milwaukee River is becoming more of an integral part of the downtown

through the increased use of the riverwalk, gateway enhancement have been added to the downtown, and redevelopment of various deteriorated properties have occurred.

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 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 comprehensive plan for the design year 2020. This effort also reexamined the City's development goals and objectives and investigated the degree to which these objectives may have changed over time.

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 development objectives, standards and urban design criteria for the City; to determine the probable incremental future land use and related facility requirements within the City and environs for the plan design year 2020; 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 comprehensive 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 comprehensive planning process consisting of the following steps: 1) a comprehensive inventory of the factors affecting land use development and

Map 1-10
Downtown Strategic Planning Districts in the City of West Bend

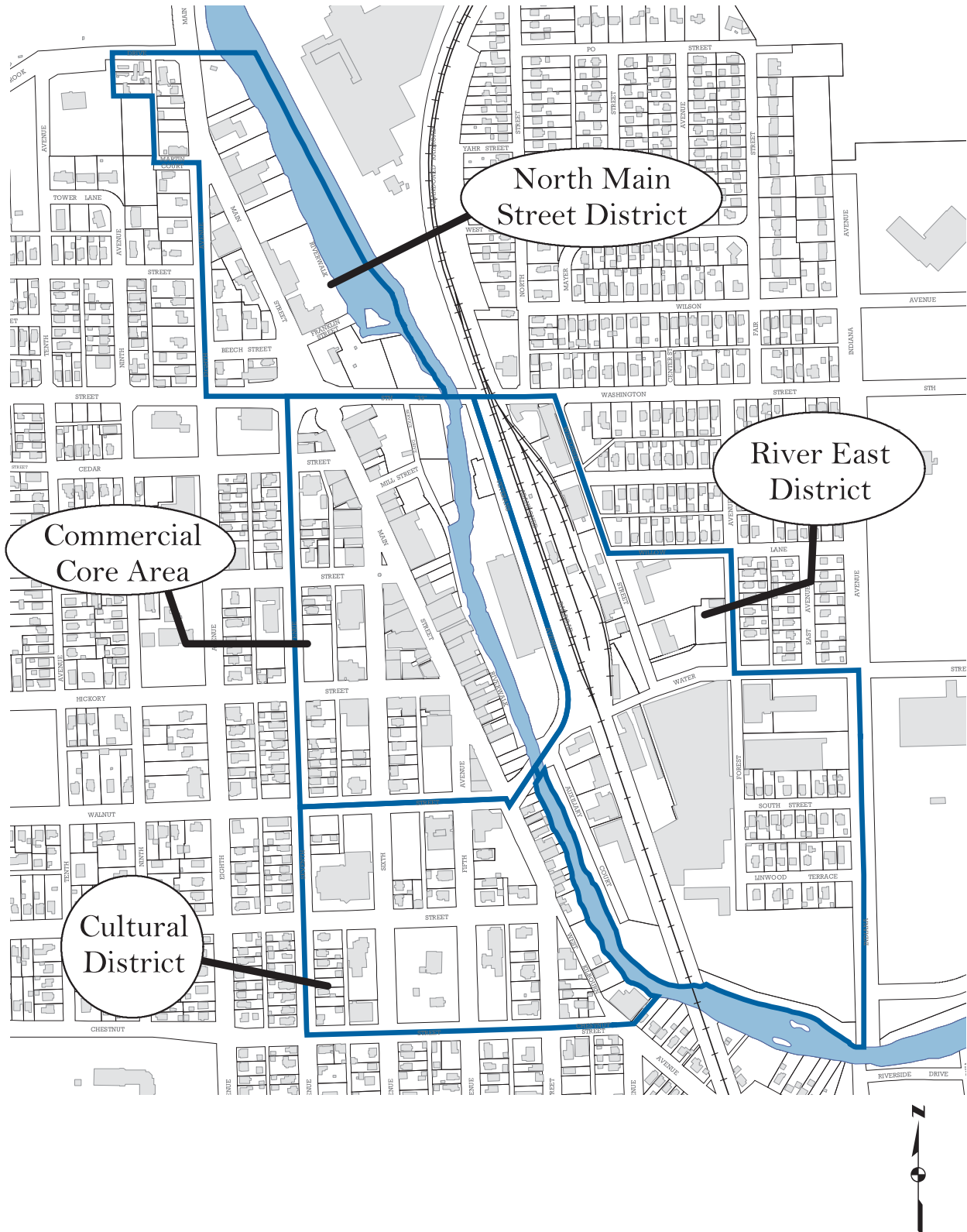
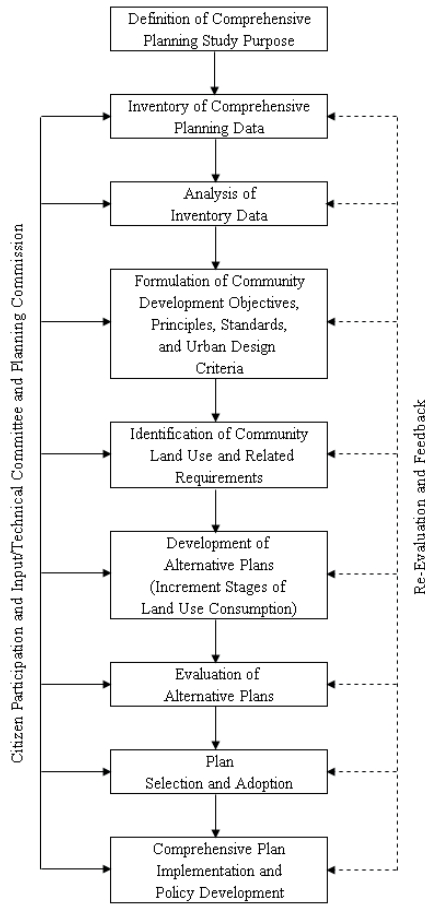


Figure 1-1
The Community Comprehensive Planning Process



Source: City of West Bend

redevelopment in the City and Urban Service Area; 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 2020 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 including increment stages of land use consumption; 6) the selection of a recommended plan; and 7) the recommendation of plan implementation measures and policy development. The community land use planning process utilized is graphically summarized in Figure 1-1. 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 is essential to the formulation of workable comprehensive plan. Consequently, inventory becomes the first operational step in the community 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. The sound formulation of a comprehensive plan for the City of West Bend required 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 provided data describing existing conditions, but also provided 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 comprehensive 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 mayor appointed a Technical Advisory Committee to guide initial development of the plan. The Committee included citizen members to provide active guidance throughout the course of the plan.

Planning Committee Process

To develop a concise comprehensive plan many views must be taken into consideration in order to assure that every requirement is met. In accomplishing this task, many perspectives have been accounted for by the formation of a mayoral appointed Technical Committee. The Technical Committee included a group of individuals consisting of general citizens; Downtown Association Members; City Council Members; Plan Commission Members; SEWRPC Staff; West Bend School District Representatives; a representative of the Ozaukee Washington Land Trust; and representatives of the development community. The Committee provided advice and suggestions throughout the formation of the comprehensive plan. Most importantly, the Committee helped in the development of objectives, which are considered to be valuable tools for guiding the future development of the City.

Upon endorsement of the Comprehensive Plan by the Technical Committee a draft Plan was then referred to the City Plan Commission. Development of the Comprehensive Plan through the course of public meetings of both the Technical Advisory Committee and the City Plan Commission, as well as with public hearings, provided adequate opportunity for public awareness and input.

Public Participation Plan

To effectively identify all needs of the community, public participation must be integrated into the comprehensive planning process. In order to accomplish this task, the public was able to state their comments in a variety of ways, including a citywide survey, attendance at public meetings, written comments, and the availability of the City's planning staff to answer questions and provide information. A variety of techniques and methods were used in order to educate and inform the public about the 2020 Comprehensive Plan as it was being developed. These techniques were comprised of cable coverage of public meetings, public notice being published in the local paper, posting of drafts/endorsed copies at public sites, and most importantly, the utilization of the Internet. The use of a website enabled all drafts to be published for public viewing while also creating an opportunity for public response via e-mail. Public hearings intended for the public to discuss the objectives of the future of the City of West Bend were held. It was the City's intention that all views be heard in order for the Comprehensive Plan to be as complete and inclusive as possible.

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 comprehensive 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 were evaluated based upon their relative ability to attain the agreed-upon development objectives, and the plan that was judged best to meet those objectives was selected for adoption. The evaluation was made by the Technical Advisory Committee and 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 comprehensive plan requires the use of several planning tools of a legal nature. The zoning ordinance and accompanying zoning map will be used to legally assure that private development and redevelopment occur in conformance with the adopted plan and plan elements. The zoning regulations will 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 will 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 accommodated and with respect to such details as street, block, and lot layout and required infrastructure improvements. An official map will 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 will 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 7 chapters. Following this introductory chapter, Chapter II, "Population, Employment & Housing Inventories" 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 2020, which were used to estimate probable future land use and facility needs. Chapter III, "Natural Resource Inventory" 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, "Land Use & Community Facilities" 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, "Implementation Devices and Policies," 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, "Objectives, Principles, Standards, and Criteria," presents a set of recommended land use and transportation system development objectives and supporting principles and standards used in the analysis and plan design processes. Chapter VII,

"The Recommended Comprehensive Plan" presents land use and facility needs to the year 2020 based upon the forecast population and employment levels and the objectives and standards presented in Chapter VI and includes recommendations pertaining to all required elements of the Comprehensive Plan.

CHAPTER 2

POPULATION, EMPLOYMENT & HOUSING INVENTORIES

INTRODUCTION

Information on the size, characteristics and distribution of the population, on economic activity, and on anticipated changes in these socioeconomic factors over time is essential to the preparation of a sound community comprehensive plan. A comprehensive plan should benefit the population of the community by helping to maintain and enhance living and working conditions. The size and characteristics of the existing and probable future population, employment, and housing in the West Bend area have a direct influence on land use requirements and needs. The primary purpose of the comprehensive plan is to meet those requirements and needs in an environmentally sound as well as an effective manner. To develop these requirements the characteristics of population, economics, and housing is presented in this chapter.

POPULATION CHARACTERISTICS

Population characteristics are an important part of planning for the physical, economic and social components of a community. The age of the population dictates housing types, community facilities and social programs. The number and size of households affect the provision of housing types and future school locations. A community's ethnic and racial make-up are determinants of diversity now often a primary element in economic development programs.

Historic Population

The historic change in the City of West Bend's population is shown in Table 2-1. Apparent from the table is the high growth rates in West Bend and Washington County compared to the southeast Wisconsin region and the State of Wisconsin. West Bend is located in one of the fastest growing counties in Wisconsin with urban growth generally moving from south to north in the County.

Table 2-1
Comparison of Historic Population Levels for the State of Wisconsin, The Southeastern Wisconsin Region, Washington County, and the City of West Bend 1850 - 2000

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	~~	19485(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	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	4,705,642	6.5	1,764,919	0.5	84,848	32.9	21,484	29.8
1990	4,891,769	4.0	1,810,400	2.6	95,300	12.3	24,470	13.9
2000	5,363,675	9.6	1,952,908	7.9	117,493	23.3	28,152	15.0

(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

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

Table 2-2
Age Distribution
City of West Bend 1980 - 2000

Age Group	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	1,956	9.1%	1,953	8.2%	2,031	7.2%
5 - 14	3,688	17.2%	3,844	16.1%	3,939	14.0%
15 - 19	2,061	9.6%	1,645	6.9%	1,925	6.8%
20 - 44	8,042	37.4%	9,553	39.9%	10,472	37.2%
45 - 64	3,445	16.0%	4,042	16.9%	5,718	20.3%
65 - 84	2,017	9.4%	2,528	10.6%	3,456	12.3%
Over 85	275	1.3%	351	1.5%	611	2.2%
Total	21,484	100%	23,916	100%	28,152	100%

Source: U.S. Bureau of Census and the City of West Bend

Age Distribution

The City's age distribution is shown in Table 2-2. Notably, while the City's population continues to grow, the number of persons under age 5 has remained fairly stable in absolute terms from 1980-2000 while actually declining from 9.1% to 7.2% in the period. Similarly, age groups 5-14 and 15-19 have declined as a proportion of the total population over the last 20 years. Conversely, the later age groups, particularly 65-84 and over 85 years have seen significant absolute and percent increases over the period. Table 2-3, Median Age, reaffirms the trends of an aging local population and is consistent with trends in Washington County and Wisconsin.

Race and Sex Composition

Race and sex composition in West Bend have remained very stable over time. In 2000, males represented 48.2% of the population while females were 51.8%, virtually unchanged from 1980. The proportion of the City's population classified as white or Caucasian has changed only slightly since 1980. In 2000, whites accounted for 97.3% of the population, with the remaining 2.7% being composed primarily of 96 African-Americans, 119

Table 2-3
Median Age
City of West Bend 1970 - 2000

1970	25.8
1980	27.9
1990	31.5
2000	35.3

Source: U.S. Bureau of Census and the City of West Bend

American Indian and 148 Asians. In 1990 African-Americans accounted for 31 persons, American Indians 94 and Asians 113.

Household Composition

Household composition as shown in Table 2-4 portrays a community in transition with an increasing number and percentage of households defined as non-family households, that is a householder living alone or with non-relatives only. From 1980-2000 the number of non-family households more than doubled to 3853. Significantly, the vast majority are households living alone with nearly 44% of those households containing persons 65 years and over.

Table 2-4
Household Composition
City of West Bend 1980 - 2000

	1980		1990		2000	
Family Households (families)	5,561	76.3%	6,343	73.0%	7,522	66.1%
Non-family Households	1,732	23.7%	2,343	27.0%	3,853	33.9%
Total	7,293	100%	8,686	100%	11,375	100%
Households living alone	1,456		2,343		3,132	
Households 65 years and over	637		845		1,365	

Source: U.S. Bureau of Census and the City of West Bend

Table 2-5
Historic 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: 1960-2000

Year	Southeastern Wisconsin Region	Washington County	West Bend Planning Area	City of West Bend Urban Service Area
1960	3.3	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)
1990	2.62	2.86	2.77	2.71(b)
2000	2.52	2.65	2.53	2.44(b)

(a)Data are not available

(b)Data are based on the City of West Bend Corporate limits.

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

Household Size

The historical household sizes in the West Bend Urban Service Area, as based upon the City corporate limits of that time, are shown in Table 2-5.

This table indicates that in 2000, the average household size in the City of West Bend was 2.44, compared to 2.53 in the Planning Area, 2.65 in Washington County and 2.52 in the Region. A declining household size occurred from 1960 to 2000 in all geographic areas. The changes in average household size have important implications for housing and residential land use planning since household size is used to convert projected population estimates to anticipated housing unit needs.

ECONOMIC BASE

A foundational element in comprehensive planning is a city's economic base. Comprised of employment opportunities, occupations, and education and training opportunities, a community's economic base is critical in creating a healthy tax base and sustainable personal income.

On the front cover of the City's 1962 Master Plan is a community sub-title, "The City of Varied Industries", which some would argue is no longer valid. That plan stated:

"West Bend has been characterized as a city of varied manufacturing industries. A review of the types of products of West Bend firms verified this characterization. The major products of local manufacturers include aluminum utensils and house

wares, engines, farm machinery, leather products, auto accessories, material handling equipment, beverages and vegetables.

There is an added significance to the great diversity that exists in the local economy; that is, the fact that all of the major firms have been founded by local citizens of West Bend.

West Bend continues to grow, to maintain its reputation, but it is becoming less independent and autonomous as time passes. The economy of metropolitan Milwaukee is beginning to exert influence at varying points in the economic life of West Bend” (Page 20 Master Plan, West Bend, Wisconsin, 1962).

Historically, local manufacturing and service businesses provided employment opportunities for City and Washington County residents. West Bend was characterized as a small manufacturing and trade center to which area residents came for

jobs, shopping, recreation, health care, governmental services and the like. The 1960 U.S. Census and data from the Wisconsin Employment Service showed the City provided 15% more jobs than the resident labor force then in existence.

The 1960, approximately 75% of all City residents were employed in the manufacturing sector with the next greatest percentage being retail trade 10%, finance, insurance and real estate 4.3%, services 3.4%, transportation and communication at 2.8% and construction at 2.6%.

The early 1960's economic environment with its predominance in manufacturing employment resulted in income levels higher in West Bend compared to Washington County and the State of Wisconsin. West Bend's median income in 1960 was 1.10% of Washington County and 1.16% of Wisconsin.

RECENT TRENDS

The labor force in both West Bend and Washington County over the past twelve years have exhibited

Table 2-6
Average Annual Labor Force
West Bend and Washington County: 1990 - 2002

Year	West Bend				Washington County			
	Labor Force	Employed	Unemployed	Rate	Labor Force	Employed	Unemployed	Rate
1990	12,905	12,352	553	4.3	53,138	51,045	2,093	3.9
1991	13,106	12,389	717	5.5	54,160	51,491	2,669	4.9
1992	13,818	13,072	746	5.4	57,106	54,329	2,777	4.9
1993	14,291	13,806	485	3.4	58,528	56,528	2,121	3.6
1994	14,813	14,184	629	4.2	61,293	58,954	2,339	3.8
1995	15,512	14,874	638	4.1	63,207	61,361	1,846	2.9
1996	15,845	15,241	604	3.8	65,915	64,168	1,747	2.7
1997	16,011	15,403	608	3.8	66,696	64,850	1,846	2.8
1998	16,270	15,590	680	4.2	67,534	65,728	1,806	2.7
1999	15,965	15,451	514	3.2	67,092	65,593	1,499	2.2
2000	16,135	15,495	640	4	67,594	65,779	1,815	2.7
2001	16,386	15,523	863	5.3	68,492	65,899	2,593	3.8
2002	16,695	15,505	1,190	7.1	69,214	65,823	3,391	4.9

Source: Wisconsin Department of Workforce Development and City of West Bend

continuous growth. Table 2-6 shows the average annual labor force from 1990 to 2002. West Bend's total labor force increased 29% or approximately 2.2% annually over the period (West Bend's population increased 1.5% annually during the same period). Washington County's labor force increased approximately 2.3% annually over that same period. Unemployment rates have been relatively stable since 1990 with the exception of 2001, 2002 and 2003.

The classification of employed persons by industry type is shown in Table 2-7. Of note, nearly 31% of City residents and 30% of Washington County residents are employed in the manufacturing sector. Education, health and social services comprise the next largest sector at 19.8% of City and 16.7% of County residents; followed by retail

trade at 10.2% and 10.7% respectively; finance, insurance, and real estate at 7.2% and 6.3%; and professional, scientific, management, and administrative at 6.1% and 6.6% respectively.

The occupational status of West Bend residents in 2000 is shown in Table 2-8. Management, professional and sales and office occupations account for over 50% of all City jobs. Production, transportation and material moving occupations comprise approximately 24% of City employment types.

An important element of West Bend's economic base is whether residents work within the City, Washington County or outside the County. Table 2-9 identifies the place of work for City residents. Of note, from 1980 to 2000, the percentage of

Table 2-7
Industry Classification
West Bend and Washington County: 2000

Occupation	West Bend		Washington County	
	Employed Persons	Percent	Employed Persons	Percent
Agriculture, forestry, fishing and hunting and mining	44	0.3	943	1.5
Construction	808	5.5	4,602	7.1
Manufacturing	4,529	30.7	19,363	29.9
Wholesale trade	421	2.9	2,514	3.9
Retail Trade	1,507	10.2	6,936	10.7
Transportation and warehousing, and utilities	491	3.3	2,364	3.7
Information	252	1.7	1,234	1.9
Finance, insurance, real estate, and rental and leasing	1,060	7.2	4,055	6.3
Professional, scientific, management, administrative, and waste management services	892	6.1	4,254	6.6
Educational, health, and social services	2,914	19.8	10,802	16.7
Arts, entertainment, recreation, accommodation, and food services	781	5.3	3,410	5.3
Other services (except public administration)	720	4.9	2,964	4.6
Public administration	313	2.1	1,246	1.9
Total	14,732	100	64,687	100

Source: U.S. Bureau of Census and City of West Bend

Table 2-8
Occupational Status
West Bend and Washington County: 2000

Occupation	West Bend		Washington County	
	Employed Persons	Percent	Employed Persons	Percent
Management, professional and related occupations	4,327	29.4	20,805	32.2
Service occupations	1,898	12.9	7,244	11.2
Sales and office occupations	3,828	26.0	16,248	25.1
Farming, fishing and forestry occupations	22	0.1	353	0.5
Construction, extraction, and maintenance occupation	1,191	8.1	6,468	10.0
Production, transportation, and material moving occupations	3,466	23.5	13,569	21.0
Total	14,732	100	64,687	100

Source: U.S. Bureau of Census and City of West Bend

Table 2-9
Place of Workers 16 Years and Older Living
in the City of West Bend: 1980 - 2000

	1980		1990		2000	
	Number of Workers	Percent	Number of Workers	Percent	Number of Workers	Percent
Worked in City	6,107	64.4	6,779	56.2	6,200	42.9
Worked Outside City	3,379	35.6	5,267	43.8	8,256	57.1
Total	9,486	100	12,046	100	14,456	100
Worked in Washington County	7,142	75.3	8,744	72.6	9,412	65.1
Worked Outside Washington County	2,344	24.7	3,302	27.4	5,044	34.9
Total	9,486	100	12,046	100	14,456	100

Source: U.S. Bureau of Census and City of West Bend

Table 2-10
Place of Workers 16 Years and Older Living
in the Washington County: 1980 - 2000

	1980		1990		2000	
	Number of Workers	Percent	Number of Workers	Percent	Number of Workers	Percent
Worked in County	21,409	55.1	27,068	54.4	32,066	50.4
Worked Outside County	17,447	44.9	22,704	45.6	31,554	49.6
Total	38,856	100	49,772	100	63,620	100

Source: U.S. Bureau of Census and City of West Bend

workers who were employed within the City decreased from 64.4% to 42.9%. Conversely, the number of City residents working outside of Washington County over the same period increased from 24.7% in 1980 to 34.9% in 2000. The percent of Washington County residents working outside of the County, shown in Table 2-10, increased from 44.9% in 1980 to nearly 50% in 2000. The predominant “out-commuting” jurisdictions are Milwaukee County with 22% of those commuters, Waukesha County 16%, Ozaukee County 7% and Dodge and Fond du Lac County approximately 1% each. While Washington County's percentage of workers commuting outside the County did not dramatically increase, the absolute numbers of workers that did so increased to over 14,000 from 1980 to 2000 with about 9,000 of those since 1990.

The result of local economic activity whether City, County or regionally based are income levels. Chart 2-1 shows a comparison of median household income by jurisdiction for 1999. Noteworthy is West Bend's relative standing slightly below average of the selected communities

but higher than the State of Wisconsin. There are internal income differences within Washington County with the more southerly towns and Village of Germantown above the Washington County median while the central and northerly towns, villages and City of West Bend below the County median. Chart 2-2 shows a comparison on a percentage basis of income distribution in 1999 of the same communities. Interestingly, West Bend is quite similar to the State of Wisconsin (with exception of lower income households) but with fewer higher income households than other southeast Wisconsin communities and Washington County.

The City's tax base reflects recent trends in employment and income growth. Charts 2-3, 2-4 and 2-5 show the relative changes in equalized property values from 1970 to 2002. Apparent is the significant increase in total values over time to approximately \$1.7 billion in 2002. A major increase in residential values, a steady upward growth in commercial values and a downward trend in manufacturing characterize West Bend's recent past. As a percentage of the total city tax

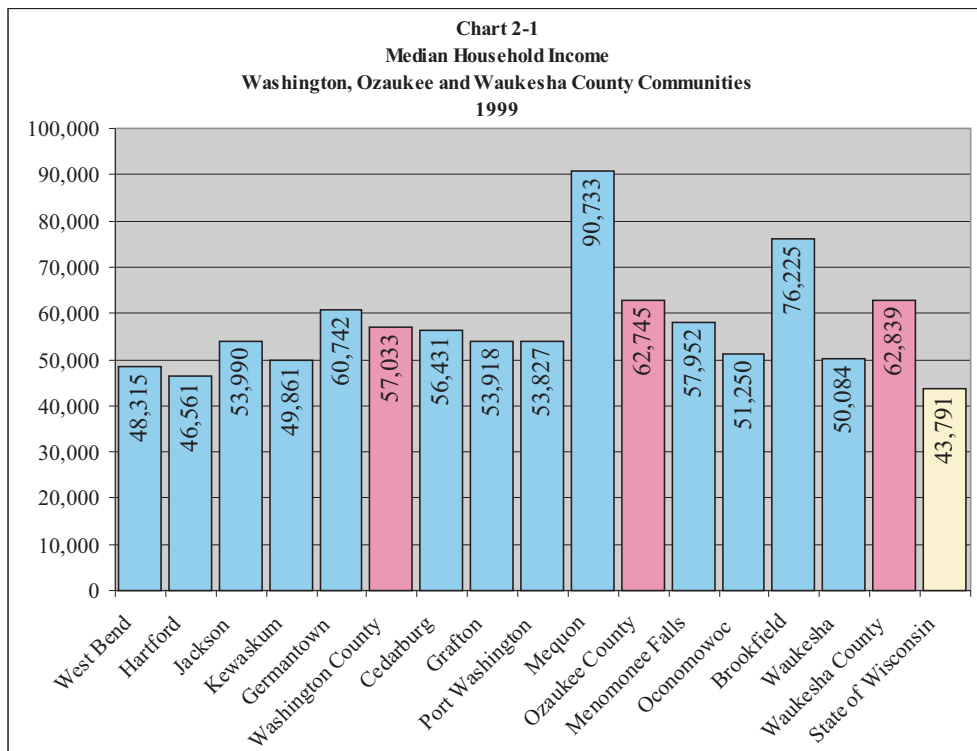


Chart 2-2
Household Income Distribution (1999)
Washington, Ozaukee and Waukesha County Communities

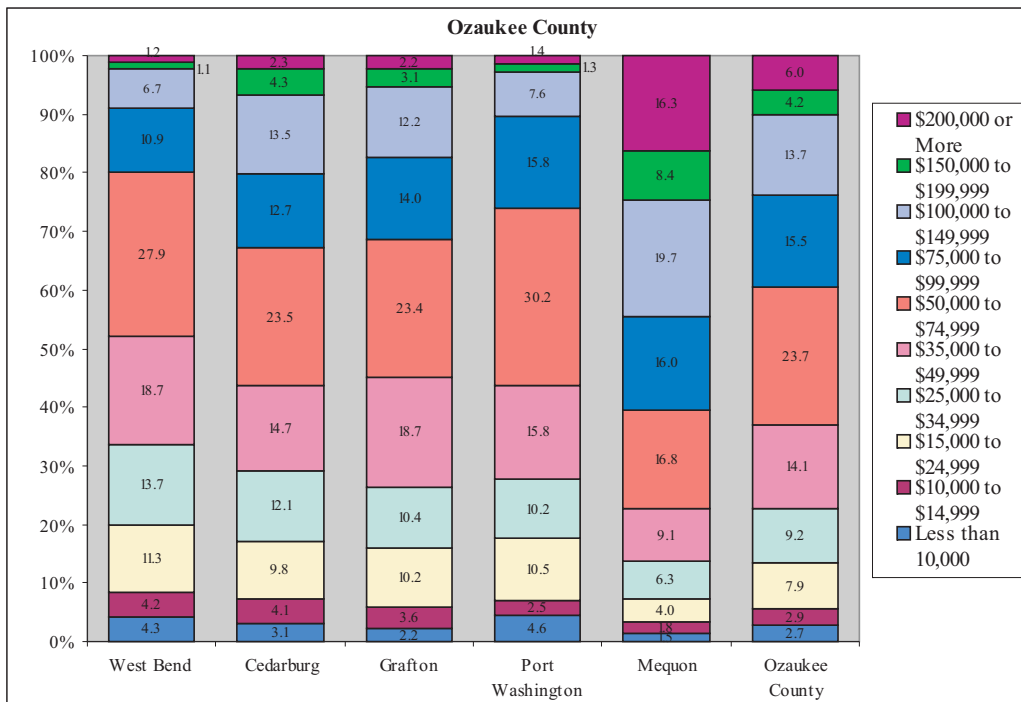
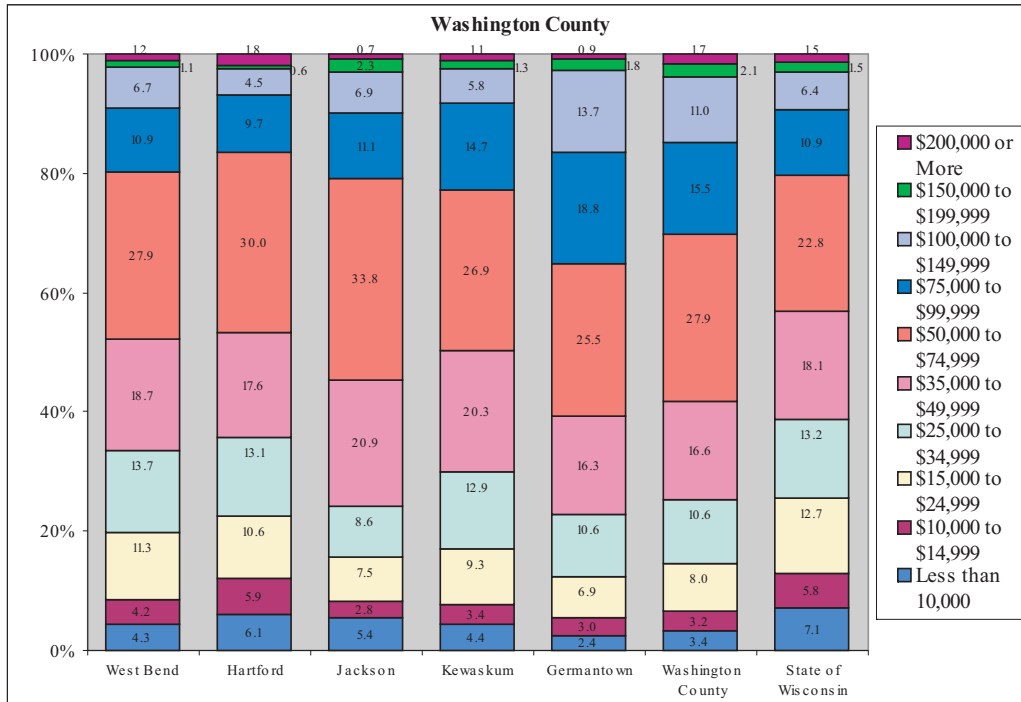
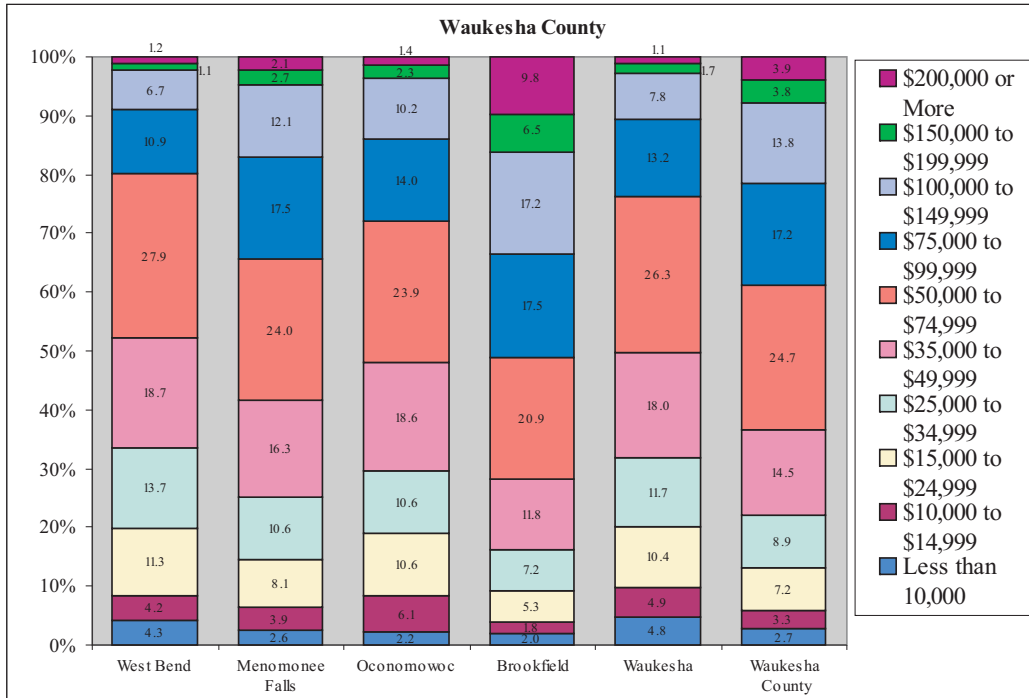
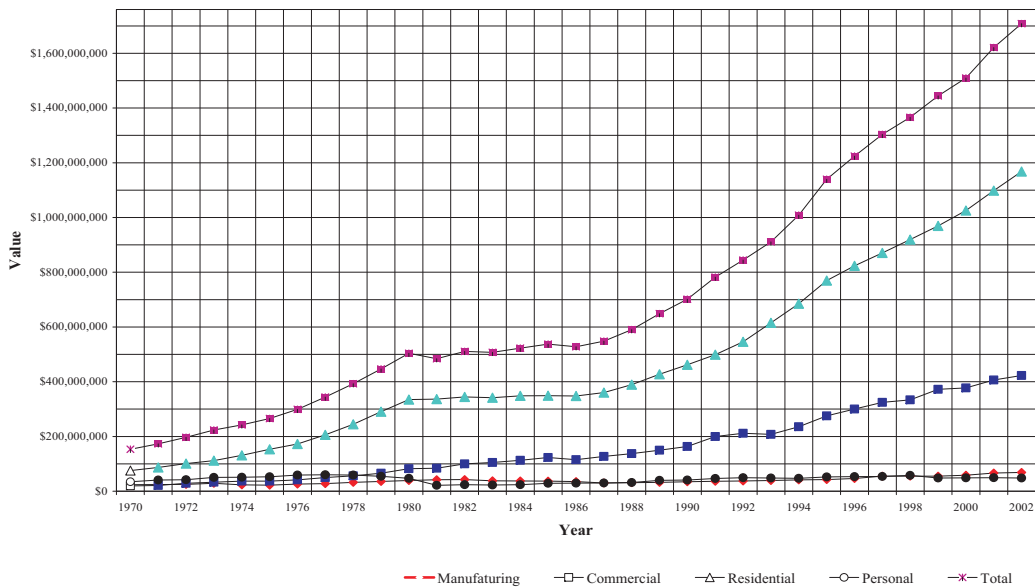


Chart 2-2
Household Income Distribution (1999)
Washington, Ozaukee and Waukesha County Communities



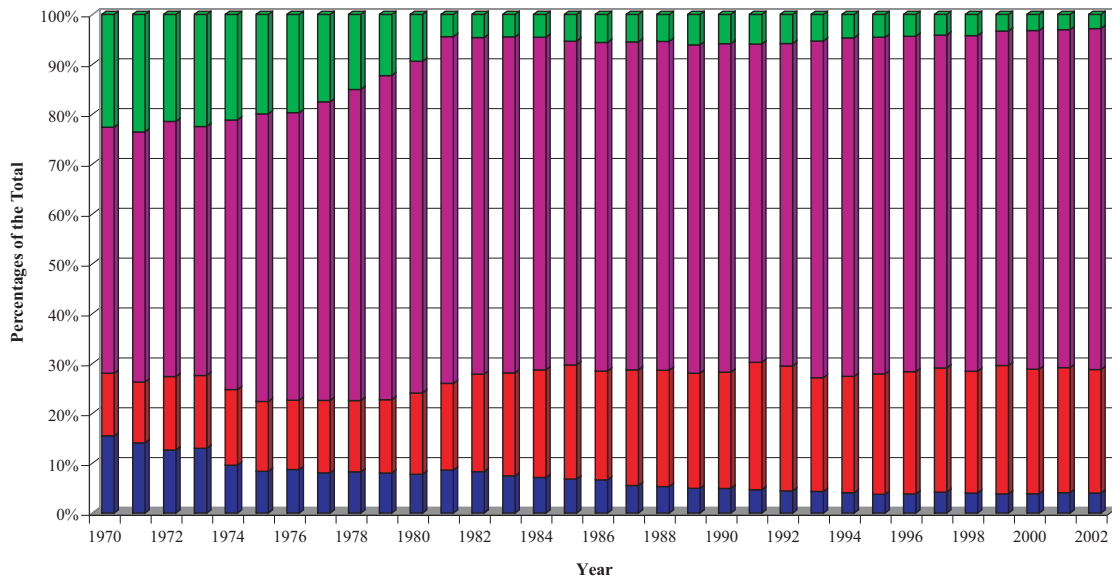
Source: U.S. Bureau of Census and City of West Bend

Chart 2-3
Equalized Property Values: 1970-2002
City of West Bend



Source: City of West Bend

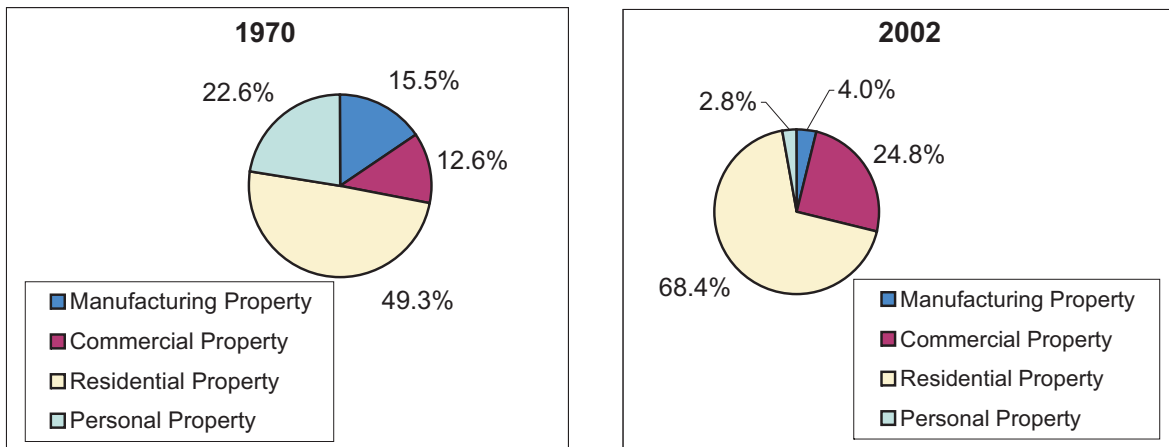
Chart 2-4
Equalized Property Values: 1970-2002
City of West Bend



Source: City of West Bend

■ Manufacturing ■ Commercial ■ Residential ■ Personal

Chart 2-5
Percentage of Total Equalized Property Values
City of West Bend 1970 and 2002



Source: City of West Bend

base, residential values have jumped from \$75 million in 1970 to \$1.168 billion in 2002, an increase of 49.3% to 68.4% of all value. Commercial values have increased from approximately \$19 million in 1970 to over \$423 million in 2002, an increase from 12.6% in 1970 to 24.8% in 2002. Absolute manufacturing values increased from \$23.7 million in 1970 to \$68.5 million in 2002, but declined from 15.5% in 1970 to 4% in 2002 as a percent of total value.

HOUSING

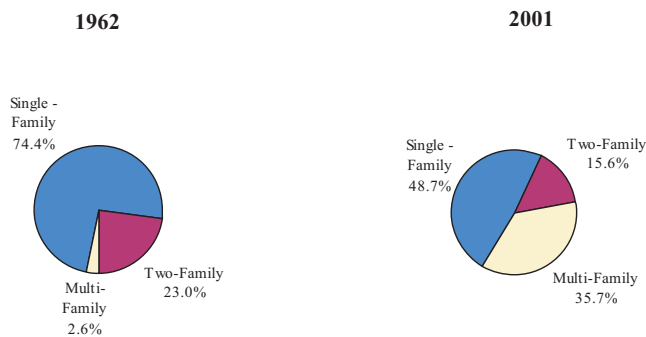
West Bend had approximately 12,244 dwelling units in the year 2001. The predominant housing type as shown in Table 2-11 and Chart 2-6 remains the single-family home, comprising 48.7% of the total housing units. A variety of housing types are

available within West Bend, with 15.6% of the housing stock in the form of two-family residential units and 35.7% as apartments or condominiums in multi-family buildings or accessory apartments. This ratio of housing types is relatively consistent with the desired housing mix of 55% single-family, 14% two-family and 31% multi-family residences identified within the City's 2010 Land Use Plan. The trends in residential units authorized within the City during recent years are depicted in Chart 2-7. Land use and development decisions resulting from the enforcement of recommendations of the City's 2010 Land Use Plan may have influenced the decrease in multi-family residential units beginning in 1993 and thus the resulting housing mix.

Table 2-11
Residential Housing Units
City of West Bend: 1962 and 2001

TYPE	1962 ESTIMATED HOUSING UNITS		2001 ESTIMATED HOUSING UNITS	
Single - Family	2,555	74.4%	5,961	48.7%
Two-Family	790	23.0%	1,910	15.6%
Multi-Family	91	2.6%	4,373	35.7%
Total Housing Units	3,436	100.0%	12,244	100.0%

Chart 2-6
Residential Housing Units
City of West Bend: 1962 and 2001



Source: City of West Bend

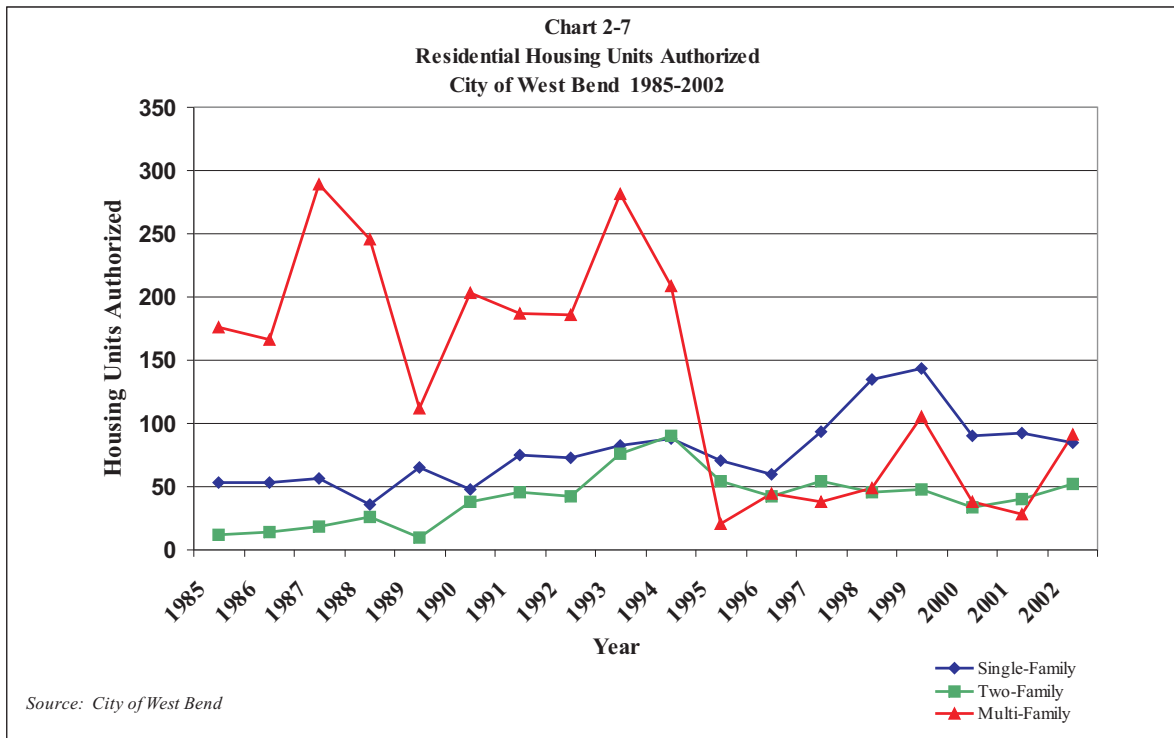


Table 2-12
Comparison of Population and Housing Densities
of the City of West Bend and Various
Wisconsin Municipalities: 2000

Place	Population	Housing Units	Land Area (Sq. Miles)	Density per Square Mile of Land Area		Housing Density Compared to West Bend
				Population	Housing Units	
Town of Farmington	3,239	1,183	36.38	89.0	32.5	0.03 :1
Town of Trenton	4,440	1,562	33.39	133.0	46.8	0.05 :1
Town of Barton	2,546	919	19.22	132.5	47.8	0.05 :1
Town of West Bend	4,834	1,975	16.14	299.5	122.4	0.13 :1
City of Hartford	10,905	4,434	5.99	1,820.7	740.3	0.79 :1
Village of Jackson	4,938	2,011	2.52	1,959.5	798.0	0.85 :1
City of West Bend	28,152	11,926	12.69	2,218.3	939.7	1.00 :1
City of Green Bay	102,313	43,123	43.87	2,332.1	982.9	1.05 :1
City of Wausau	38,426	16,668	16.49	2,330.7	1,011.0	1.08 :1
City of Fond du Lac	42,203	17,519	16.87	2,501.3	1,038.3	1.10 :1
City of Waukesha	64,825	26,856	21.60	3,000.5	1,243.1	1.32 :1
City of Appleton	70,087	27,736	20.88	3,355.9	1,328.0	1.41 :1
City of Madison	208,054	92,394	68.67	3,029.7	1,345.4	1.43 :1
City of Racine	81,855	33,414	15.54	5,267.6	2,150.3	2.29 :1
City of Milwaukee	596,974	249,225	96.06	6,214.3	2,594.4	2.76 :1

Source: US Bureau of Census and the City of West Bend

A wider range of housing types has developed as shown in Chart 2-6 for the years 1962 and 2001. This increase in diversity of housing options is most likely in response to market demands reflecting changing household characteristics such as a general “aging” of the population, smaller household sizes, and more non-traditional family households.

The significant increase in housing in West Bend has been accommodated at moderate densities typical of other Wisconsin urban centers of similar, or slightly larger size. As depicted in Table 2-12, at 939.7 housing units per square mile, the City's average housing density is 8 to 20 times greater than the surrounding towns. The City's housing density remains near the highest in Washington County. This density accommodates the City's housing needs with significantly less land consumption while still prohibiting development of identified environmentally sensitive lands. The average housing density for the community remains moderate when compared to the highly urbanized metropolitan areas such as Milwaukee or Madison. Although the City has experienced significant residential growth, the density comparison clearly indicates that this growth is at typical urban densities and cannot be characterized as a low density “sprawl” development pattern.

Housing Tenure

Owner occupied housing is depicted in Table 2-13, and remains the predominant form of tenure for housing in West Bend with an estimated 59.4% of all housing owner occupied in year 2000. Renter occupied housing comprised 36% of the housing units and approximately 4.6% remained vacant.

Approximately 2.0% of owner occupied housing units, that is formerly owner occupied units, were vacant in 2000 as shown in Table 2-14. Vacant rental units represented 6.1% of the total rental housing units. These vacancy rates are close to the maximum (2% owner, 6% rental) desired vacancy rates recommended within the 2010 Land Use Plan to facilitate consumer turnover. Sufficient vacant housing was thus available in 2000 to allow mobility in housing choices within the City.

Condominium ownership has increased significantly within the City, especially for two-family and multi-family housing types. Condominium units, as shown in Table 2-15, comprised 14.5% of total housing units in 2001. Multi-family condominium units were approximately 8.7% of the total units, two-family condominiums were 3.7% and single-family condominium units were 2.0%.

Table 2-13
Housing Vacancy Rate for Owner and Renter Occupied Year-Round Housing Units
City of West Bend 1960 - 2000

Housing Unit Type	1960		1970		1980		1990		2000		1960 - 2000	
	Total Units	Percent of Total	Total Units	Percent of Total	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	5,469	61.5	7080	59.4	5,130	263.1
Renter-Occupied Year-Round Housing Units	976	31.9	1,529	31.1	2,540	34.0	3,217	36.2	4295	36.0	3,319	340.1
Vacant Year-Round Housing Units for Sale	20	0.7	28	0.6	82	1.1	35	0.4	142	1.2	122	610.0
Vacant Year-Round Rental Units	75	2.4	37	0.8	67	0.9	37	0.4	279	2.4	204	272.0
Other Vacant Year-Round Housing Units	40	1.3	41	0.8	35	0.4	129	1.5	130	1.0	90	225.0
Total	3,061	100.0	4,913	100.0	7,477	100.0	8,887	100.0	11,926	100.0	8,865	289.6

Source: U.S. Bureau of the Census, SEWRPC, and the City of West Bend

Table 2-14
Housing Occupancy for Owner and Renter Occupied Year Round Housing Units
City of West Bend 2000

	Owner Occupied or for Sale		Rental Unit		Seasonal, Recreational, or other	Total	
Occupied	7,080	98.0%	4,295	93.9%		11,375	95.4%
Vacant	142	2.0%	279	6.1%	130	551	4.6%
Total	7,222	100.0%	4,574	100.0%	130	11,926	100.0%

Source: U.S. Bureau of Census and the City of West Bend

Table 2-15
Selected Housing Characteristics in the
City of West Bend: 2001

	Percentage* of Total Units	Avg. Sq. Ft. per Unit	Avg. Value per Unit	Avg. Total Value per Sq. Foot of Living Space	Avg. Value per Lot
Single-Family Units	50.1%	1,546	\$111,954	\$91.10	\$28,793
Two-Family Units	11.5%	1,091	\$61,929	\$68.66	\$25,911
Condominiums	14.5%	1,436	\$100,616	\$76.04	
Single-family Condominium Units	2.0%	1,321	\$89,576	\$75.27	<i>Calculations Not Applicable for Land Values</i>
Two-Family Condominium Units	3.7%	1,756	\$134,676	\$86.82	
Multi-Family Condominium Units	8.7%	1,230	\$77,597	\$69.68	
Multi-Family Units	23.9%	573	\$23,765	\$58.68	
Total	100%	~~	~~	~~	~~

* Varies from percentage in Table 2-11 due to varying definitions for special places, group housing and accessory residential uses.

Source: City of West Bend

Housing Unit Size

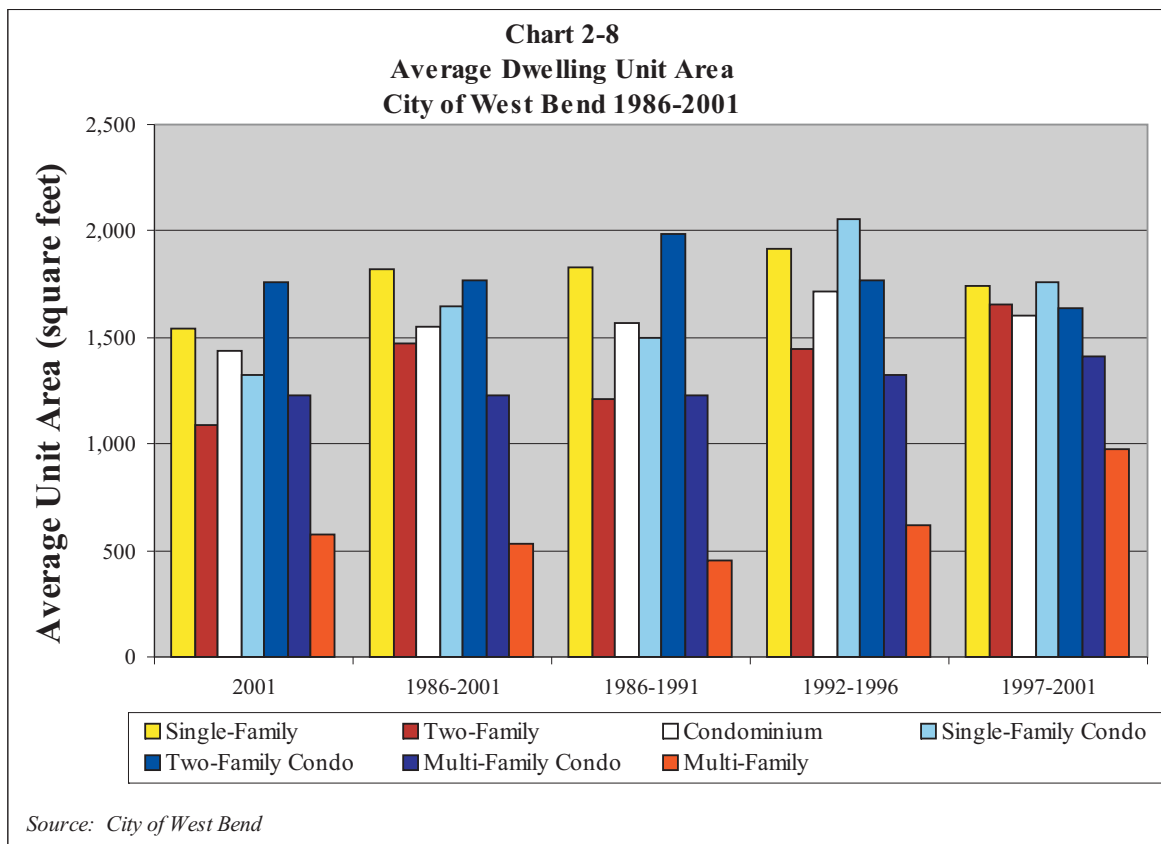
Changes in the average size of dwelling units constructed may affect the cost of housing and the overall housing density within a community. In general, the average unit size of all types of housing has increased within West Bend during recent years as indicated in Table 2-16 and Chart 2-8. Despite a significant increase in the size of typical units constructed the average unit size of all

housing types for 2001 remains relatively modest. Single-family homes in West Bend had an average unit size of 1,546 square feet, two-family units 1,091 square feet, and multi-family units 573 square feet. The average sizes of two-family and multi-family condominium units were significantly larger than those for non-condominium units of the same housing type.

Table 2-16
Average Dwelling Unit Size
City of West Bend 1986-2001

	Avg. Sq. Ft. per Unit 2001	Avg. Sq. Ft. per Unit 1986-2001	Avg. Sq. Ft. per Unit 1986-1991	Avg. Sq. Ft. per Unit 1992-1996	Avg. Sq. Ft. per Unit 1997-2001
Single-Family	1,546	1,820	1,833	1,920	1,742
Two-Family	1,091	1,472	1,213	1,444	1,655
Condominium	1,436	1,548	1,572	1,718	1,606
Single-Family Condo	1,321	1,642	1,500	2,060	1,762
Two-Family Condo	1,756	1,771	1,987	1,772	1,640
Multi-Family Condo	1,230	1,230	1,228	1,323	1,415
Multi-Family	573	531	454	617	975

Source: City of West Bend



Housing Value and Affordability

The median value of owner occupied housing in West Bend as determined for the year 2000 is \$132,500. The percentage of occupied housing within identified value ranges as well as the median housing value are depicted within Table 2-17, Charts 2-9 and 2-10 for selected jurisdictions within Washington, Ozaukee, and Waukesha Counties. Housing values for owner occupied housing in West Bend are concentrated (63.0%) within the \$100,000 to \$149,000 range, a relatively modest price range. West Bend ranks within the lowest median home values in Washington County and is significantly lower than those municipalities

in Waukesha and Ozaukee Counties. Similarly, many communities have a greater percentage of housing in higher value ranges indicating a lower degree of affordability than West Bend.

In general, owner-occupied home values in West Bend are modest when compared to available average incomes for the community. The affordability of the housing stock also provides adequate housing opportunities for low and moderate income households. Approximately 92.4% of owner occupied housing in West Bend was valued at less than \$200,000 in year 2000 and is considered affordable to households of the

Table 2-17
Percentage of Owner Occupied Housing by Value*; 2000
Washington, Ozaukee and Waukesha County Communities

Jurisdiction	Less Than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,000	More Than \$200,000	Median Value
West Bend	0.4	9.1	63.0	19.9	7.6	132,500
Hartford	0.3	17.1	54.4	23.0	5.1	129,900
Jackson	0.7	5.8	49.1	39.3	5.1	146,100
Kewaskum	0.0	18.6	56.2	21.6	3.6	121,400
Germantown	0.0	9.6	24.1	39.4	27.0	169,900
Washington County	0.3	7.9	38.3	30.4	23.1	155,000
Cedarburg	0.0	2.9	26.6	38.8	31.7	179,900
Grafton	0.6	2.5	53.0	27.3	16.5	145,800
Port Washington	0.7	9.0	56.0	25.7	8.6	136,200
Mequon	0.3	2.2	9.3	20.6	67.6	250,400
Ozaukee County	0.3	4.4	28.9	27.1	39.2	177,300
Menomonee Falls	0.4	4.4	44.0	29.1	22.1	151,600
Oconomowoc	0.2	9.0	42.8	27.0	20.9	147,900
Brookfield	0.3	1.5	18.7	37.2	42.2	189,100
Waukesha	0.6	13.0	45.3	28.5	12.6	139,900
Waukesha County	0.4	5.0	29.1	32.6	32.9	170,400
State of Wisconsin	6.5	35.4	30.6	15.5	12	112,200

*Note: *Unadjusted Figures*

Source: U.S. Bureau of Census and the City of West Bend

Chart 2-9
Percentage of Owner Occupied Housing by Value:2000
Washington, Ozaukee and Waukesha County Communities

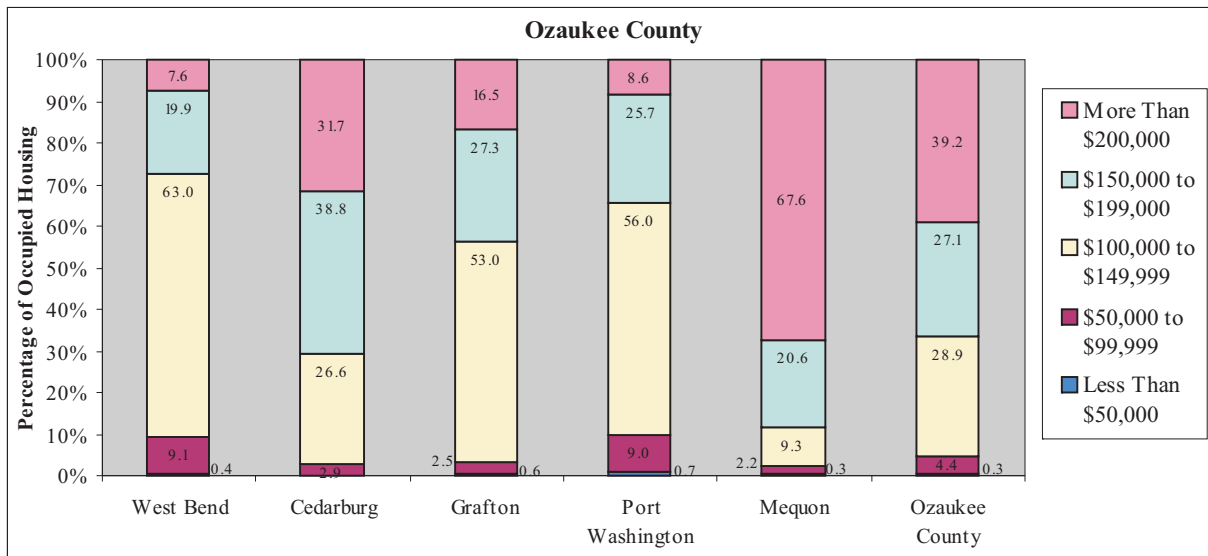
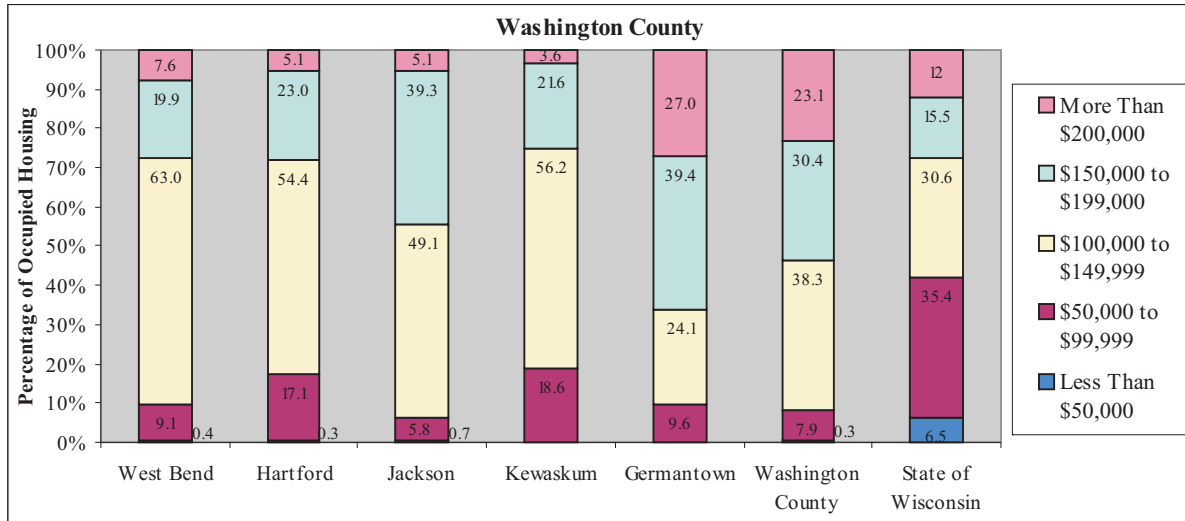


Chart 2-9
Percentage of Owner Occupied Housing by Value: 2000
Washington, Ozaukee and Waukesha County Communities

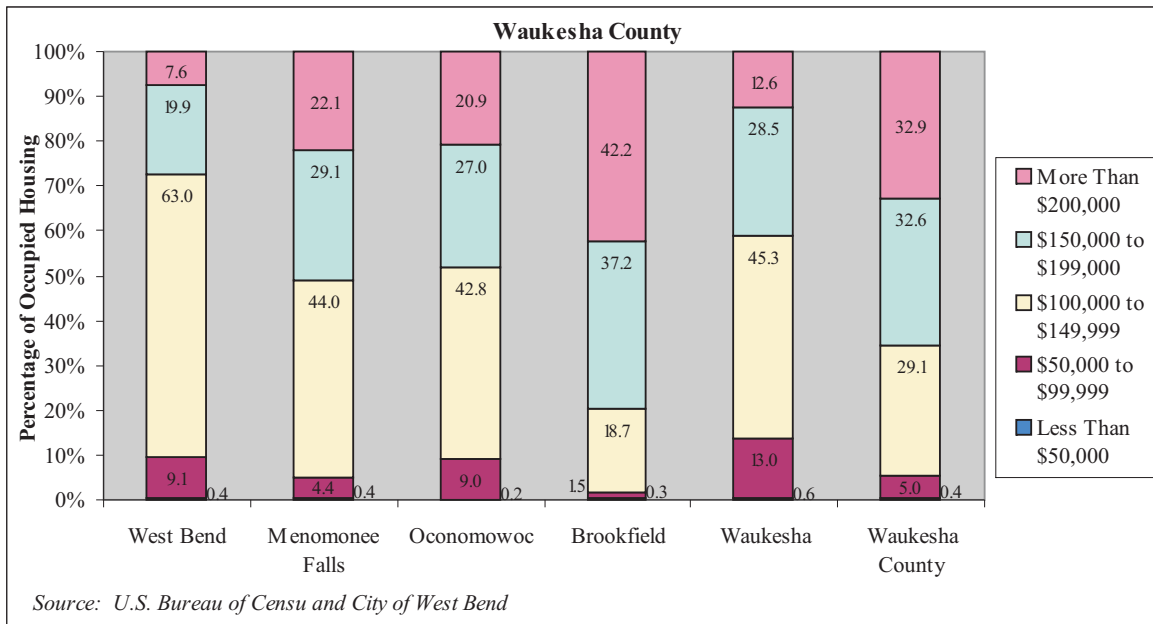
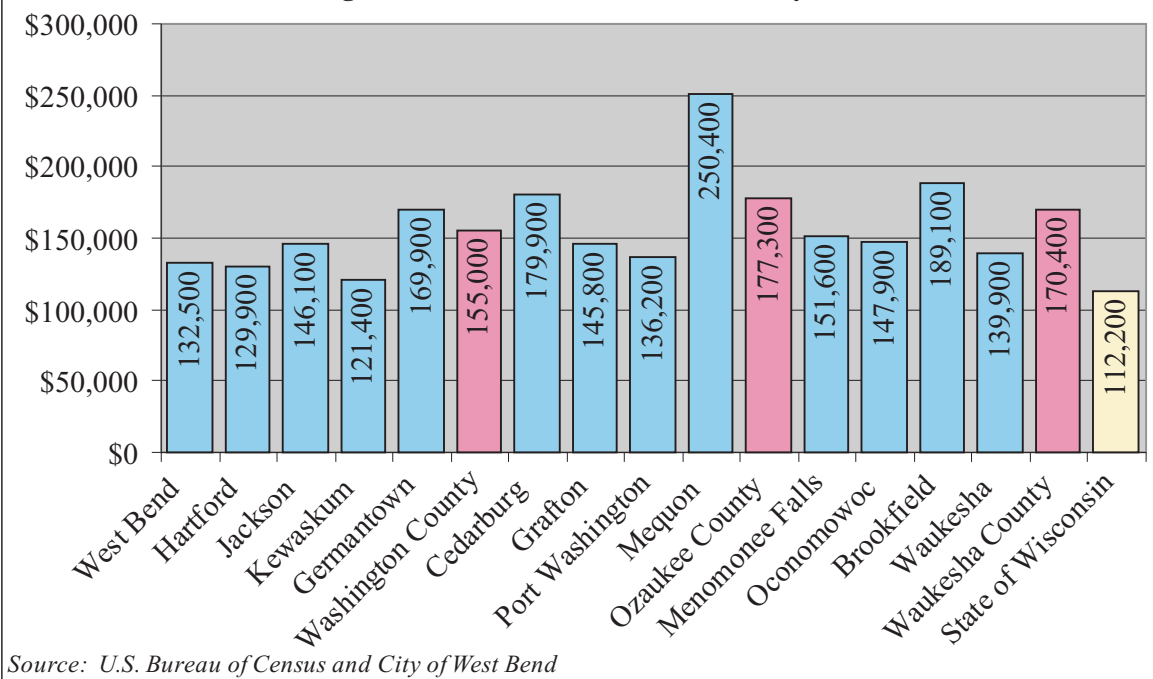


Chart 2-10
Median Value Owner Occupied Housing: 2000
Washington, Ozaukee and Waukesha County Communities



median household income level of \$48,300. Similarly, approximately 72.5% of the occupied housing in West Bend was considered affordable to low income households with income at 50% to 80% of the community's median income for 2000. Conversely, approximately 73.1% of West Bend households have annual household income of greater than \$30,000 and could afford the median value home in West Bend. (See appendix exhibits for calculations).

The median rental payment in West Bend as determined for the year 2000 is \$603. The percentage of renter occupied housing with identified rental cost ranges as well as the median rental cost are depicted within Table 2-18, Charts 2-11 and 2-12 for selected jurisdictions in Washington, Ozaukee and Waukesha counties. Rental costs in West Bend are concentrated

(59.1%) within the \$500 to \$749 per month cost range, a relatively modest range. Rental rates in West Bend compare favorably to most communities in Washington County and are considerably lower than all communities compared in Waukesha and Ozaukee counties.

Rental rates remain low to modest in comparison to available average incomes in the community and adequate housing opportunity is provided for low and moderate income households. Approximately 97.7% of occupied rental housing in West Bend rents for less than \$1,000 per month in year 2000 and is considered affordable at the community's median household income. Similarly, approximately half of the rental units are considered affordable to low income households with incomes at 50% to 80% of median income.

Table 2-18
Percentage of Renter Occupied Housing by Monthly Rent Payment*: 2000
Washington, Ozaukee and Waukesha County Communities

Jurisdiction	Less Than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	More Than \$1,000	Median Payment
West Bend	8.0	16.6	59.1	14.0	2.3	603
Hartford	11.9	22.7	48.3	13.4	3.6	567
Jackson	7.0	13.6	47.8	25.1	6.5	689
Kewaskum	8.2	17.1	45.8	25.0	3.9	616
Germantown	4.9	6.0	46.6	33.8	8.7	709
Washington County	9.1	16.5	51.5	18.8	4.1	620
Cedarburg	5.7	11.7	51.2	25.8	5.6	670
Grafton	7.6	12.6	55.5	22.6	1.8	625
Port Washington	6.7	11.7	60.6	17.5	3.5	624
Mequon	21.8	6.8	19.6	10.7	41.1	931
Ozaukee County	8.6	11.3	52.0	20.7	7.4	642
Menomonee Falls	7.3	8.7	43.9	24.7	15.4	702
Oconomowoc	8.0	9.8	50.2	25.4	6.5	674
Brookfield	6.8	4.3	11.8	28.1	49.0	1,014
Waukesha	9.0	14.4	41.9	26.7	8.1	675
Waukesha County	7.9	9.5	38.5	29.5	14.6	726
State of Wisconsin	14.2	29.5	39.7	12.3	4.3	540

*Note: *Unadjusted Figures*

Source: U.S. Bureau of Census and City of West Bend

Chart 2-11
Percentage of Renter Occupied Housing by Monthly Rent Payment: 2000
Washington, Ozaukee and Waukesha County Communities

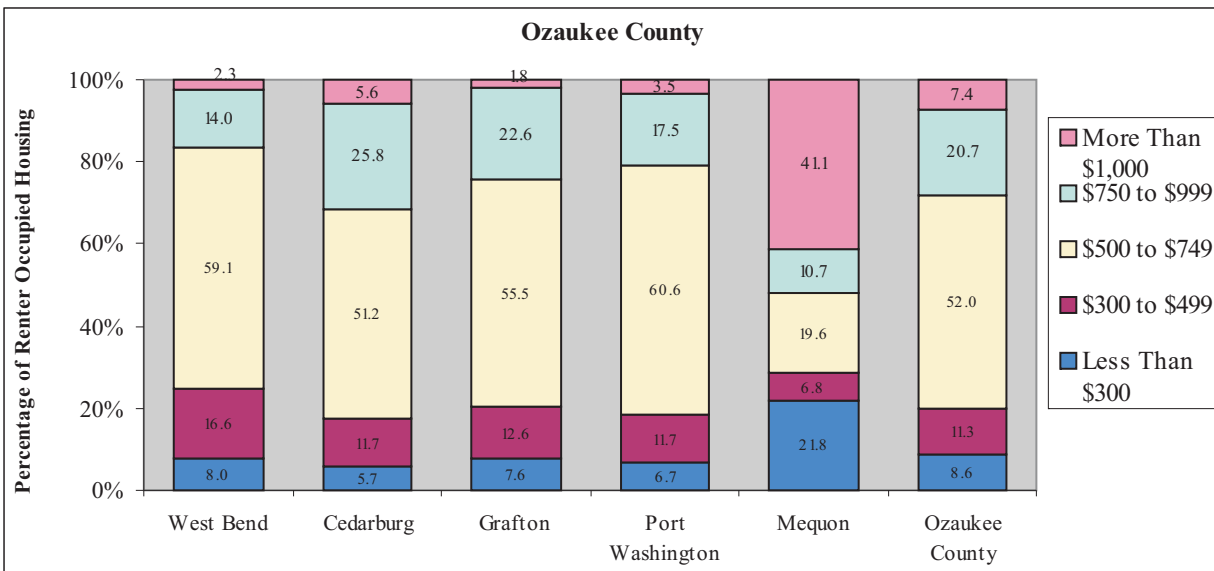
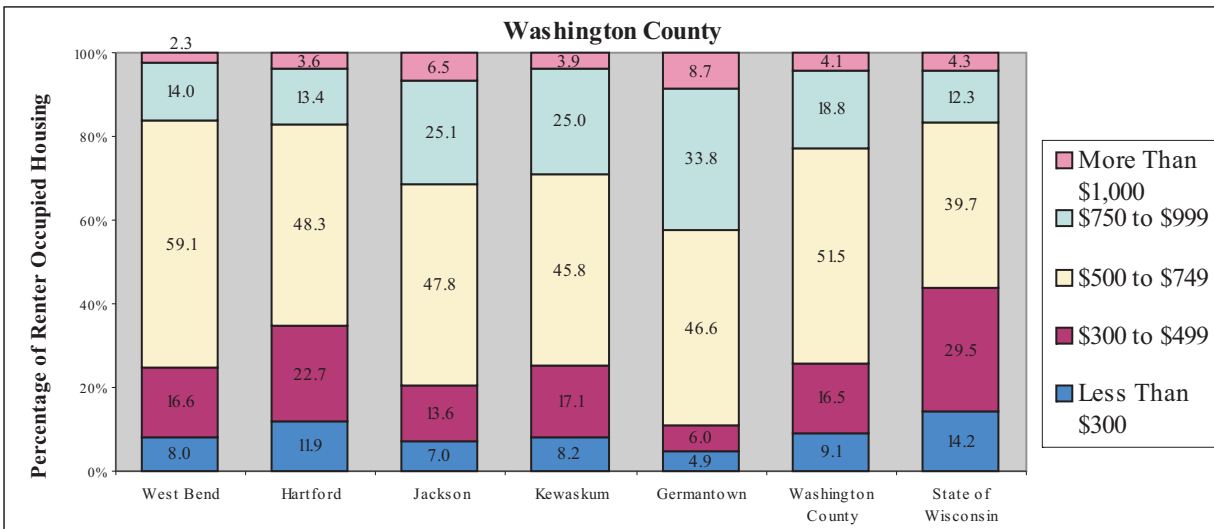


Chart 2-11
Percentage of Renter Occupied Housing by Monthly Rent Payment: 2000
Washington Ozaukee and Waukesha County Communities

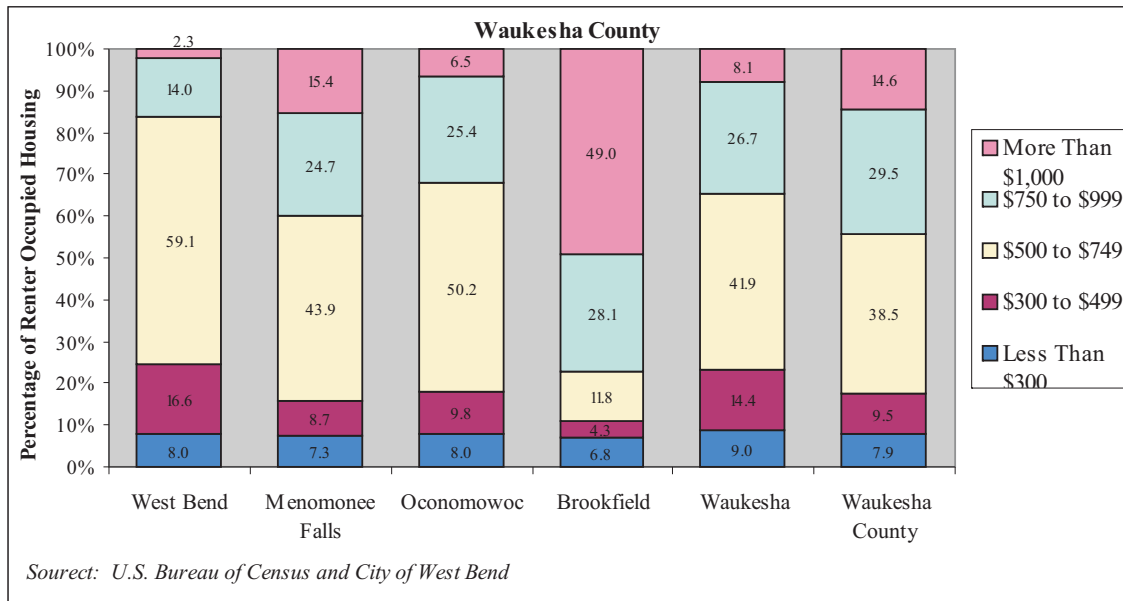
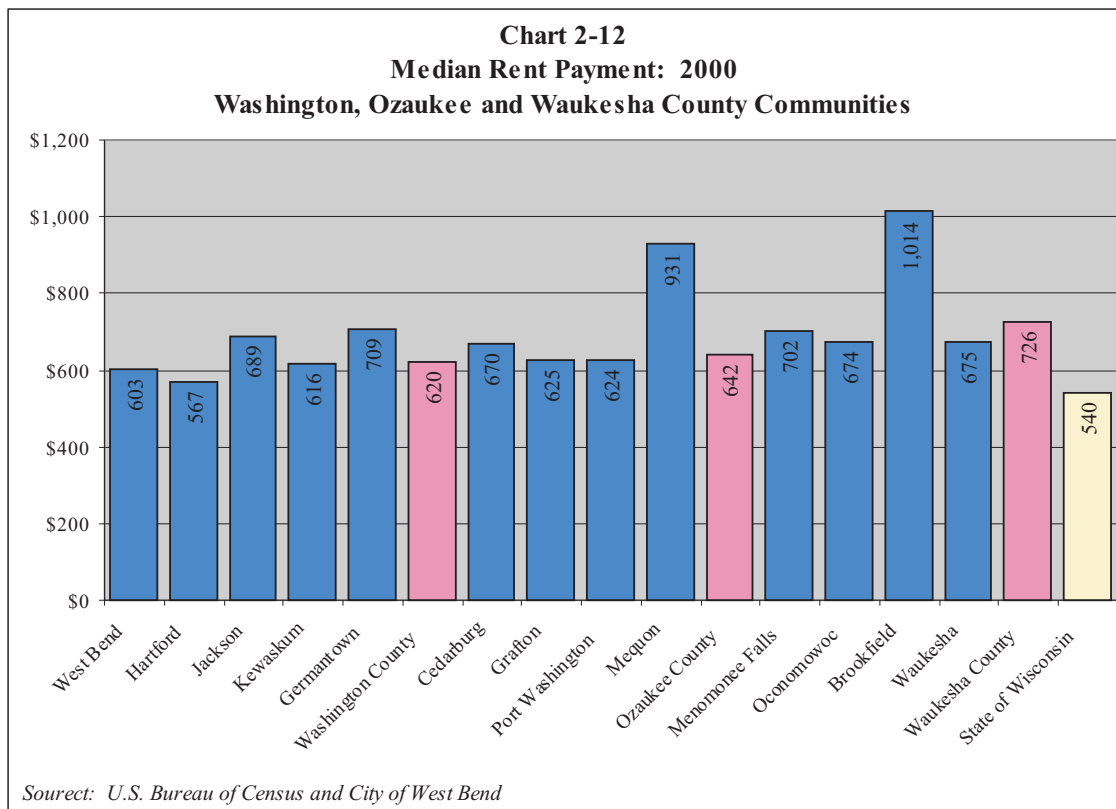


Chart 2-12
Median Rent Payment: 2000
Washington, Ozaukee and Waukesha County Communities



Housing Conditions

Housing condition is an important component when evaluating a community's housing stock. Housing units requiring extensive repair or those beyond repair may not contribute to the housing capacity of a community and could significantly affect the public perception of the community. The City Assessor's Office assigns a Condition, Desirability and Utility (CDU) factor to all single, two-family and condominium units evaluated during the assessment process. The relative physical condition of the building or dwelling unit is a major component of the CDU value assigned. Characteristics such as the favorability of location or obsolescence of design are considered in the desirability or utility portions of the CDU value. The CDU value thus can be used as a general indicator of the condition of the City's housing stock.

Average CDU ratings for all inventoried housing in 2001 indicated an average to good condition rating. More significantly, only 0.6% of the rated housing was considered to have a poor, very poor or unsuitable CDU rating as shown in Table 2-19. Given the relative young age of most of the housing in West Bend, the concentration of 92.5% of rated units in the average to good rating category is not unexpected. The generally acceptable condition of the housing stock indicates that no specific community wide programs are needed to

improve existing conditions. Specific complaints as to condition and safety of housing are addressed on an individual basis by the City Building Inspection Office.

POPULATION, EMPLOYMENT AND HOUSEHOLD FORECASTS

The population and employment forecasts that were selected for the West Bend area were based upon consideration of a range of alternative future population and employment levels (postulated by the Southeastern Wisconsin Regional Planning Commission) for the region. Three alternative future scenarios have been prepared. 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 to each future were projected; 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.

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

Table 2-19
Housing Condition, Desirability, and Utility (CDU)
Ratings for the City of West Bend: 2001

	Very Good (1)		Good (2)		Average (3)		Fair (4)		Poor (5)		Very Poor (6)		Unsuitable (7)		Average CDU Value
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	
Single-Family Buildings	165	2.8%	3,504	59.2%	2,020	34.1%	193	3.3%	29	0.5%	4	0.07%	3	0.05%	2.40
Two-Family Buildings	3	0.4%	279	41.1%	326	48.0%	66	9.7%	3	0.4%	1	0.15%	1	0.15%	2.70
Condominium	59	3.5%	946	55.3%	612	35.8%	86	5.0%	7	0.4%	0	---	0	---	2.44
Single-Family Condo Units	5	2.1%	185	76.4%	52	21.5%	0	---	0	---	0	---	0	---	2.19
Two-Family Condo Units	14	3.2%	393	89.7%	29	6.6%	2	0.5%	0	---	0	---	0	---	2.04
Multi-Family Condo Units	40	3.9%	368	35.7%	531	51.6%	84	8.2%	7	0.7%	0	---	0	---	2.66
Multi-Family Units	---N/A---														
Total	227	2.7%	4,729	56.9%	2,958	35.6%	345	4.2%	39	0.5%	5	0.06%	4	0.05%	2.4

Source: City of West Bend

will be economically competitive with other areas of the United States over the next two decades, and that the historic pattern of out-migration of population and of economic activities and jobs 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 may occur, the relative attractiveness of the region will result in a stabilization of population and employment. Aggressive marketing of selectively targeted industries by local governments, trade associations and the State of Wisconsin 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.

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 comprehensive plan, two of the possible alternative future scenarios postulated by SEWRPC in its regional planning efforts were considered: an intermediate-centralized scenario and an optimistic-decentralized scenario. These two 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 2-20 and Table 2-21.

Population and employment forecasts for West Bend assume that the city limits will be larger in the year 2020 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 and business growth. For this reason, population and employment forecasts are based on an "Urban Service Area" that is larger than the existing corporate limit boundaries.

Table 2-20
Alternative Population and Employment Forecasts for
Southeastern Wisconsin, Washington County, the West Bend Planning
Area, and the City of West Bend Urban Service Area: 1990 and 2020

Demographics	1990	Alternative Future Scenario: 2020	
		Intermediate	Optimistic
Region(a)			
Population	1,810,364	2,077,900	2,367,000
Jobs	1,067,200	1,277,100	1,362,600
Washington County			
Population	95,328	128,800	187,500
Jobs	46,100	63,100	77,200
West Bend Planning Area			
Population	33,900	44,700	63,000
Jobs	20,600	25,700	30,400
City of West Bend Urban Service Area			
Population (estimate)	28,000	38,700	53,300
Jobs	19,700	24,700	29,300

NOTE: Year 2020 population and employment levels are those envisioned under the intermediate-centralized growth scenario and high-decentralized growth scenario of the year 2020 regional land use plan.

Existing 1990 population and employment data for the West Bend planning area and West Bend urban service area are based upon SEWRPC quarter-section level estimates aggregated to the respective area.

(a)The Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

Source: Wisconsin Department of Industry, Labor, and Human Relations; Wisconsin Department of Administration; SEWRPC; and the City of West Bend

Table 2-21
Estimated and Forecast Employment by Type in
the City of West Bend Urban Service Area: 1990-2020

Year	Employment Type						
	Retail Trade	Service	Industrial	Institutional, Governmental, and Educational	Transportation, Communication, and Utilities	Agricultural	Total
1990	3,520	6,050	7,110	2,340	560	110	19,690
2020							
Forecast							
Intermediate	5,670	6,850	8,410	2,910	750	110	24,700
Optimistic	6,110	7,820	11,210	3,290	760	110	29,300

NOTE: Forecast 2020 employment levels are those envisioned under the intermediate-centralized growth scenario and high-decentralized growth scenario of the 2020 regional land use plan.

Source: U.S. Bureau of Economic Analysis; SEWRPC, and the City of West Bend.

Historic population and employment census data for West Bend are based on the existing corporate limits of the City.

Intermediate-Centralized Forecasts

The intermediate-centralized scenario envisions that the resident population of the region will increase from about 1,810,364 persons in 1990 to about 2,077,900 persons in 2020, an increase of about 267,500 persons, or about 14.7 percent over the 1990 level; and that the number of jobs will increase from about 1,067,200 jobs in 1990 to about 1,277,100 jobs by 2020, an increase of about 209,900 jobs, or about 19.7 percent. In Washington County the intermediate-centralized scenario envisions that the resident population will increase from about 95,328 persons in 1990 to about 128,800 persons in 2020, an increase of about 33,472 persons, or about 26 percent; and that the number of jobs will increase from about 46,100 jobs in 1990, to about 63,100 jobs by 2020, an increase of about 17,000 jobs, or about 37 percent.

In the 63.4 square mile West Bend Planning Area, the intermediate-centralized scenario envisions that the resident population will increase from about 33,900 persons in 1990 to about 44,700 persons in 2020, an increase of about 10,800 persons, or about 32 percent; and that the number of jobs will increase from about 20,600 jobs in 1990 to about 25,700 jobs in the year 2020, an increase of about 5,100 jobs, or about 25 percent. For the City of West Bend Urban Service Area, this scenario envisions that the resident population will increase from about 28,000 persons in 1990 to about 38,700 persons in 2020, an increase of about 10,700 persons, or about 38.2 percent over the 30-year period; and the number of jobs would increase from about 19,700 jobs in 1990 to about 24,700 jobs in 2020, an increase of about 5,000 jobs, or about 25.4 percent.

Optimistic-Decentralized Forecasts

The optimistic-decentralized scenario envisions that the resident population of the region will increase from about 1,810,364 persons in 1990 to about 2,367,000 persons in the year 2020, an

increase of about 556,636 persons, or about 30.7 percent; and that the number of jobs will increase from about 1,067,200 jobs in 1990 to about 1,362,600 by the year 2020, an increase of about 295,400 jobs, or about 27.7 percent. In Washington County, the optimistic-decentralized scenario envisions that the resident population will increase from about 95,328 persons in 1990 to about 187,500 persons by the year 2020, an increase of about 92,172 persons, or about 96.7 percent; and that the jobs will increase from about 46,100 jobs in 1990 to about 77,200 jobs by the year 2020, an increase of about 31,100 jobs, or about 67.5 percent.

In the West Bend Planning Area, the optimistic-decentralized scenario envisions that resident population will increase from about 33,900 in 1990 to about 63,000 in the year 2020, an increase of about 29,100 persons, or about 85.8 percent; and that jobs will increase from about 20,600 jobs in 1990 to about 30,400 jobs by the year 2020, an increase of about 9,800 jobs, or about 47.6 percent. For the City of West Bend Urban Service Area the optimistic-decentralized scenario envisions that the resident population will increase from about 28,000 persons in 1990 to about 53,300 persons in 2020, an increase of about 25,300 persons, or about 90.4 percent; and that the number of jobs will increase from about 19,700 jobs in 1990 to about 29,300 jobs in the year 2020, an increase of about 9,600 jobs, or about 48.7 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.

Household Size Forecast

The probable future household sizes forecast under the intermediate and optimistic population scenarios are shown in Table 2-22. This table indicates that average household sizes are expected to continue a decline in size consistent with trends exhibited from 1960-2000 as shown in Table 2-5. The table indicates that the average household size in the West Bend Urban Service Area is forecast to be 2.45 under the optimistic scenario and 2.34

under the more probable, intermediate forecast scenario.

Based upon a City of West Bend decrease in average household size from 2.44 persons per household in 2000 to 2.34 by 2020 under the intermediate centralized scenario, approximately 4,300 additional housing units, or on average of approximately 226 units per year, may be expected to be needed over the period 2001-2020 in order to

Table 2-22
Probable Forecast 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: 2000-2020

Year	Southeastern Wisconsin Region	Washington County	West Bend Planning Area	City of West Bend Urban Service Area
2000	2.52	2.65	2.53	2.44(a)
2020 Forecast				
Intermediate	2.42	2.43	2.37	2.34
Optimistic	2.56	2.51	2.44	2.45

(a) Data are based on the City of West Bend Corporate limits.

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

Table 2-23
Population, Households, and Employment
for the West Bend Sewer Service Area
Estimated 1990 and 1995 and Projected 2020

	Projected 2020			
	Estimated 1990	Estimated 1995	Intermediate-Centralized Growth Scenario (a)	High-Decentralized Growth Scenario
Population	2,800	31,100	38,700	53,300
Households	10,100	11,600	16,100	21,300
Employment	19,700	22,600	24,700	29,300

(a) Adopted year 2020 regional land use plan.

Note: These data are based upon a quarter-section approximation of the West Bend sanitary sewer service area as presented in SEWRPC Community Assistance Planning Report No. 35 (2nd Edition) *Sanitary Sewer Service Area for the City of West Bend and Environs, Washington County, Wisconsin*, dated June 1998. The quarter sections approximating the sewer service area are identified on the attached copy of Map 5 from that report. It should be noted that this table includes data for the portion of the sewer service area located in the east half of U.A. Public Land Survey Section 29, Township 11 North, Range 19 East.

Source: SEWRPC and the City of West Bend

meet the housing needs of the anticipated population of West Bend Urban Service Area of about 38,700 person.

Selected Forecast

During the June 19, 2002, meeting of the 2020 Comprehensive Plan Technical Advisory Committee, committee members endorsed a 2020 design year population of 38,700 persons as the forecast population to be used in the comprehensive planning effort. This population level, derived by SEWRPC by utilizing the intermediate future-centralized scenario represents a modest growth rate for Washington County and the City of West Bend as set forth in Table 2-23. A majority of the committee members expressed that this population forecast was consistent with long term population trends of the City, was consistent with a controlled-growth policy concept and is reasonably supportable given the historic building and employment trends. The corresponding 24,700 jobs, forecast for the year 2020, will thus be utilized in the comprehensive plan.

CHAPTER 3

NATURAL RESOURCE INVENTORY

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 living environment. The anticipated population and employment growth envisioned for the West Bend area and the related land use development may be expected, in the absence of sound planning, to subject the natural resource base of the area to possible deterioration and even destruction. Consequently, a sound comprehensive 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. Areas having natural resource characteristics which may impose severe limitations on urban development should be identified as well as those which have characteristics suitable for urban development.

For the purpose of this planning effort, the principal elements of the natural resource base requiring consideration in the comprehensive planning process were identified as 1) physiography and associated soils, agricultural areas, metallic mining, topographic, and historical and cultural resource and 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, environmental corridors and isolated natural areas, 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 Southeastern Wisconsin Regional Planning Commission. The environmental corridors presented 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.

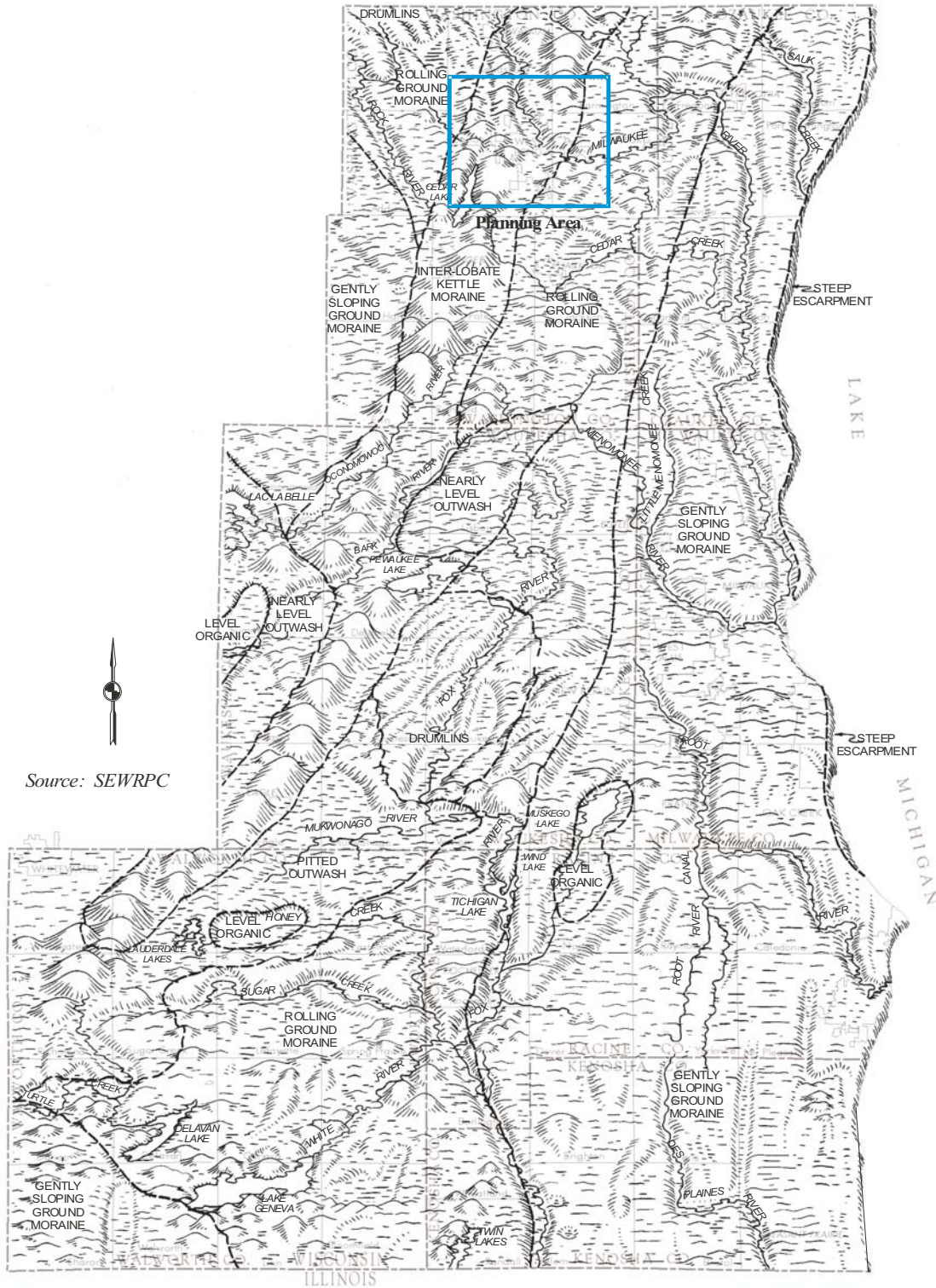
Without a proper understanding of the significance of these elements of the natural resource base for sound land use, human alteration of the natural environment proceeds at the risk of excessive costs in terms of both monetary expenditures and environmental degradation. The natural resource base is 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.

PHYSIOGRAPHY, ASSOCIATED SOILS, AGRICULTURAL AREAS, METALLIC MINING, TOPOGRAPHIC, AND HISTORICAL AND CULTURAL RESOURCE 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 3-1. 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

Map 3-1
Physiographic Features of Washington County
and the Southeastern Wisconsin Region



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.

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 comprehensive 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) (now the U.S. Natural Resources Conservation Service (NRCS), under contract to the Regional Planning Commission.

The information on soils presented therein was of particular importance in the preparation of the Comprehensive 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 Planning Area for certain uses were prepared 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 were set forth in Chapter ILHR 83 of the Wisconsin Administrative Code; which was renamed Comm 83 in 1997. Chapter Comm 83 as it existed on June 30, 2000 was repealed and a new chapter Comm 83 was created effective July 1, 2000. The reconstructed Comm 83 regulations permit the use of new and experimental technology to allow development of private on-site wastewater treatment systems within a greatly expanded range of soil conditions. Although those regulatory changes may open up more land to development than under the previous ILHR 83 soil and site specifications, it does not affect the recommendation of land use within the Planning Area. All urban development is proposed to occur within the planned Urban Service Area with access to, and served by, municipal sewer and water service. City Health and Sanitation codes require all buildings used for human habitation within the City to connect all building sewer and water facilities to city sewer and water mains when the

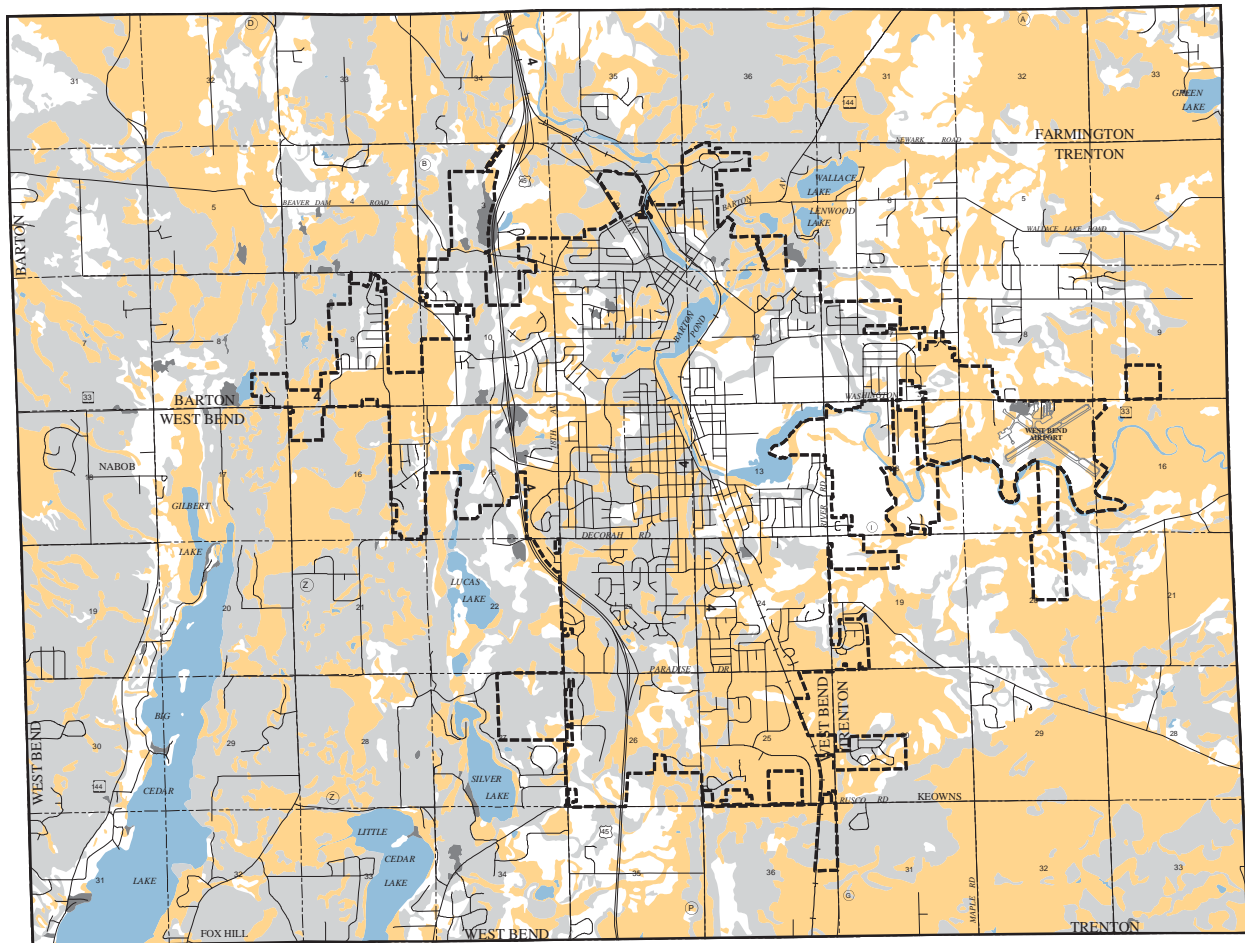
services are made available. Soil and site specifications in the previous Chapter ILHR 83 provided a basis for interpreting map units of the detailed soil surveys of southeastern Wisconsin to determine the suitability of a site for accommodating a sewage disposal system. These suitability characteristics remain valuable in evaluating development patterns and potential.

Maps 3-2 and 3-3 display the suitability of soils in the Planning Area for onsite sewage disposal systems based upon state requirements prior to July of 2000. Specifically, Map 3-2 shows the suitability of soils in the Planning Area for conventional onsite systems, and Map 3-3 shows the suitability of soils in the Planning Area for mound systems. Areas shown as "suitable" on Map 3-2 and 3-3 depict areas covered by soils that have a high probability of meeting previous 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 3-2 and 3-3 are only intended to illustrate the overall pattern of soil suitability for onsite systems. Detailed site investigations based on the requirements of Chapter Comm 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. No suitability relative to alternative Comm 83 systems has been determined.

Map 3-2 indicates that about 16,436 acres, or about 40 percent of the total 2020 Planning Area, are covered by soils that are unsuitable for the use of conventional onsite sewage disposal systems under the Comm 83 regulations in effect prior to July, 2000. These soils are located throughout the Planning Area, but primarily in association with rivers, streams, floodlands, wetlands, and other low-lying areas. Areas covered by soils suitable for conventional onsite systems, also shown on Map 3-2, encompass about 8,021 acres, or about 20 percent of the total 2020 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 2020 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 25 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 pump systems preferred.

Map 3-2
Soil Suitability for Conventional Onsite Sewage
Disposal Systems in the City of West Bend Planning Area: Pre-2000



- 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 distinguish suitable from unsuitable areas

- Suitable: Areas covered by soils having a high probability of meeting 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

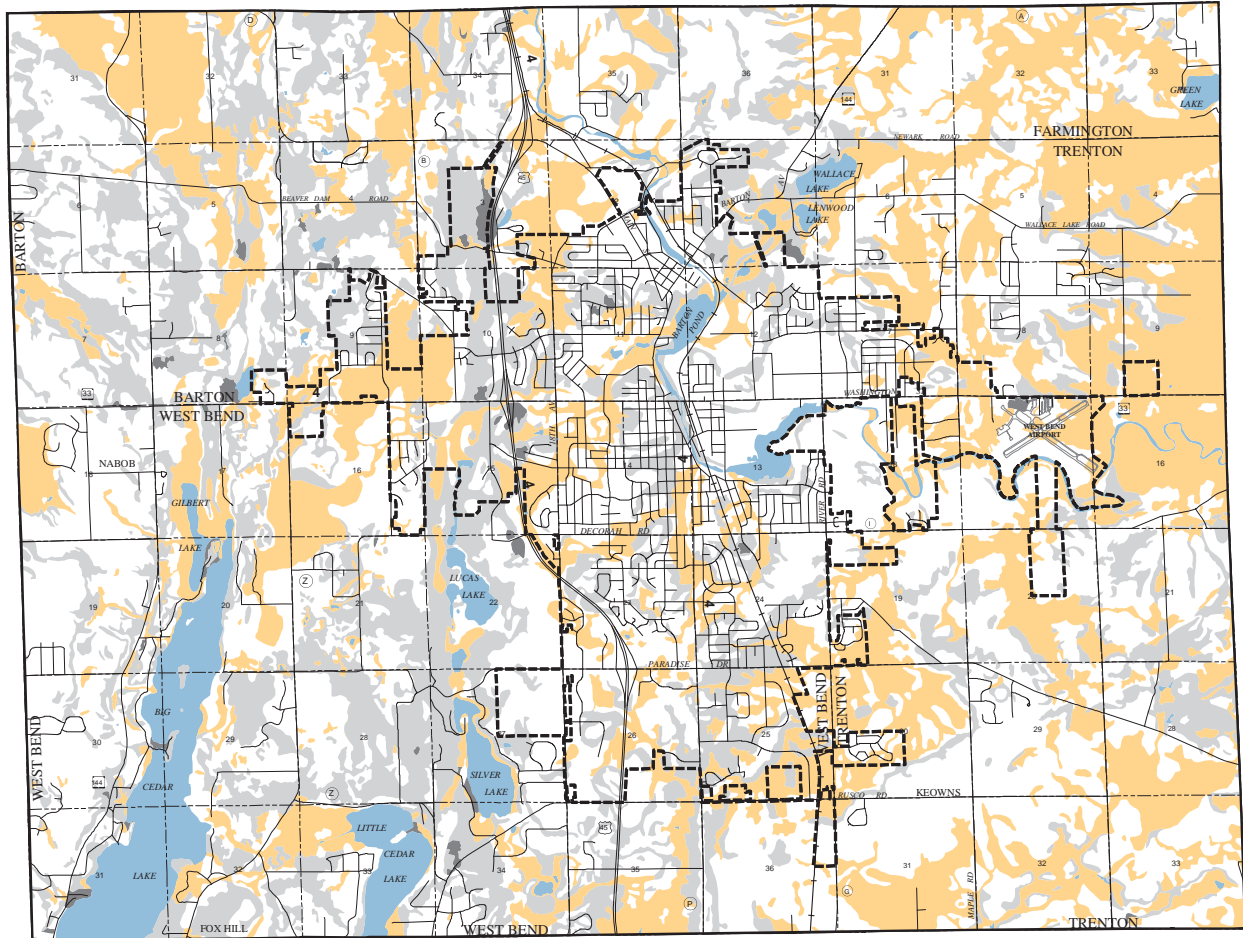
- Surface Water Area

Note: Onsite investigations are essential to the determination of whether any specific tract of land is suitable for development served by conventional onsite sewage disposal system. State regulations for on-site systems were significantly revised beginning July, 2000.



Source: Wisconsin Department of Industry, Labor, and Human Relations; U.S. Soil Conservation Services; SEWRPC; and the City of West Bend

Map 3-3
Soil Suitability for Mound Sewage Disposal
Systems in the City of West Bend Planning Area: Pre-2000



- 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 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. State regulations for mound systems were significantly revised beginning July, 2000.



Source: Wisconsin Department of Industry, Labor, and Human Relations; U.S. Soil Conservation Services; SEWRPC; and the City of West Bend

The general pattern of soil suitability for mound sewage disposal systems is shown on Map 3-3.

Approximately 10,966 acres, or about 27 percent of the total Planning Area, are covered by soils unsuitable for mound sewage disposal systems under the Comm 83 regulations in effect prior to July, 2000, as compared to approximately 40 percent unsuitable for conventional systems. Soils shown on Map 3-3 as suitable for mound disposal systems encompass approximately 18,913 acres, or about 47 percent of the total 2020 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 2020 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 3-4 shows the areas covered by soils with slight, moderate, or severe limitations for residential development served by public sanitary sewer facilities; while Map 3-4 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 3-4 indicates that about 15,362 acres, or about 38 percent of the total 2020 Planning Area, are covered by soils that have severe limitations for

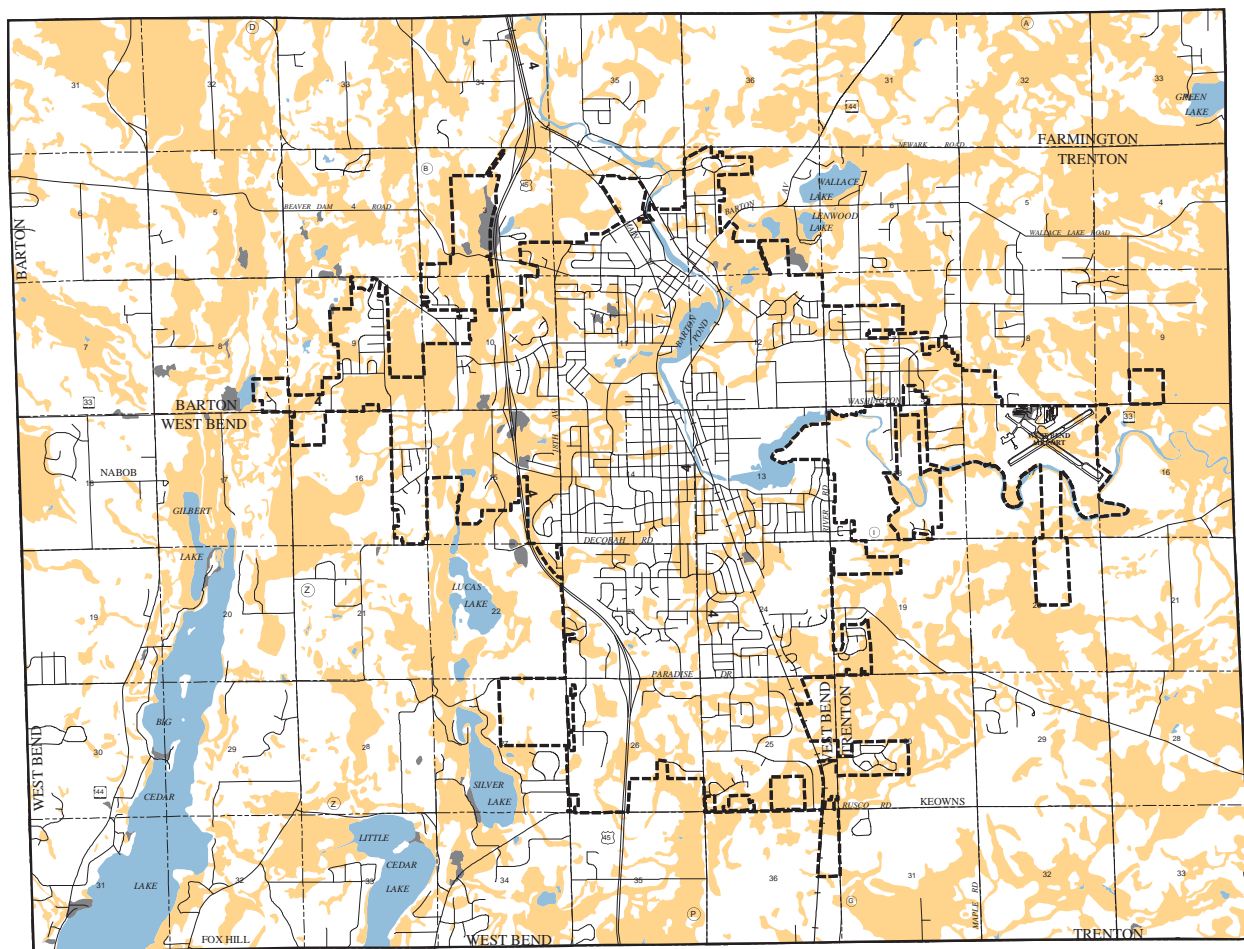
residential development served by public sanitary sewer facilities. Soils shown on Map 3-4 as having slight or moderate limitations for such developments encompass approximately 23,214 acres, or about 57 percent of the total 2020 Planning Area. Map 3-5 indicates that about 25,164 acres, or about 62 percent of the total 2020 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. Natural Resources Conservation Service national standards for 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 2020 Planning Area in 1985 are shown on Map 3-6. In 1985, prime farmlands totaled about 10,661 acres, or about 26 percent of all lands in the West Bend 2020 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 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

Map 3-4
Soil Suitability for Residential Development with Public
Sanitary Sewer Service in the City of West Bend Planning Area

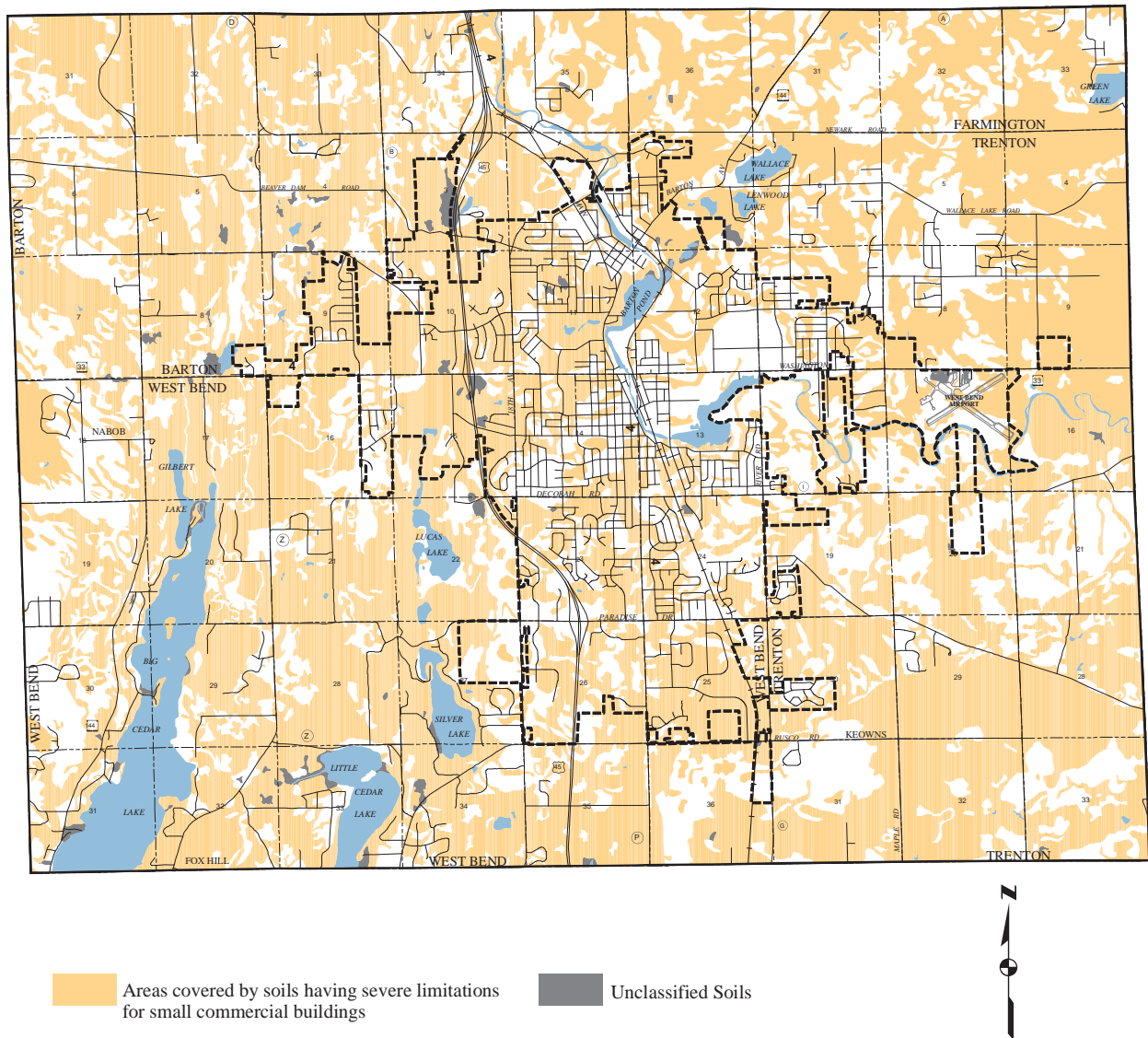


- | | | | |
|---|---|---|--------------------|
|  | Areas covered by soils having severe limitations for residential development with sanitary sewer service |  | Unclassified Soils |
|  | Areas covered by soils having slight or moderate limitations for residential development with public sanitary sewer service |  | Surface Water Area |



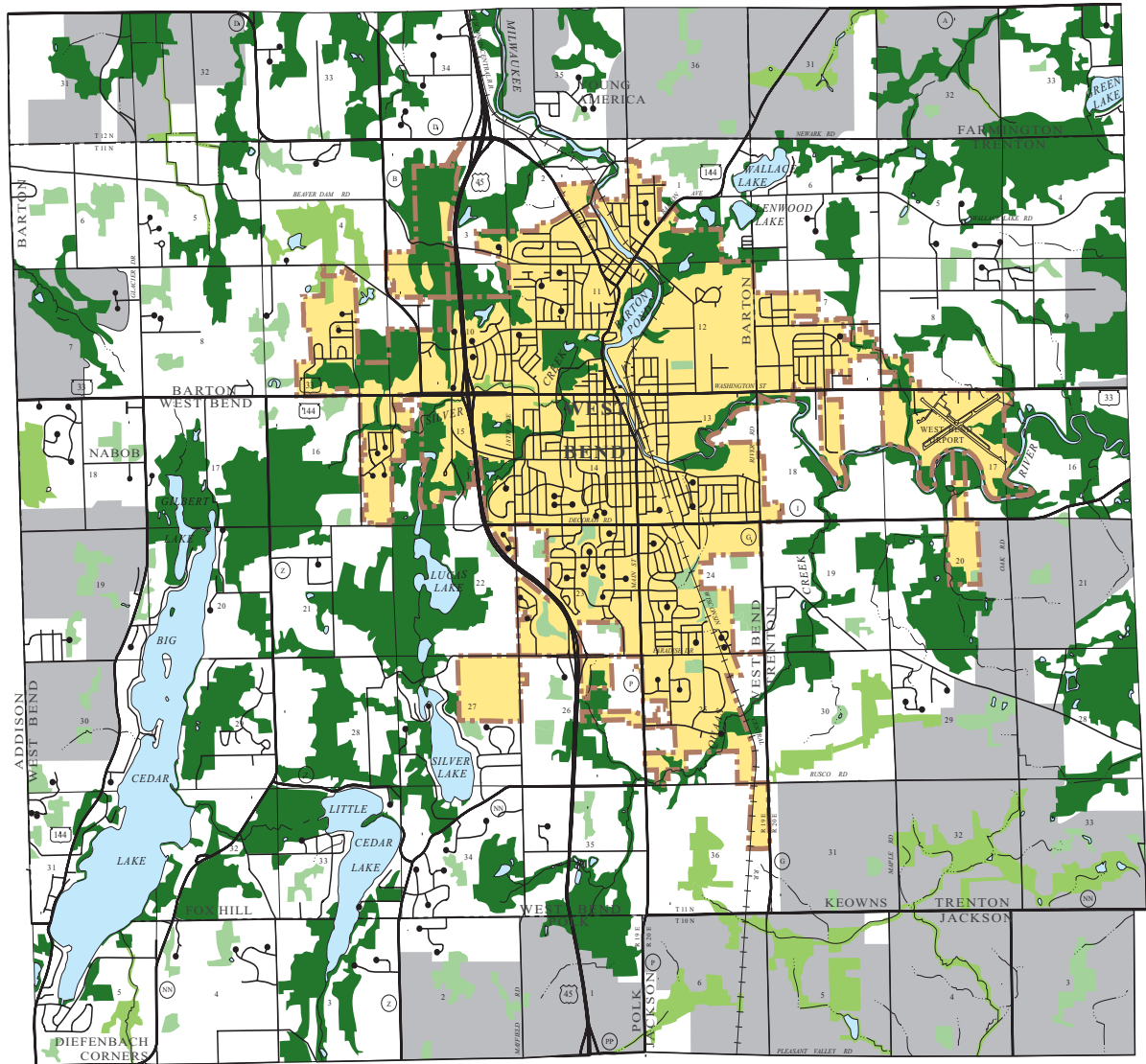
Source: U.S. Soil Conservation Services; SEWRPC; and the City of West Bend

Map 3-5
Soil Suitability for Small Commercial Buildings in the City of West Bend Planning Area



Source: U.S. Soil Conservation Services; SEWRPC; and the City of West Bend

**Map 3-6
Prime Agricultural Lands
In the City of West Bend Planning Area: 1995**



- Prime Agricultural Lands
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- 1997 City of West Bend Civil Division Boundary



Source: SEWRPC

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 was intended to serve as a guide to the preservation of agricultural lands in the County. In addition, the plan recommended the protection of environmentally significant areas, and made further recommendations regarding the location and intensity of urban development within the County through 2000. The plan also included recommendations concerning implementation of the farmland preservation plan. The definition of prime agricultural lands used for the county plan differs from that used by SEWRPC in one respect. The county applies a minimum block of 640 acres rather than 100 acres of contiguous farmland in addition to the minimum farm size and soil types used by SEWRPC.

Washington County in cooperation with several of the Towns has begun to update the inventory and recommendations pertaining to prime agricultural lands and the County's Farmland Preservation Plan.

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 on these lands, would require careful planning and above average site-specific design and management.

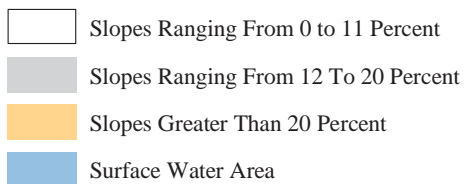
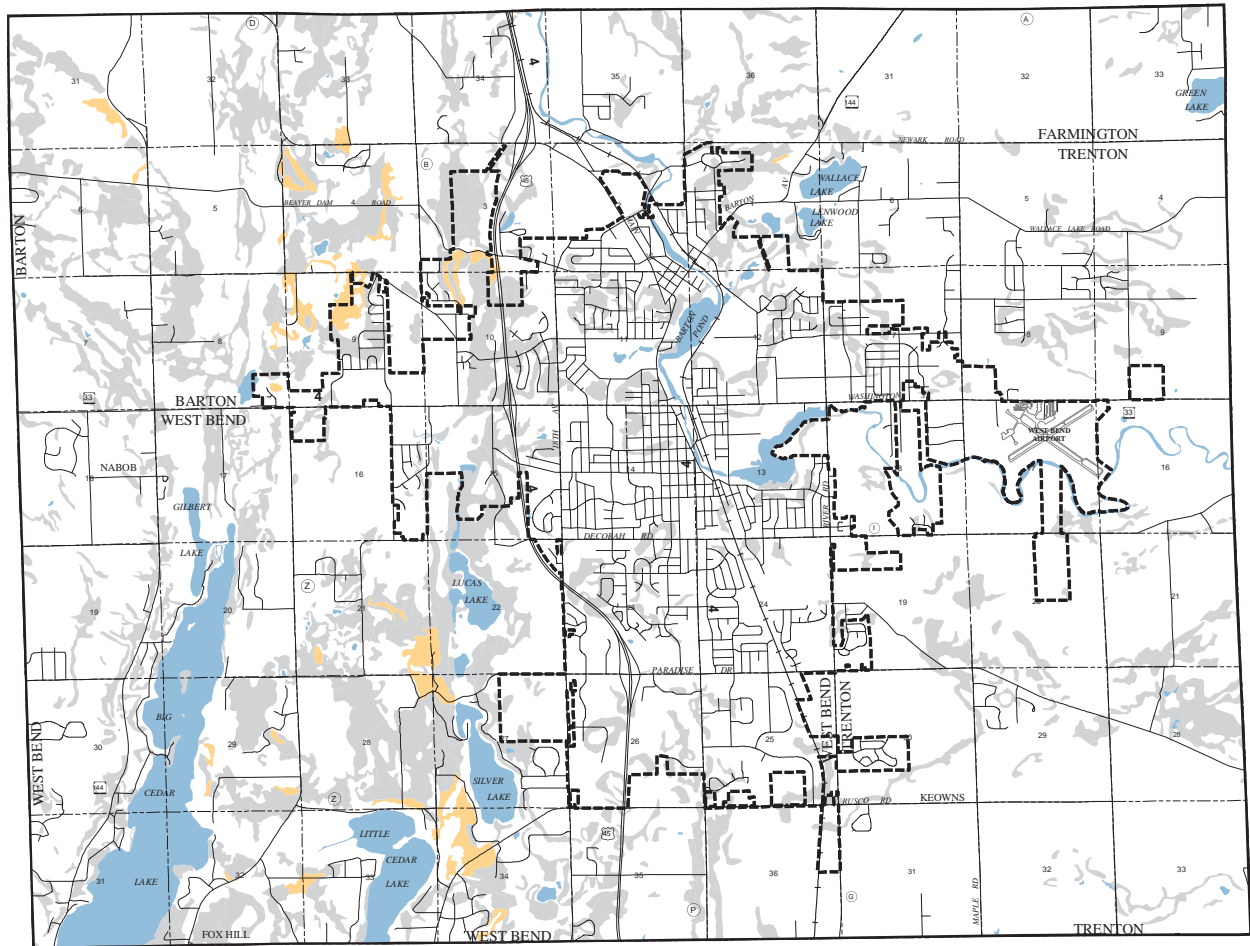
Map 3-7 provides a slope analysis of the City of West Bend Planning Area. This analysis serves to identify areas which have slopes ranging from 0 to 11 percent, 12 to 20 percent, and greater than 20 percent. Soils with slopes of 12 percent or greater present major obstacles to the preparation of these 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 2020 Planning Area.

Metallic and Nonmetallic Mining Resources

In the West Bend Planning Area there are no active or anticipated metallic mines. Metallic mining statutes of Wisconsin provide that the local municipality has zoning authority over metallic mining. Prior to a proposed metallic mine receiving state authorization, the local municipality must have granted approval under its zoning or land use ordinances.

Nonmetallic mining in the State of Wisconsin is an extensive activity. Over 2000 mines provide the state with resources such as sand, gravel, limestone, dolomite, dimension stone, volcanic

Map 3-7
Slope Analysis for the City of West Bend Planning Area



Source: U.S. Soil Conservation Services; SEWRPC; and the City of West Bend

andesite, and peat. These resources are essential tools for horticulture and the construction of roads, buildings, shingles, and monuments. Non-metallic mining occurs in three locations in the Planning Area, as shown on Map 3-8. The mining sites shown are active or recent sand and gravel extraction sites for general construction material products.

A recent state law has required all counties in the State of Wisconsin to develop an ordinance that requires existing and proposed nonmetallic mines to obtain a Reclamation Permit. This permit stipulates that nonmetallic mines (excluding those for which exemptions have been granted by the State) must be reclaimed according to minimum statewide standards once mining operations have ceased. The overall goal of the regulations is to provide a framework for statewide regulation of nonmetallic mines. Areas of land that are deemed to contain marketable nonmetallic mining deposits can be registered under state law. This registration allows the proper identification and planning of land uses in these areas so as to prevent interference with future mining of nonmetallic mineral deposits. However, any land uses that are permitted under current zoning the day before a site is registered may be permitted. Zoning officials can deny registration of nonmetallic mines if there is proof that the mine is a non-marketable source or if existing zoning prohibits such. If land does in fact pass registration but development fails to take place, the land can be zoned according to the existing land use plan that is in place and can become effective upon the expiration of the registration.

Washington County Nonmetallic Mining Ordinance

Washington County adopted a nonmetallic mining ordinance in August, 2001 that meets the standards that the State of Wisconsin implemented to improve the consistency of regulations statewide. The standards include: reuse and proper storage of refuse; minimizing areas disturbed; compliance with other environmental regulations; protection of surface water, groundwater and

wetlands; retention and reuse of topsoil; restoration of the site suitable for planned, post-mining land use; stabilized and safe slopes; re-vegetation; and maintenance of restoration measures. The ordinance also sets the submissions, fees, and rules on public notices and enforcement. The County ordinance is a good example of what a local municipality should address in the authorization of a nonmetallic mine. However, the local municipality has ultimate approval and can derive an ordinance for themselves that supercedes that of the counties when deciding approval of a nonmetallic mine on local lands.

WATER RESOURCES

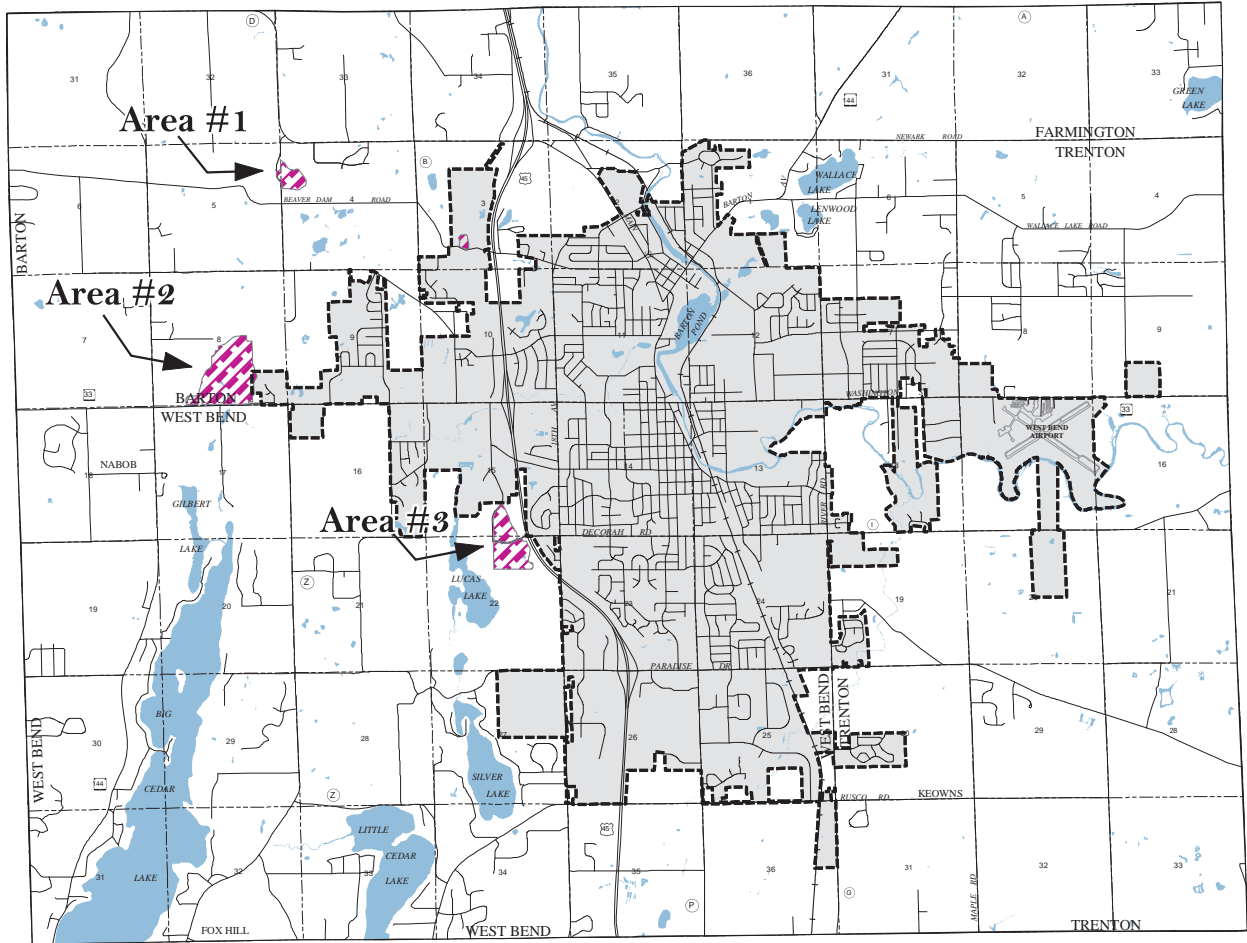
Watersheds and Subwatersheds

A subcontinental divide traverses the southeastern Wisconsin region and the western portion of the West Bend Planning Area. As shown on Map 3-9, 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 3-9, 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 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

Map 3-8
Non-Metallic Mining Areas in the City of West Bend Plannig Area: 2001



Area #1

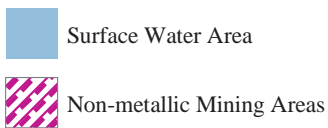
Approximately 19 Acres
 Business: Mining:

Area #2

Approximately 110 Acres

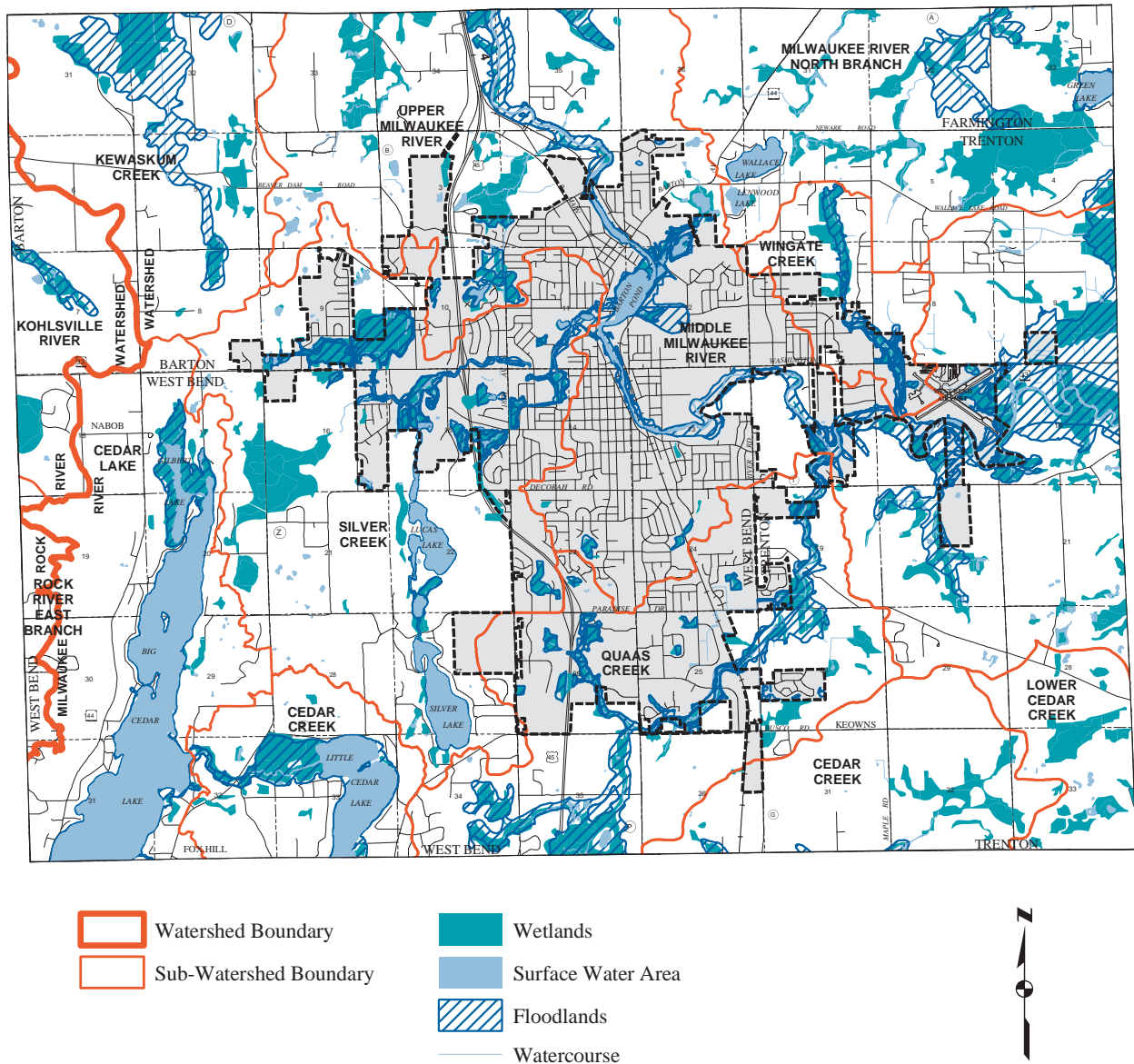
Area #3

Approximately 49 Acres



Source: SEWRPC and the City of West Bend

Map 3-9
Wetlands, Floodlands, and Watershed
Features in the City of West Bend Planning Area



Source: Federal Emergency Management Agency; SEWRPC; and the City of West Bend

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 city scape, 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 3-9.

Lakes

Lakes have been classified 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 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 2000, 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 3-9.

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. The main stream corridors in the West Bend Planning Area include the Milwaukee River, Quaas Creek, Silver Creek, Silverbrook Creek, and Wingate Creek.

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 most recent revision of the Flood Insurance Study for the City of West Bend became effective July 16, 1997. This major revision included updates to the flood data for Quaas Creek, Silverbrook Creek and Silver Creek, and establishment of an initial flood delineation for the previously unstudied Washington Creek.

The floodland delineations within the City of West Bend Planning Area are shown on Map 3-9 and encompass an area of about 5,031 acres, or about 12 percent of the total Planning Area. This figure includes approximately 1,688 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 3-9. 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, 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 3-9, wetlands within the City of West Bend Planning Area in 2000 covered about 4,641 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. Although technical definitions of wetlands differ between various federal, state and planning agencies and programs, the City of West Bend maintains regulatory mapping of wetlands drawing from all of the available sources to ensure a complete wetland inventory. On-site confirmation and improved wetland delineation is also pursued by the City prior to consideration of development proposals adjacent to identified wetlands.

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 addition, 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. Table 3-1 is 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 feet 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.

**Table 3-1
Stratigraphy of Washington County**

System	Rock Unit	Lithology
Quaternary	Holocen 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 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. Dolomite 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, dolomite; some shale beds
	Mount Simon sandstone	Sandstone, white to light gray, fine- to coarse-grained, mostly medium; some beds dolomitic, some inter-bedded shale
Precambrian	Precambrian rocks; undifferentiated	Crystalline rocks

Source: Wisconsin Geological and Natural History Survey, SEWRPC, and the City of West Bend

Properly constructed wells can obtain significant yields of groundwater from the shallow sand and gravel aquifer. In June 1996 approximately 74 percent of the City's water supply was obtained from this aquifer, provided by seven of the nine active municipal wells.

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 3-1. 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 June 1996, had two active municipal wells sunk into and pumping from this aquifer, which supplied approximately 26 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 3-1. 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 has no wells pumping from this aquifer.

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

The downward movement of water through the overlying rock formations recharges the deep sandstone aquifer's groundwater 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. The West Bend Water Utility, recognizing the need to identify and preserve the long term supply of suitable ground water, has begun a series of studies and investigations to

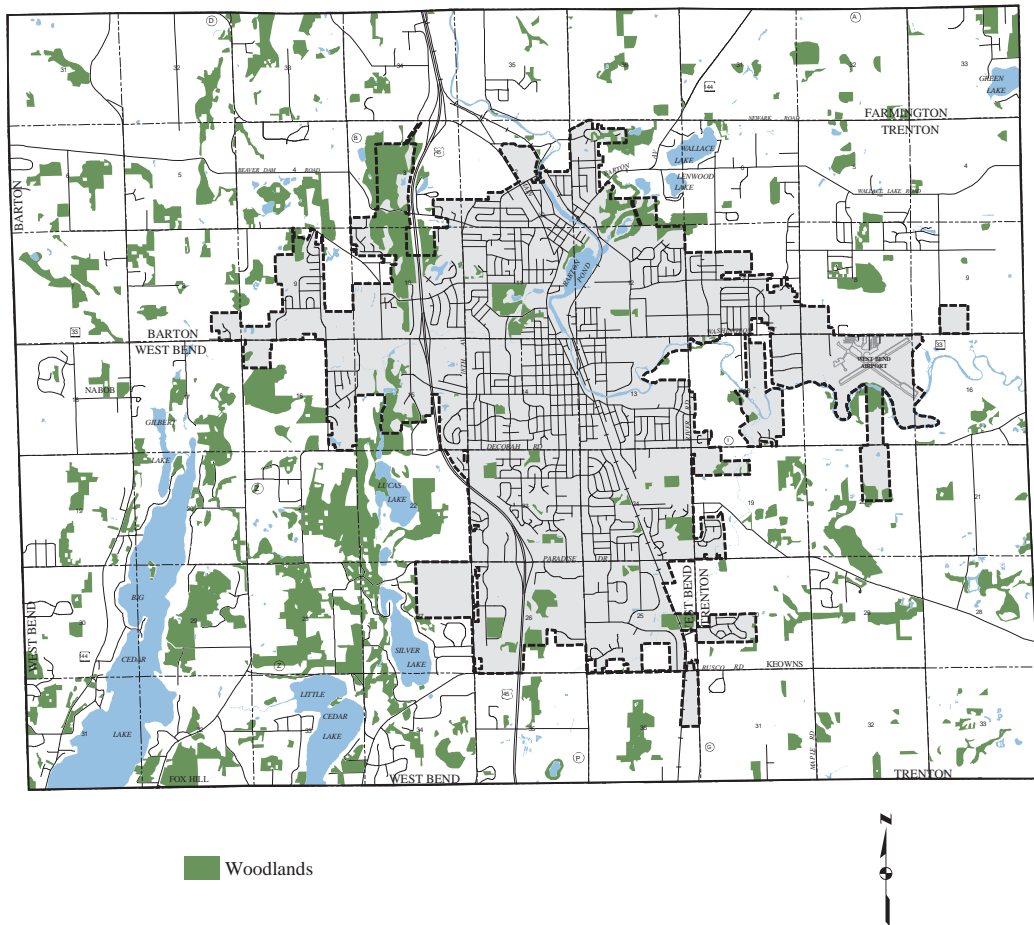
define and protect municipal water supplies for the City. Development of a locally specific aquifer model was commenced by the Utility in 1998 to identify future ground water sources. Zones of contribution for existing and proposed wells are to be developed so that land uses can be prevented from adversely affecting water quality and quantity within these zones. Remediation of existing wells to extend and improve well function is also a component of the Utility's water source program. Current efforts of the Utility include geophysical investigations and exploratory drilling to further refine potential future well sites. All sites currently being investigated have been selected considering the City's anticipated development pattern.

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.

Map 3-10
Woodlands in the City of West Bend Planning Area: 2000



Source: SEWRPC and the City of West Bend

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. 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, 1990, 1995 and 2000 land use and woodland cover inventories. Woodlands, as shown on Map 3-10, 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 that support vegetation adapted to saturated soil conditions. As indicated on Map 3-10, in 2000 woodland areas covered about 4,193 acres, or about 10 percent of the total Planning Area.

WILDLIFE HABITAT AREAS

Wildlife in the West Bend area includes such upland game 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 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 3-11. 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.
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.

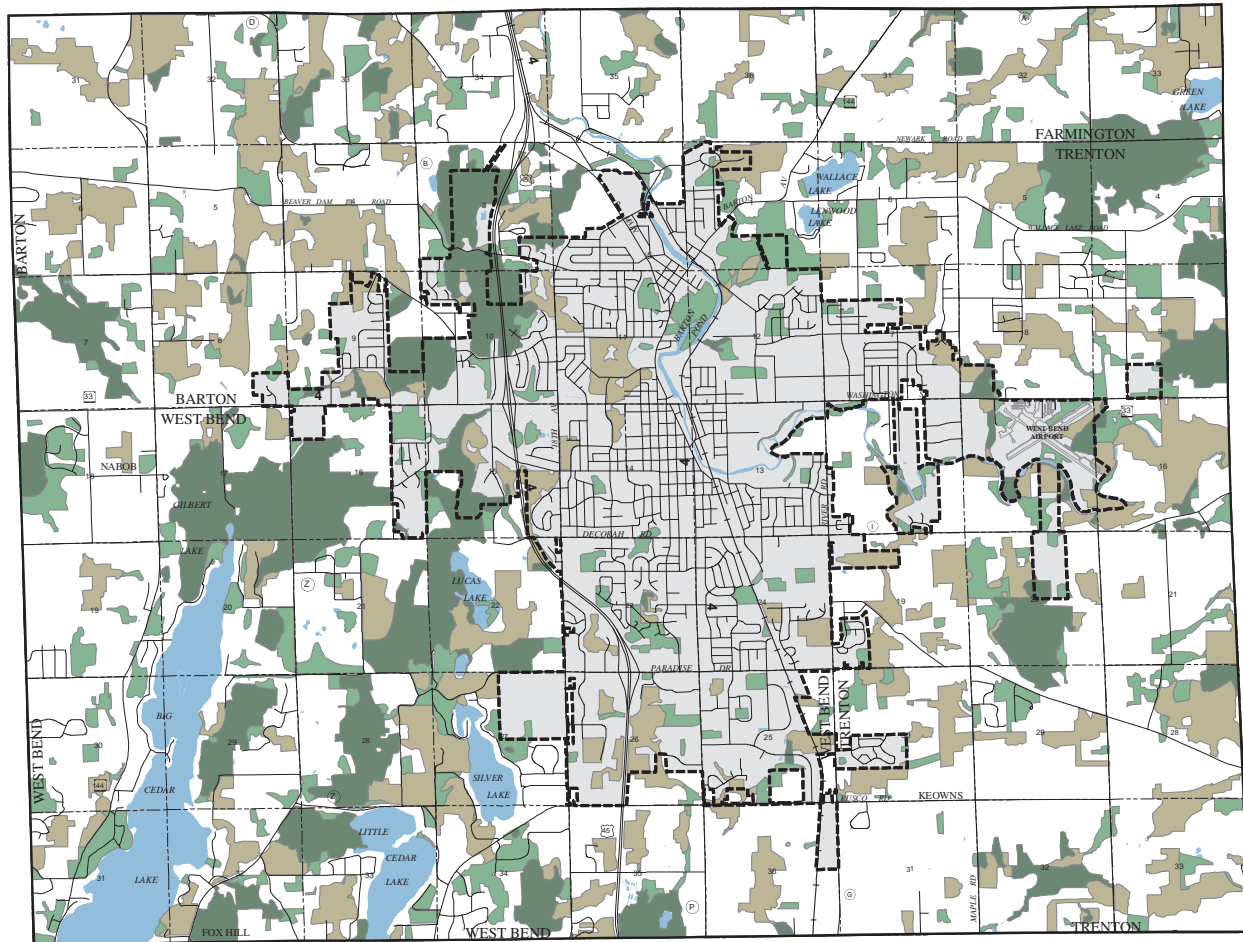
Based upon these five major factors, the inventory identified and delineated three classes of wildlife habitat: 1) Class I: wildlife habitat areas containing good diversity of wildlife, of such size to meet all of the habitat requirements for each species, and generally located in proximity to other 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 3-11, 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 12,837 acres, or about 32 percent of the total Planning Area. Of this total habitat acreage, about 3,986 acres, or about 31 percent, were rated as Class I; about 5,584 acres, or about 44 percent, were rated as Class II; and about 3,267 acres, or about 25 percent, were rated as Class III. Class I wildlife habitat areas should be maintained in essentially natural, open uses.

Rare, Threatened, and Endangered Species

There is no simple way to put boundaries on where certain rare, threatened, or endangered species exist due to the wide geographic ranges that they may inhabit. So the presence and distribution of endangered species for the West Bend Planning Area is not specifically known.

Map 3-11
Wildlife Habitat in the City of West Bend Planning Area: 1985



- Class 1
- Class 2
- Class 3



*Source: Wisconsin Department of Natural Resources;
 SEWRPC and the City of West Bend*

Although, for a larger geographic extent, the rare, threatened, and endangered species for the Southeastern Wisconsin region have been identified and will be used as beneficial source for identification and preservation purposes in the City of West Bend Planning Area.

The Southeastern Wisconsin Regional Planning Commission and the Wisconsin Department of Natural Resources identified the rare, threatened, and endangered species, found in the Southeast Wisconsin region in the September 1997 report entitled A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin. The species list contains rare and uncommon species of mammals, birds, fish, herptiles, and vascular plants that are known to occur in Southeastern Wisconsin, including the West Bend area. The terms used for classifying the status of these species are described as follows:

1. **Endangered Species:** This is a legal category that includes any species that is in danger of extinction throughout all or a significant portion of its range. These are species in trouble, whose continued existence as part of Wisconsin's bio-diversity is in jeopardy, and which may become extirpated without help.
2. **Threatened Species:** This is a legal category that includes any species likely to become endangered within the foreseeable future throughout all or a significant portion of its range. This usually applies to species whose populations are declining due to destruction either of the organism or its habitat.
3. **Rare Species:** This nonlegal category includes those species not designated as 'threatened' or 'endangered' but about which some problem of abundance or distribution is suspected but not yet proved. The main purpose of this category is to focus attention on certain species prior to their becoming threatened or endangered.

The concept of "rare" species is not well defined. Populations of rare species may be stable and healthy, not threatened or endangered. In general, the concept of "rarity" applies to species that occur in low densities, whether widespread or localized. Some species that are considered rare may be locally common or even abundant, but occur in only a few places because they are specialists for rare habitats which themselves are of restricted occurrence. A number of natural factors contribute to a species rarity. For instance, species may occur over a wide geographic range, but nowhere exist in large numbers. They usually occur singly or in small groups, more or less evenly distributed across their range, or else they occur in only a few widely disjunct populations. Another reason of rarity is the carrying capacity of a site, which is the maximum population size of a particular species that the environment can support, may be low. For any number of reasons many species have historically always been rare. However, many species have more recently become rare because of human intervention. By far, the most profound, widespread cause of species endangerment has been habitat destruction, degradation, and conversion to human use. Certain species that were once abundant throughout Southeastern Wisconsin are now regionally uncommon because of wholesale destruction of their habitats.

Some species are more vulnerable to disturbance than others. Widespread species with poor dispersal abilities are prone to local extinction through habitat destruction because of difficulty in colonizing new sites or recolonizing disturbed sites. Another form of human-induced disturbance that has led to species endangerment has been the introduction of poisons into the environment. This is correctable but can often take more time than the species has, so artificial reintroduction of species is sometimes needed.

Intensive European settlement of Southeastern Wisconsin has resulted in severe disruption of the region's natural communities, causing extirpation of several plant and animal species and threatening

regional extinction of many others. At the current rate of urban development within the region, these trends are likely not only to continue, but to accelerate. The small number of high-quality natural areas in the region will continue to be subjected to increased developmental pressure. Loss and degradation of habitat will mean further endangerment of native plant and animal species. Continued disturbance of high-quality natural communities will result in further invasion by exotic species at the expense of the native ones. Certain uncommon natural communities may disappear from the region. Even natural communities that are officially protected, but without proper management, particularly those natural communities types that depended on periodic fire for maintenance, such as oak savannas, prairies, and even some wetland communities, will be lost. Thus, rare species and their habitat loss is a vital concern not only in the State of Wisconsin but right here within the West Bend Planning Area .

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 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

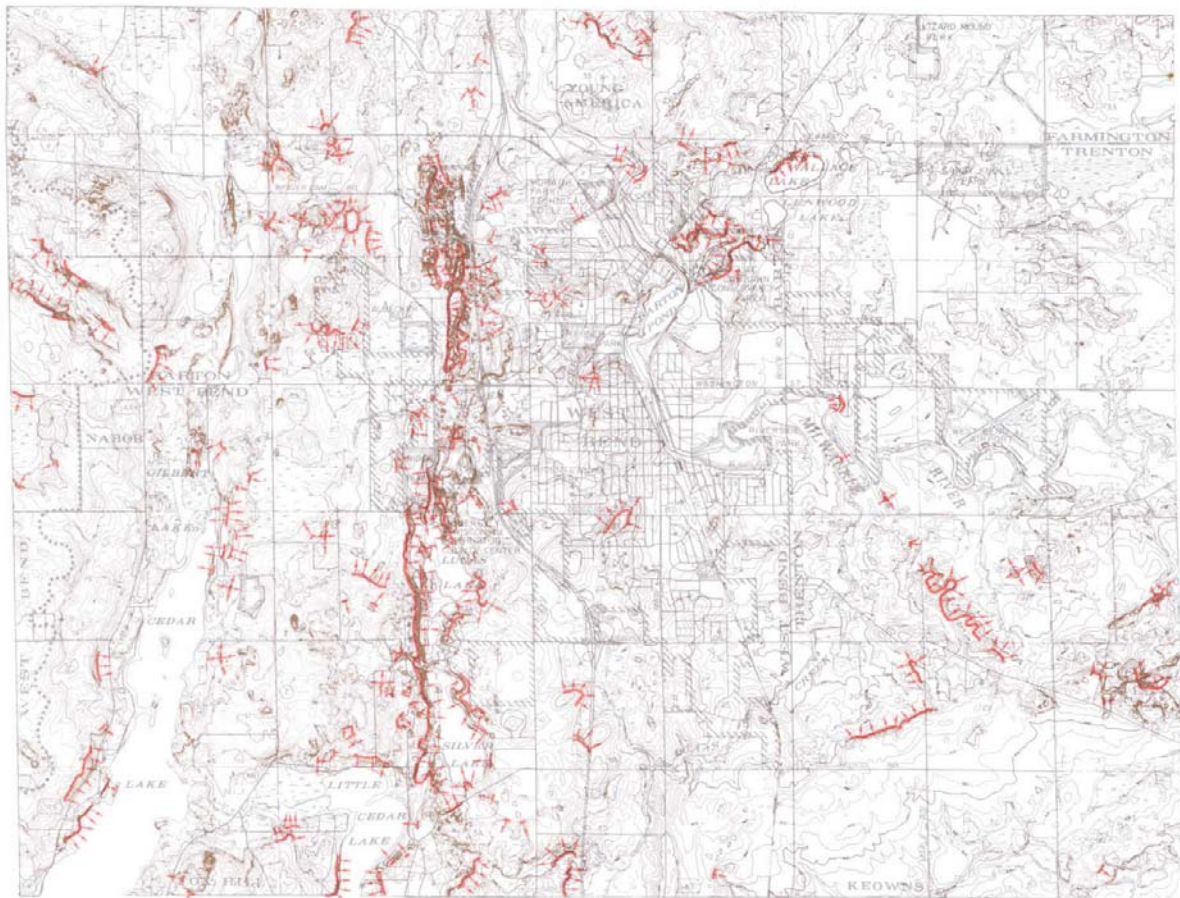
slope so identified, with a ridge of at least 200 feet in length and a view of at least three features, including surface water, wetlands, woodlands, or agricultural lands within approximately one-half mile of the ridge, were identified as scenic overlooks. In the City of West Bend Planning Area, 161 scenic viewpoints were identified. Many of these were long, continuous ridge lines located west of the City, 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 3-12.

Design and siting of billboards, transmission towers, communication towers, and other structures can affect the quality of scenic views within a community. Similarly, the extent and design of both private and public lighting facilities can impact the view shed of a community. Site and design decisions of development can minimize the impact on public views considered of importance.

NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES

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

Map 3-12
Topography and Scenic Viewpoints in the City of West Bend Planning Area



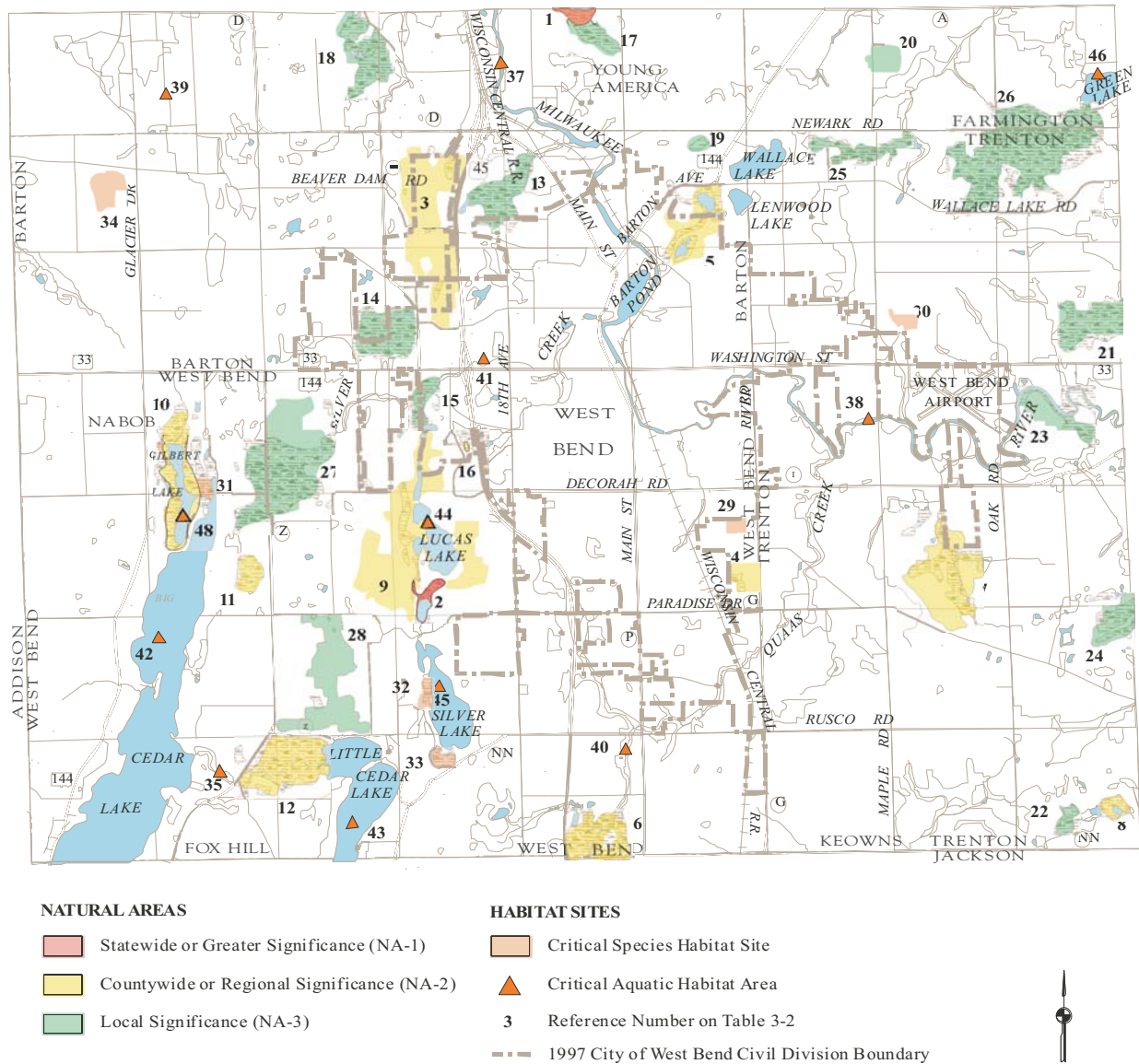
LEGEND

-  CONTOUR INTERVAL LINES -- 10 FEET
-  SCENIC VIEWPOINTS AND DIRECTION OF VIEW



Source: SEWRPC.

Map 3-13
Natural Areas and Critical Species Habitat
Sites in the City of West Bend Planning Area: 1994



Source: Wisconsin Department of Natural Resources and SEWRPC.

A comprehensive inventory of natural area sites in Southeastern Wisconsin was completed in 1994 by area naturalists, the Wisconsin Department of Natural Resources and by the Regional Planning Commission staff as documented in SEWRPC Planning Report No. 42, A Regional Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. As shown on Map 3-13 and described on Table 3-2, 28 natural area sites were identified, encompassing 3,217 acres. Of this total, two sites, encompassing 152 acres, were classified as a natural area of statewide or greater significance; 10 sites, encompassing a total of 1,491 acres, were classified as natural areas of countywide or regional significance; and 16 sites, encompassing a total of 1,574 acres, were classified as natural areas of local significance. The size of the natural areas listed in Table 3-2 include the entire natural area. As noted by Table 3-2, three of the natural areas extend outside the Planning Area.

The inventory of natural area sites conducted in 1994 also identified six critical species habitat sites and 12 aquatic areas in the West Bend Planning Area. Those sites are also shown on Map 3-13 and described on Table 3-2. Critical species habitat sites are areas outside natural areas that support rare, threatened, or endangered plant or bird species. Aquatic habitat areas consist of rivers, streams, and lakes which support endangered, threatened, or rare fish, herptile, or mussel species; or are located within or adjacent to a natural area. Based on a ranking system developed as part of the regional natural areas plan, aquatic areas were designated as AQ-1, Aquatic Areas of statewide or greater significance, AQ-2, Aquatic Areas of countywide or regional significance, or AQ-3, Aquatic Areas of local significance.

Together, the 46 natural area sites, critical species habitat sites, and aquatic habitat areas located wholly or partially within the Planning Area encompassed 4,786 acres, or about 11.5 percent of

the total West Bend Planning Area, exclusive of aquatic habitat areas within streams or rivers.

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



Downtown along the Milwaukee Riverfront Parkway

Existing Parks and Open Space Sites and Facilities

In 2001, there were 97 park and open space sites in the City of West Bend Planning Area, which together encompassed a total of 4,090 acres, or about 10 percent of the Planning Area. As indicated in Table 3-3 and shown on Map 3-14, 66 sites encompassing 2,126 acres, or about 52 percent of the area, were publicly owned. Even though the West Bend School District sites are public, events and policies of the District may limit the availability and use of certain facilities to the general public. The remaining 31 sites, encompassing 1,964 acres, were privately owned.

As shown by Table 3-4, in 2001 there were 10 baseball diamonds, seven league softball diamonds, 19 sandlot softball fields, two swimming beaches, 24 tennis courts, 43 basketball

Table 3-2
Natural Areas and Critical Species Habitat Sites in the City of West Bend Planning Area: 1994

Number on Map 3-13	Area Name	Classification Code(a)	Location	Ownership	Size (acres)(b)	Description and Comments
1	Smith Lake and Wetlands	NA-1 (RSH)	T12N, R19E Sections 26, 35 Town of Barton	Private	130(c)	Shallow lake rich in aquatics bordered by sedge meadow, tamaracks, and good-quality calcareous fens on northeast and east sides
2	Paradise Lake Fen	NA-1 (RSH)	T11N, R19E Sections 22, 27 Town of West Bend	Private	22	Undeveloped nine-acre lake with good-quality calcareous sedge mat and deep and shallow marsh
3	Blue Hills Woods	NA-2 (RSH)	T11N, R19E Sections 3, 10 City of West Bend	City of West Bend, Department of Natural Resources, and private	226	Relatively large, good-quality mesic and dry-mesic woods on glacial topography of significant relief. Recovering from past grazing and selective cutting. Recently disturbed by construction of STH 45 along east edge.
4	Muth Woods	NA-2 (RSH)	T11N, R19E Section 24 City of West Bend	Private	30	A good-quality, medium-aged stand of southern mesic hardwoods, with an exceptionally rich and diverse ground flora that includes some uncommon species. A depression near the center of the woods contains lowland hardwoods.
5	Lac Lawrann Conservancy Upland Woods and Wetlands	NA-2 (RSH)	T11N, R19E Sections 1, 12 City of West Bend and Town of Barton	City of West Bend and private	101	A good-quality wet and dry-mesic hardwood forest, with a deep and shallow marsh, shrub-carr, and floating sedge mat around a pond. The area contains a good example of kame and esker formation. Location of the State Threatened forked aster. (<i>Aster furcatus</i>)
6	Mud Lake Swamp	NA-2 (RSH)	T10N, R19E Section 1 Town of Polk T11N, R19E Section 35 Town of West Bend	Private and Wisconsin Department of Transportation	186	Good-quality, undeveloped calcareous headwater lake surrounded by lowland hardwoods and tamarack swamp. Fen and bog floral elements are present. Adversely affected by construction of STH 45.
7	Schoenbeck Woods	NA-2	T11N, R20E Section 20, 29 Town of Trenton	Private	195	Relatively large, moderate- to good-quality forested tract, consisting of lowland hardwoods, shrub-carr, southern mesic forest, and southern dry-mesic forest
8	Bellin Bog	NA-2	T11N, R20E Section 33 Town of Trenton	Private	17	A good-quality sedge mat and tamarack swamp, with many fen elements, that border a shallow, undeveloped pond
9	Silverbrook Lake Woods	NA-2 (RSH)	T11N, R19E Sections 15, 21 22, 26, 27 Town of West Bend	Girl Scouts of Milwaukee, Washington County, Cedar Lakes Conservation Foundation, and private	404	A large area surrounding Silverbrook Lake, consisting mainly of good-quality southern mesic to dry-mesic hardwoods. Fairly diverse ground flora. Low area contains tamaracks and lowland hardwoods. Residences are beginning to encroach on south and west. Important to preserve as an intact block of relatively contiguous woods

Table 3-2 (Continued)

Number on Map 3-13	Area Name	Classification Code(a)	Location	Ownership	Size (acres)(b)	Description and Comments
10	Gilbert Lake Tamarack Swamp	NA-2	T11N, R19E Sections 17, 20 Town of West Bend	Cedar Lakes Conservation Foundation and private	130	A lightly-developed lake surrounded by a wetland complex of tamarack swamp, bog, sedge meadow, and cattail marsh
11	Hacker Road Bog	NA-2	T11N, R20E Section 20 Town of West Bend	Department of Natural Resources	25	Good-quality sphagnum bog, bordered by sedge meadow, shallow marsh, and shrub-carr
12	Little Cedar Lake Wetlands	NA-2	T11N, R19E Section 32, 33 Town of West Bend	Cedar Lakes Conservation Foundation	137	Extensive wetlands at west end of Little Cedar Lake, containing good -quality deep and shallow marsh, sedge meadow, shrub-carr, tamarack relicts, and lowland hardwoods
13	Sunset Park Wetlands	NA-3	T11N, R19E Sections 2, 3 City of West Bend	City of West Bend and private	85	Disturbed wetland complex containing shallow marsh, fresh (wet) meadow, and a good stand of tag alder (<i>Alnus rugosa</i>)
14	Albecker Park Wetlands	NA-3	T11N, R19E Sections 9, 10 City of West Bend	City of West Bend and private	91	Shallow marsh and disturbed fresh (wet) meadow complex with some shrub-carr and scattered lowland hardwoods. Disturbances include water level changes due to past draining efforts and filling
15	Silver Creek Marsh	NA-3	T11N, R19E Section 15 City of West Bend	Washington County and private	27	Good-quality deep and shallow marsh and sedge meadow
16	University Fen	NA-3 (RSH)	T11N, R19E Section 15 City of West Bend	Private	1	A small, moderate quality calcareous fen and lowland hardwood forest recently disturbed by adjacent highway construction
17	Smith Lake Swamp	NA-3	T12N, R19E Section 35 Town of Barton	Private	38	Mixed lowland hardwood and conifer swamp bordering Smith Lake
18	Wildwood Hardwood Swamp	NA-3	T12N, R19E Section 33, 34 Town of Barton	Private	98	A lowland hardwood forest area
19	Newark Road Wetlands	NA-3	T11N, R19E Section 1 Town of Barton	Private	9	A kettle hole wetland
20	Lizard Mound Woods	NA-3	T12N, R20E Section 32 Town of Farmington	Washington County and private	28	Mature dry-mesic hardwoods dominated by sugar maple, red oak, basswood, white ash, beech and white oak. Contains Indian effigy mounds of Nationwide significance
21	Poplar Road Lacustrine Forest	NA-3	T11N, R20E Sections 9, 10 Town of Trenton	Private	177 (c)	A disturbed lowland hardwoods stand
22	Schalla Tamarack Swamp	NA-3	T11N, R20E Section 33 Town of Trenton	Private	16	A tamarack swamp

Table 3-2 (Continued)

Number on Map 3-13	Area Name	Classification Code(a)	Location	Ownership	Size (acres)(b)	Description and Comments
23	Fellenz Hardwood Swamp	NA-3	T11N, R20E Section 16 Town of Trenton	Private	58	A southern wet to wet-mesic hardwood forest, located within the Milwaukee River floodplain. Disturbances include selective cutting and excessive siltation
24	Camp Wowitan Wetlands	NA-3 (RSH)	T11N, R20 Section 27 and 18 Town of Trenton	YMCA and Private	109(c)	Relatively undeveloped lake and wetland complex with a well-developed esker. A good-quality calcareous fen, tamarack swamp, and mesic forest occur on the site
25	Sandy Knoll Wetlands	NA-3	T11N, R20E Sections 5 and 6 Town of Trenton	Washington County and private	47	A small but good-quality wetland complex containing tamaracks lowland hardwoods, shrub-carr, shallow marsh, and sedge fen associated with spring-fed stream
26	Sandy Knoll Swamp	NA-3	T12N, R20E Section 33 Town of Farmington T11N, R20E Sections 4 and 5 Town of Trenton	Washington County and private	339	Large, patchy lowland hardwood forest with areas of tamarack. some portions contain good-quality wet-mesic forest ground flora. Past disturbances include selective and clear cutting, and water level changes due to ditching
27	County Trunk Z Upland Woods and Wetlands	NA-3 (RSH)	T11N, R19E Sections 16, 17, 20, 21 Town of West Bend	Cedar Lake Conservation Foundation and private	281	Mature mesic hardwood forest on rough interlobe moraine, dominated by sugar maple, red oak, beech, and basswood. The moderately rich herb layer includes several uncommon species. Threatened by ongoing logging operations. Adjacent, large wetland complex of shrub-carr, sedge meadow, shallow marsh, and tamarack relict is divided by CTH Z
28	Ziegler Woods	NA-3	T11N, R19E Section 28 Town of West Bend	Private	170	Large tract of southern mesic to dry-mesic hardwoods, dominated by sugar maple and red oak, on irregular glacial terrain. Past disturbance includes grazing and selective logging; more recently, wide horse and all terrain vehicle trails have degraded the site, allowing a number of exotic species to invade
Subtotal	28 Sites	NA	~~~	~~~	3,217	~~~
29	High School Woods	CSH	T11N, R19E Section 24 Town of West Bend	West Bend School District	7	Site contains ginseng (<i>Panax quinquefolius</i>), a State-designated special concern (rare) species
30	Cameron Property	CSH	T11N, R19E Section 8 Town of Trenton	Private	12	Site contains small yellow lady s slipper (<i>Cypripedium Parviflorum</i>), a State-designated special concern (rare) species
31	Gilbert Lake	CSH	T11N, R19E Secitons 17 and 20 Town of West Bend	Private	10	Site contains a black tern colony, a State-designated special concern (rare) species
32	Silver Lake	CSH	T11N, R19E Section 27 Town of West Bend	Private	7	Site contains the red-shouldered hawk, a State-designated threatened species

Table 3-2 (Continued)

Number on Map 3-13	Area Name	Classification Code(a)	Location	Ownership	Size (acres)(b)	Description and Comments
33	Silver Lake Swamp	CSH	T11N, R19E Section 34 Town of West Bend	Private	10	Site contains showy lady's slipper (<i>Cypripedium reginae</i>) a State-designated special concern (rare) species
34	Riesch Woods	CSH	T11N, R19E Section 6 Town of Barton	Private	34	Site contains American gromwell (<i>Lithospermum latifolium</i>) a State-designated special concern (rare) species
Subtotal	6 sites	CSH	~~~~	~~~~	80	~~~~
35	Cedar Creek upstream from Little Cedar Lake	AQ-1 (RSH)	T11N, R19E Section 32 Town of West Bend	~~~~	1.5 miles	Good water quality; good fish population and diversity; critical fish and herptile species habitat
36	Cedar Creek downstream from Little Cedar Creek inflow	AQ-2 (RSH)	T10N, R19E Section 3 Town of Polk	~~~~	6.5 miles(c)	Contains critical mussel and fish species habitat
37	Milwaukee River downstream from CTH H to Woodford Drive	AQ-2 (RSH)	T12N, R19E Sections 34 and 35 Town of Barton T11N, R19E Section 2 Town of Barton	~~~~	5 miles (c)	Good water quality; critical fish species present
38	Milwaukee River downstream from Woodford Drive to STH 33 including Barton Pond	AQ-3 (RSH)	T11N, R19E Sections 2, 11, 12,13, 14 City of West Bend and Town of Barton T11N, R20E Sections 16, 17, 18 City of West Bend and Town of Trenton	~~~~	10 miles (c)	Critical fish species present
39	Kewaskum Creek	AQ-3	T12N, R19E Section 32 T11N, R19E Section 5 Town of Barton	~~~~	5 miles (c)	Good fish population and diversity
40	Quaas Creek	AQ-3 (RSH)	T11N, R19E Sections 25, 26, 35 City and Town of West Bend	~~~~	5 miles	Good fish population and diversity
41	Silver Creek	AQ-3 (RSH)	T11N, R19E Sections 10, 11, 15 City of West Bend	~~~~	6 miles	Critical fish species present
42	Big Cedar Lake	AQ-1 (RSH)	T11N, R19E Sections 17, 19, 20, 29-32 Town of West Bend T10N, R19E Section 5 Town of Polk	~~~~	932	A deep spring-drainage lake at the headwaters of Cedar Creek; critical fish and herptile species present; good water quality

Table 3-2 (Continued)

Number on Map 3-13	Area Name	Classification Code(a)	Location	Ownership	Size (acres)(b)	Description and Comments
43	Little Cedar Lake	AQ-2 (RSH)	T11N, R19E Section 33 Town of West Bend T10N, R19E Section 3 Town of Polk	~~~~	246	A drainage lake with adjacent wetlands which support good habitat for critical herptile species such as the bullfrog
44	Lucas Lake	AQ-2 (RSH)	T11N, R19E Section 22 Town of West Bend	~~~~	78	A largely developed drainage lake with good water quality and critical fish species present
45	Silver Lake	AQ-2 (RSH)	T11N, R19E Sections 27, 34 Town of West Bend	~~~~	118	A drainage lake with critical species present; wetland to west offers diversity of wildlife and plant communities
46	Green Lake	AQ-3 (RSH)	T112N, R20E Sections 33, 34 Town of Farmington	~~~~	71 (c)	A seepage lake with critical fish species present; extensive wetlands adjacent to lake
47	Mueller Lake	AQ-3 (RSH)	T10N, R19E Sections 5, 6 Town of Polk	~~~~	14(c)	A spring lake with an adjacent Natural Area, Big Cedar Lake Bog; critical herptile habitat
48	Gilbert Lake	AQ-1 (RSH)	T11N, R19E Sections 17, 20 Town of West Bend	~~~~	44	An undeveloped spring lake surrounded by tamarack swamp, bog, sedge meadow, and marsh at the headwaters of Cedar Creek; critical fish and herptile species present
Subtotal	12 sites	~~~~	~~~~	~~~~	1489 (d)	~~~~
Total	46 sites	~~~~	~~~~	~~~~	4,786	~~~~

(a)NA-1 identifies Natural Area sites of statewide or greater significance

NA-2 identifies Natural Area sites of countywide or regional significance

NA-3 identifies Natural Area sites of local significance

RSH or Rare Species Habitat identifies those sites which support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources

CSH identifies critical species habitat sites.

AQ-1 identifies Aquatic Area sites of statewide or greater significance

AQ-2 identifies Aquatic Area sites of countywide or regional significance

AQ-3 identifies Aquatic Area sites of local significance

(b)Acres unless otherwise indicated

(c)Portion of site extends outside of the planning area

(d)Excludes water surface within streams and rivers

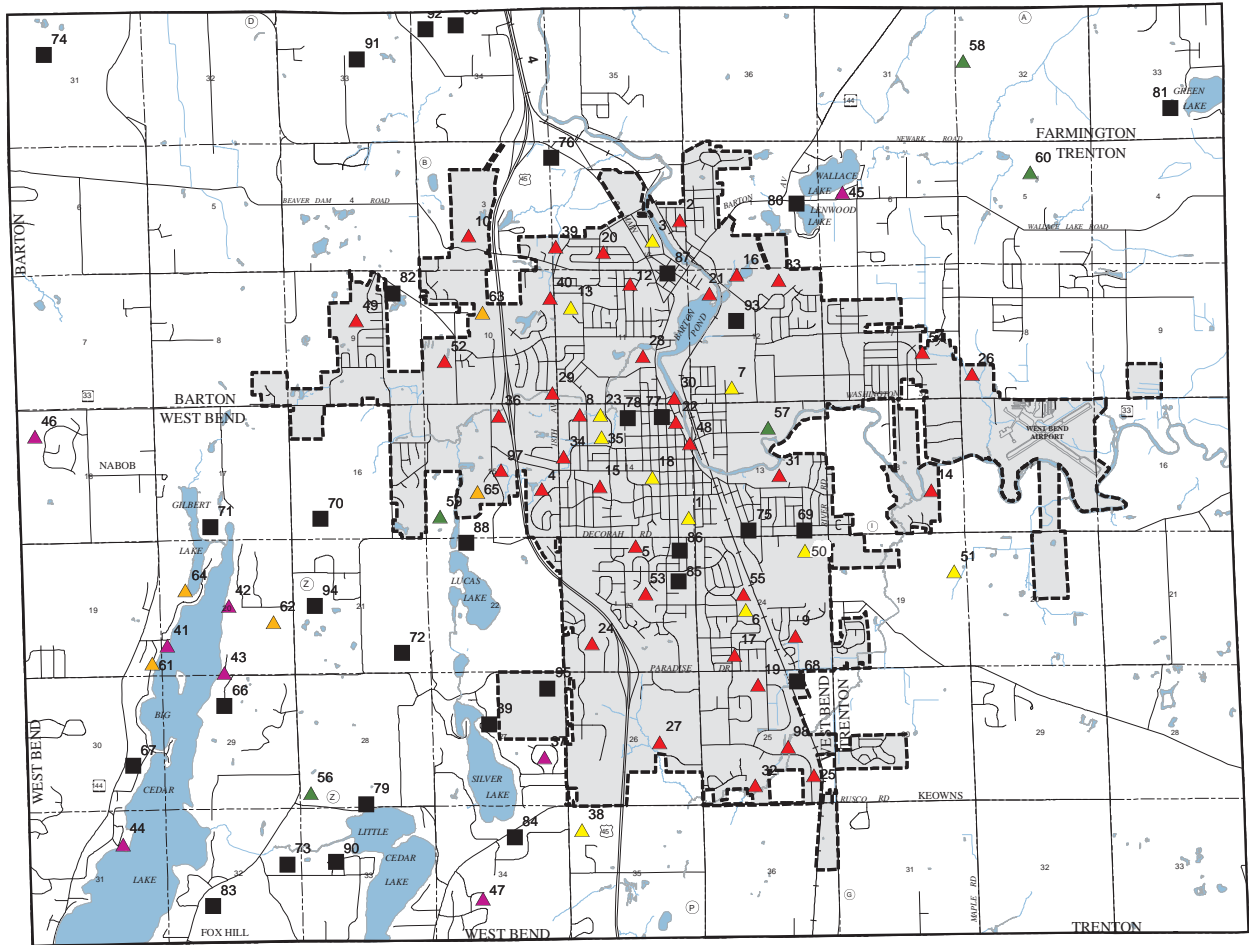
Source: Wisconsin Department of Natural Resources, SEWRPC, and the City of West Bend

Table 3-3
Park and Open Space Sites in the City of West Bend Planning Area: 2001

Number on Map 3-14	Site Name	Ownership	Approx. Acreage	Number on Map 3-14	Site Name	Ownership	Approx. Acreage
1	PUBLIC-LOCAL			56	PUBLIC-COUNTY		
2	BADGER MIDDLE SCHOOL	West Bend School District	15	57	CEDAR LAKE WAYSIDE	Washington County	3
3	BARTON PARK	City of West Bend	6	58	HUGHES BURKHARDT FIELD	Washington County	7
4	BARTON SCHOOL	West Bend School District	4	59	LIZARD MOUND COUNTY PARK	Washington County	31
5	BICENTENNIAL PARK	City of West Bend	30	60	RIDGE RUN COUNTY PARK	Washington County	208
6	DECORAH HILLS PARK	City of West Bend	11		SANDY KNOLL COUNTY PARK	Washington County	257
7	DECORAH SCHOOL	West Bend School District	7		SUBTOTAL - 5 Sites	---	506
8	FAIR PARK SCHOOL	West Bend School District	7				
9	15TH AVENUE RETENTION AREA	City of West Bend	1		PUBLIC-STATE		
10	FOREST VIEW PARK	City of West Bend	3	61	DNR PUBLIC ACCESS - BIG CEDAR LAKE	State of Wisconsin	1
11	GLACIAL BLUE HILLS REC AREA	City of West Bend	209	62	HACKER ROAD BOG NATURAL AREA	State of Wisconsin	29
12	GRANT TRIANGLE	City of West Bend	1	63	ICE AGE CORRIDOR TRAIL	State of Wisconsin	7
13	GREEN TREE SCHOOL	West Bend School District	6	64	OPEN SPACE SITE - GILBERT LAKE	State of Wisconsin	33
14	QUAAS CREEK PARK	City of West Bend	66	65	UW - WASHINGTON COUNTY CENTER	State of Wisconsin	62
15	KENNY PARK	City of West Bend	9		SUBTOTAL - 5 Sites	---	132
16	LAC LAWRANN CONSERVANCY	City of West Bend	105				
17	MAPLEWYNDE PLAYLOT	City of West Bend	1		NON PUBLIC		
18	MCLANE ELEMENTARY SCHOOL	West Bend School District	8	66	CORP OF CEDAR CAMPUSES	Organizational	240
19	MINZ PARK	City of West Bend	14	67	BIG CEDAR LAKE PROTECTION	Organizational	115
20	MUENK PLAYLOT	City of West Bend	1	68	BLUE DOG GOLF	Commercial	11
21	NORTH POINT BAY WILDLIFE AREA	City of West Bend	8	69	CALVARY ASSEMBLY OF GOD CHURCH	Organizational	1
22	OLD SETTLERS PARK	City of West Bend	1	70	CEDAR LAKE CONSERVATION FOUND.	Organizational	40
23	SILVERBROOK MIDDLE SCHOOL OS	West Bend School District	15	71	CEDAR LAKE CONSERVATION FOUND.	Organizational	42
24	VOGT OPEN SPACE	City of West Bend	13	72	CEDAR LAKE CONSERVATION FOUND.	Organizational	40
25	SOUTH INDUSTRIAL PARK OPEN SPACE	City of West Bend	30	73	CEDAR LAKE CONSERVATION FOUND.	Organizational	292
26	WINGATE PARKWAY OPEN SPACE	City of West Bend	76	74	FAITH HAVEN	Organizational	59
27	PARK SITE O	City of West Bend	86	75	GOOD SHEPHERD LUTHERAN SCHOOL	Organizational	1
28	REGNER PARK	City of West Bend	7	76	HIGHWAY 45 GOLF	Commercial	13
29	SILVER CREEK PARKWAY	City of West Bend	33	77	HOLY ANGLES SCHOOL	Organizational	2
30	RIVERFRONT PARKWAY	City of West Bend	99	78	KETTLE MOREANE YMCA	Organizational	9
31	ROLLING HILLS SUBDIVISION OS	City of West Bend	14	79	KNIGHT BOAT RENTAL	Commercial	1
32	ROYAL OAKS PARK	City of West Bend	28	80	LAKE LENWOOD RECREATION PARK	Commercial	53
33	SILVERBROOK PARKWAY	City of West Bend	14	81	LAZY DAYS CAMPGROUND	Commercial	179
34	SILVER CREEK PARKWAY	West Bend School District	9	82	MID-WEST TRI-CLONE (RC RACING)	Commercial	30
35	SILVER LAKE HIGHLANDS SUB PK	City of West Bend	7	83	MILWAUKEE SKI CLUB	Private	17
36	SILVER MAPLE SCHOOL	Town of West Bend	4	84	MT. VERNON ESTATES SUBDIVISION PK	Private	10
37	SUNSET PARK	West Bend School District	1	85	ST. FRANCIS CABBINI SCHOOL	Organizational	5
38	SUNSET PARKWAY WILDLIFE AREA	City of West Bend	18	86	ST. JOHNS LUTHERAN SCHOOL	Organizational	3
39	TOWN BOAT ACCESS - BIG CEDAR LAKE	Town of West Bend	38	87	ST. MARY CHURCH	Organizational	2
40	TOWN BOAT ACCESS - BIG CEDAR LAKE	Town of West Bend	1	88	SILVER BROOK GIRL SCOUT CAMP	Private	265
41	TOWN BOAT ACCESS - BIG CEDAR LAKE	Town of West Bend	1	89	SILVER LAKE YACHT CLUB	Private	1
42	TOWN BOAT ACCESS - BIG CEDAR LAKE	Town of West Bend	1	90	SOUTH SHORE HEIGHTS SUBDIVISION PK	Private	1
43	TOWN BOAT ACCESS - BIG CEDAR LAKE	Town of West Bend	1	91	TIMBER TRAIL CAMPGROUND	Commercial	24
44	TOWN BOAT ACCESS - BIG CEDAR LAKE	Town of West Bend	1	92	UNION ROD AND GUN CLUB	Organizational	82
45	TOWN LAND	Town of West Bend	53	93	WEST BEND COMPANY	Private	7
46	TOWN LAND	Town of West Bend	10	94	WEST BEND COUNTRY CLUB	Private	200
47	TOWN LAND	City of West Bend	1	95	WEST BEND MUTUAL INSURANCE	Private	125
48	VETERANS MEMORIAL PARK	City of West Bend	15	96	WEST BEND SPORTSMAN'S CLUB	Organizational	94
49	VILLA PARK	City of West Bend	115		SUBTOTAL - 31 Sites	---	1,964
50	WEST BEND HIGH SCHOOLS	West Bend School District	53		TOTAL - 97 Sites	---	4,090
51	WEST BEND SCHOOL FOREST	West Bend School District	90				
52	ALBECKER NATURAL AREA	City of West Bend	6				
53	HAWTHORNE HEIGHTS OPEN SPACE	City of West Bend	7				
54	WINGATE PARK	City of West Bend	14				
55	ZIEGLER PARK	City of West Bend	24				
97	UNIVERSITY FEN	City of West Bend	73				
98	QUAAS CREEK PARKWAY	City of West Bend					
	SUBTOTAL - 56 Sites	---	1,488				

Source: SEWRPC and The City of West Bend

Map 3-14
Park and Open Space Sites in The
City of West Bend Planning Area: 2001



- ▲ City of West Bend
- ▲ Town
- ▲ School District
- ▲ Washington County
- ▲ State of Wisconsin Site
- Private
- 14 Site Number



Source: Washington County Land Use and Park Department and the City of West Bend

goals, and 3 ice skating rinks in the Planning Area. Play fields were located at 27 sites, playgrounds at 30 sites, and soccer fields at 12 outdoor recreation sites in the Planning Area.

City of West Bend Park System

In 2001 the City of West Bend owned 33 park and open space sites, encompassing a total of 1,110 acres, or about 13 percent of the City. As indicated on Table 3-5, the City-owned sites ranged in size from the less than one-acre Old Settler's Park, in the downtown, to the 209-acre Glacial Blue Hills Recreation Area located in the northwestern portion of the City. The locations of the City-owned sites are shown on Map 3-15. As shown on Map 3-15 and indicated in Table 3-5, the City-owned sites are classified into three general categories: Parks, Parkways, and Open Spaces.



Riverside Park in the City of West Bend

Parks

Parks are defined as those areas of recreational land that are primarily developed, or are to be developed for both active and passive recreation. This can include, but is not limited to, playlots, neighborhood parks, community parks, and special use parks. As shown on Map 3-15 and indicated in Table 3-5, in 2001 there were 22 parks identified in the City. These 22 sites encompassed a total of approximately 1,713 acres, or about 20.3 percent of the City of West Bend.

Parkways

Parkways are defined as corridors of recreational land. These corridors are slowly established as

land is acquired as annexations or development takes place. Most of these corridors are planned for future trails that will connect areas of the City for bicycle and pedestrian use. As shown on Map 3-15 and indicated in Table 3-5, in 2000 there were 4 parkways identified in the City. These 4 sites encompassed a total of approximately 151 acres, or about 2 percent of the City of West Bend.

Open Spaces

Open Spaces are defined as primarily undeveloped sites consisting mostly of natural areas. These lands include undeveloped lands, conservancies (protected open spaces or natural areas), wetlands, open prairie, and wooded land. As shown on Map 3-15 and indicated in Table 3-5, in 2001 there were 7 Open Spaces sites identified in the City. These 7 sites encompassed a total of approximately 452 acres, or about 5.4 percent of the City of West Bend.

A detailed individual description of many of the existing City of West Bend parks as of 1997, including outdoor recreation facilities and open space sites, is presented in SEWRPC Community Assistance Planning Report No. 250, A Park and Open Space Plan for the City of West Bend: 2020.

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 3-16, a major scenic drive, a national scenic trail, and a Milwaukee Riverfront trail corridor are located within the Planning Area, offering the promise of enhancing the quality of the recreational amenities in the area. Currently, the trail system in West Bend is limited to the individual parks themselves, with the exception of the Milwaukee Riverfront trail corridor which now offers a paved route from north of Barton Pond along the Milwaukee River through Riverside Park. In the future, with additional land acquisitions for the City's recreational corridors and the possible conversion of the abandoned

Table 3-4
Selected Outdoor Recreation Facilities for General Use in the City of West Bend Planning Area: 2001

Number on Map 3-14	Site Name	Baseball Diamonds	Softball League Diamonds	Softball Sandlot Fields	Play Field	Play Ground	Building	Pool or Beach	Tennis Courts	Basketball Goals	Ice Skating	Soccer
	LOCAL											
1	BADGER MIDDLE SCHOOL	~	~	1	X	~	~	~	4	2	~	X
2	BARTON PARK	~	1	~	X	X	X	~	1	2	~	~
3	BARTON SCHOOL	~	~	1	X	X	~	~	1	2	~	~
4	BICENTENNIAL PARK	~	~	~	~	X	~	~	~	1	~	~
5	DECORAH HILLS PARK	~	~	1	X	X	~	~	2	2	~	~
6	DECORAH SCHOOL	~	~	2	X	X	~	~	~	2	~	~
7	FAIR PARK SCHOOL	~	~	1	X	X	~	~	~	2	~	~
8	15TH AVENUE RETENTION AREA	~	~	~	~	~	~	~	~	~	~	~
9	FOREST VIEW PARK	~	~	~	~	X	~	~	~	~	~	~
10	GLACIAL BLUE HILLS RECREATION AREA	~	~	~	~	~	~	~	~	~	~	~
12	GRANT TRIANGLE	~	~	~	~	X	~	~	~	~	~	~
13	GREEN TREE SCHOOL	~	~	~	X	X	~	~	~	~	~	~
14	QUAAS CREEK PARK	~	3	~	~	X	X	~	2	2	~	~
15	KENNY PARK	~	~	~	X	X	~	~	~	~	~	X
16	LAC LAWRANN CONSERVANCY	~	~	~	~	~	~	~	~	~	~	~
17	MAPLEWYNDE PLAYLOT	~	~	1	X	X	~	~	~	~	~	~
18	MCLANE ELEMENTARY SCHOOL	~	~	~	X	X	~	~	~	2	~	X
19	MINZ PARK	~	~	~	~	~	~	~	~	~	~	~
20	MUENK PLAYLOT	~	~	~	~	X	~	~	~	1	~	~
21	NORTH POINT BAY WILDLIFE AREA	~	~	~	~	~	~	~	~	~	~	~
22	OLD SETTLERS PARK	~	~	~	~	~	~	~	~	~	~	~
23	SILVERBROOK MIDDLE SCHOOL OPEN SPACE	~	~	~	~	~	~	~	~	~	~	~
24	VOGT OPEN SPACE	~	~	~	~	~	~	~	~	~	~	~
25	SOUTH INDUSTRIAL PARK OPEN SPACE	~	~	~	~	~	~	~	~	~	~	~
26	WINGATE PARKWAY OPEN SPACE	~	~	~	~	~	~	~	~	~	~	~
27	PARK SITE O	~	~	~	~	~	~	~	~	~	~	~
28	REGNER PARK	1	2	~	X	X	X	X	3	~	X	X
29	SILVER CREEK PARKWAY	~	~	~	~	~	~	~	~	~	~	~
30	RIVERFRONT PARKWAY	~	~	~	~	~	~	~	~	~	~	~
31	RIVERSIDE PARK	~	1	~	X	X	X	~	3	4	~	X
32	ROLLING HILLS SUBDIVISION OPEN SPACE	~	~	~	~	~	~	~	~	~	~	~
33	ROYAL OAKS PARK	~	~	~	~	~	~	~	~	~	~	~
34	SILVERBROOK PARKWAY	~	~	~	~	X	~	~	~	~	~	~
35	SILVERBROOK MIDDLE SCHOOL	~	~	2	X	~	~	~	~	8	~	X
36	SILVER CREEK PARKWAY	~	~	~	~	~	~	~	~	~	~	~
37	SILVER LAKE HIGHLANDS SUBDIVISION PARK	~	~	~	~	~	~	~	~	~	~	~
38	SILVER MAPLE SCHOOL	~	~	~	~	X	~	~	~	~	~	~
39	SUNSET PARK	~	~	1	X	X	~	~	~	~	~	~
40	SUNSET PARKWAY WILDLIFE AREA	~	~	~	~	~	~	~	~	~	~	~
41	TOWN BOAT ACCESS - BIG CEDAR LAKE	~	~	~	~	~	~	~	~	~	~	~
42	TOWN BOAT ACCESS - BIG CEDAR LAKE	~	~	~	~	~	~	~	~	~	~	~
43	TOWN BOAT ACCESS - BIG CEDAR LAKE	~	~	~	~	~	~	~	~	~	~	~
44	TOWN BOAT ACCESS - BIG CEDAR LAKE	~	~	~	~	~	~	~	~	~	~	~
45	TOWN BOAT ACCESS	~	~	~	~	~	~	~	~	~	~	~
46	TOWN LAND	~	~	~	~	~	~	~	~	~	~	~
47	TOWN LAND	~	~	~	~	~	~	~	~	~	~	~
48	VETERANS MEMORIAL PARK	~	~	~	~	~	~	~	~	~	~	~
49	VILLA PARK	~	~	~	X	X	~	~	~	~	~	X
50	WEST BEND HIGH SCHOOLS	4	~	~	X	~	X	~	8	~	~	X
51	WEST BEND SCHOOL FOREST	~	~	~	~	~	~	~	~	~	~	~
52	ALBECKER NATURAL AREA	~	~	~	~	~	~	~	~	~	~	~
53	HAWTHORNE HEIGHTS OPEN SPACE	~	~	~	~	~	~	~	~	~	~	~
54	WINGATE PARK	~	~	1	X	X	~	~	~	2	~	~
55	ZIEGLER PARK	~	~	1	X	X	X	~	~	2	~	~
97	UNIVERSITY FEN	~	~	~	~	~	~	~	~	~	~	~
98	QUAAS CREEK PARKWAY	~	~	~	~	~	~	~	~	~	~	~
	SUBTOTAL - 56 Sites	5	7	12	17	22	6	1	24	34	1	8
	COUNTY											
56	CEDAR LAKE WAYSIDE	~	~	~	~	~	X	~	~	~	~	~
57	HUGHES BURCKHARDT FIELD	4	~	~	~	~	X	~	~	~	~	~
58	LIZARD MOUND COUNTY PARK	~	~	~	~	~	X	~	~	~	~	~
59	RIDGE RUN COUNTY PARK	~	~	1	X	X	X	~	~	~	X	X
60	SANDY KNOLL COUNTY PARK	1	~	1	X	X	X	X	~	2	X	X
	SUBTOTAL - 5 Sites	5	0	2	2	2	5	1	0	2	2	2

Table 3-4 (Continued)

Number on Map 3-14	Site Name	Baseball Diamonds	Softball League Diamonds	Softball Sandlot Fields	Play Field	Play Ground	Building	Pool or Beach	Tennis Courts	Basketball Goals	Ice Skating	Soccer
61	DNR PUBLIC ACCESS - BIG CEDAR LAKE	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
62	HACKER ROAD BOG NATURAL AREA	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
63	ICE AGE CORRIDOR TRAIL	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
64	OPEN SPACE SITE - GILBERT LAKE	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
65	UW - WASHINGTON COUNTY CENTER	~~	~~	~~	X	~~	~~	~~	~~	~~	~~	X
	SUBTOTAL - 5 Sites	0	0	0	1	0	0	0	0	0	0	1
	NONPUBLIC											
66	BENEVOLENT CORP OF CEDAR CAMPUSES	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
67	BIG CEDAR LAKE PROTECTION/REHAB DISTRICT	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
68	BLUE DOG GOLF	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
69	CALVARY ASSEMBLY OF GOD CHURCH	~~	~~	~~	~~	X	~~	~~	2	~~	~~	~~
70	CEDARS LAKE CONSERVATION FOUNDATION	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
71	CEDARS LAKE CONSERVATION FOUNDATION	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
72	CEDAR LAKES CONSERVATION FOUNDATION	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
73	CEDARS LAKE CONSERVATION FOUNDATION	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
74	FAITH HAVEN	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
75	GOOD SHEPHERD LUTHERAN SCHOOL	~~	~~	~~	X	X	~~	~~	~~	~~	~~	~~
76	HIGHWAY 45 GOLF	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
77	HOLY ANGLES SCHOOL	~~	~~	~~	X	X	~~	~~	~~	2	~~	~~
78	KETTLE MORaine YMCA	~~	~~	~~	~~	X	~~	~~	~~	3	~~	~~
79	KNIGHT BOAT RENTAL - LITTLE CEDAR LAKE	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
80	LAKE LENWOOD RECREATION PARK	~~	~~	~~	X	X	~~	~~	~~	~~	~~	~~
81	LAZY DAYS CAMPGROUND	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
82	MID-WEST TRI-CLONE (RC RACING)	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
83	MILWAUKEE SKI CLUB	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
84	MT. VERNON ESTATES SUBDIVISION PARK	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
85	ST. FRANCES CABRINI SCHOOL	~~	~~	3	X	X	~~	~~	2	~~	~~	~~
86	ST. JOHNS LUTHERAN SCHOOL	~~	~~	2	X	X	~~	~~	3	~~	~~	~~
87	ST. MARY IMMACULATE CONCEPTION CHURCH	~~	~~	~~	X	~~	~~	~~	~~	~~	~~	~~
88	SILVER BROOK GIRL SCOUT CAMP	~~	~~	~~	X	~~	~~	~~	~~	~~	~~	~~
89	SILVER LAKE YACHT CLUB	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
90	SOUTH SHORE HEIGHTS SUBDIVISION PARK	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
91	TIMBER TRAIL CAMPGROUND	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
92	UNION ROD AND GUN CLUB	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
93	WEST BEND COMPANY	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	X
94	WEST BEND COUNTRY CLUB	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
95	WEST BEND MUTUAL INSURANCE	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
96	WEST BEND SPORTSMAN'S CLUB	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~	~~
	SUBTOTAL - 5 Sites	0	0	5	7	6	0	0	0	7	0	1
	TOTAL - 97 Sites	10	7	19	27	30	11	2	24	43	3	12

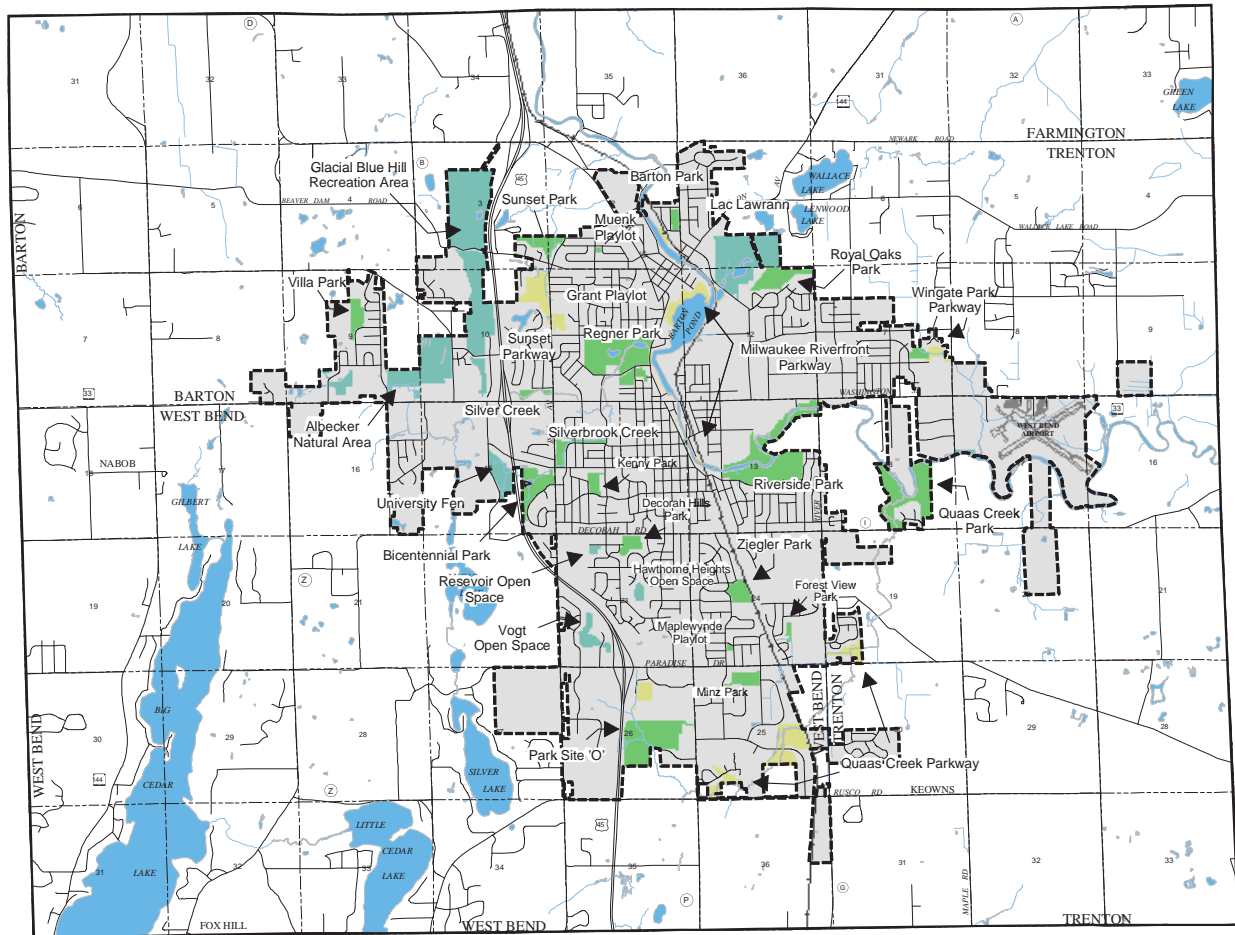
Source: SEWRPC and The City of West Bend

Table 3-5
City of West Bend Park System: 2001

Park Name	Location	Park Size (Acres)	Ball Fields	Football Field	Soccer Fields	Volleyball Courts	Basketball Court	Horseshoe Pits	Tennis Courts	Ice Skating Rink	Swimming Pond	Bath/Warming House	Canoe Launch	Fishing	Hiking Trails	Pathway/Bike Path	Orienteering	Cross Country Skiing	Playground apparatus	Picnic Area	Picnic Shelter	Rental Buildings	Restrooms	Parking	Handicap Accessibility
Albecker Natural Area	T11N, R19E, Section 10	89.97													X					X				X	
Barton Park	T11N, R19E, Section 2	6.00	X				X									X				X	X	X	X	X	
Bicentennial Park	T11N, R19E, Section 15	29.91				X									X					X	X				
Decorah Hills Park	T11N, R19E, Section 23	11.26	X				X								X					X	X			X	
Forest View Park	T11N, R19E, Section 24	3.42																		X					
Glacial Blue Hills	T11N, R19E, Section 03	208.6													X		X								X
Grant Playlot	T11N, R19E, Section 11	0.20																	X						
Hawthorne Heights OS	T11N, R19E, Section 23	6.03																							
Kenny Park	T11N, R19E, Section 14	8.53			X										X				X	X					
Lac Lawrann	T11N, R19E, Section 12	104.7													X			X						X	
Maplewynde Playlot	T11N, R19E, Section 24	1.44	X																X						
Milwaukee Riverfront Pkwy	T11N, R19E, Section 11	33.20											X	X		X								X	X
Minz Park	T11N, R19E, Section 25	14.26													X										
Muenk Park	T11N, R19E, Section 2	0.95					X												X						
Old Settlers Park	T11N, R19E, Section 14	0.01																							
Park Site 'O'	T11N, R19E, Section 26	75.5																							
Quaas Creek Park	T11N, R20E, Section 18	65.63	X																					X	
Quaas Creek Parkway	T11N, R20E, Section 19	73.22																							
Regner Park	T11N, R19E, Section 11	86.21	X	X	X	X		X	X	X	X	X		X	X	X			X	X	X	X	X	X	X
Reservoir Open Space	T11N, R19E, Section 23	2.71																							
Riverside Park	T11N, R19E, Section 13	99.18	X	X	X	X	X	X					X	X	X	X				X	X	X	X	X	X
Royal Oaks Park	T11N, R19E, Section 12	28.30													X										
Silver Creek Pkwy	T11N, R19E, Section 10	6.93																							
Silverbrook Creek Pkwy	T11N, R19E, Section 14	14.13																		X					
Sunset Park	T11N, R19E, Section 3	17.78	X														X			X	X				X
Sunset Pkwy	T11N, R19E, Section 10	37.82																							
University Fen	T11N, R19E, Section 15	23.75																							
Veterans Memorial Park	T11N, R19E, Section 14	0.35																							
Villa Park	T11N, R19E, Section 9	14.77	X	X	X		X								X	X				X	X				
Vogt Open Space	T11N, R19E, Section 23	16.62																							
Wingate Park	T11N, R20E, Section 7	7.06	X																	X	X				
Wingate Parkway	T11N, R20E, Section 7	6.91																							
Ziegler Park	T11N, R19E, Section 24	14.28	X				X								X					X	X			X	

Source: City of West Bend

Map 3-15
City of West Bend Park System: 2001



- Park
- Parkway
- Open Space
- Surface Water Area
- Watercourse



Source: City of West Bend

railway into a trail, the City of West Bend could have one of the most complete trail systems for a City of its size in Wisconsin (Map 3-16, derived from the 2020 Park and Open Space Plan).

Kettle Moraine Scenic Drive 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 3-16, about 10 miles of the Kettle Moraine Scenic Drive are located within the City of West Bend Planning Area.

The Ice Age Trail, designated as a national scenic trail by Congress in 1982, is planned as a 1,000-mile hiking 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 3-16, about 11 miles of the planned Ice Age Trail are located within the City of West Bend Planning Area.

Recreation Resources

A Park and Open Space Plan for the City of West Bend: 2020 prepared by SEWRPC and the City's Park Department provides a complete inventory of existing recreational facilities provided by the City park system. The Plan also includes detailed development standards and recommended additions for community parks and recreation facilities in West Bend.

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE 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

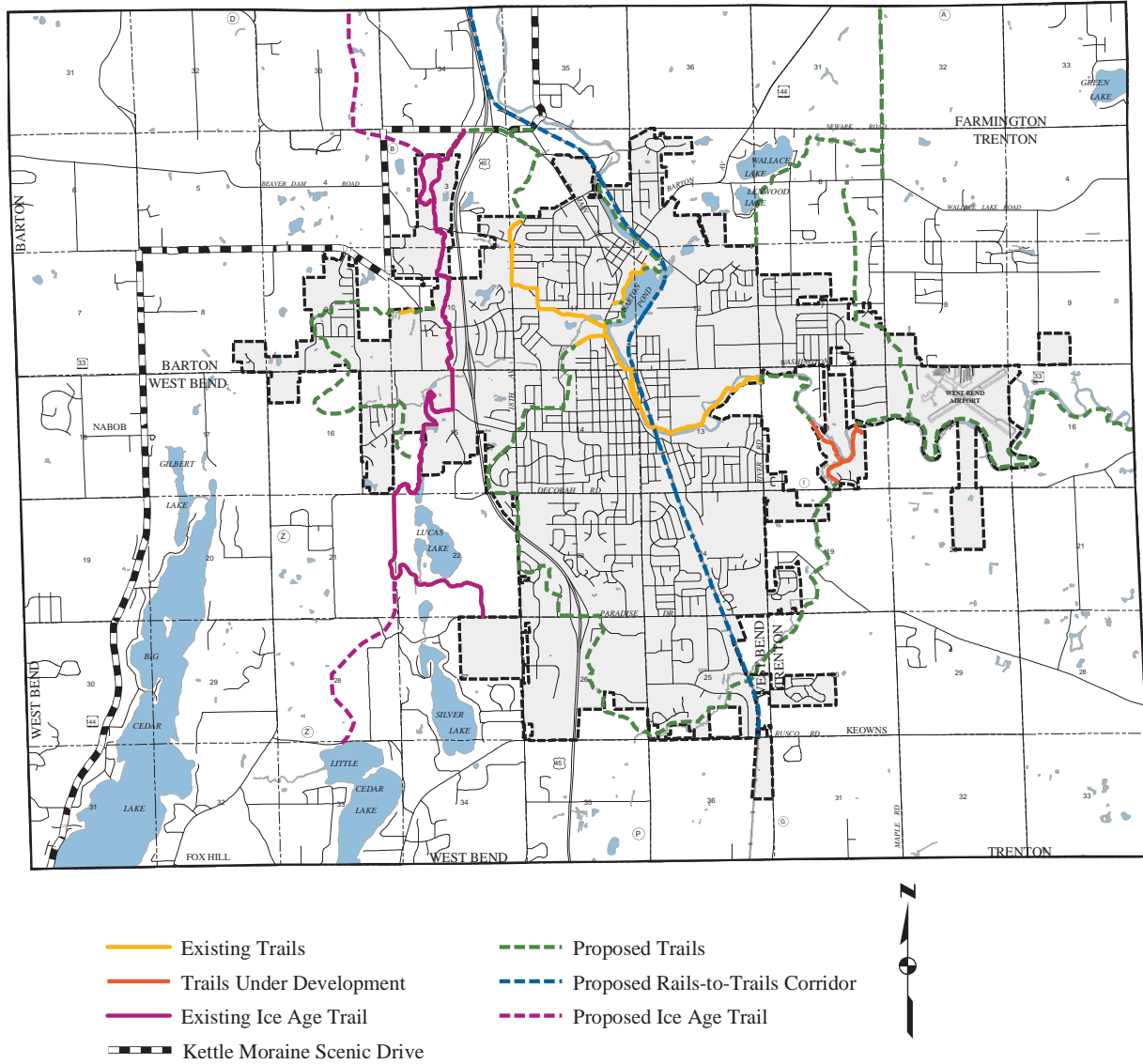
essential to the maintenance of the overall environmental quality of an area, to the continued provision of certain amenities that provide a high quality of life for the resident population, and to the avoidance of excessive costs associated with the development, operation, and maintenance of urban land uses in the area.

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 3-17 shows the location and extent of the corridors and other environmentally significant areas, termed "isolated natural resource areas," within the Planning Area in 2000.

Map 3-16
Present and Proposed Trails within the City of West Bend Planning Area: 2000



Source: Washington County Land Use and Park Department and City of West Bend

Criteria for Delineating Environmental Corridors and Isolated Natural Resource 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 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 3-6.
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 3-7.

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.

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 resource 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 3-8.

Importance of Preserving Environmental Corridors and Isolated Natural Resource 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 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

Table 3-6
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	8
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.

(b) Commercial tree farms, although clasified as woodlands on the SEWRPC land use inventory, are not included in the identification of environmental corridors.

Source: SEWRPC

**Table 3-7
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 Resource Areas	10	5	~	200

(a)Secondary environmental corridors may serve to connect primary environmental 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).

**Table 3-8
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)
37030	220 feet (1/24 mile)

Source: SEWRPC

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 and the current City land use plan accordingly recommend 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

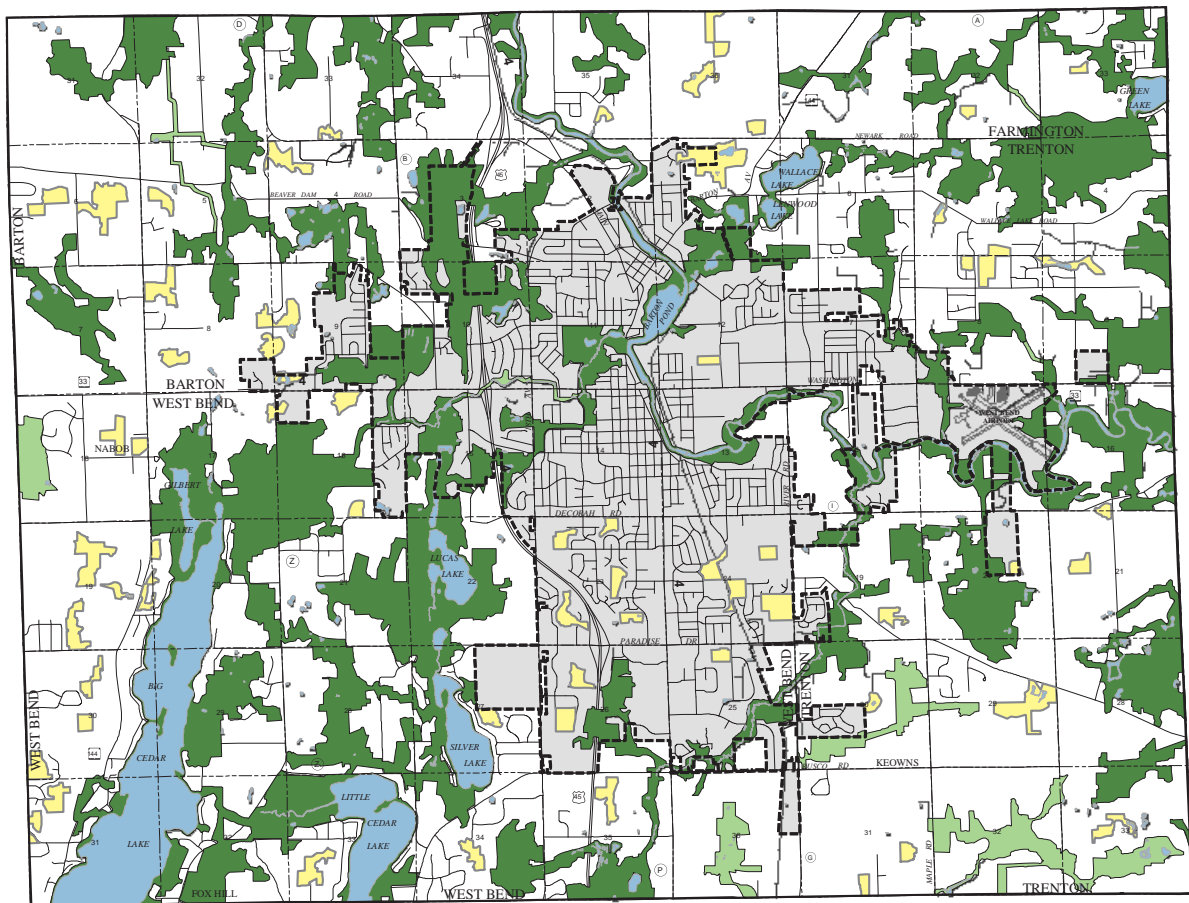
In 2000 about 8,184 acres, or about 20.2 percent of the total Planning Area, were encompassed within the primary environmental corridors shown on Map 3-17. The primary environmental corridors in the West Bend Planning Area are generally located along those perennial and intermittent streams in the eastern 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 3-17, in 2000 about 906 acres, or about 2.2 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

Map 3-17
Environmentally Significant Lands
in the City of West Bend Planning Area: 2000



- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water Area



Source: SEWRPC and the City of West Bend

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 drainage ways, and neighborhood parks and open spaces.

Isolated Natural Resource 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 resource 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 resource 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 3-17; they encompassed about 991 acres, or about 2.4 percent of the total Planning Area in 2000.

CHAPTER 4

LAND USE AND COMMUNITY FACILITIES

INTRODUCTION

If the City of West Bend Comprehensive 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 USE

In 2003, the Department of Community Development conducted detailed inventories of existing land use in the City of West Bend Urban Service 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 2003 land use in the City of West Bend Urban Service Area is shown on Map 4-1. The amount of land devoted to each area is set forth in Table 4-1. The existing land use in the 2003 incorporated area of the City of West Bend is also shown on Map 4-1 and the amount of land devoted to each type of land use in the City is set forth in Table 4-2.

The Urban Service Area totals about 16,336 acres, or about 25.6 square miles. In 2003, urban land use occupied about 8,593 acres, or about 53 percent of the total Urban Service Area. Rural land use, which include water, wetlands, woodlands, agricultural lands, extractive lands, and other open lands, totaled about 7,743 acres, or about 47 percent of

the total Urban Service Area. In 2003, the incorporated City of West Bend occupied about 8,831 acres, or about 54.1 percent of the total Urban Service Area. Within the City in 2003, urban land use occupied about 6,434 acres, or about 73 percent of the City, while rural land use occupied about 2,397 acres, or about 27 percent of the area of the City.

Several important elements of the character of the Urban Service Area can be noted from an examination of Table 4-1 and Map 4-1. First, the largest single land use category in the area is agriculture-related representing about 19 percent of the total Urban Service Area. The next largest land use in the area is residential representing approximately 17 percent of the total Urban Service Area. The third largest is transportation and utility uses, representing about 11 percent of the total Urban Service Area.

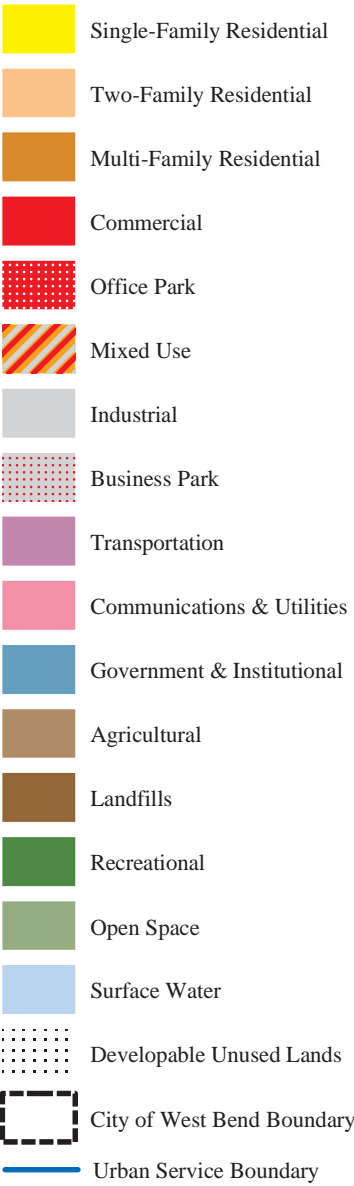
Urban Land Use

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 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 2003, residential land use accounted for about 3,549 acres, or about 41 percent of the developed urban area in the Urban Service Area, but only about 21 percent of the total Planning Area. Within the City of West Bend 2003 corporate limits, residential land use accounted for about 2,320 acres, or about 36 percent of urban land use and about 26 percent of the total land use in the City. As shown on Map 4-1, single-family residential land

**Map 4-1
Existing Land Use in
the City of West Bend
Urban Service Area: 2003**



Source: City of West Bend

Data is current as of January 1, 2003

Note: Land Use data in the City of West Bend follows property lines; some exceptions may arise in the lands surrounding the City

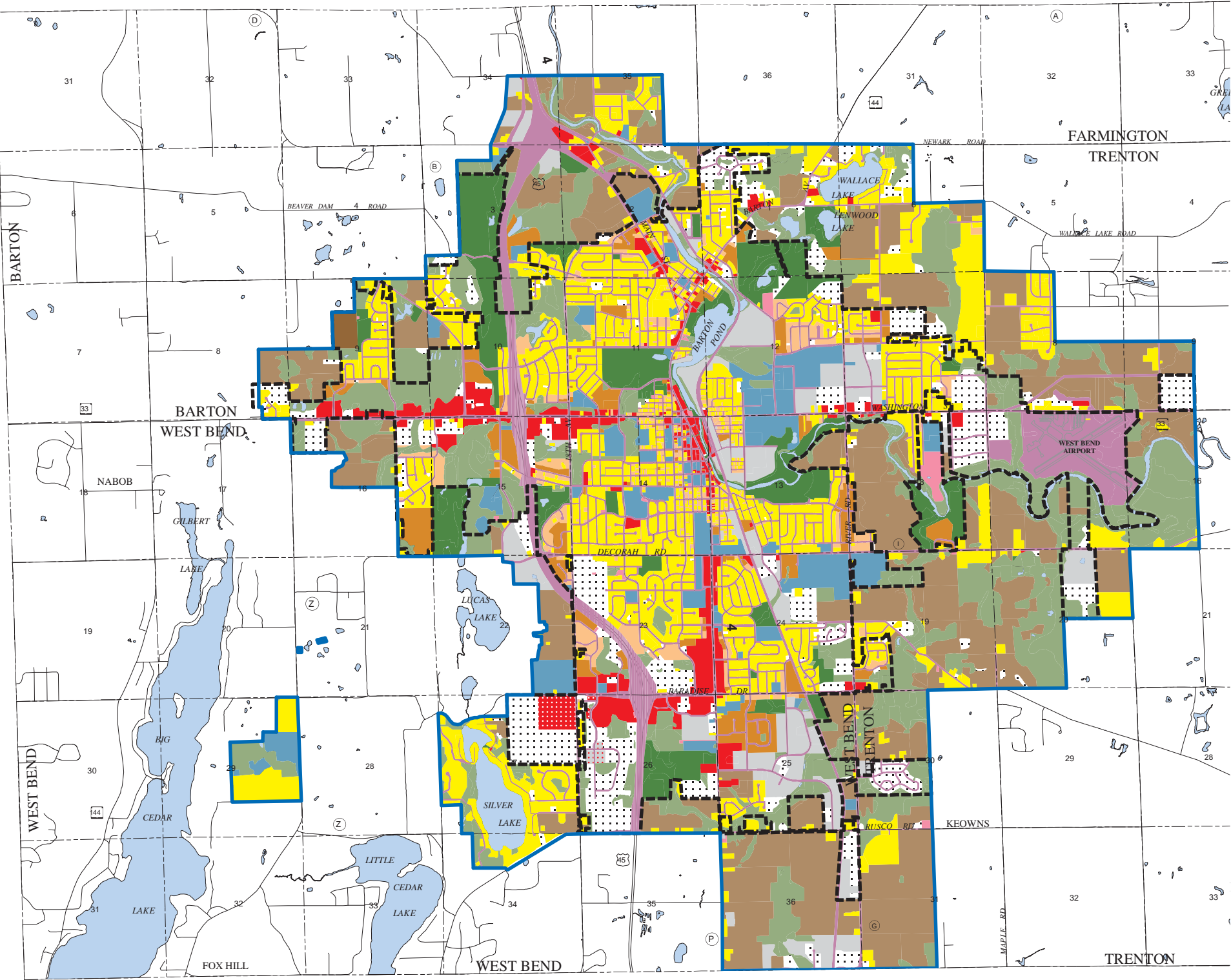


Table 4-1
Summary of Existing Land Use in the City of West Bend Urban Service Area: 2003

Land Use Category	Number of Acres	Percent of Subtotal Urban and Rural	Percent of Total
Urban			
Residential			
Single-Family	2826.6	32.9	17.3
Two-Family	293.8	3.4	1.8
Multi-Family (w/ mobile homes)	429.0	5.0	2.6
Subtotal	3549.3	41.3	21.7
Commercial	508.7	5.9	3.1
Industrial	658.7	7.7	4.0
Transportation and Utilities			
Streets & Highways	1803.3	21.0	11.0
Railroads	86.7	1.0	0.5
Airports	273.0	3.2	1.7
Subtotal	2163.0	25.2	13.2
Communications & Utilities	49.5	0.6	0.3
Governmental & Institutional	685.0	8.0	4.2
Parks and Recreational	979.1	11.4	6.0
Urban Subtotal	8593.3	100.0	52.6
Rural			
Natural Areas			
Surface Water	442.7	5.7	2.7
Wetlands	1320.9	17.1	8.1
Subtotal	1763.6	22.8	10.8
Land Fills and Dumps	32.0	0.4	0.2
Developable Unused Lands	1185.6	15.3	7.2
Agricultural	3079.8	39.8	18.9
Open Space	1681.7	21.7	10.3
Rural Subtotal	7742.7	100.0	47.4
Total	16336.0	~	100.0

Source: City of West Bend and SEWRPC

Table 4-2
Summary of Existing Land Use in the City of West Bend: 2003

Land Use Category	Number of Acres	Percent of Subtotal Urban and Rural	Percent of Total
Urban			
Residential			
Single-Family	1633.2	25.4	18.5
Two-Family	286.5	4.5	3.2
Multi-Family (w/ mobile homes)	400.4	6.2	4.5
Subtotal	2320.0	36.1	26.3
Commercial	472.6	7.3	5.4
Industrial	500.1	7.8	5.7
Transportation and Utilities			
Streets & Highways	1345.5	20.9	15.2
Railroads	55.6	0.9	0.6
Airports	266.3	41.3	3.0
Subtotal	1667.4	25.9	18.9
Communications & Utilities	45.1	0.5	0.5
Governmental & Institutional	566.7	8.8	6.4
Parks and Recreational	862.3	13.4	9.8
Urban Subtotal	6434.2	100.0	72.9
Rural			
Natural Areas			
Surface Water	144.3	6.0	1.6
Wetlands	523.7	21.8	5.9
Subtotal	668.0	27.9	7.6
Land Fills and Dumps	32.0	1.3	0.4
Developable Unused Lands	972.2	40.6	11.0
Agricultural	80.0	3.3	0.9
Open Space	645.0	26.9	7.3
Rural Subtotal	2397.2	100.0	27.1
Total	8831.3	~~~~	100.0

Source: City of West Bend and SEWRPC

use is scattered throughout the City. Two-family residential land use is located predominantly in the central and western sections of the City and multi-family residential use is scattered throughout the City.

Commercial Land Use

In 2003, commercial retail sales and services land use accounted for about 508 acres, or about 6 percent of the urban land use and about 3 percent of the total land use in the City of West Bend Urban Service Area. Within the City of West Bend, commercial land use accounts for about 473 acres, or about 7 percent of the urban land use and about 5 percent of the total land use in the City of West Bend. Community-oriented commercial land use in the City is located predominantly in the West Bend central business district, along Washington Street, South Main Street, and also Paradise Drive as shown on Map 4-1. Various other community- and neighborhood-oriented commercial land use is found in scattered locations along West Washington Street and Barton Avenue.

Industrial Land Use

In 2003, industrial land use accounted for about 659 acres, or about 8 percent of the urban land use in the Urban Service Area and about 4 percent of the total Urban Service Area. Within the City of West Bend, industrial land use accounted for about 500 acres, or about 8 percent of the urban land use and about 6 percent of the total land use in the City. In 2003, industrial land use, as shown on Map 4-1, was concentrated along the east side of the former railroad right-of-way, near the northeastern corner of E. Washington Street and N. River Road in the West Bend Industrial Park East, southwest of the intersection of East Paradise Drive and South River Road in the South Industrial Park, and along the County Highway 'D' and State Highway '45' off-ramp.

Transportation and Utilities Land Use

In 2003, transportation and utility land use, which includes arterial streets and highways, local and collector streets, railways, and airports, accounted for approximately 2,163 acres of land in the City of

West Bend Urban Service Area, or about 25 percent of the urban land use and about 13 percent of the total land use in the Urban Service Area. In the City of West Bend, these uses amounted to about 1,667 acres, or about 26 percent of the urban land use and about 19 percent of the total land use in the City.

Communications and Utilities Land Use

In 2003, communication and utility land use accounted for about 50 acres, or about 0.6 percent of the urban land use in the Urban Service Area and about 0.3 percent of the total Urban Service Area. Within the City of West Bend, communication and utility land use accounted for about 45 acres, or about 0.5 percent of the urban land use and about 0.5 percent of the total land use in the City. In 2003, communication and utility land use, as shown on Map 4-1, was mainly represented by the wastewater treatment plant, WE Energies sub-stations, and various communication uses.

Governmental and Institutional Land Use

In 2003, governmental and institutional land use accounted for about 685 acres of land in the City of West Bend Urban Service Area, representing about 8 percent of the urban land use of the Urban Service Area and about 4 percent of the total Urban Service Area. Within the City of West Bend, these uses accounted for about 567 acres, or about 9 percent of the urban land use and 6 percent of the total land use in the City. Governmental and institutional land use in the City included the 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 College, West Bend East and West High Schools, Badger and Silverbrook Middle Schools, Barton, Decorah, Fair Park, Green Tree, and McLane Elementary Schools, the West Bend Municipal Garage, West Bend Community Memorial Library, West Bend City Hall and Police Department, and a number of smaller governmental and institutional land uses scattered throughout the City, as shown on Map 4-1.

Parks and Recreational Land Use

In 2003, parks and recreational uses represented approximately 979 acres of land, or about 11 percent of the urban land use portion of the City of West Bend Urban Service Area and about 6 percent of the total land area in the Urban Service Area. Within the City, parks and recreational land use accounted for about 862 acres, about 13 percent of the developed portion of the City and about 10 percent of the total City area. The major parks and recreational land use sites in the City include Regner Park, Lac Lawrann Conservancy Area, Glacial Blue Hills Recreation Area, Riverside Park, Quaas Creek Park, Bicentennial Park, Ziegler Park, Sunset Park, and Park Site 'O', along with a number of smaller parks and recreational sites identified on Map 4-1.

Rural Land Uses

Natural Areas

Natural areas include surface waters and wetlands. In 2003, surface water areas represented about 443 acres, or about 6 percent of the rural area in the Urban Service Area and about 3 percent of the total Urban Service Area. Within the City of West Bend, surface water areas accounted for about 144 acres, or about 6 percent of the rural land area and about 2 percent of the total area in the City. In 2003, wetland areas covered about 1,321 acres, or about 17 percent of the rural area in the Urban Service Area and approximately 8 percent of the total Urban Service Area. Within the City, wetland areas encompassed about 524 acres, or about 22 percent of the rural area and about 6 percent of the total area in the City. Information regarding the distribution and importance of natural areas in the Urban Service Area is provided in Chapter III of this report.

Extractive and Landfill Areas

In 2003, extractive and landfill use occupied about 32 acres of land, or about 0.4 percent of the rural area in the Urban Service Area and 0.2 percent of the total Urban Service Area. Within the City of West Bend, extractive lands occupied about 32

acres, or 1.3 percent of the rural area and less than 0.4 percent of the total area of the City. Only one landfill, which is now closed, is located within the City of West Bend, immediately west of the Villa Park Subdivision in the western half of the City.

Agricultural Lands

Prime and other agricultural lands occupied about 3,080 acres of land, or about 40 percent of the rural area in the Urban Service Area and 19 percent of the total Urban Service Area in 2003. Within the City limits, agricultural lands occupied about 80 acres of land, or about 3 percent of the rural area and about 1 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.

Developable Unused Lands

In 2003, developable unused land represented approximately 1,186 acres of land, or about 15 percent of the rural land use portion of the City of West Bend Urban Service Area and about 7 percent of the total land area in the Urban Service Area. Within the City, developable unused land accounted for about 972 acres, about 41 percent of the developed portion of the City and about 11 percent of the total City area. Developable unused land represents land that is zoned for a specific purpose but remains unbuilt upon. Examples can be found in the West Bend Corporate Center, Washington County owned lands near the County Courthouse, Wingate Business Center and a few other scattered sites identified on Map 4-1.

Open Space Lands

Open space land accounts for about 1,682 acres of land, or about 22 percent of the rural area in the Urban Service Area and about 10 percent of the total Planning Area in 2003. Within the City, open space land accounts for about 465 acres of land, or about 27 percent of the rural area in the City and about 7 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 The 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 historic-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 was intended to provide a basis for the nomination for inclusion in the National Register of Historic Places of the most significant 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. This 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.

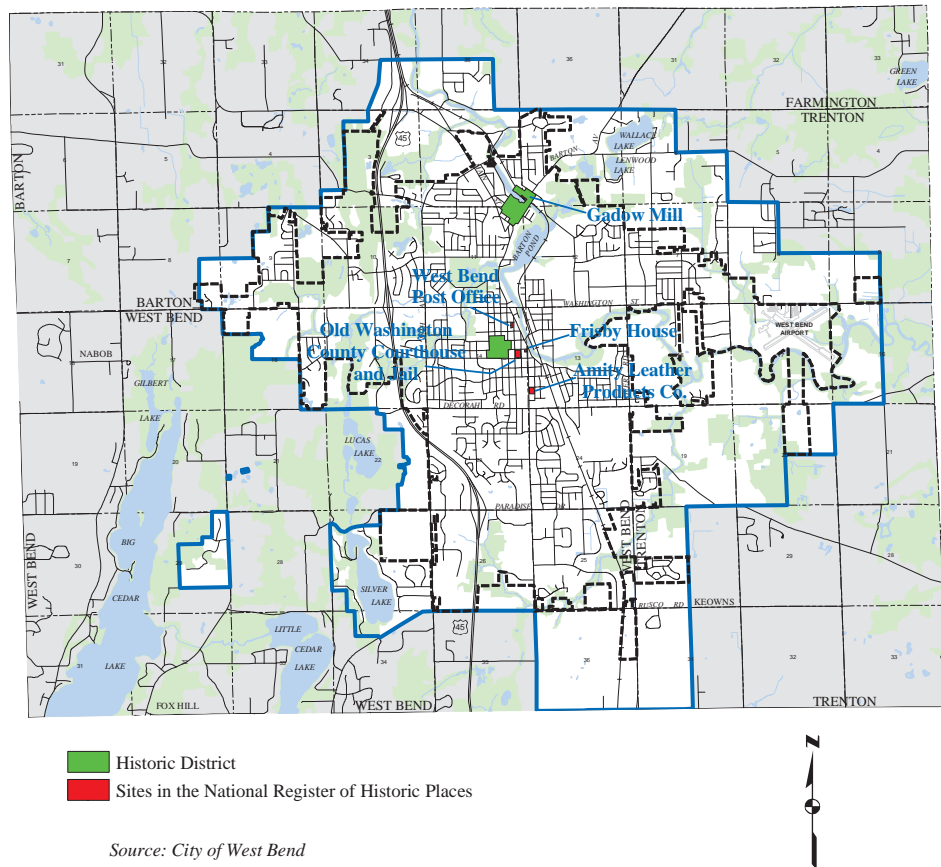
The City has been the subject of other inventories and studies, including the Wisconsin Inventory of Historic Places, maintained by the State Historical Society of Wisconsin; the National Register of Historic Places, listing of sites including both places which are listed and nominated; the National 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 afore referenced The 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. Six known historic sites, as seen on Map 4-2, identified in the surveys were listed in the National Register of Historic Places: Gadow Mill (Barton Roller Mill), was listed in 1975; the Old Washington County Courthouse and the Old Washington County Jail, both listed in 1982; the Leander F. Frisby House, listed in 1985; the West Bend Post Office, listed in 2000; and the Amity Leather Products Co. Factory site, listed in 2002. The Final Report: Intensive Architectural/Historical Survey for West Bend, Wisconsin, 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 4-2, the Barton Historic District which was established March 5, 1992, 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) Roller Mill. The proposed West Bend Residential Historic District, as shown on Map 4-2, 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 Barton Historic District has been placed on the National Register of Historic Places.

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 fieldwork may be necessary before the National Register eligibility can be determined for the identified sites and buildings.

Map 4-2
Historic Districts and Sites in the City of West Bend: 2003



Source: City of West Bend

Although no historic preservation ordinance has been adopted by the City of West Bend, the available inventory of historic buildings is used in evaluating the effects of proposed developments. The West Bend Rail Depot Building is an example of such a building identified within the inventory and the preservation or relocation of which is being considered in response to development plans for the former rail yard.

Natural Resource Related Cultural Sites

Certain historical and archeological resources exist within the West Bend Planning Area that are important in preserving West Bend's ties to the past while relating directly to today's natural resources.

Milwaukee River Dams

The Milwaukee River is constrained by two municipally owned and maintained dam structures. The Barton Dam, located immediately up river of Barton Avenue, creates a mill pond backwater adjacent to the Barton Historic District. Constructed originally for water power for the Gadow Mill, this dam continues in use as an operating hydroelectric power source. Repaired in 1988, this dam structure and resulting mill pond remain essential to maintaining the character of the former Village of Barton.

Located adjacent to the former West Bend Company manufacturing site and immediately upstream of Washington Street (STH 33), the West Bend Company Dam forms the Barton "Pond" impoundment. This dam and impoundment historically was used to supply water, water power,

electrical generation and manufacture of ice for diverse industries including breweries, metal treatment, and manufacturing. The dam and impoundment now are an important component of the aesthetics of downtown West Bend and are integral to the West Bend park and open space system. Ranging from an urban park with sculpture gardens and canoe/fishing access to trails with scenic overlooks and restored wildlife areas, the impoundment corridor is a valuable resource in the heart of West Bend. The river impoundment and dam are key assets in the proposed redevelopment plans of the former West Bend Company site.

Archeological Sites-Joedicke Bird Mounds

First surveyed in 1955 by representatives of the Milwaukee Public Museum, two bird effigy mounds exist within the former Louis Joedicke farm. The mounds are located in a wooded peninsula bordered to the north and east by the Milwaukee River and to the south by Quaas Creek. The wooded peninsula was acquired in 1996 by the City of West Bend to preserve these well preserved specimens and to provide for a future segment of riverwalk as identified within the City Park and Open Space Master Plan. The effigy mounds are each approximately 43 feet in length with wingspans of approximately 134 and 98 feet respectively.

A larger collection of similar effigy mounds of state wide significance are preserved within the Washington County Lizard Mound Park, located within Farmington township in the northeast portion of the Planning Area.

TRANSPORTATION SYSTEM

The City of West Bend's transportation system is a vital tool in guiding present and future development within the City. The planning that goes into establishing a successful transportation system requires recognizing the present characteristics of the current system, gathering facts and projections, and using this to implement a new development plan that can sustain the needs of

the community into the future. Herein are studies on the functional and jurisdictional classifications of the road network, as well as a summary of the Federal Aid System. Also found in the following pages is an overview of the main aspects in the West Bend area transportation network including the road, public transit, bicycle, parking, and pedestrian systems.

Arterial Street and Highway System

Functional Classification

Any street and highway system must serve two important functions: 1) moving people and goods efficiently and safely and 2) providing direct access to homes, businesses, and industries. These two functions are basically incompatible. Heavy volumes of fast, through traffic cannot be moved efficiently or safely on a street which serves abutting land uses through multiple points of access. A street carrying heavy volumes of fast moving traffic is not attractive or safe for abutting residential uses. Accordingly, street and highway systems should be organized, planned, designed, and constructed, around a functional classification of the various facilities comprising the total system. At least three functional classifications of streets and highways should be recognized: 1) arterial streets, 2) collector streets, and 3) land-access streets. Arterial streets are those streets and highways intended primarily to serve the movement of traffic. To accomplish this, the arterials must form an integrated system providing needed transportation service between major sub areas of an urbanized area and through that urbanized area. Access to abutting properties may be a secondary function of some types of arterial streets and highways, but it should always be subordinate to the primary function of expediting traffic movement.

Collector and land-access streets are sometimes referred to together as local, minor, or non-arterial streets. Collector streets are those streets or highways which are intended to serve as connections between the arterial street system and

land-access streets. In addition to collecting traffic from, and distributing traffic to, the land-access streets, the collector streets usually have a secondary function. Land-access streets are those streets and highways which are intended to serve primarily as a means of access to abutting property. The functional classification of the existing street and highway system in the West Bend Urban Service Area as identified by the City of West Bend is shown in Map 4-3. Table 4-3 sets forth the distribution of the total street and highway system mileage in the West Bend area by functional classification.

Jurisdictional Classification

The arterial street element of the total street and highway system can also be classified by jurisdictional responsibility into State, County, and local trunk highways. A subcategory of the State trunk highway system is the connecting highway. With the exception of a connecting highway, the jurisdictional classification of a particular segment of arterial facility indicates which level of government, State, County, or local, has primary responsibility for planning, design, construction, operation, and maintenance. A connecting highway is a local street marked and signed as a State trunk highway providing continuity for the state trunk highway route through a municipality. Responsibility for the maintenance and operation of connecting highways is delegated to the municipalities, subject to review and approval by the Department of Transportation. State funding for these activities is provided through the Connecting Highway Aids Program. Although the Department has responsibility for improvement projects on the connecting highway system, a request from a local municipality is required to initiate a project. When State or Federal funds are utilized to fund a connecting highway improvement project, with or without local funding participation, the project is subject to Department review and approval. Local funding participation is now expected when 40 percent or more of the traffic on a roadway has either an origin or destination within one-half mile of the improvement project. A local municipality may

implement an improvement project on a connecting highway without Department approval

Table 4-3
Mileage and Functional Classification
of the City of West Bend Road Network

Road Type	Miles
Arterial	23.5
Freeway	8
Minor	80.6
Collector	14.5
AC Minor Arterial/Major Collector	10
Total	136.6
US Highway	8
State Highway	5.6
County Highway	3.2
Total	16.8
Public	134
Private	2.6
Total	136.6

Source: City of West Bend

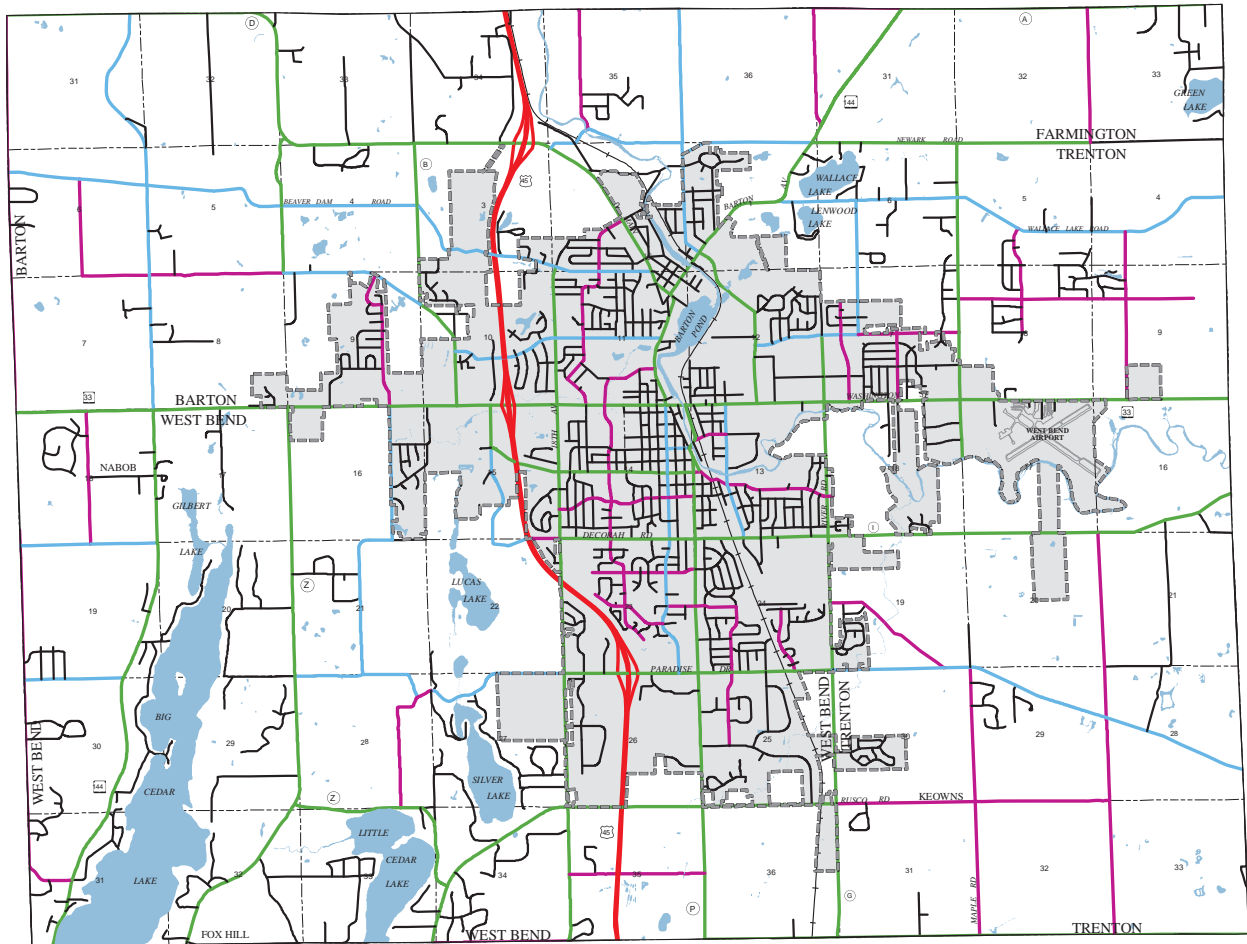
if the municipality provides 100 percent of the project funding. The Department may rescind the connecting highway designation when appropriate.

Map 4-3 shows the existing jurisdictional classification of the streets and highways in the West Bend Planning Area. Table 4-3 sets forth the distribution of the total street and highway system mileage in the West Bend Planning Area by jurisdictional classification.

Federal Aid System

Also underlying the arterial highway system are two federal aid highway systems, the National Highway System (NHS) and the Interstate System, which is a part of the National Highway System. These Federal aid highway systems designate those streets and highways which are eligible for Federal funds to offset part of the cost improvements. The remainder of the arterial street and highway system in the West Bend Planning Area is also eligible to receive Federal aid under

Map 4-3
Functional Classification of the Street and
Highway System in the City of West Bend: 2001



- Freeway
- Arterial
- Arterial Collector
- Collector
- Minor



Source: City of West Bend

the Surface Transportation Program created by the Federal Intermodal Surface Transportation Efficiency Act of 1991. Generally, only those streets and highways that are part of one of the Federal aid systems or part of the remaining arterial street and highway system are eligible to receive Federal funds, although certain exceptions to this rule exist. These exceptions include replacement or rehabilitation of bridges and safety improvements. The level of Federal funding for an eligible project depends on the type of Federal aid system concerned, the type of project and the total amount of Federal monies available. Table 4-3 indicates the distribution of arterial street and highway system mileage by Federal aid system category in the West Bend Planning Area.

Roads and Highway Network

The road network that interconnects the City of West Bend has changed over the past decades in response to the continued growth and increased commercial and business traffic that the City has experienced. Most notably is the addition of United States Highway 45 that was constructed in the late 80's to connect West Bend to US Highway 41 and the City of Milwaukee. Other major changes include the widening of many of the major arterials and reconstruction of various minor streets within the City. In order to determine the need and timeliness for road improvements the City of West Bend has routinely done yearly traffic counts and compared those to population estimates and future development patterns. Many future improvement needs are already known and are discussed in the City of West Bend Transportation Plan: 2010.

The recommended transportation system plan for the City of West Bend Planning Area is based on the travel demand anticipated to be generated by the design year 2010 forecast levels of population, households, and employment underlying the adopted City and regional land use plans. The basic framework for the design of the arterial street and highway element of this plan was provided by the year 2000 regional transportation plan and particularly by the adopted Washington County

Jurisdiction Highway System Plan. The basic framework for the public transit element of the plan was generally provided by the adopted year 2000 regional transportation plan, and particularly by the City of West Bend transit system development plan. The year 2010 City of West Bend Transportation System Plan is intended to serve to amend and refine the aforementioned plan for the City of West Bend.

The plan includes recommendations for two elements, an arterial street and highway element and a public transit element. These recommendations consist of the following major improvements and changes:

- widening of existing facilities to provide additional traffic lanes and the construction of new arterial facilities.
- major capacity improvements set forth by jurisdiction
- staging for the implementation of the recommended capacity improvements.
- changes in jurisdictional responsibility.
- bus-on-freeway services to connect to two park and ride lots in the City of West Bend; one located on the intersection of US Highway 45 and Paradise Drive and another along State Highway 33 in the central business district.

Currently the City of West Bend transportation system consists of over 136 miles of paved roadways consisting of US, State, and County Highways and arterial, collector, and minor streets; a breakdown of these roadways can be found on Table 4-3.

Parking

The City of West Bend is considered to have ample parking for the majority of commercial, residential, and industrial uses. Street parking is permitted unless otherwise noticed, however during evening hours between December 1 and April 1 on-street parking is limited to the odd or even address side of the street coinciding with the date. The main area of concern over parking is in the downtown area, where at present, there are adequate parking

spaces, although in the past there have been issues raised about parking availability. The Downtown Parking Assessment authored by John Edwards, P.E. in April 2001, found that there was some misuse of the two-hour limit by business owners and employees, that lease rates were too low in some areas, and tickets and fines were average for a City of this size. Parking management recommendations included removing or reducing some two-hour time limit parking spaces, adding on-street parking in some areas, organizing usage of private parking spaces, increasing ticket writing, escalating fines for unpaid tickets, and increasing education and awareness of parking in the downtown. Since the Assessment has been completed, many of the above recommendations have been reviewed and acted upon.

Rail System

The City of West Bend has a rail corridor, occupied by the Canadian National Railroad, which extends from south of Rusco Road through the center of the City to the north. The rail line traverses the Planning Area in a generally north-south direction and is located at grade. The rail line carried freight traffic between Milwaukee and Green Bay until the summer of 2000. There is no passenger service on this line.

An abandonment petition filed by the then owner, the Canadian National Railroad, was approved by federal authorities, permitting abandonment of the rail line north of Rusco Road. In the summer of 2000, the tracks were removed from approximately one-half mile north of Washington Street northwards.

In June of 2003, the rail corridor north of Rusco Road was acquired by the Wisconsin Department of Natural Resources to be developed as part of the "Rails to Trails" program. The corridor is to be preserved as a transportation corridor and to be developed as a bicycle/pedestrian trail which connects the City of West Bend to the Wisconsin Kettle Moraine.

The railroad retained an operating easement for the remaining tracks north of Rusco Road to permit freight services to continue to the downtown West Bend railyard. Relocation of this freight yard to south of Rusco Road is anticipated by the end of 2004. The relocation of the railyard (as shown on Map 4-4) will permit removal of approximately 4.7 miles of remaining tracks and the elimination of six rail/street crossings within West Bend.

The potential reuse of the corridor for rail purposes has been considered. The corridor would be reconstructed to support a state-of-the-art high-speed rail system that the State of Wisconsin would like to build to connect the cities of Milwaukee, Oshkosh, Appleton, and Green Bay. The corridor through West Bend remains as one of two optional corridors thought as viable for this new high-speed rail but no decision has been made to date. A new high-speed rail would require a vast number of new improvements to the City's current street/rail intersections.

Existing Public Transportation Facilities and Services

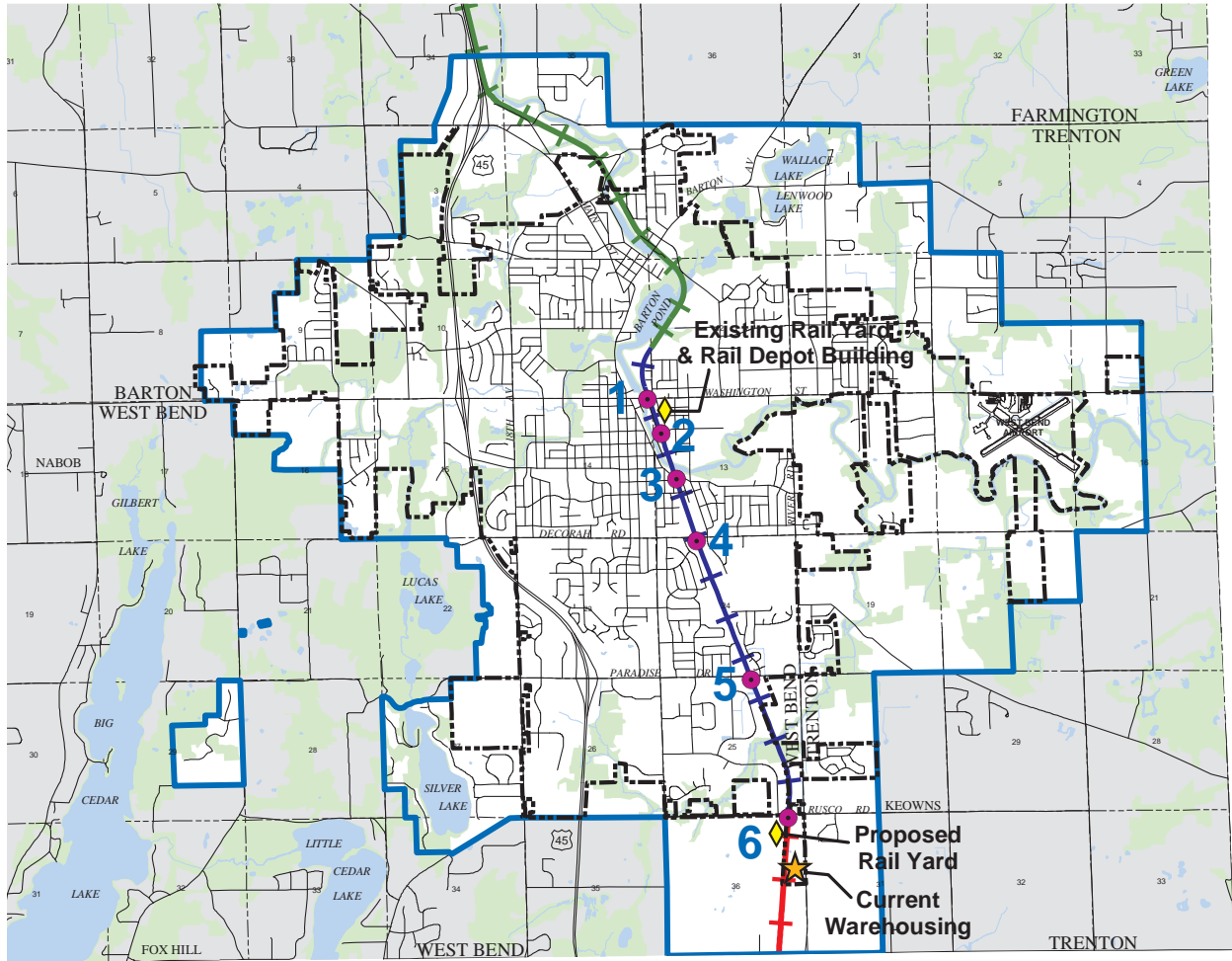
Existing transit service in and near the City of West Bend consists of shared-ride transportation services designed to serve the needs of the general population.

The term 'shared-ride' refers to the fact that a patron may not be riding alone in the taxi. Patrons wishing to travel outside the City limits may also use the Washington County Shared-Ride Taxi Service, which provides transit within the limits of Washington County and environs.

In April of 1991, the City of West Bend adopted a plan for the provision of transit service available to the general public using a publicly supported demand-responsive shared-ride taxi system.

The taxi service, which started in January, 1993 with only two taxi vans, has since grown to over 12 vans with services including handicap accessibility. The City taxi provides service on

**Map 4-4
Rail Corridor**



- Urban Service Area
- City of West Bend
- Street Centerline
- Current Street/Rail Crossing
- Railroad to Remain
- Previously Removed Railroad
- Railroad to be Removed



Source: City of West Bend

Monday-Saturday from 6:00 AM to 10:00 PM and Sundays and Holidays from 8:00 AM to 4:00 PM 359 days a year. Rates vary by age and disability per individual ride. Fares for adults, ages 18 to 64 cost \$2.50. Students, ages 5 to 17 cost \$2.00. Elderly (65 and older) or disabled fares cost \$1.50 and children, four years and under accompanied by an adult are free. Tables 4-4 and 4-5 show recent trends in rider composition.

In 1989 there were two private transit services provided within the West Bend area for use by the general public. These included the services provided by the Greyhound Lines, Inc., which operated one of its intercity motorbus routes through the City of West Bend on a daily basis, and a taxicab service provided by Veteran's Cab in the City. These two services are no longer available.

Table 4-4
Ridership Composition for the City of West Bend Shared-Ride Taxi Service: 1997-2000

	1997 Number of Riders		1998 Number of Riders		1999 Number of Riders		2000 Number of Riders	
Adult	26,957	27.05%	29,738	26.34%	32,893	25.88%	33,668	25.25%
Student	17,553	17.62%	20,621	18.26%	22,226	17.49%	19,956	14.97%
Elderly/Disabled	55,137	55.33%	62,551	55.40%	71,981	56.63%	79,714	59.78%
Total	99,647		112,910		127,100		133,338	

Source: City of West Bend

Table 4-5
Number of Riders for the City of West Bend Shared-Ride Taxi Service: 1997-2002

MONTH	1997	1998	1999	2000	2001	2002
January	8,413	9,349	11,135	11,637	12,014	11,071
February	8,090	8,835	10,970	11,124	11,727	11,080
March	8,746	10,364	11,866	11,942	12,583	11,564
April	8,399	9,583	10,624	10,663	10,971	11,441
May	8,560	9,252	10,095	11,410	11,108	10,911
June	7,653	8,967	10,222	10,457	11,095	10,351
July	8,065	8,811	10,141	9,976	10,090	10,221
August	7,674	8,515	9,945	10,909	10,965	10,391
September	7,860	9,315	10,215	11,336	10,147	10,264
October	9,095	10,270	10,816	11,543	12,150	11,318
November	8,084	9,508	10,346	11,525	10,819	10,256
December	9,008	10,141	10,725	10,816	10,702	10,317
Total	99,647	112,910	127,100	133,338	134,371	129,185

Source: City of West Bend

West Bend Municipal Airport

The West Bend Municipal Airport is located approximately one and one-half miles east of River Road (CTH G) on Washington Street (STH 33). The airport was established in 1928 as a grass landing field. The airport runways remained grass strips until the 1950's when the first concrete runway was constructed. Currently there are two paved runways: Runway 6/24, which is 3,900 feet in length and Runway 13/31 which is 4,500 feet in length (Map 4-5). The West Bend Municipal Airport is classified as a general utility-stage 1 corporate airport, designed to handle single-engine and twin-engine aircraft as well as business and corporate jets. 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 Mitchell International Airport. The reliever status provides additional opportunities for financial assistance for eligible capital improvements and land acquisition as identified in the SEWRPC's regional airport system plan for southeast Wisconsin. Hanger space in the form of T-Hangers and commercial hangers is available at the airport along with tie-down areas. A system of standard navigational equipment exists at the airport. In 1998 the number of flight operations totaled 97,000, which included 6,000 air taxi flights, 41,200 local general aviation, 37,800 itinerant general aviation, and 12,000 military operations. West Bend does not have scheduled air carrier services.

The West Bend Municipal Airport also houses a headquarters unit of the Wisconsin Army National Guard. The 832nd Medical Company (Air Ambulance) occupies a 55,700 square foot maintenance building, a 27,700 square foot aircraft storage hanger and a 52,000 square yard aircraft and vehicle parking area on a 33.5-acre site leased to the Wisconsin Army National Guard by the City (Map 4-5). The West Bend unit recently expanded its facilities west of Wingate Creek to include a new 27,630 square foot shop/repair hanger and a new 18,200 square foot storage hanger with occupancy slated for 2003. The new facility area is

connected to the original site by a vehicular bridge over Wingate Creek. The 832nd unit is comprised of numerous maintenance vehicles, Huey helicopters, and on-call personnel that are on a 72-hour alert for worldwide deployment. This unit also provides local emergency service to area residents in time of need.

A Fixed Base Operator (FBO) is a local airport business which provides aviation services at smaller airports. At the West Bend Municipal Airport, West Bend Air, Inc. is the local FBO and provides basic aeronautical services such as fuel sales, flying instruction, charter flights, and aircraft maintenance services.

Working closely with the Wisconsin Department of Transportation, SEWRPC 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 regional airport system plan for southeastern Wisconsin, a key component of the Wisconsin State Airport System Plan 2020, contains specific recommendations for the improvement of the West Bend Municipal Airport. Major improvements recommended for the West Bend Airport include reclassifying the airport from a from General Utility-Stage I to a General Utility-Stage II facility in order to accommodate all types of business jets, 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; new lighting and navigational aids; and the acquisition of additional land for airport site improvements including terminal and hangar space and clear zone protection. The extension of the primary runway will require the long-planned relocation of STH 33 to the north. The recommended airport layout plan for the West Bend Municipal Airport is shown on Map 4-5.

The City of West Bend, together with the Wisconsin Bureau of Aeronautics and the Federal

Map 4-5
West Bend Airport Expansion Proposal
Source: Coffman & Associates

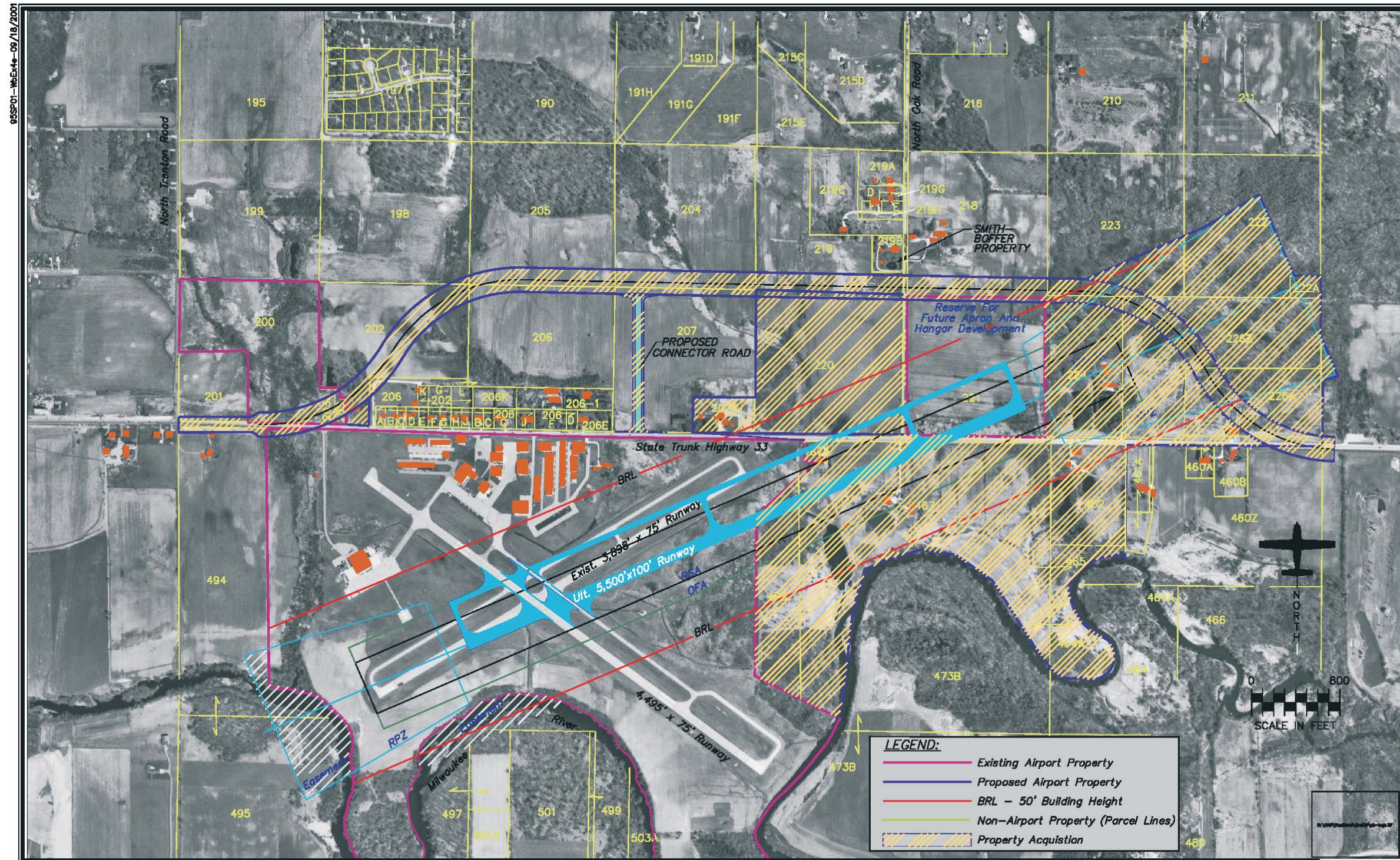


Exhibit 4E
ACQUISITION AREAS: ALTERNATIVE C/D HYBRID

Aviation Administration (FAA), have been working since 1992 toward the implementation of the improvements recommended in the adopted regional airport system plan.

Presently the City in cooperation with the Wisconsin Bureau of Aeronautics is nearing the completion of an Environmental Assessment investigating the impacts of lengthening Runway 6/24 from 3900 to 5500 feet. Runway 6/24 is oriented northeast to southwest, while runway 13/31 is oriented northwest to southeast and is 4500 feet in length and will not be lengthened. Expanding runway 6/24 includes the following:

- Provision of a paved runway length of 5500 feet, a width of 100 feet and pavement strength of 70,000 pounds dual wheel loading.
- Construction of a new parallel taxiway.
- Installation of a new precision instrument approach for runway 6/24, including a medium intensity approach lighting system.
- The relocation of State Trunk Highway '33' around the end of the new runway and by-passing the homes and businesses presently adjacent to the airport.
- Provision of land for a general aviation terminal building, aircraft parking, aircraft hangers, and support facilities.
- The widening of State Trunk Highway '33' from two to four lanes between North Trenton Road and 4000 feet East of North Oak Road.

Bicycles

There are many opportunities for bicycle transportation and recreation within the City. Essentially all streets in the City have sidewalks and have ample room for bicycle travel. Currently there are no designated bike lanes along the City road system. There are many recreational paths that are multi-purpose trails intended for usage of bicycling. All recreational trails within the West Bend Park System permit bicycle traffic with the exception of those within the Lac Lawrann Conservancy area and some portions of the trails within the Glacial Blue Hills recreation area.

The most notable bicycle corridor in West Bend is the Milwaukee Riverfront corridor that now

extends from north of Regner Park along the Milwaukee River to the east end of Riverside Park. There are plans to extend this corridor to Quaaas Creek Park to the east and up to Moraine Park Technical College to the North. There are also plans for a trail within the abandoned railroad corridor that extend from Rusco Rd. to the north through the Planning Area. If this were to occur the railroad trail corridor along with the current trail system would become one of the most encompassing trail systems for a city the size of West Bend in the State of Wisconsin.

Pedestrian

Throughout the City of West Bend there are many ways for a person to get around without the use of a vehicle. Sidewalks along roadways connect to crosswalks that connect to paths and trails. Although there are many major streets and highways that run through West Bend, there are crosswalks that are protected by electronic traffic signals in order to allow ample time for individuals to cross safely. The overall condition of sidewalks in the City is deemed as above average and there is a consistent effort made each year by the City to find deficient areas of sidewalk quality and work to replace them. In total, there are approximately 183 miles of sidewalk within the City limits joining all residential neighborhoods to all commercial and industrial centers. Barriers exist within the City that hamper pedestrian access including the Milwaukee River and United States Highway 45. Although these seem like barriers, pedestrians can find access over or under them by the sidewalks adjoining the streets that cross the bridges and underpasses.

Deficiencies in access to sidewalk or trails were noted in several locations including; Schmidt Road from East Washington Street to north of the Lac Lawrann Conservancy; River Road (CTH "G") from Decorah Road south to Prairie Drive (Prairie Meadow Subdivision); 18th Avenue from Decorah Road to Paradise Drive; and South Main Street from Progress Drive to Rusco Road. These deficiencies exist because these are rural road sections within undeveloped or only recently

developing areas of the City. Sidewalk installation is anticipated to occur during road reconstruction or as adjoining lands develop.

Acquisition of resource related trail corridors has occurred as adjoining land development has made land available. These trail corridors are generally identified within the City's 2020 Park and Open Space Master Plan. Preparation of specific trail alignment plans and development of an implementation strategy is needed to foster the completion of the trail network, including priority components such as the rails to trails corridor and the Milwaukee Riverwalk.

The implementation of a combined recreational and transportation trail system has significant economic and quality of life impacts on the community. Communities which offer passive and active recreational opportunities as well as alternative transportation modes, as provided by a coordinated trail network, are more attractive to businesses which desire to attract and retain employees. And integrated trail system also allows cultural and commercial activities to develop so as to take advantage of the pedestrian and bicycle traffic drawn to an attractive, resource related trail facility. Separated from vehicular traffic and requiring few controlled street crossings, the planned trail system also provides a safe, direct transportation corridor for children and adults. The trail system although designed to take advantage of natural resource corridors, provides access to many of the common destinations in West Bend such as schools, parks, community public sites and commercial and employment centers. With appropriate integration with the public sidewalk system, few residential areas within West Bend would not have direct access to the trail system.

It is in the interest of the City of West Bend to continue to build and promote pedestrian access throughout the City as new roads are built and development expands.

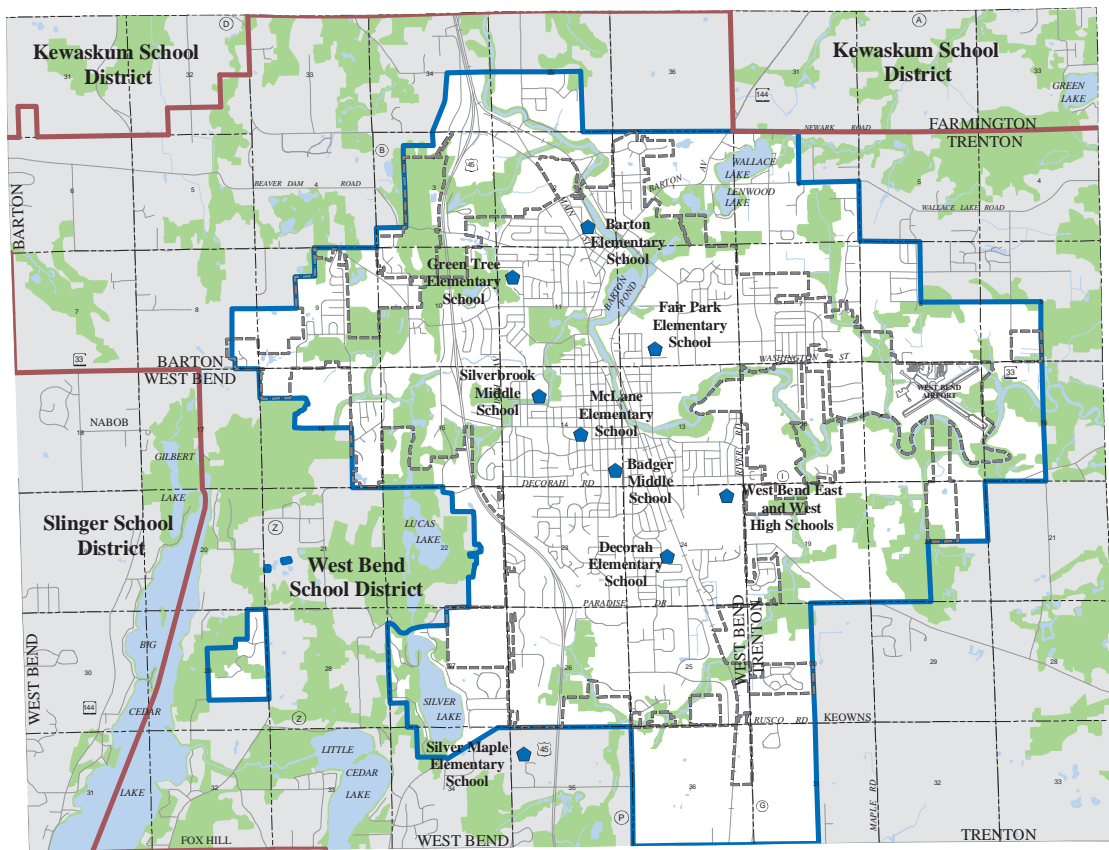
COMMUNITY FACILITIES

Public Schools

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 location of the boundary of these three school districts in the City of West Bend Planning Area is shown on Map 4-6. 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. These schools are located in the City of West Bend Planning Area with the exception of Jackson Elementary which is just south of the Planning Area in the Village of Jackson (Map 4-6). The Slinger School District operates 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 five schools: Kewaskum High School, Kewaskum Middle School, and Farmington, Kewaskum and Wayne Elementary Schools, none of which is located in the City of West Bend Planning Area. The 1988-1989 and 1993-1994 through 2002-2003 school year enrollments for each school in the City of West Bend School District are set forth in Table 4-6. Total enrollment within the West Bend District had peaked in the 1995-1996 school year and has decreased or remained relatively stable since, despite significant increases in population and housing units within the district.

The West Bend School District as tabulated from the 2000 Census by the National Center for Education Statistics (NCES), encompasses a total population of approximately 46,245 residents of which 9,190 were children age 5 to 19 years old. An additional 3,216 children of less than 5 years of age were enumerated. Characteristics of the district include an average household size of 2.55 residents and an average family size of 3.04

Map 4-6
School District Boundaries and School
Locations in the West Bend Planning Area



- Public School
- School District Boundary Line
- City of West Bend
- Urban Service Area



Source: City of West Bend



West Bend East and West High Schools

residents. Median household income within the district was \$52,570 in 1999. Approximately 2.7% of the families and 3.9% of the households had 1999 income below the poverty level within the district. The NCES 1999-2000 survey indicates that the district included 6,786 students and 408.2 full-time equivalent teachers.

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 (UWWC), located south of Washington Street and west of University Drive on the City's west side, is one of 14 two-year campuses in the University of Wisconsin system, offering students the opportunity to complete their first two years of college study, with a guaranteed transfer of all credits to any University of Wisconsin four-year campus. UWWC offers a well-balanced program of liberal and professional courses. The courses offered at UWWC provides students with a foundation for more than 50 different professional and specialized fields of study. 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. UWWC attracts a student body of more than 600 students. A new science addition and administrative renovations occurred in 2002 which added 32,194 square feet of building space.

The Moraine Park Technical College (MPTC), 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 students 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. Courses of study include Accounting, Associate Degree

Nursing, Child Care and Development, Graphics Communications-Electronic Prepress, Health Information Technology, Individualized Technical Studies, Legal Secretary, Marketing, Tool and Die Design, Web Developing, and many more. The schedules of the educational programs allow adults to work toward a degree or certificate at a time that is convenient for them. MPTC also provides students with a variety of services including testing, financial aids, student activities, and help with job placement. A new 34,647 square foot building addition opened in September 2002 and features a new two-story Applied Manufacturing Technology Center and a small auditorium.

Private Schools

There are a total of ten private schools providing K-8 education within the City of West Bend corporate limits. Table 4-7 shows the schools, the grades they teach, and the approximate enrollment figures for all private schools within the district since 1999. All schools are within the capacity limits of their classrooms. None of the schools are considering additions or renovations in the near future. Saint Frances Cabrini completed an expansion in 2002 and Saint John's Lutheran has begun raising funds to acquire land outside of their current property to build a new middle school.

City Hall

The West Bend City Hall currently shares a building with the West Bend Police Department at 1115 S. Main Street (Map 4-7). The building was originally acquired by the City of West Bend in September of 1991 from the West Bend Mutual Insurance Company based on the recommendations of the 2010 Land Use Plan to increase the amount of office space. The City Hall houses City departments including the Administration Office, the Department of Community Development, the Engineering Department, the City Clerk's Office, the Finance Department, the Assessor's Office, the Park and Recreation Department, and the Cable Television Area. Also found in the City Hall is the West Bend Common Council Chambers where the City

Table 4-6
Past and Present School Year Enrollments
for the West Bend School District

School	Enrollments										
	1988-1989	1993-1994	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
High School (Grades 9-12)											
East High School	1,041	1,099	1,172	1,249	1,240	1,228	1,325	1,233	1,211	1,193	1,201
West High School	1,051	1,138	1,199	1,245	1,288	1,238	1,277	1,239	1,219	1,246	1,269
High School Subtotal	2,092	2,237	2,371	2,494	2,528	2,466	2,602	2,472	2,430	2,439	2,470
Middle School (Grades 6-8)											
Badger Middle School	791	947	910	871	844	829	833	824	871	847	851
Silverbrook Middle School	612	666	658	645	608	617	602	602	604	615	616
Middle School Subtotal	1,403	1,613	1,568	1,516	1,452	1,446	1,435	1,426	1,475	1,462	1,467
Elementary School (Grades K-5)											
Barton	381	386	421	435	447	434	404	408	391	401	387
Decorah (PK-5)	442	425	421	426	404	373	379	393	408	403	401
Fair Park	518	493	481	480	481	490	456	454	466	442	450
Green Tree	412	543	556	540	532	504	479	474	485	509	505
Jackson	411	444	451	425	419	474	466	506	469	452	447
McLane	395	578	565	576	565	553	539	534	507	506	530
Silver Maple (PK only)	99	90	78	89	88	76	121	119	148	145	169
Elementary School Subtotal	2,658	2,959	2,973	2,971	2,936	2,904	2,844	2,888	2,874	2,858	2,889
TOTAL	6,153	6,809	6,912	6,981	6,916	6,816	6,881	6,786	6,779	6,759	6,826

Source: Wisconsin Department of Public Instruction, West Bend Joint School District and the City of West Bend

Table 4-7
Approximate School Year Enrollments
for the Private Schools in the West Bend School District

School	1999-2000 Enrollment	2000-2001 Enrollment	2001-2002 Enrollemnt	2002-2003 Enrollment
Kettle Moraine Lutheran (9-12)	379	393	406	411
Good Shepherd Lutheran (PreK-8)	230	221	232	229
Holy Angels Parish (PreK-8)	463	448	431	402
Morning Star Lutheran (PreK-8)	128	124	135	127
St. Frances Cabrini (PreK-8)	441	419	436	438
St. John's Lutheran School (PreK-8)	302	288	296	291
St. John's Lutheran School -Newburg (PreK-8)	91	81	66	57
St. Mary's Immaculate Conception (PreK-8)	180	184	174	171
Trinity Lutheran (PreK-8)	80	79	84	78
Calvary Life Academy (K-12)	55	---	---	---
First Baptist Academy (K-8)	64 (K-12)*	28 (K-8)*	27 (K-8)*	13
Tri-Center (Varies)	12	8 (8-12)	9 (7-12)	10
West Bend Christian (Varies)	---	21 (1-12)	8 (K)	23 (PreK-1)

* Transition from K-12 to K-8

Source: Wisconsin Department of Public Instruction and the City of West Bend

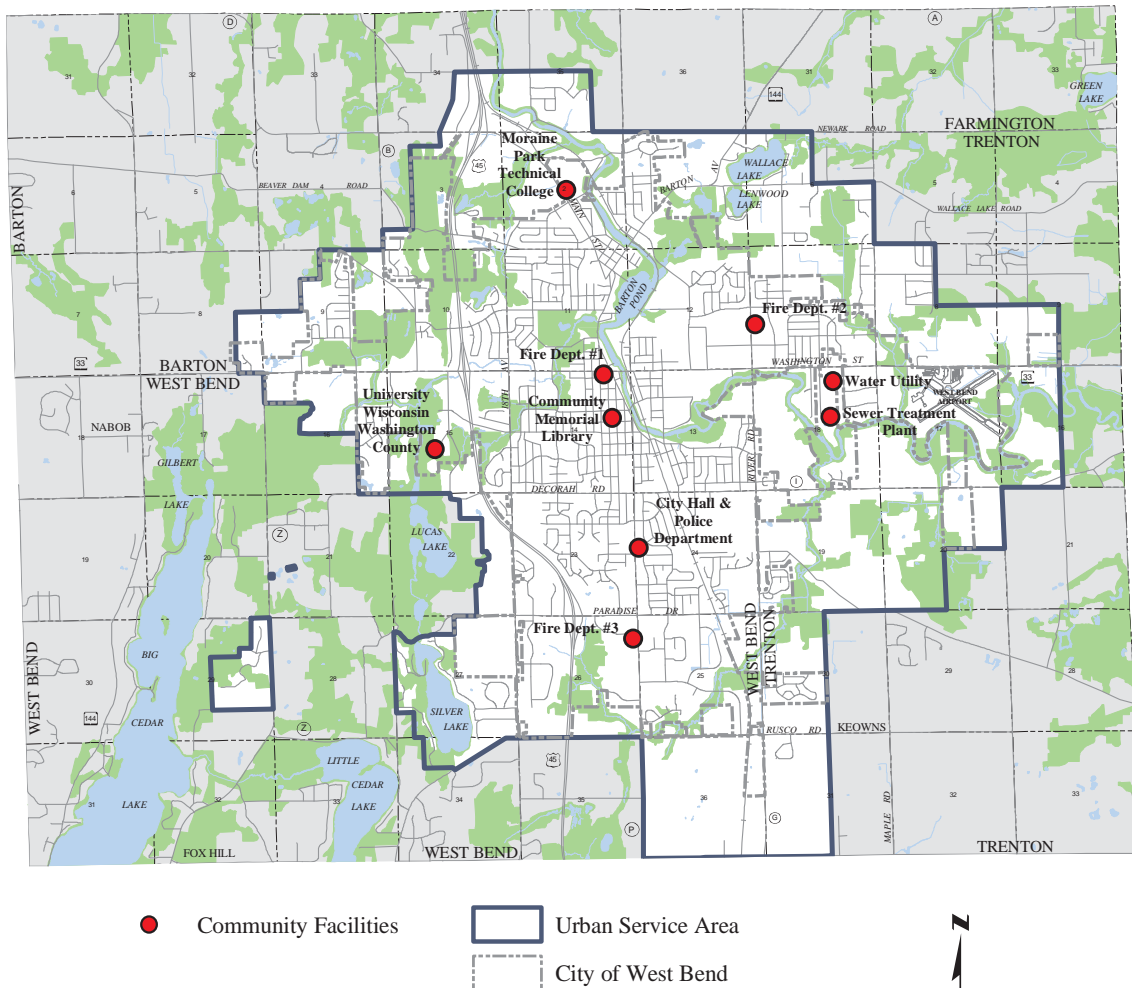
Council and other Boards and Commissions convene.

Construction of a metropolitan area network (MAN) of fiber optic cable has recently been completed linking all major city buildings as well as the Moraine Park Technical College, the UWWC campus and the West Bend Joint School District facilities in West Bend. This data and communication network provides improved access and management capability to all City departments and has made development of internet access to many city functions possible for City residents.

Police Station

The City of West Bend Police Department shares a building with the West Bend City Hall at 1115 S. Main Street as seen on Map 4-7. In 2001, the Police Department had a total department force of 78 workers comprised of Clerks, Dispatchers, Investigators, School Officers, Community Service Officers, Police Officers, Sergeants, Lieutenants, the Captain, and Chief of Police. The Department is comprised of four administrative units including the Office of the Chief of Police, the Operations Services Division, the Criminal Investigations Division, and the Support Services

Map 4-7
Community Facilities within the West Bend Urban Service Area





City of West Bend City Hall and Police Department

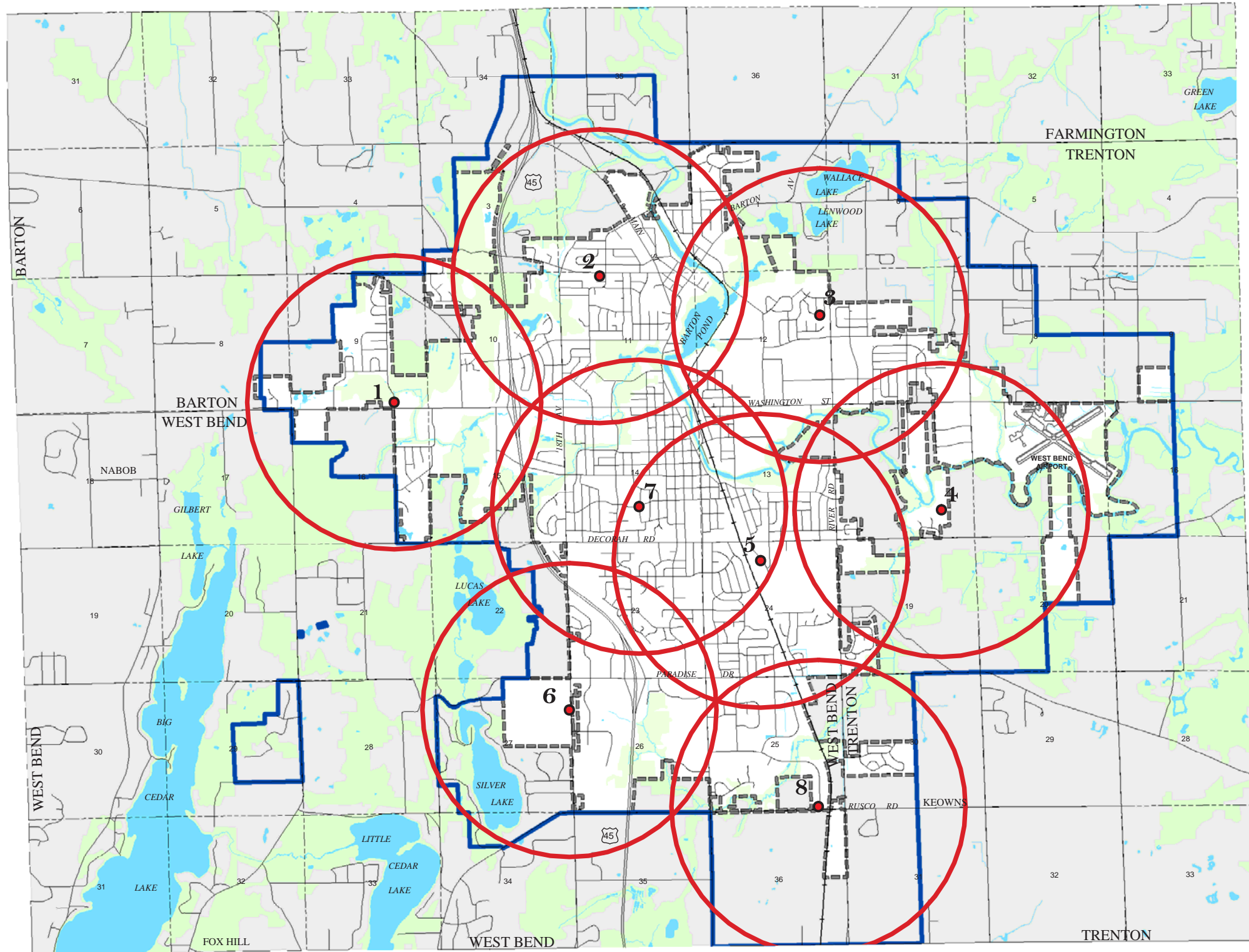
Division. The Department is involved in the community, offering safety programs throughout the year. The Department also works in conjunction with the school district in the DARE program in an effort to teach children the dangerous effects of drug abuse.

Fire Station

The West Bend Fire Department currently operates three stations within the city providing fire and emergency medical response service in the City as well as contract services to several surrounding towns. Station #1 is located in a 12,016 square foot building at 325 North 8th Avenue. Station #2 is located in the East Industrial Park at 901 North River Road, and Station #3 is located at 2100 South Main Street. The department in 2001 was staffed with 38 full-time and 18 part-time firefighters. Department fire fighting vehicles included: four fire engines, two ladder trucks, one tank truck, one compressed air and light truck, one grass fire truck, three 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. In 2001 a new emergency alert system was added to better protect the City. As shown on Map 4-8 the new siren locations provide a very effective means of alert in a time of an emergency in the City and most parts of the Urban Service Area. The Department also performs periodic safety inspections for commercial sites within the City.

In the future the West Bend Fire Department is looking to possibly add a fourth station on the west side of the City in order to decrease emergency response times in that area. The preferred two-mile service radii for the existing stations are depicted on Map 4-9. The addition of a fourth station and attending personnel on the west side would serve to improve emergency response travel times in that area.

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. Grading obtained under the schedule are used throughout the United States in establishing base rates for fire insurance. While the 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 2000, the area in the City of West Bend served by public water supply hydrants were rated Class three by the ISO. Those areas in the Planning Area which were not served by public water supply hydrants were rated Class Nine.



Map 4-8
Siren Locations in the City of
West Bend Urban Service Area: 2001

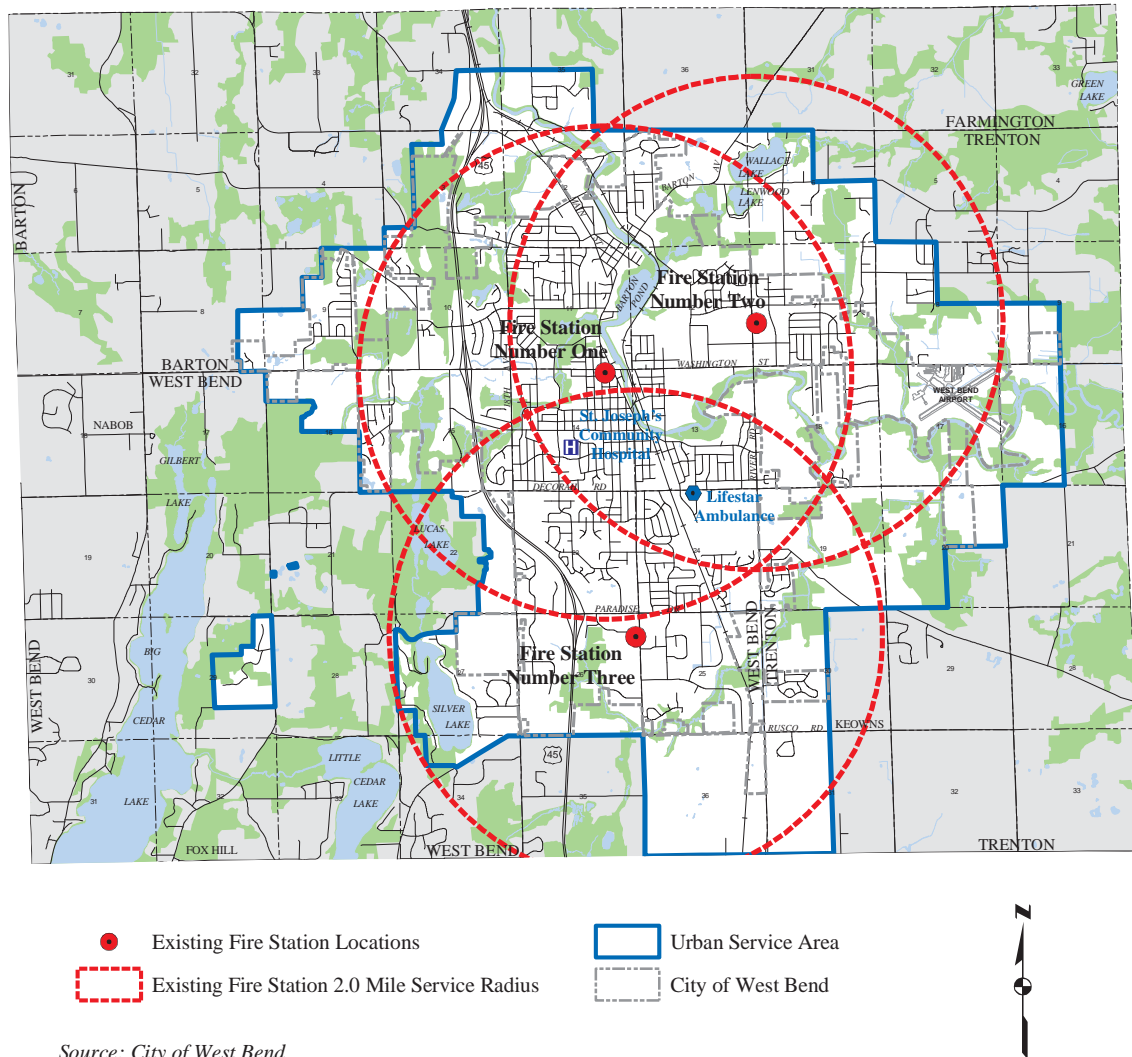
- Siren
- Siren Effective Radius

Siren Locations	
Siren	Location
1	Southeast corner of Villa Park Drive and the Private Drive north of Washington Street
2	1313 Jefferson Street; site of the Washington County Radio Tower
3	South side of Spruce Street between Firethorn Drive and Conifer Avenue
4	Quaas Creek Park near location of light pole for the south ball diamond
5	Within Indiana Avenue Right-of-Way; north of the WI Electric property line
6	West Bend Mutual Insurance Co., 1900 S. 18th Avenue
7	In the median of Ridge Road, South of Oak Street
8	Northwest corner of Rusco Drive and Progress Drive



Source: City of West Bend

Map 4-9
Optimal Travel Distances for Fire-Fighting Vehicles from the Existing
Fire Stations Serving the City of West Bend Urban Service Area and Environs



West Bend Community Memorial Library

The City of West Bend Community Memorial Library is a recently expanded facility located at 630 Poplar Street. The facility, which was completed and opened in 1999-2000, occupies more than 60,000 square feet. The library offers a variety of services including a reference service, an interlibrary loan service, photocopiers for public use, Internet training and usage, a public bulletin

board, quiet study rooms, and a public meeting room for clubs and groups of 12 to 40 people. On hand for help with resources, information, and library services is a staff of more than 33 full- and part-time individuals. As of 2002, the library housed over 6,650 videos for adults and juveniles, 300 subscription periodicals, and 144,207 books. The library has an annual circulation of over 551,400 and is a member of the Washington County Federated Library System. Recently, the



West Bend Community Memorial Library

library was named “Library of the Year for 2001” out of 913 other libraries in the state. Contributing to this award, besides the dedicated staff and variety of resources, are the various programs that are offered including the Outreach and Homebound Programs, the Children's Department, and the Summer Reading Programs. The Outreach Program allows those who have physical disabilities or live in assisted care facilities the chance to experience what the library has to offer. An Outreach Librarian visits these individuals on a scheduled basis assisting in the selection of all library materials from books to music. The Children's Department has many different programs, including guest performers and authors, throughout the year to increase the children's interest in reading and learning. The Summer Reading Program also helps the children of the community gain an interest in reading by encouraging them to complete reading tasks on their own. The children's achievement is then rewarded with certificates at a special party.



West Bend Art Museum

West Bend Art Museum

The West Bend Art Museum is both an art gallery and an art museum located at 300 S 6th Avenue across from the West Bend Community Memorial Library. 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

There are many health facilities offering a variety of services throughout the City of West Bend and its environs providing everything from surgical to clinical health care. All the major health facilities are centrally located within the City. If other major surgical needs are demanded that the City's facilities are unable to provide, there are many other hospitals with similar services nearby.

The primary hospital in the City of West Bend is St. Joseph's Community Hospital. St. Joseph's, located at 551 South Silverbrook Drive, is an independent, nonprofit, acute, and sub-acute care hospital serving West Bend and communities in and around Washington County since 1930. The hospital is governed by a 19-member local board of directors, all volunteers. As of April 2001, St. Joseph's staffed 197 Physicians and housed 142 beds with 84 being adult beds, 21 Nursery beds, 19 mental health beds, and 18 sub-acute beds. In the year 2000 a total of 5,319 individuals were admitted to the hospital, 55,305 outpatient registrations were recorded, and 754 babies were born. St. Joseph's serves patients and their families with a 24-hour emergency department staffed by board certified emergency room physicians; inpatient and outpatient surgery; a New Life Center; an intensive care unit; laboratory; diagnostic imaging including nuclear medicine and fixed site MRI; and a full range of rehabilitation



Saint Joseph's Community Hospital of West Bend

services including physical therapy, speech therapy, occupational therapy, and cardiopulmonary rehabilitation. The hospital also provides a Cancer Care Center including radiation therapy, health education programs and support groups; an inpatient mental health unit; a sub-acute care unit; and complementary medicine services including massage therapy. In addition, the hospital 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. In 2002, the hospital announced plans to construct a new, relocated facility on a site north of Pleasant Valley Road and west of USH "45" three miles south of the City. The relocation of the hospital facility will have significant impacts on the community such as decreased ease of access by elderly citizens and increased transport time for emergency medical responders.

Other hospitals of relative importance to the City of West Bend due to their proximity are Hartford Memorial Hospital in Hartford, Fond du Lac County and St. Agnes Hospitals in Fond du Lac, St. Nicholas Hospital in Sheboygan, Community Memorial Hospital in Menomonee Falls, St. Mary's Hospital in Mequon, and Children's Hospital of Wisconsin located in Milwaukee. These eight hospitals, as well as many more facilities serving in the nearby City of Milwaukee, are reliever facilities to St. Joseph's Hospital in the case of an extreme emergency for both children and adults. The locations of the aforementioned

hospitals and their proximities to the City of West Bend are shown on Map 4-10 and Table 4-8.

West Bend also has a several medical clinics offering a variety of services. The West Bend Clinic run by SynergyHealth is located at 1700 West Paradise Drive. The clinic offers walk-in and appointment access for many medical services including family practice, urology, allergy, orthopedics, cardiology, gastroenterology, internal medicine, neurology, obstetrics and gynecology, ophthalmology, optometry, pulmonology, general thoracic and vascular surgery, and many more specialized services. Also an onsite Pharmacy is located at the clinic. SynergyHealth runs additional clinics in Jackson and Kewaskum providing many of the same family practice services. The other major clinic in the West Bend area is The Aurora Clinic located on 205 Valley Avenue. The facility offers much of the same family practice services as the West Bend Clinic.

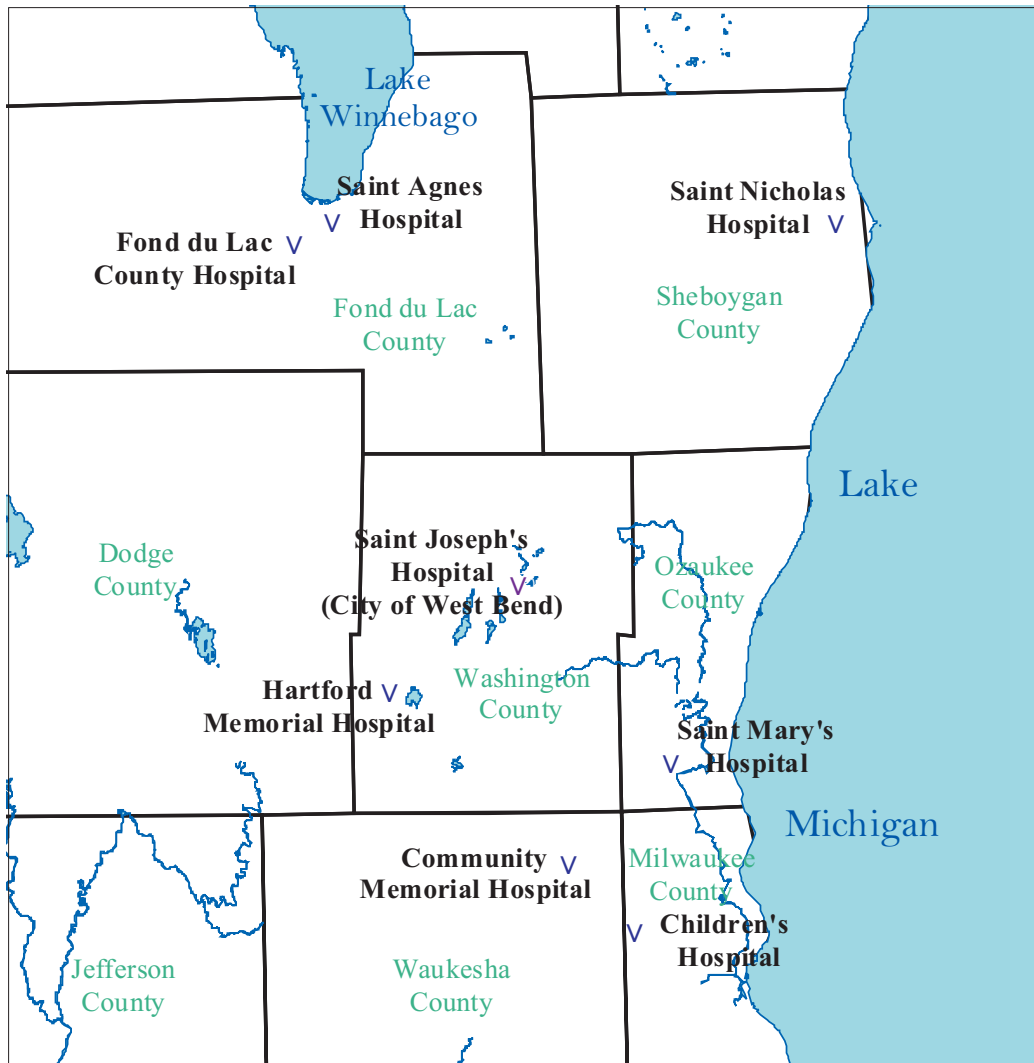
Another major health facility is the Samaritan-Washington County Home at 531 E. Washington Street, in the County's government complex. The 251-bed facility offers physical therapy, occupational therapy, social services, and adult day care for the elderly and disabled.

In addition to the hospitals and clinics, the City of West Bend also has a variety of doctors in the community providing a variety of specialized services including dentists, chiropractors, gynecologists, dermatologists, optometrists, and many others.

Rescue Facilities

There is one private ambulance service in the West Bend area for both emergency and non-emergency situations. The Lifestar Emergency Medical Services, L.L.C., located on 108 West Decorah Road as seen on Map 4-9, is a 24-hour ambulance service providing local and long distance medical transport service. The primary service area of this ambulance service includes all of Washington and Ozaukee Counties. The service is on call to area fire departments including the City of West Bend if

**Map 4-10
Hospitals & Clinic Locations**



**Table 4-8
Approximate Travel Distances to Area Hospitals from the City of West Bend**

Hospital	City	Approx. Distance (Miles)
Hartford Memorial Hospital	Hartford	15
Community Memorial Hospital	Menomonee Falls	18
Saint Mary's Hospital	Mequon	18
Children's Hospital	Milwaukee	32
Saint Agnes Hospital	Fond du Lac	32
Fond du Lac Hospital	Fond du Lac	32
Saint Nicholas Hospital	Sheboygan	37

Source: City of West Bend

added assistance is needed and they have a direct contract with the Village of Slinger to answer all 911 calls. Lifestar also offers other conveniences including nurse transports, direct billing to all insurances, CPR and First Aid classes, and wheel chair van service.

The City of West Bend Fire Department is the primary emergency medical response and rescue service for the City. The Department's experienced staff and three ambulances are on 24-hour call, 365 days a year, able to provide quick emergency response within the city. Map 4-9 shows the Fire Department's locations in relation to Saint Joseph's Community Hospital.

Child Care Facilities

Throughout the City of West Bend and its environs are many child care facilities offering individual care to all ages of children from infant to pre-teen. As of January 2003, the Wisconsin Department of Health and Family Services listed twenty-nine licensed day care facilities in the West Bend Planning Area. These twenty group day care and nine family day care facilities provide a capacity for 1,088 and 69 children respectively, and accept children of one year to twelve years old in age. This care capacity of 1,157 children is approximately 24% of the 4,787 children of ages 1 to 12 enumerated in the City during the 2000 U.S. Census. It is probable that additional certified or unsanctioned day care providers exist within the Planning Area.

Recycling Facilities

Onyx Waste Services currently provides recycling services under contract to the City of West Bend. On a weekly basis all recyclables including cardboard, paper, bottles, tin, aluminum, and glass are collected from the City's residences by means of collection bins owned by each resident, and removed from businesses by either the same method or a large 'recyclable only' dumpster method. The recyclables are then transported to one of two areas. The cardboard and paper are removed to Onyx in Menomonee Falls and the

bottles, tin, and aluminum are removed to Resource Management in Illinois. Once these recyclables reach these destinations they are processed and reused for a variety of purposes including car parts and recycled paper. The City of West Bend recycles over 2,400 tons of refuse a year.

Solid Waste Disposal

Solid waste disposal for the City of West Bend is contracted for by the City Department of Public Works. Refuse is brought to the Onyx Waste Services transfer station at 803 North River Road. From there the waste is transported to a landfill in Horicon, Wisconsin run by Onyx at Glacial Ridge. At the current rate of transfer, the Horicon landfill is projected to be at full capacity in the next 5-8 years. When this occurs the alternative is to transfer to alternate landfills or to expand the current Horicon landfill. The City of West Bend accounts for over 6,200 tons of refuse waste a year.

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 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 comprehensive planning.

Public Sanitary Sewer System

Existing City Sanitary Sewer System Area

The existing sanitary sewer service area and the sanitary sewer system tributary to the West Bend wastewater treatment facility are shown on Map 4-11. In 2001, the existing sanitary sewer service area totaled approximately 9,230 acres, which is

about 23 percent of the total Planning Area and includes all of the area in the City of West Bend corporate limits. The City sanitary sewage treatment plant also provides contracted sanitary sewer services to the Wallace Lake Sanitary District, the Silver Lake Sanitary District, the Scenic Drive Sanitary District, and two urban developments, Cedar Lake Home Campus and Serigraph Sales and Manufacturing, Inc.

City Wastewater Treatment Technologies

Located on the Milwaukee River, the wastewater treatment plant began operation in September 1980 next to an older existing wastewater plant. The facility presently treats approximately 5,000,000 gallons of wastewater per day and is designed for an average daily flow of 9,000,000 gallons per day, and a maximum flow of 28,000,000 gallons per day. The plant has a capacity that is sufficient to serve a population of about 48,500 with additional allowance for serving major industrial expansions in the City.

The wastewater treatment plant uses a combination of processes to achieve the required degree of treatment. Physical, chemical, and biological systems remove impurities from the wastewater producing an effluent which is +99 percent pure water. Wastes (sludge) removed for the water are concentrated, stabilized, and removed to a landfill or used as fertilizer on farm fields.

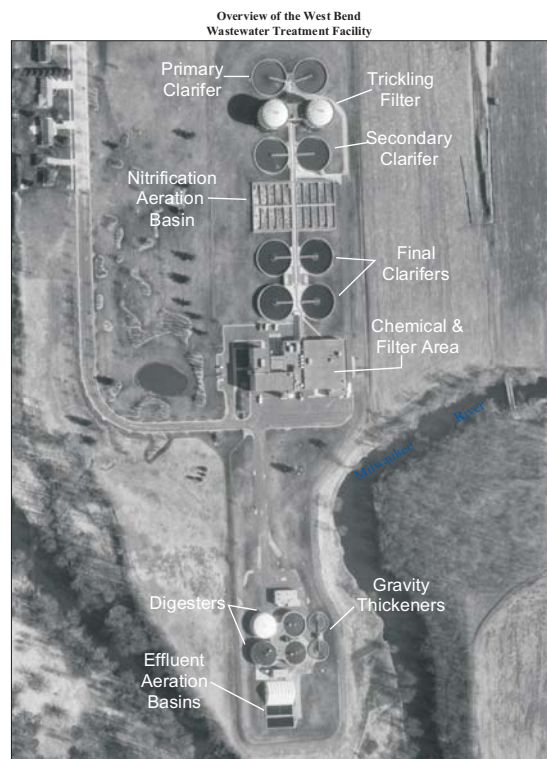
Wastewater from homes and industry enters the treatment plant via a 54 -inch pipe nearly 23 feet below the ground. Large debris is removed from the wastewater on the first treatment step by two automatic bar screens. Small, heavy solids such as sand and coffee grounds are settled and removed in two grit chambers following the bar screens. The wastewater is then pumped to the far north end of the plant by five large pumps with a total capacity of 26,000 gallons per minute.

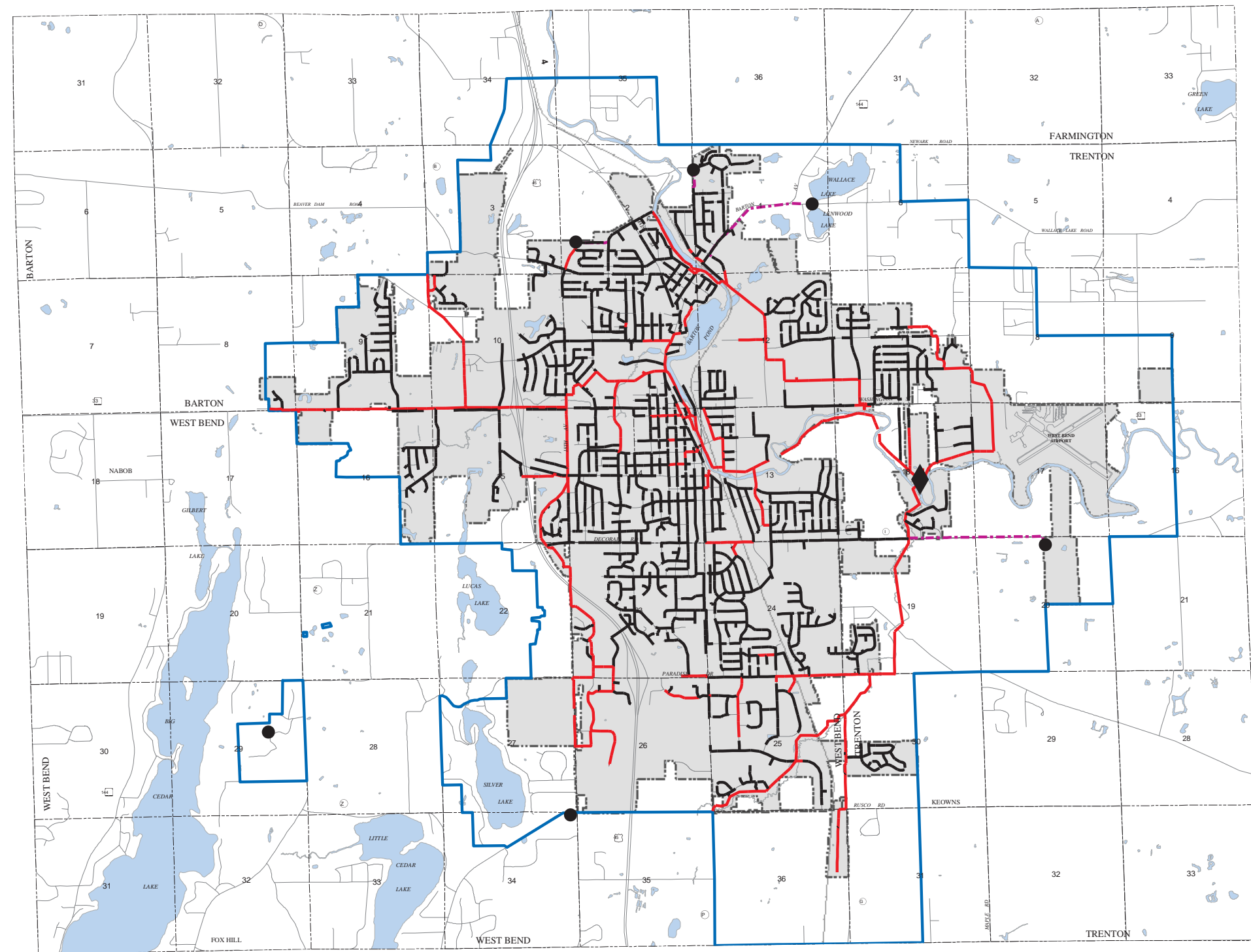
Two large settling tanks, called primary clarifiers, settle by gravity and remove about 60 percent of the suspended organic particles (sludge). The addition of chemicals prior to the clarifiers also

provides removal of the nutrient phosphorus in the settled sludge.

The wastewater is pumped to the top of the trickling filters. These two towers, which are the most visible elements of the treatment plant, contain a honeycomb of plastic covered with a slime of microorganisms (bugs). As the wastewater passes over these bugs, they feed on the suspended and dissolved organic wastes, converting them to oxygen and water. The microorganisms continuously grow and eventually are washed out of the towers. A pair of secondary clarifiers settle and remove these slimes.

The wastewater makes the remainder of the trip through the plant by gravity. After the secondary clarifiers, the wastewater flows to the nitrification aeration basins. In this process, air (oxygen) is injected into the wastewater; microorganisms use the oxygen to remove the remaining organic wastes and convert the ammonia to a stable form of nitrogen. Four final clarifiers settle the microorganisms, some of which are returned to the aeration basins while the rest are removed.





Map 4-11
Existing Sanitary Sewer
System and Service Area in the City
of West Bend Urban Service Area: 2004

- Existing Gravity Main - 8 Inches in Size
- Existing Gravity Main - > 8 Inches in Size
- - - Existing Force Main
- ◆ Public Wastewater Treatment Facility
- Existing Pumping Station
- 2020 Sanitary Sewer Service Area
- ▨ City of West Bend



Source: City of West Bend



West Bend Wastewater Treatment Facility



Trickling Filters at the Treatment Facility

The wastewater is very clean by this point. To remove the remaining small particles the wastewater flows through a filter of sand and coal.

Following filtration, chlorine is added to disinfect the water by killing any disease-causing bacteria. The water is again aerated, if necessary, to raise the oxygen level prior to discharge to the Milwaukee River. When discharged, the water contains less than five parts per million of organic waste and solids.

The sludge removed from the clarifiers is combined and thickened prior to digestion. The four anaerobic (without oxygen) digesters are covered tanks where the sludge is heated and mixed. Microorganisms growing in this environment convert the unstable organic wastes to methane gas. The gas is used as fuel to heat the digesters. The stabilized sludge is converted to a semi-dry cake by processing on vacuum filters and trucked to a landfill or hauled as liquid for spreading on agricultural land for fertilization.

Wastewater Treatment Technologies

As noted in Chapter 1, the Southeastern Wisconsin Regional Planning Commission in 1979 adopted an area wide 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. As such, the delineations are necessarily general, and do not reflect local planning considerations. The area wide water quality management plan recommends that each community served by public sanitary sewerage facilities refine and detail sanitary sewer service areas for their area.

In response to the Regional Water Quality Management Plan, a refined sanitary sewer service area was adopted as an amendment to the 2010 Land Use Plan for the City of West Bend. This plan is documented in SEWRPC Community Assistance Planning Report No. 35 (2nd Edition), entitled, Sanitary Sewer Service Area for the City of West Bend And Environs, June 1998. As shown on Map 1-9, the gross sanitary sewer service (Urban Service Area) in the West Bend Planning Area totaled approximately 16,387 acres, or about 25.6 square miles, and about 40.4 percent of the total West Bend Planning Area. This gross area includes about 5.2 square miles, or about 20.3 percent, of primary environmental corridor; about 0.3 square miles, or about 1.2 percent, of secondary environmental corridor; and about 0.5 square miles, or 2.0 percent, of isolated natural areas.

The 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

is 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 is shown on Map 4-12. In 2001, the existing water supply service area totaled approximately 6,723 acres, or about 16.6 percent of the total Planning Area and about 80.7 percent of the total area in the City limits. The water system is served by 8 wells with a combined yield of about 7,600 gallons per minute, 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 11,000,000 gallons per day, with an average daily consumption of over 3,000,000 gallons per day in 2000.

Engineered Stormwater Management System

The existing storm sewer system and service area for the City of West Bend and environs is shown on Map 4-13. In 2001, 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.

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 that SEWRPC assist in the preparation of a stormwater management program plan. The planning work, completed over a eleven-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 non-point source pollution on surface water quality, and to help reduce downstream flooding.

The plan is 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. Volume three presents information concerning stormwater management in the Milwaukee River drainage areas. Volume four, completed in July 1996 presents a recommended stormwater management system plan for the Quaas Creek subwatershed.

Electric and Natural Gas Service

Electricity and natural gas are supplied and distributed within the City of West Bend by WE Energies Company. These utility services have

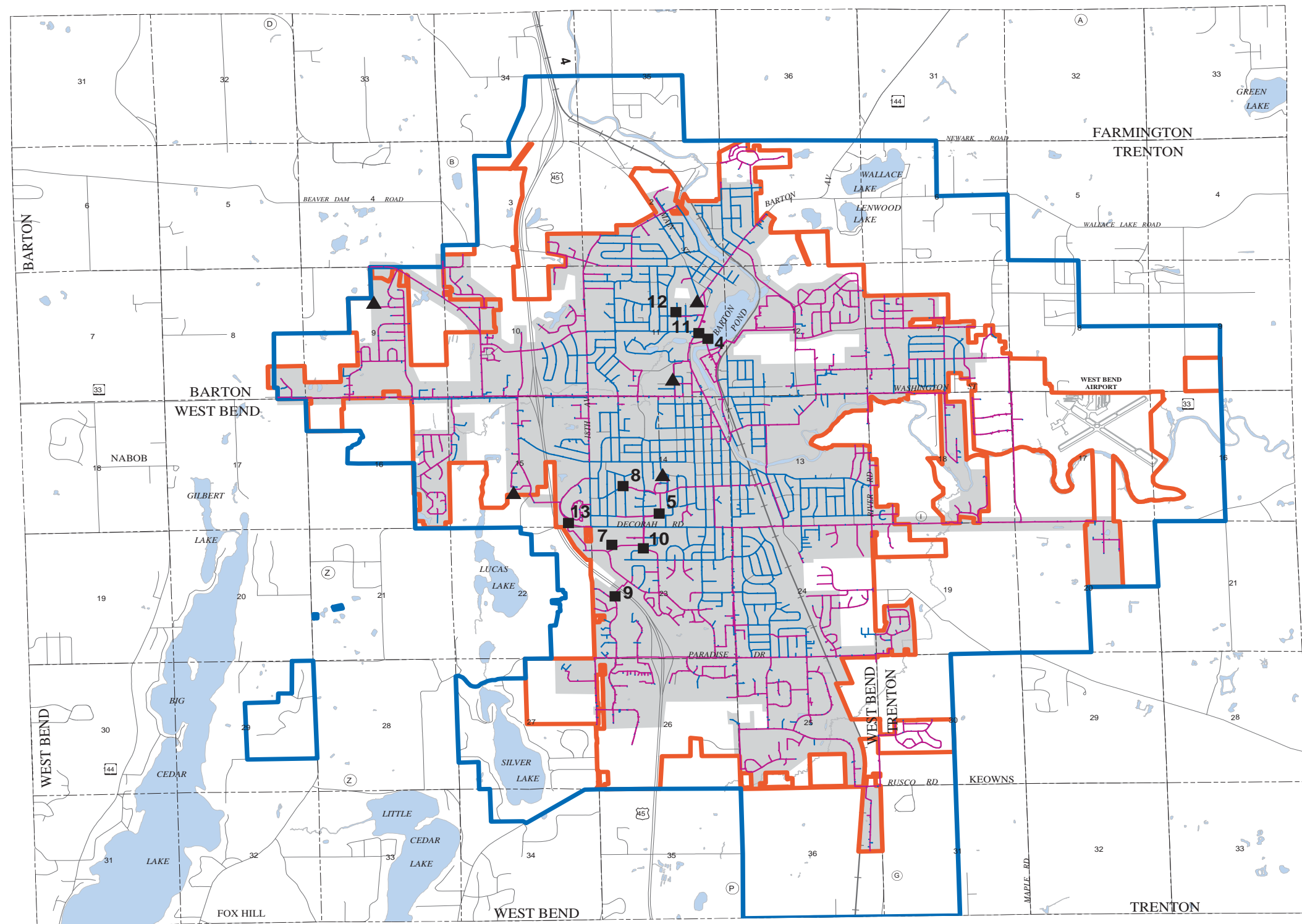
been recently upgraded to meet the urban growth requirements of the West Bend Planning Area.

Telephone and Cable Service

With deregulation of the communications industry, numerous service providers offer land based and wireless telephone service within the West Bend Planning Area. The predominant land based telephone service provider to West Bend remains SBC Wisconsin. With the growing demand for wireless telephone service (cellular and broad band personal communications services) transmission towers and antennas continue to be erected within the Planning Area. The City has encouraged the sharing of towers to minimize the number and height of towers needed to provide adequate service coverage in the City. Public facilities such as water towers, storage towers have been utilized on a lease basis to facilitate multiple transmission antennae.

There are currently seven cellular communication facilities on public structures, all of which consist of antennas located on the City's water towers. The cellular companies that currently have cell towers in West Bend include Sprint PCS, PrimeCo, Nextel, Ameritech, Airadigm, US Cellular, and Voicestream. The City receives compensation every year from each of these companies for supplying the housing area for the antennas.

Charter Communications, located at 2312 Continental Drive, provides cable service for the City of West Bend. The company offers options for both basic and digital cable service. The basic cable allows the user to view 100 channels while the digital service enables the recipient to view over 150 channels with the options for numerous movie channels and pay per view movies on demand. High speed cable Internet access is available from the company.



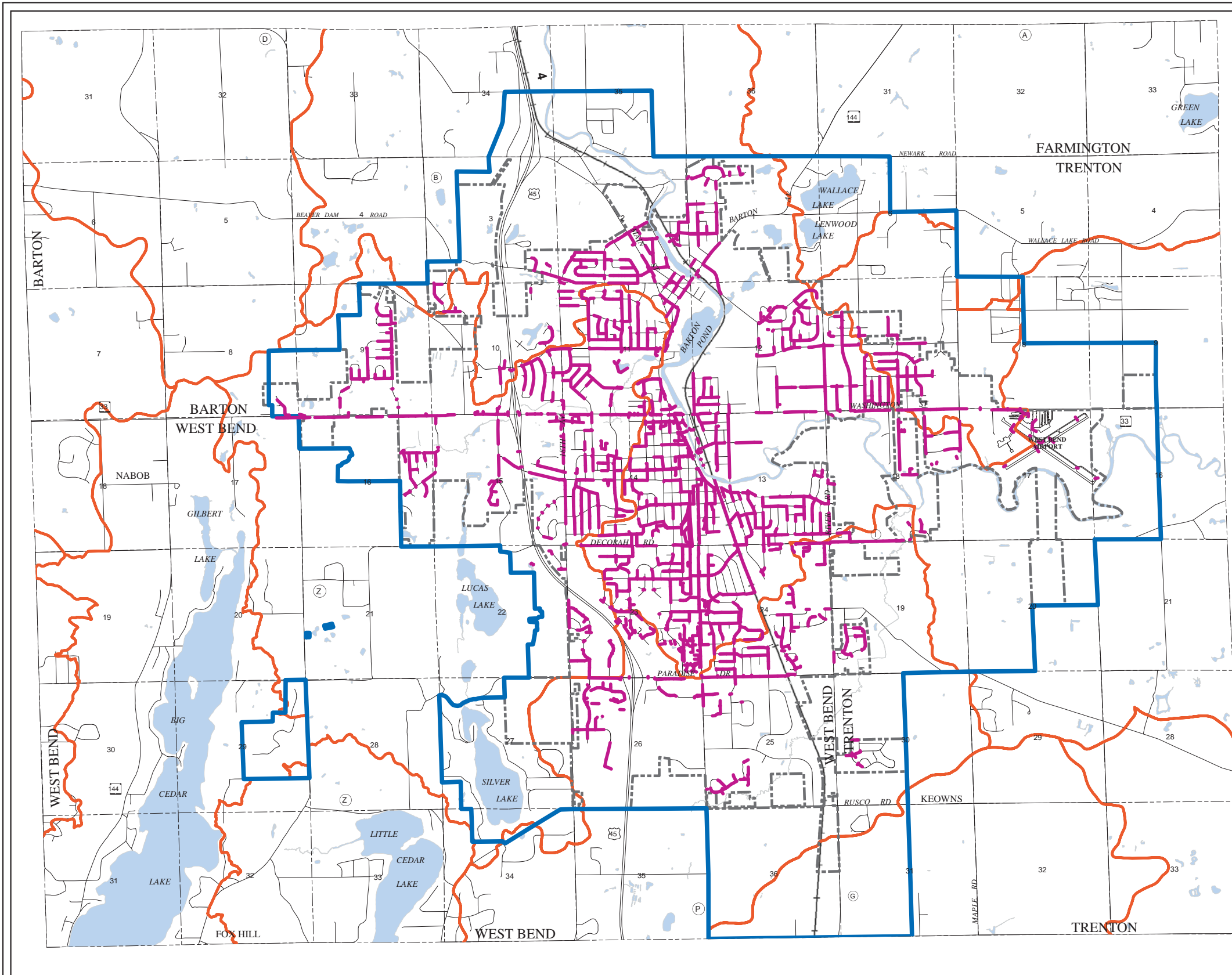
Map 4-12
Existing Public Water Supply
System and Service Area in the City
of West Bend Urban Service Area: 2004

- ▲ Water Tower
- Public Water Well and Number
- Water Main Larger Than 6 Inches
- Water Main 6 Inches or Smaller
- Public Water Service Area
- 2020 Urban Service Boundary
- City of West Bend

Public Water Service Area is an approximation based on the current water mains and the area in which they serve; the area is the closest representation possible of improved lots that are currently served by the City of West Bend Public Water System in the year 2001.



Source: City of West Bend



Map 4-13
Existing Stormwater Sewer
System and Service Area in the
City of West Bend and Environs: 2001

- Storm Sewer
- Sub-watershed Boundary
- Urban Service Boundary
- City of West Bend



Source: City of West Bend

CHAPTER 5

IMPLEMENTATION DEVICES & POLICIES

INTRODUCTION

The proper preparation of a comprehensive 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, 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. Existing intergovernmental agreements such as the Cooperative Boundary Plan between the City of West Bend and the Town of West Bend, Washington County, Wisconsin also is 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 comprehensive 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." A "Comprehensive Plan" for a city means a master plan that is adopted or amended under § 62.23(2) or (3) of the State Statutes. The master plan is to be made "with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality, which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development." It is this concept and the corresponding content requirements which are 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, is characterized by the provision of twenty-eight basic zoning districts: four single-family residential districts, two duplex districts, 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 extent of these districts, as of January 2003, is shown on Map 5-1. Table 5-1 presents a brief summary of the zoning regulations applicable within each of these thirty districts, including permitted and conditional uses, maximum residential density, minimum lot size, minimum yard requirements, and maximum building height.

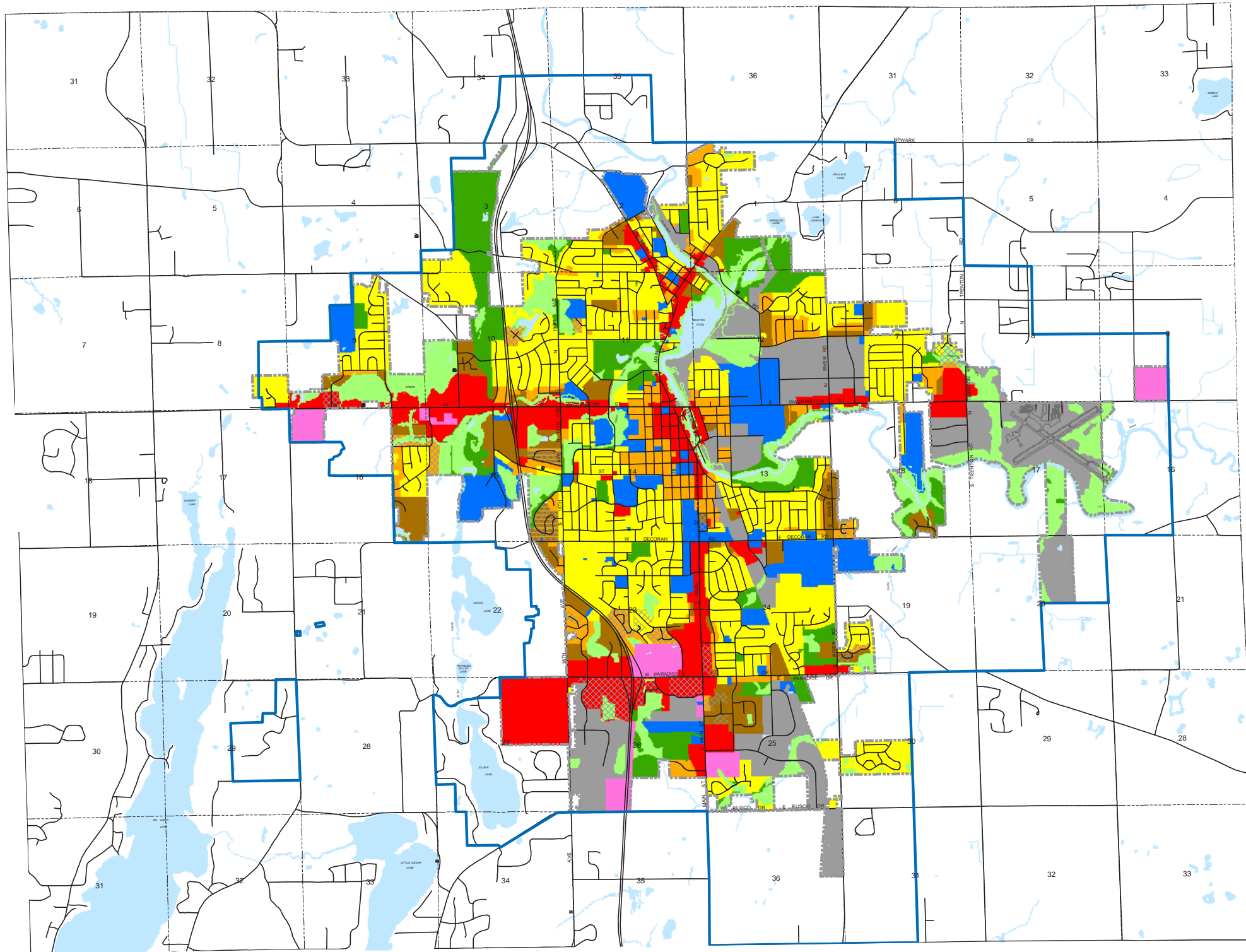
Even though the floodplain areas in the City are regulated by the City's comprehensive zoning district map at a scale of one inch equals 200 feet, the City also uses a separate "Supplementary

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 Planned Unit Development (PUD) Overlay District permits coordination of development, diversified placement of structures, flexibility in building types and mixing of compatible uses within an area of coordinated site planning. This flexibility in design is intended to allow developments which encourage safe and efficient access; protect and preserve environmentally sensitive lands; provide attractive recreational and open space lands; ensure adequate and economic design of public facilities; and ensure the appropriate relationship to adjoining and adjacent land uses. The Traditional Neighborhood Development (TND) sub-section of the PUD Overlay District allows the City to consider development proposals intended to extend these design concepts to the development of compact, mixed-use neighborhoods where residential, commercial and civic buildings are in close proximity to each other.

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 the community has changed. 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.

Good zoning practice dictates that for major developments the developer submit a site plan to



Map 5-1
Existing Zoning in the
City of West Bend: 2003

- Single-family Residential
- Two-family Residential
- Multi-family Residential
- Mixed Residential Zoning
- Manufacturing/Industrial Districts
- Public/Quasi-Public Districts
- Institutional & Public Service
- Park, Recreation, & Open Space
- Floodland/Wetland Districts
- Zoning yet to be Determined
- Temporary Zoning
- Overlay Districts**
- Planned Unit Development Overlay
- Floodplain Fringe Overlay
- Administrative Boundaries**
- Urban Service Area
- City of West Bend
- Water Features
- Existing Roads



Data current as of January 1, 2003

Source: City of West Bend

Table 5-1
Summary of Existing Zoning for the City of West Bend: 2001

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Maximum Lot Size			Max. 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, customary signs in connection w/ residences, customary accessory sues and buildings in incidental to the residential use	Major home occupations, churches	2.90	15,000	15000	100	35	10 one side, 25 both	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 one side, 20 both	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 one side, 18 both	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 one side, 14 both	20	35
RD-1 Two-Family Residential	Two-Family dwellings, minor home occupations, customary signs in connection w/ residences, customary accessory uses and buildings incidental to the residential use	Major home occupations, Churches, Single-family dwellings	7.58	11,500	5,750	90	30	8 one side, 20 both	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 one side, 16 both	25	35
RM-1 Multi-Family Residential	Multi-Family dwellings, minor home occupations, customary signs in connection w/residences, customary accessory uses and buildings incidental to the residential use	Major home occupations, Churches, Government buildings, Schools, Libraries, Museums, Parks, Signage for conditional uses, Clubs, Fraternities and meeting places of con-commercial nature	7.09 to 9.58 depending upon dwelling type	13,635 to 18,435, depending upon dwelling unit type	1-bedroom 4,545; 2-bedroom 5,445; 3-bedroom or more 6,145	120 (a)	30	10 one side, 22 both	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 type	10,890 to 15,000 depending upon dwelling unit type	1-bedroom 3,630; 2-bedroom 4,350; 3-bedroom or more 5,000	120	30	10 one side, 22 both	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 type	9,450 to 13,050 depending upon dwelling unit type	1-bedroom 3,150; 2-bedroom 3,630; 3-bedroom or more 4,350	120	30	15 one side, 35 both	25	40
RM-4 Multi-Family Residential	All RM-1 permitted uses	All RM-1 conditional uses	13.61 to 15.02 depending upon dwelling type	8,700 to 9,600 depending upon dwelling type	1-bedroom & 2-bedroom 2,900; 3-bedroom or more 3,200	120	30	20	25	40
RM-5 Multi-Family Residential	Multi-family dwelling units, customary accessory uses and signage, minor home occupations	Caretaker housing, Day Care Facilities, Clubs, Lodges, Health Care Facilities, Community Centers, Churches, Government Buildings	15.02 (g)	8,700	2,900 (g)	120	30	10 one side, 30 both	25	45
B-1 Community Business	Retail stores, offices, shops, clinics, theaters, restaurants, services, hotels and motels	Dance Halls, Factory Outlet Stores, Gasoline Service Stations, Recycling Drop-off Centers, Utilities, Boardinghouses	~~	22,000 (b)	~~	80	42	10' one side, 30' both	15	35
B-2 Central Business	All B-1 permitted uses	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 and Dental Clinics, Utilities, Boardinghouses	~~	7,200	~~	60	42	10 one side, 30 both	25	35 or two-stories

Table 5-1 Continued

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Maximum Lot Size			Max. 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-4 General Business and Warehousing	Wholesale Service and/or Retail Sales and Warehousing	Animal hospitals, Const. Services, Laboratories, Freight Services, Locker Plants, Cabinetmaking and Lumber Yards, Communication Towers	~	22,000	~	100	42	15 one side, 40 both	25	35 or two-stories
B-5 Neighborhood Office and Service	Certain Professional and Special Services, Governmental and Public Service Offices, Churches	Athletic & Health Clubs, Child Care Facilities, Drive-in & Drive-Thru Financial Institutions, Restaurants except drive-in and through, other Services and Retail Sales	~	7,200	~	60	15 Downtown & Barton, 42 elsewhere	8 one side 20 both	25	35 or two-stories
B-6 Office Park	Certain Professional and business services, Governmental and Public Service	Athletic clubs, Child Care Facilities, Gift Shops, Conference/Meeting Facilities, Residential Condominiums	~	43,560 (1 acre)	~	150	42	10 one side, 30 both	25	60
I-1 Institutional and Public Service	Schools, Child-Care Facilities, Churches, Hospitals, Nursing Homes, Clinics, Museums, Art Galleries, Cemeteries, Crematory Service, Lodges, Public Buildings	Gift Stores, Florists, Utilities, Funeral Homes, Communication Towers	~	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	~	~ (d)	~	~ (d)	50	40	50	35
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 one side, 35 both	25	35
M-2 Heavy Industrial	All M-1 permitted uses and other processing, manufacturing and/or storage	Bottling Plants, 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 ones ide, 40 both	25	65
M-3 Planned Industrial Park	All M-1 and M-2 permitted uses	All M-2 conditional uses	~	43,560 (1 acre)	~	150	50	15 one side, 40 both	25	65
FW Floodway	Agricultural uses excluding structures, Fish Hatcheries, Forest Preserves, Utility Facilities	Navigational structures, Bridges, Utilities, Park and Recreational areas excluding structures and other Open Space uses	~	~	~	~	~	~	~	~
FWW Floodway Wetland	Agricultural uses, excluding structures and certain recreational uses	Flood proofed 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 Non-Shoreland Wetland	All SW permitted uses	~	~	~	~	~	~	~	~	~
FFO Floodplain Fringe Overlay	Any use of land, except structure, permitted in the underlying zoning district	Filling and Flood proofed 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)	~	~	~	~	~	~	~

(a) The minimum lot width for four-family dwelling units shall be 100 feet.

(b) The minimum lot area is 9,600 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.

(g) The minimum lot area may be reduced to not less than 1500 sq. ft. per dwelling unit (29.04 units/ac.) for elderly housing and 2000 sq. ft. per dwelling unit for other than elderly (21.78 units/ac.) upon approval of a conditional use

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 as 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 adequate 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. 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 park fees, consent and waiver of special assessments, and easements or dedications of land for road improvements and public utilities.

The City zoning code includes urban design requirements which specifically address the

suitability of open space, signage, landscaping, building architecture and general site amenities within any development subject to site plan review. These design regulations serve as minimum requirements and do not limit the discretion of the City Plan Commission in addressing the impact a development will have on the community.

Airport Zoning Code

The City of West Bend, pursuant to Section 114.136 of Wisconsin Statutes, has established airport zoning to protect the approaches to the West Bend Municipal Airport, both within the City and surrounding Town lands. Shown on the West Bend Municipal Airport Zoning Map, the height zones indicate the height restrictions which no structure or vegetation is permitted to exceed within that zone. Uses interfering with the safe operation of the airport are also prohibited within the established zones. Given proposed airport expansion plans reconsideration of the Airport Affected Area and establishment of extraterritorial land use controls may be warranted to protect the critical approach zones from incompatible land uses.

Other Zoning Ordinances

Town Zoning Ordinances

The Planning Area, as noted in Chapter I, includes 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 is illustrated on Maps 5-2, 5-3, 5-4, and 5-5. Tables 5-2, 5-3, 5-4 and 5-5 present a summary of the Town 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

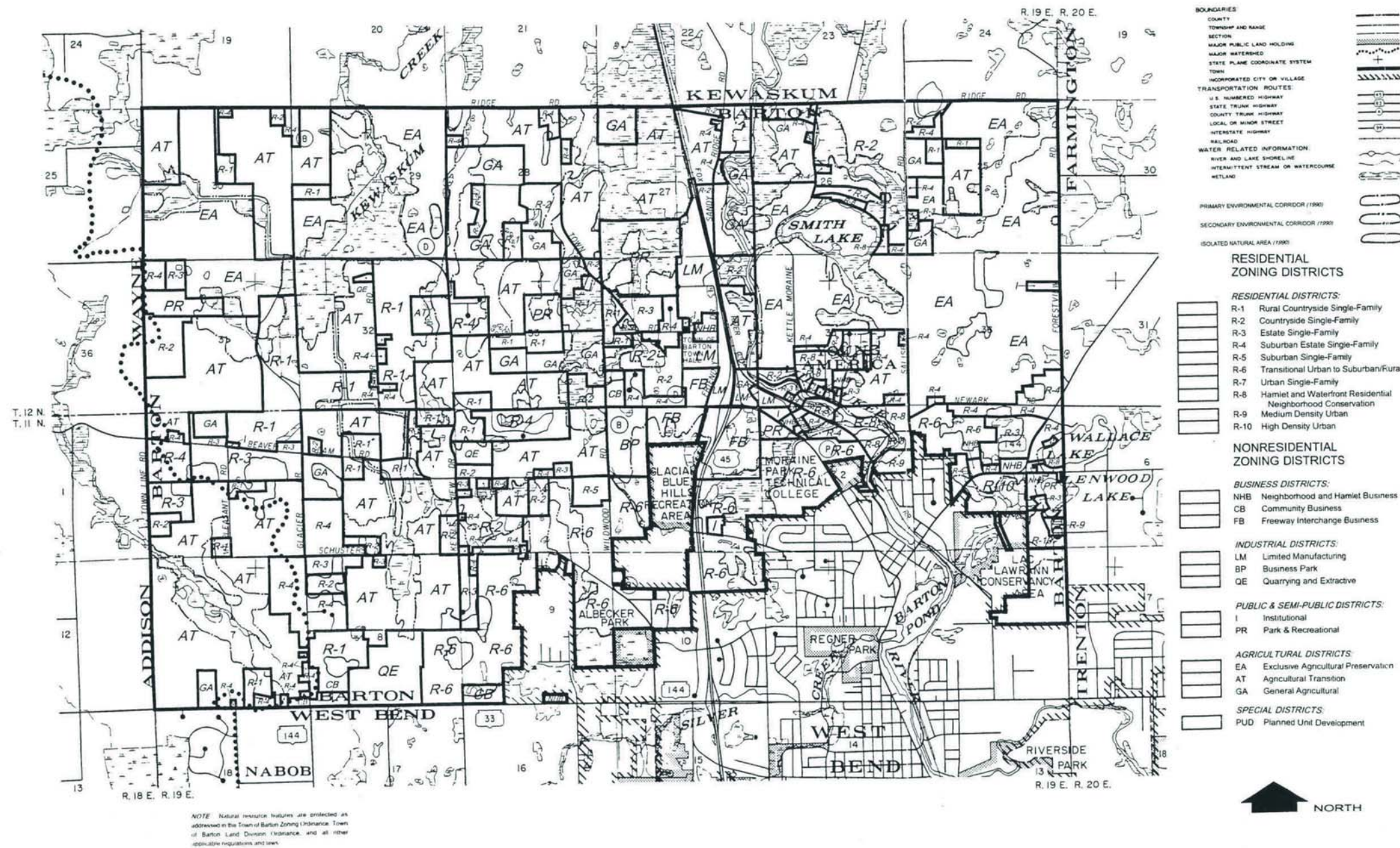
Zoning Ordinance" and amended on June 1, 2001, as "Washington County Shoreland, Wetland and Floodplain Zoning Ordinance." The floodplain and "shoreland" areas in the aforementioned Towns are regulated by the Washington County ordinances. The Washington County Floodplain Zoning Ordinance is characterized 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.

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; greater

Map 5-2

ZONING PLAN (PHASE 1 LAND USE PLAN)
FOR THE TOWN OF BARTON



Source: Town of Barton Plan Commission.

Town of Barton LAND USE PLAN

**Table 5-2
Summary of Existing Zoning for the Town of Barton: 2001**

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Maximum Lot Size			Max. 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)	
R-1 Rural Countryside Single-Family Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	0.09	20,000 to 435,600	20,000 to 435,600	300	100	30	30	35
R-2 Countryside Single-Family Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	0.18	20,000 to 217,800	20,000 to 217,800	300	100	30	30	35
R-3 Estate Single-Family Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	0.29	20,000 to 130,680	20,000 to 130,680	250	60	30	30	35
R-4 Suburban Estate Single-Family Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	0.93	20,000 to 40,000	20,000 to 40,000	100	60	20	30	35
R-5 Suburban Single-Family Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	0.93	20,000 to 30,000	20,000 to 30,000	100	60	20	30	35
R-6 Transitional Urban to Suburban/Rural Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	0.93	7,200 to 15,000	7,200 to 15,000	100	35	10	30	35
R-7 Urban Single-Family Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	2.2 to 3.13	9,600 to 15,000	9,600 to 15,000	100	35	10	30	35
R-8 Hamlet and Waterfront Residential Neighborhood Conservation	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	4.75	6,000	6,000	60	25	5	25	35
R-9 Medium Density Urban Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses	7.60	~	3,630	40	25	0	25	35
R-10 High Density Urban Residential	Single-family Res., Ag. Crops, Comm. Living Arrangements, Hobby Farms, Parks, Pools	Comm. Living Arrangement, Kennels, Lands/Bldgs for Ag Purposes, Private Clubhouses/Boathouses, Multi-family dwellings, 1-family dwellings, detached dwellings	15.02	~	2,900	40	25	0	25	45
NHB Neighborhood and Hamlet Business	Transportation Services, Hardware Stores, Food Stores, and Other Various Retail and Real Estate, Personal Services	Gas Transmission, Gasoline Service Stations, Misc. Retail Stores	~	10,000 w/ Public San. Sewer; 40,000 w/ On-Site Sewage Disposal System	~	85 w/ Public San. Sewer; 125 w/On-Site Sewage Disposal System	25	10	20	35
CB Community Business	Ophthalmic Goods, Jewelry Goods, Stores, and other various retail and real estate, Personal Services	Various Ag. services, Printing, Gas Transmission	~	40,000	~	150	25	10	20	Retail 35; Office 45

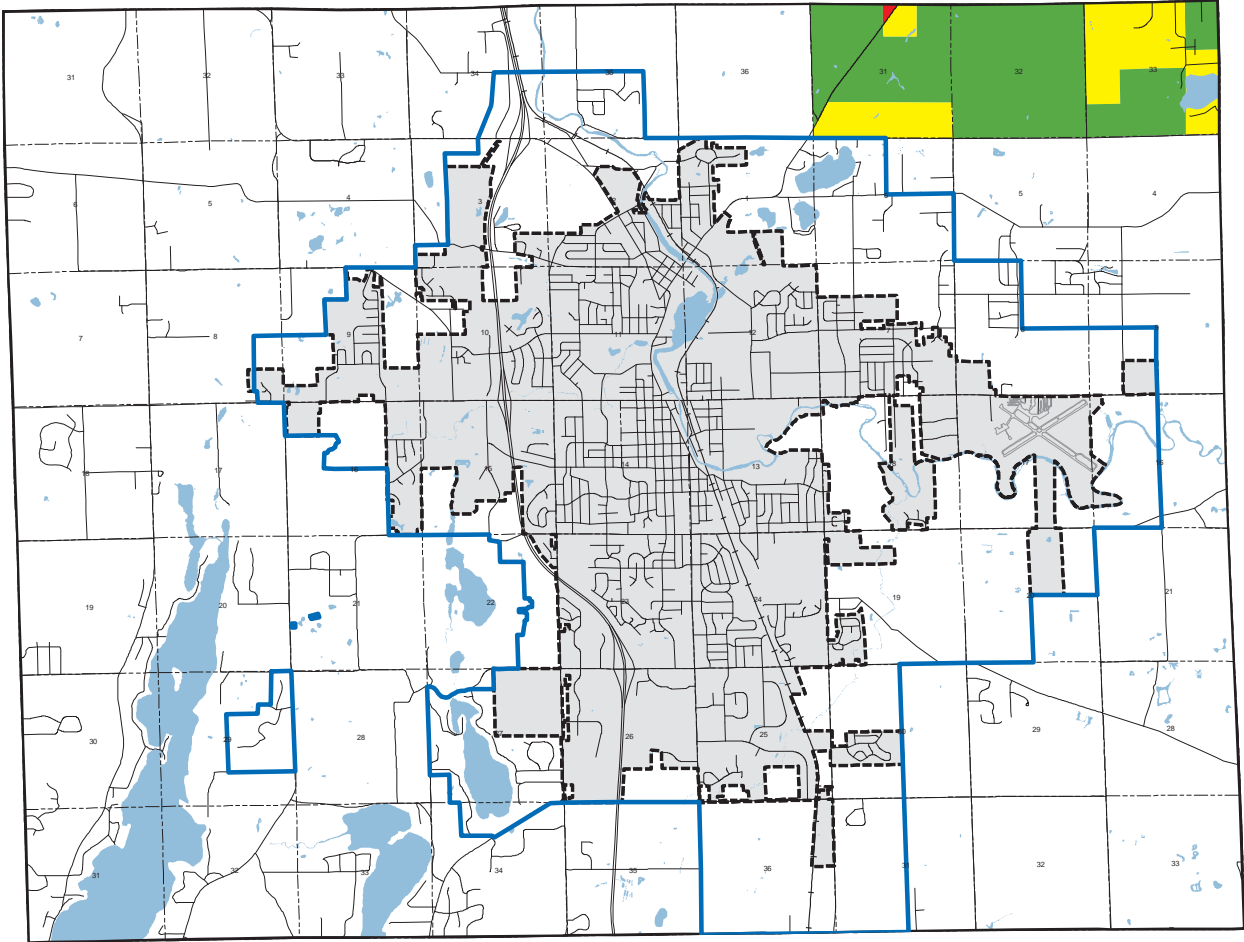
Table 5-2 Continued

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Maximum Lot Size			Max. 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)	
FB Freeway Interchange Business	Ophthalmic Goods, Jewelry Goods, Stores, and other various retail and real estate, Personal Services	Various Ag. services, Printing, Gas Transmission	~~	40,000	~~	150	40	10	30	35
LM Limited Manufacturing	Manufacturing, Industrial, Warehousing and uses of a limited nature	Various Ag. Services, General Building, Special & Wholesale Trade, Manufacturing, Printing, Chemicals, Fabricated Metal Products, Gas Transmission	~~	40,000	~~	150	30	20	30	40
BP Business Park	Office, Manufacturing, Industrial Development and limited Ancillary Service Uses	Manufacturing, Printing, Glass Manufacturing, Fabricated Metal Products, Gas Transmission	~~	40,000	~~	150	50	20	40	40
QE Quarrying and Extractive	~~	Nonmetallic Minerals, Asphalt	~~	Quarrying/Extractive: 10 acres; All other uses: 40,000	~~	Quarrying/Extractive: 330; All other uses: 150	~~	~~	~~	35
I Institutional	Dance Studios, Health Services, Educational Services, Public Administration	Gift Shops, Theatrical Services, Social Services, Engineering and Management Services	~~	40,000	~~	150	30	10	30	40
PR Park and Recreational	Museums, Botanical Gardens, Membership Organizations	Sporting/Recreational Camps, Mobile Home Sites Operators, Amusement and Recreation Services	~~	Outdoor uses: 2 Acres; Indoor uses: 40,000	~~	150	50	20	50	35
EA Exclusive Agricultural Preservation	Ag. Crops, Community Living Arrangements, Home Occupations, Parks, Swimming Pools, Wildlife Sanctuaries, Existing dwelling, Roadside Stands	Community Living Arrangement, Housing for farm Laborers, Private Clubhouse/Boathouse, Second single-family dwelling	~~	35 Acres	~~	600	50	25	50	35
AT Agricultural Transition	Ag. Crops, Community Living Arrangements, Home Occupations, Parks, Swimming Pools, Wildlife Sanctuaries, Existing dwelling, Roadside Stands	Comm. Living Arrangement, Housing for farm Laborers, Private Clubhouse/Boathouse, Second single-family dwelling, 1 or 2 Single-family dwelling, 2-family attached dwelling	~~	35 Acres	~~	600	50	25	50	35
GA General Agriculture	Ag. Crops, Community Living Arrangements, Home Occupations, Parks, Swimming Pools, Wildlife Sanctuaries, Existing dwelling, Roadside Stands	Comm. Living Arrangement, Housing for farm Laborers, Private Clubhouse/Boathouse, Second single-family dwelling, 1 or 2 Single-family dwelling, 2-family attached dwelling	~~	20 Acres	~~	300	50	25	50	35
PUD Planned Unit Development	Ag. Crops, Comm. Living Arrangements, Home Occupations, Parks, Swimming Pools, Wildlife Sanctuaries, Two-family detached dwellings, Multi-family dwellings	Comm. Living Arrangement, Private Stables/Clubhouses/Boathouses, One-family detached dwellings	~~	~~	~~	~~	~~	~~	~~	~~

(a) As per underlying basic zoning district requirements

Source: Town of Barton Zoning Ordinance

Map 5-3
Town of Farmington Zoning within
West Bend Planning Area



Town of Farmington Zoning

 A-2 Residential	 Urban Service Boundary
 AG Agricultural	 City of West Bend
 B-1 Commercial	



Source: Town of Farmington and City of West Bend

Table 5-3
Summary of Existing Zoning for the Town of Farmington: 2001

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Maximum Lot Size			Max. 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)	
AG Agricultural	Farm and Single-Family dwellings, Farms, Churches/Schools, Public Parks, Roadside Stands, Prof. Offices	Mobile Homes, Cemeteries, Ag. Buildings, Greenhouses, Livestock Operations, Kennels, Manure Pits	1.09	40,000	40,000	125	25 or more	25	25	35
EA Exclusive Agriculture	Dairying, Feed Lots, Nurseries, Beekeeping, Roadside Stands, Single-family dwellings	Fish Hatcheries, Churches/Schools, Kennels, Vet Services, Governmental Structures, Farm and Single-Family dwellings	0.03	35 Acres	35 Acres	600	25 or more	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	25	25	35
WC Wetland Conservancy	Agricultural uses, Wild Crop Harvesting, Trails, Preserves, Public Park and Recreation excl. buildings	Drainage projects, Hatcheries, Private Recreational Facilities, Transission Lines	~~	~~	~~	~~	~~	~~	~~	~~
RR-III Rural Residential III	Single-Family dwellings, Home Occ., Parks, Playgrounds, Comm. Living Arrangements	Keeping of domestic livestock, Farming, Community Living Arrangements for nine or more persons, Kennels	0.33	3 Acres	3 Acres	300	42 or more	25	50	35
Residential A-1	Single-Family dwellings, Parks, Playgrounds, Churches, Schools, Comm. Living Arrangements	Farming, Keeping of livestock/poultry, Wholesale Fish Hatcheries, Comm. Living Arrangements	1.09	40,000	40,000	125	25 or more	7.5 on one side; 20 total	25	35
Residential A-2	All residential A-1 permitted uses, Non-dwelling accessory uses and structures	Two-family dwellings and Comm. Living Arrangements	1.09	40,000	40,000	100	25 or more	7.5 on one side; 20 total	25	35
Residential A-3	All residential A-1 permitted uses, Non-dwelling accessory uses and structures, Two-family dwellings, Community Living Arrangements	Multi-family (three to eight units) dwellings and Comm. Living Arrangements	3.63 to 7.26 depending upon dwelling unit type	12,000	Single-family 12,000; Two-family 6,000	85	25 or more	7.5 on one side; 20 total	25	35
Residential B	All residential A-2 permitted uses, 2- to 8-family dwellings, Comm. Living Arrangements	Comm. Living Arrangements	3.63 to 7.26 depending upon dwelling unit type	12,000	Single-family 12,000; Two-family 6,000; Multi-family 4,000	75	25 or more	25	25	45
Residential C	All residential A-2 permitted use, 2- to 4-family dwellings, Comm. Living Arrangements	Comm. Living Arrangements	0.33 to 1.33 depending upon dwelling unit type	3 Acres	32,670 square feet to 3 acres depending upon dwelling unit type	125	25 or more	25	25	45
Commercial A	All Residential A-2 permitted uses, Grocery, Restaurants, Service Offices, Taverns, and other General Retail Stores	Hospitals, Service Stations, Laundromats, Hotels, Motels, Kennels, Restaurants	~~	Unsewered 40,000, Sewered 12, 000	~~	Unsewered 125; Sewered 75	25 or more	25	10	Residential 45; Commercial, 1-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, Sewered 12, 000	~~	Unsewered 125; Sewered 75	25 or more	25	10	Residential 45; Commercial, 1-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, Sewered 5, 000	~~	Unsewered 125; Sewered 75	25 or more	25	10	1-foot for each foot of front setback
Industrial A	All Commercial B1 permitted uses, Warehousing, Distributing, Terminals, Printing, and Bottling Plants	None	~~	Unsewered 40,000, Sewered 5, 000	~~	Unsewered 125; Sewered 75	25 or more	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, Sewered 5, 000	~~	Unsewered 125; Sewered 75	25 or more	25	10	45
Highway Interchange Overlay	Single- and Two-Family dwellings	All principal or accessory uses permitted in the Residential B, Commercial A, B-1, B-2, Industrial A Districts	~~ (a)	~~ (a)	~~ (a)	~~ (a)	~~	~~	~~	45

(a) Underlying zoning district requirements apply.

Source: Town of Farmington Zoning Ordinance

Map 5-4
Town of Trenton Zoning

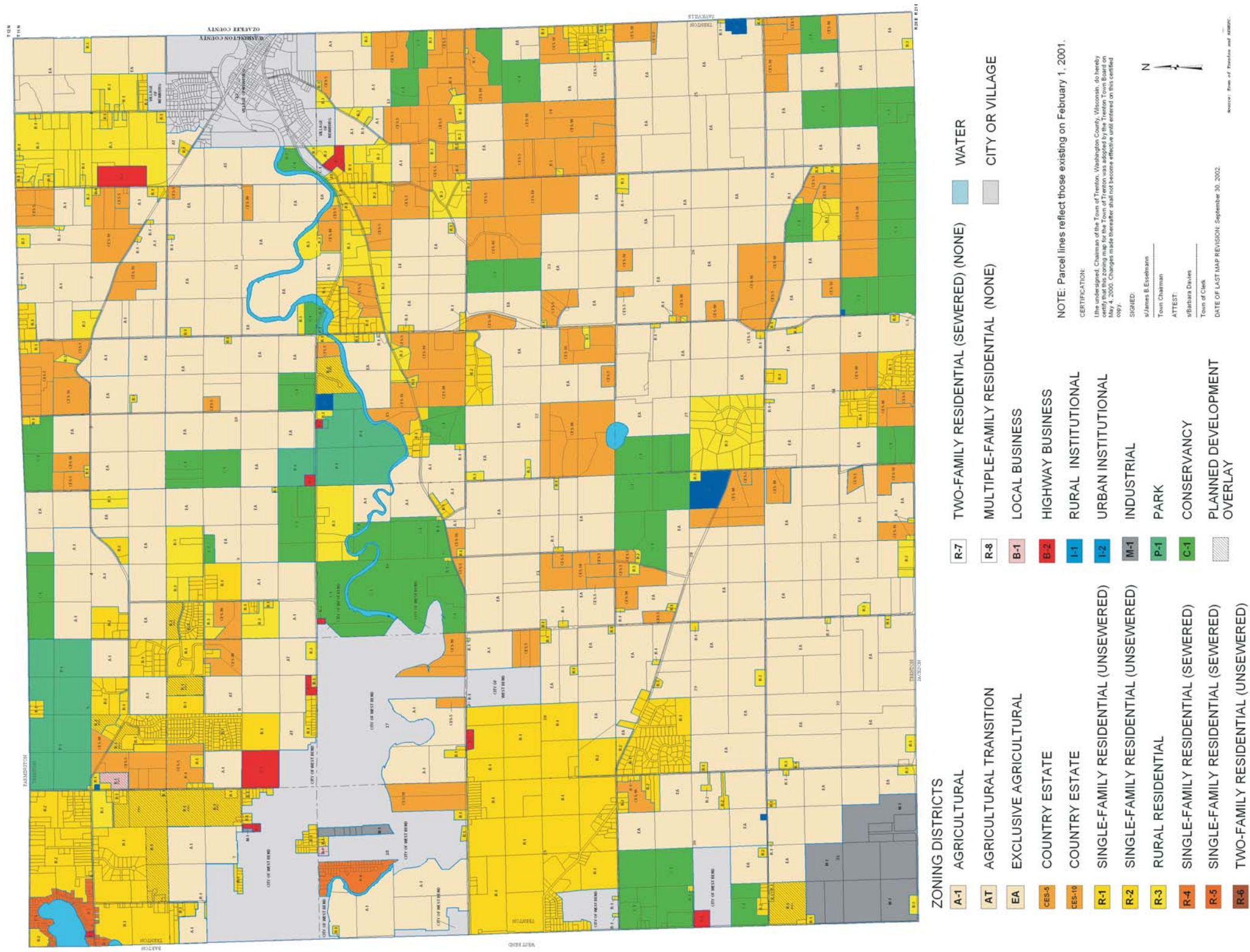


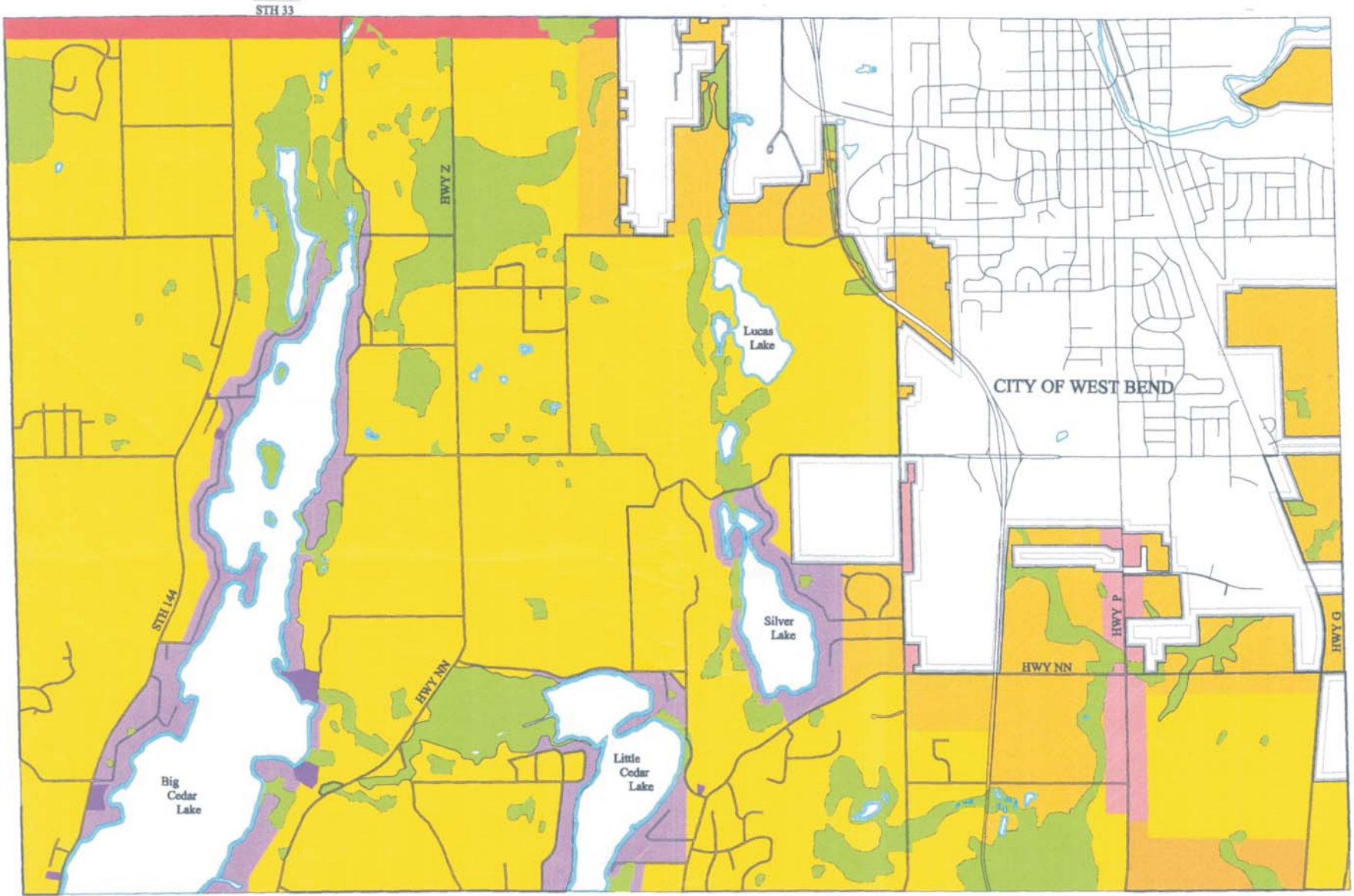
Table 5-4
Summary of Existing Zoning for the Town of Trenton: 2001

Zoning District	Pricipal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Maximum Lot Size			Max. 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)	
EA Exclusive Agriculture	Dairy Farming, Orchards, Sod Farming, Farm Buildings, Poultry & Livestock raising, Existing dwellings	Single- or Two-Family Farm Dwelling, Acc. 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, Ag. Warehousing, Grist Milling, Horticultural Services, General Farm Buildings, Single-Family dwellings	Airport, Two-Family dwellings, Disposal Areas, Energy Conservation Uses, Acc. Apartments, Commercial Raising of Animals.	1 unit per 35 acres	35 Acres	35 Acres	125	75	25	25	35
R-1 Single-Family Residential (Unsewered)	Single-Family dwellings, Domestic Stock Raising, Hunting, Fishing, Home Occupation	Gov. and Cultural Uses, Utility Substations, Schools, Clubs, Acc. Apartments, Energy Conservation Uses	1.09	40,000	40,000	125	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	40,000	125	75	25	25	35
R-3 Single-Family Residential (unsewered)	All R-2 permitted uses	All R-1 conditional uses	0.33	3 Acres	3 Acres	300	75	25	25	35
R-4 Single-Family Residential (sewered)	Single-Family dwellings and Home Occupations	All R-1 conditional uses	2.18	20,000	20,000	100	40	10	25	35
R-5 Single-Family Residential (sewered)	All R-4 permitted uses	All R-1 Conditional Uses, except Accessory Apartments	3.6	12,000	12,000	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	60,000	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	20,000	100	25	10	25	35
R-8 Multiple-Family Residential (Unsewered)	Multi-Family dwellings	Parks, Playgrounds, Professional Home Offices, Planned Residential Dev., Schools and Churches	Vary	Min. 1-1/2 acres for a 4 unit, for every add'l 2 units, an add'l 1/2 acre required; a max of 8 dwelling units permitted		100	30	10	30	35
B-1 Local Business	Antique, Appliance, Clinics, Offices, Restaurants, Taxidermy, Theatres, and Other General Retail Shops	Gov. and Cultural Uses, Utility Substations, Funeral Homes, Drive-in Banks, Gas Service Stations, Animal Hospitals, Energy Conservation Uses	~~	2 Acres	~~	200	50	~~	25	35
B-2 Highway Business	Gas Service Stations, Motels, Building Supply, Restaurants, Taverns, Automotive Sales and Service	All B-1 Conditional Uses excluding Gas Service Stations, Drive-in Theatres, Communication Facilities	~~	40,000	~~	125	100	25	25	35
M-1 Industrial	Manufacturing and Industrial Operations	Airports, Gov. and Cutral Uses, Utility Substations, Water Treatment Facilities	~~	40,000	~~	125	100	25	25	45
I-1 Rural Institutional (unsewered)	Schools, Churches, Funeral Homes, Hospitals, Libraries, Gov. and Public Utility Offices	Airports, Utility Sub-stations, Water Treatment Facilities, Correctional Institutions, Cemeteries	~~	40,000	~~	125	75	25	25	35
I-2 Urban Instiutional (sewered)	All I-1 permitted uses	All I-1 Conditional Uses, except Correctional Institutions, Rest Homes, Clinics	~~	12,000	~~	75	25	10	25	35
P-1 Park	Botanical gardens, Exhibition Halls, Fair Grounds, Trails, Parks, Playgrounds, Tennis Courts	Gov. and Cultural Uses, Utility Sub-stations, Public/Private Schools and Churches	~~	~~	~~	~~	75	50	50	35
PDO Planned Development Overlay	~~ (a)	~~ (a)	~~ (a)	~~	~~	~~	~~	~~	~~	~~ (a)

(a) 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

Map 5-5
Town of West Bend Zoning



- | | | | | | |
|-------------------------------------|--|---------------------|--|--------------------------|--|
| R-1R : Rural Residential | | C-1 - Conservancy | | B-1 - Roadside Mixed-Use | |
| R-1N : Neighborhood Residential | | M-1 - Manufacturing | | B-2 - Roadside Mixed-Use | |
| R-1S : Shoreline Residential / M.U. | | | | | |



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TOWN OF WEST BEND
AMENDED ZONING WITH TRANSCRIPTION ERRORS CORRECTED

Revised November 1, 2000

Table 5-5
Summary of Existing Zoning for the Town of West Bend: 2001

Zoning District	Pricipal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Maximum Lot Size			Max. 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)	
R-1N Neighborhood Residential	Single-Family dwelling, Existing Farms and Agricultural uses	Governmental and cultural uses, Utility Substations, Elementary Schools, Cemeteries, Clubs, Rest Homes, Children's Nurseries, Recreational Uses, Energy Conservation Uses	1.00	65,340 (1.5 Acres)	65,340 (1.5 Acres)	120 (a)	50	25	50	35
R-1R Rural Residential	Single-Family dwellings, Agricultural activities, and primarily passive open spaces	Governmental and cultural uses, Utility Substations, Elementary Schools, Cemeteries, Clubs, Rest Homes, Children's Nurseries, Recreational Uses, Energy Conservation Uses	1.00	108,900 (2.5 Acres)	108,900 (2.5 Acres)	120 (a)	50	30	75	35
R-1S Rural Residential	Single-Family dwellings w/attached or detached garage, Agricultural activities, Essential services	Governmental and cultural uses, Utility Substations, Elementary Schools, Cemeteries, Clubs, Rest Homes, Children's Nurseries, Recreational Uses, Energy Conservation Uses	1.00	65,340 (1.5 Acres)	65,340 (1.5 Acres)	150	50	10 one side, 25 total	25	35
B-1 Commerical/Mixed Use	Antique and appliance stores, Galleries, Bankds, Bakeries, Shops, Offices, Lounges, Clinics and other general retail stores	Animal hospital, Child Care Facility, Gasoline Service Stations, Marinas, Motels, Taverns, Theares, Multi-family buildings, Uses exceeding site regulations by 10%	~~	87,120 (2 Acres)	~~	150	50	25	25	35
B-2 Commercial/Mixed Use	Antique and appliance stores, Galleries, Bankds, Bakeries, Shops, Offices, Lounges, Clinics and other general retail stores	Animal hospital, Child Care Facility, Permitted uses w/drive-thru, Multi-family buildings, Outdoor Vending Store, Pharmacies, Pet Stores, Studios, Variety and Weigh Loss Stores	~~	43,560 (1 Acre)	~~	100	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 Extraciton operation, Energy Conservation Uses.	~~	43,560 (1 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	~~	~~	~~	~~	~~	~~	~~	~~

(a) Measured at the setback

Source: Town of West Bend Zoning Ordinance

minimum setback requirements from the ordinary high-water mark of rivers, streams, and lakes; limitations on the removal of shore cover; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating in shoreland areas.

The Washington County Shoreland, Wetland and Floodplain zoning code was revised in spring of 2001 to include additional protection within the shoreland areas. The revised code identifies different classification of the water bodies within Washington County based upon natural resource characteristics such as watershed size, extent of existing or anticipated use, degree of shoreline development, quality of habitat and sensitivity to contamination. Objectives of the code are related to the classifications; for Class 1 being the preservation of relatively pristine or undeveloped water bodies, for Class 2 being the maintenance of water bodies that currently have limited development; and for Class 3 the restoration of water bodies that are currently developed.

The restrictions on development density, separation from the water body, degree of clearing permitted and lot frontage vary with the classification of the adjoining water body.

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.

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 floodlands, shoreland areas and the shoreland wetlands in unincorporated areas within the City of West Bend Planning Area are shown on Map 5-6.

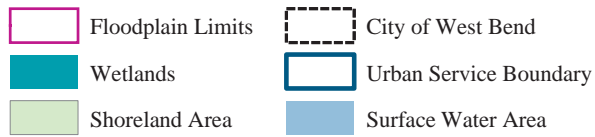
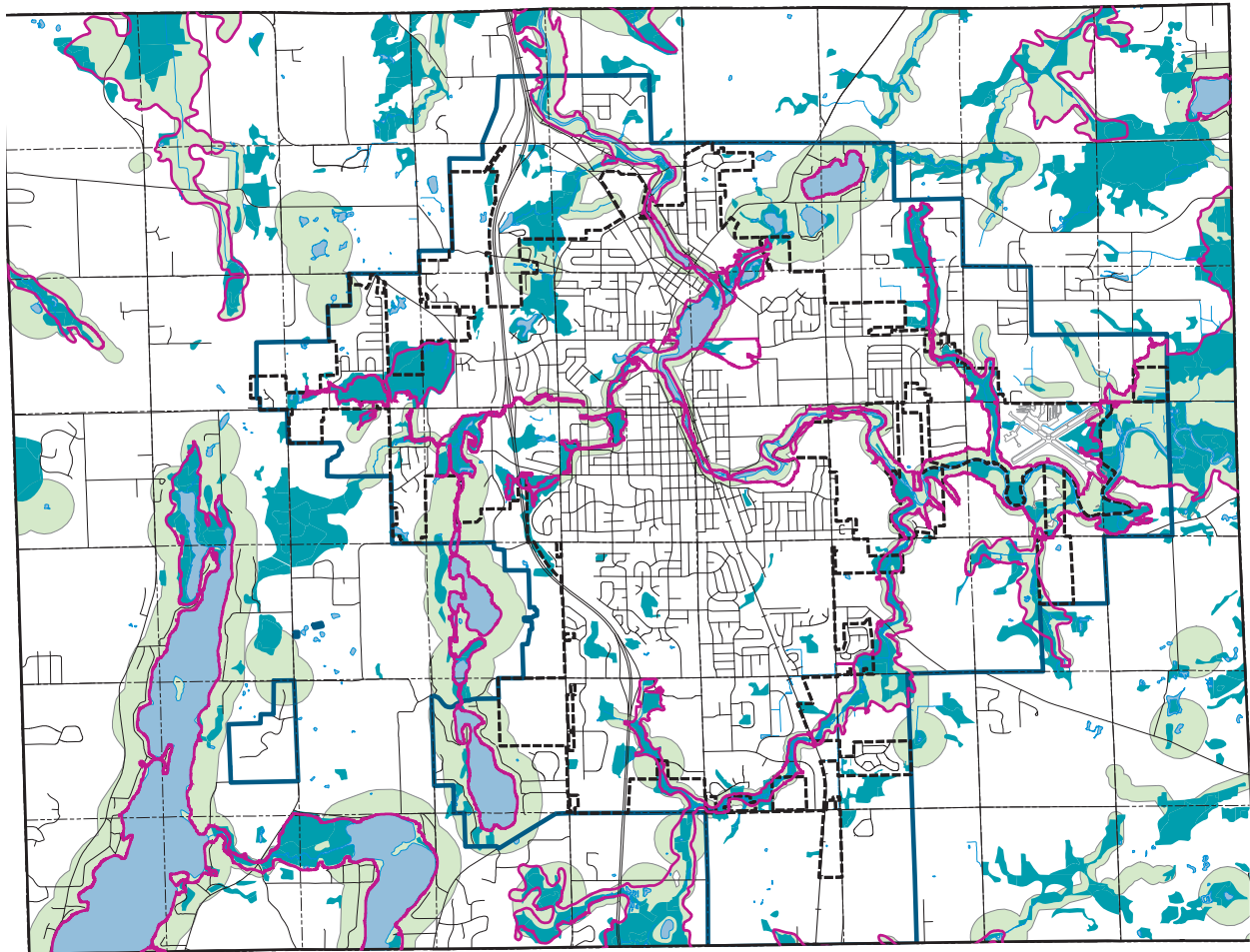
THE LAND DIVISION ORDINANCE

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.
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 comprehensive 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.

Map 5-6
Floodland, Shoreland Wetlands and Shoreland Areas
Within the West Bend Planning Area: 2002



Source: SEWRPC, FEMA, Washington County, and City of West Bend

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 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 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 Section 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 two of the section or quarter-section corners. The exact grid bearing and distance of these ties, determined by field measurements and the Wisconsin State Plane Coordinates of the monuments to which the plat is tied must be provided on the plat, together with a description of the monuments 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 5-6 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 non-access 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 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

Table 5-6
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	46-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 shoulder 28-foot roadside ditches	6	500
Collector Streets	80 feet	40-foot pavement (face of curb) (d) 13-foot tree banks Five-foot sidewalks (if required) Two-foot outside sidewalks	80 feet	22-foot pavement 10-foot shoulder 19-foot roadside ditches	8	300
Minor Streets	66 feet	36-foot pavement (face of curb to face of curb) (d) Eight-foot tree banks Five-foot sidewalks (if required) Two-foot outside sidewalks	66 feet	22-foot pavement Six-foot shoulder 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 Five-foot shoulder 15-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 shoulder 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 shoulder 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 applications 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 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 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

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 to 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. The ordinances adopted by the Towns of Barton, Farmington, and West Bend regulate all divisions of land into parcels of 10 acres or less in size. The Town of Trenton ordinance regulates all land divisions. The County has also adopted an ordinance for regulating land divisions creating parcels of five acres for less in its unincorporated areas.

Similar to the City of West Bend land division ordinance, each of the four 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 prior to development of the "model" ordinance, the City of West Bend Erosion Control Ordinance, Chapter 22 of the Municipal Code, was adopted by the City on May 20, 1985. A 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.

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.

Upon completion of A Stormwater Management Plan for the City of West Bend, Washington County, Wisconsin (SEWRPC, Community Assistance Planning Report No. 173) the City adopted a revised stormwater management ordinance on March 27, 1995. The revised code requires all stormwater management facilities to be constructed in accordance with the City's stormwater management system plan, identifying the SEWRPC report as the system plan.

The stormwater management ordinance provides three basic standards beyond the recommendations of the system plan including;

- Stormwater management facilities shall limit the calculated peak runoff rate to a rate equal to the calculated peak runoff rate of the property prior to the development activity for the design storm. Detention facilities shall be provided for detention of storm water runoff in excess of the calculated peak runoff rate of the property prior to the development activity for the design storm. Stormwater detention may be provided by the landowner/land user on-site or adjacent to site.
- Peak flows from lands subject to development activities shall not cause surcharging of engineered or constructed drainage facilities or cause undue channel erosion.
- To the extent practical, stormwater management shall prevent development activities from causing any increase in flooding, erosion, sedimentation, pollution or other adverse environmental effects.

The stormwater management ordinance is 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.

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 plan and ordinance 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.

Recent changes to Wisconsin Administrative Codes NR216 Storm water Discharge Permits and NR151 Runoff Management may affect how the City reviews development plans and City stormwater system design and management. These rule changes affect runoff management both during

construction and post-construction phases of development.

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 community-wide 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, 1992, 1993, 1995, 1997 and 2001 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, airport affected area, railways, public transit facilities, parks, and playgrounds.

DOWNTOWN WEST BEND BUSINESS IMPROVEMENT DISTRICT

In 1984, the Wisconsin legislature created Section 66.608 (now 66.1109) of the statutes enabling cities to establish Business Improvement Districts (BID's) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, to manage and promote the district and to establish an assessment method to fund these activities."

The City of West Bend, acting in response to such a petition from members of the Downtown West Bend Association, approved the creation of the Downtown BID on October 2, 2000 with implementation of the district occurring on January 1, 2001. The Downtown BID is located near two of West Bend's main thoroughfares, Main Street and Washington Street. The District's borders are depicted on Map 5-7, and encompass the Cultural District, a portion of the Riverwalk, the Old Courthouse, the West Bend Art Museum, and the traditional downtown Main Street area.

The purpose of the District is to promote the orderly development of the downtown area by improving the physical appearance of the area and increasing economic opportunities within the district. Activities identified within the operation plan developed annually for the BID, focus on promoting the organizational, design, economic restructuring, and marketing opportunities of downtown West Bend. Projects implemented in the district include very diverse efforts such as: developing a new parking plan and enforcement

**Map 5-7
Downtown Business Improvement District
and Riverfront Redevelopment Area**



Source: City of West Bend

strategy in cooperation with the City; providing design assistance and oversight on signage and building rehabilitation projects; developing a business recruitment system to attract potential businesses; and implementing a comprehensive marketing strategy for the BID.

The BID is managed by a Board of Directors, comprised predominantly of owners of property within the district, who are appointed by the mayor and confirmed by the City Council. Assessments are levied based on the value of all non-residential properties within the district, excluding tax-exempt properties. These assessments and the supporting operation plan are considered for approval annually by the City Council.

The Business Improvement District has provided a mechanism for direct input and management of the downtown area by business representatives of the district. The goals and activities of the BID have served to implement many of the objectives established in the City's adopted master plan and more detailed plans such as the Downtown Strategic Plan described in Chapter 1.

REDEVELOPMENT AUTHORITY OF THE CITY OF WEST BEND

Recognizing that there existed within the City areas in need of blight elimination and urban renewal, the City Council, pursuant to Section 66.1333 of the Wisconsin Statutes, created the Redevelopment Authority of the City of West Bend on May 14, 2001.

The Authority is an independent, separate and distinct public body with authority to prepare redevelopment plans, acquire property, and undertake and finance redevelopment projects. The Authority is managed by seven commissioners appointed by the Mayor and confirmed by the City Council. The budget of the Authority is approved annually by the City Council.

Composed of commissioners with expertise in the fields of finance and management, as well as

representative of various business, civic and industrial groups, the Authority provides the specialization needed to accomplish general redevelopment projects. The Authority has created a Riverfront Redevelopment Plan identifying a district, shown on Map 5-7, of older industrial and commercial buildings identified as being predominantly "blighted" within the meaning of Section 66.1333(2m)(b)(bm) of the Wisconsin Statutes. The redevelopment plan, consistent with the City's adopted 2010 land use plan, includes project recommendations to foster land use compatible with the needs of the greater downtown. Promoting tourist destinations, retail businesses and residential development, the plan seeks to create a substantial investment in the downtown area. The plan builds on the assets of the downtown, including the proximity to the Milwaukee River, linkages to the downtown commercial core, and accessibility to a bicycle/pedestrian trail system.

City support and involvement continues as tax incremental financing districts have been created to help finance portions of the redevelopment plan.

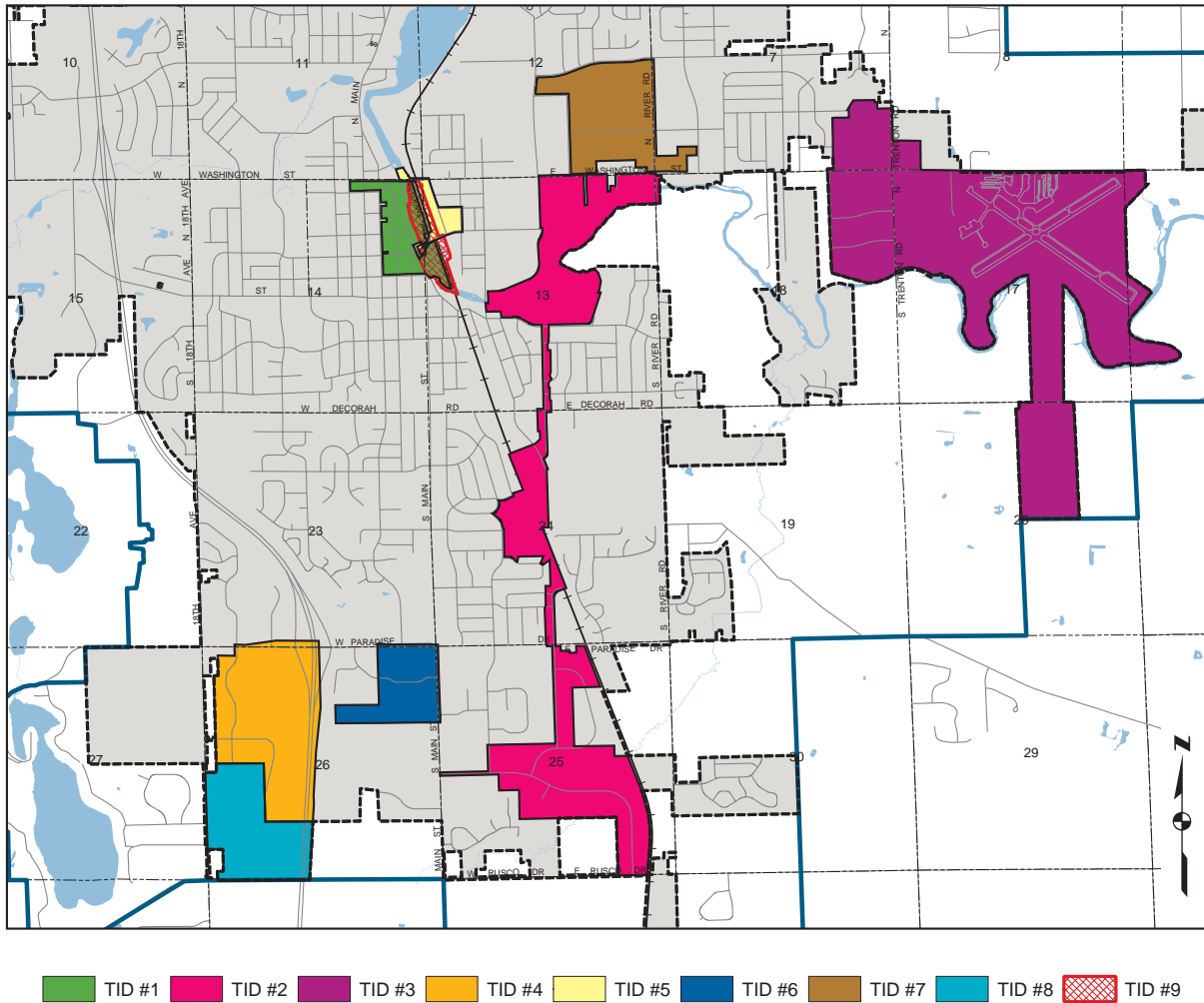
TAX INCREMENTAL FINANCING

Tax Incremental Financing (TIF) is a tool for economic development available to municipalities to promote industry, redevelopment and blight elimination. The intent of TIF is to help municipalities finance economic development projects that would not otherwise occur.

Projects are funded by using taxes collected in the district itself, without raising the taxes of residents outside the target area. This is often called "redevelopment from within". It is viewed as a way to raise money for redevelopment and to stimulate industrial growth without using general revenues.

In a TIF district, public investments are made to encourage growth and redevelopment. TIF finances the public investments by capturing, for a limited time, the increased tax revenue that results

**Map 5-8
TID Districts in the City of West Bend**



Source: City of West Bend

**Table 5-7
Tax Incremental Finance Districts
City of West Bend**

TID	Name	Total Area (acres)	Base Value	Estimated Project Cost	Projected Development Value Added	Projected Tax Increment	Total Project Revenues	Projected Closure Year
1	Downtown Revitalization	53.2	\$17,133,517	\$10,347,360	\$14,750,783	\$6,130,685	\$10,033,191	2002
2	South Industrial Park	380.6	\$3,700,000	\$3,735,119	\$9,920,050	\$3,820,765	\$4,068,214	1999
3	East Side Industrial Growth	654.1	\$4,736,732	\$11,102,825	\$33,863,398	\$18,215,361	na	2019
4	West Bend Corporate Center	179.3	\$829,900	\$7,648,750	\$45,448,700	\$22,534,306	na	2015 - 2019
8		74.9	\$62,234	\$3,165,718	\$19,106,787	\$5,662,359	na	2022
5	River East Redevelopment	19.2	\$1,793,400	\$7,130,239	\$12,190,000	\$7,074,633	na	2021
6	Paradise Drive/Main Street Reconstruction	65.6	\$3,989,001	\$4,241,186	\$12,830,300	\$9,787,617	na	2019
7	River Road/Lang Street Reconstruction	118.9	\$4,679,345	\$1,656,679	\$4,779,700	\$2,837,395	na	2020
9	Riverfront Redevelopment	27	\$2,918,000	\$7,065,000	\$17,790,000	\$12,077,805	na	2027

Source: City of West Bend

when private investment is stimulated. Tax revenues resulting from the growth are called the “tax increment”. As private investment adds to the tax base within the district, the increment is directed back to pay for the public investment projects. When the projects are paid off, the increment goes back into the general tax revenues.

The theory of TIF uses several principles to support its use.

- The tax base in the district was stagnant or declining, and the tax revenue increase would not have occurred unless the municipality made substantial public expenditures. Healthy areas that grow and develop without the intervention of TIF do not need tax revenues diverted to a municipality. Where TIF is necessary, it will cause an increment that the taxing authorities would otherwise not have realized.
- If the municipality must provide substantial public improvements to attract development, the overlying tax districts that benefit from the resulting increase in the community tax base should share in the cost of public improvements.
- The taxing authorities that give up their increment for a number of years will eventually receive the revenues of a larger tax base when the TIF expires.

Since 1979 through 2003, the City of West Bend has created nine TIF districts (TID) which encompass 1604 acres of land. West Bend's TIDs were created to stimulate industrial growth and eliminate blight. The TIDs in West Bend, depicted on Map 5-8, are geographically varied and contain all types of property. Financial information pertaining to the districts is shown in Table 5-7.

TID No. 1--Downtown Revitalization

The City's first TIF district was created in January 1979. The district was part of a larger downtown redevelopment effort and was focused on improving the downtown transportation network and upgrading all infrastructure. Projects included improvements to the storm sewer, water distribution, electrical distribution and lighting systems. Enhanced pedestrian and landscaping facilities were added to generally create a sense of

place for the historical Main Street area of West Bend.

TID No. 2--South Industrial Park

During the recession of the early 1980's, the City identified the need to create jobs and strengthen the local tax base through industrial development. With this goal in mind, the City purchased 208 acres of land for a new industrial park. TIF was enacted to pay for public improvements and access to the industrial park. Project activities included construction of utilities, streets, sewer facilities, water facilities, railroad infrastructure and other site improvements. By the mid-1980's, the industrial park was complete and the lots were in demand.

The South Industrial Park created by TID 2 has been a success. A resolution closing the district was passed and approved by the Common Council on April 26, 1999. It met its financial obligations in 16 years - a full 11 years before its required deadline. Companies located there include Metalcraft, Serigraph, Post Printing, Badger Packaging, Gruber Tool & Die and Cesaroni Design, to name a few. Without creating the industrial park, the City would have diminished its opportunities to attract and locate industry within its corporate limits.

TID No. 3--East Side Industrial Growth

TID 3 was created to expand industrial development on the City's east side. An existing east side business park was fully occupied, so the City proposed a second industrial park to provide business opportunities on West Bend's east side. TID 3 also sought to provide business expansion opportunities associated with the West Bend Municipal Airport. This was a relatively new concept at the time, but has since proven to be an attractive business development alternative.

At the same time, Serigraph, an international printing company, considered relocating out of the state due to difficulties expanding its plants in West Bend. TID 3 helped provide infrastructure

improvements serving Serigraph's manufacturing plant on County Trunk Highway I, allowing the company to expand its headquarters in West Bend. In order to create a stronger financial structure, the project was planned in conjunction with other revenue sources. Serigraph, Washington County and the City of West Bend obtained three grants: a Transportation Economic Assistance (TEA) grant from the Wisconsin Department of Transportation (DOT) in the amount of \$742,500, a Community Development Block Grant in the amount of \$500,000 and a Surface Transportation Program grant from the DOT in the amount of \$400,200. As a part of the grant funding, Serigraph signed an agreement with the City in which they made a commitment to create and maintain 180 new full-time jobs.

TID 3 was amended in September, 2000 to accomplish the same goals of the original project plan, but within a larger area. The amended area consists of additional land north and south of State Highway 33. The land had been vacant for many years because it needed municipal improvements to allow development. In cooperation with developer Ziegler-Bence, the industrial area was planned to provide the City with a larger second east side business park called Wingate Creek Business Center. The City constructed the infrastructure and the developer is responsible for owning and marketing the land. To ensure success of TID 3, a development agreement was signed between the City and Ziegler-Bence that requires the developer to compensate the city for increment tax revenue if it falls below projected levels.

TID No. 4 and 8--West Bend Corporate Center

TIF 4, known as the West Bend Corporate Center, was created in 1997 and is located south of Paradise Drive and west of U.S. Highway 45.

Before TID 4 was created, the Department of Community Development identified the district as a prime area for light industrial and office development. It was planned as a continuation of

high-end office uses such as West Bend Mutual Insurance Company, the West Bend Clinic, and the Wisconsin Department of Transportation's Motor Vehicle facility.

In 1997, the City entered into a partnership with Continental Properties to promote business development immediately south of Paradise Drive. The partnership created a \$15 million up-front expenditure by Continental Properties to construct and develop the commercial frontage along Paradise Drive. This private sector investment created tax increment which helped finance the improvements for the 65-acres of industrial and office land to the south. A development agreement requires Continental Properties to provide tax increment if the land is not developed.

TID 8, which is adjacent to TID 4, was created in 1999 as a planned expansion of the West Bend Corporate Center. As in TID 4, the district is intended to expand the City's tax base by providing the public improvements necessary to promote business development. The goal is to provide and preserve employment opportunities within the City. Most of the property in TID 8 is undeveloped and public improvements are needed to permit development to occur.

TID No. 5--River East Redevelopment

TID 5 is a 19.2-acre site located in downtown West Bend, east of the Wisconsin Central railroad corridor, south of Washington Street, west of Wisconsin Street and north of Water Street. TID 5 was created in 1998 to assist in the expansion of the tax base by promoting development, redevelopment and blight elimination. The City plans to acquire property, raze blighted or underutilized structures, conduct environmental assessments and remediation and make the necessary public infrastructure improvements that will allow residential and commercial development to take place. The City is using TIF to assure that private development will locate in the blighted downtown district. New development is anticipated to increase the City's tax base while

providing and preserving employment and housing opportunities within the City.

TID No. 6--Paradise Drive/Main Street Reconstruction

TID 6, located on the southwest corner of Paradise Drive and County Trunk Highway P, was created in 1998 to increase the industrial tax base, eliminate blight and create job opportunities. The property in the district was in need of substantial public improvements before new commercial and industrial development could occur. Project costs related to demolition and public infrastructure improvements (Paradise Drive and South Main Street) would have made private development unfeasible, especially when added to the overhead of site development costs. This was evident because the property remained in need of rehabilitation for many years.

TID 6 enabled the City to undertake major public improvements to Paradise Drive and South Main Street, which provided increased vehicular and pedestrian safety in that area. A reconfigured intersection, widened lanes, and landscaping along Paradise Drive have resulted from this effort.

TID No. 7--River Road/Lang Street Reconstruction

TID 7 was created in 1999 and is comprised of 119 acres north of State Highway 33 on the east side of the City. The TID is composed of Washington County land, the Amity Corporation and assorted office, commercial and residential parcels. This is the City's smallest TID in terms of increment, tax base and expense.

TID 7 was created to provide public utilities on unimproved property to allow industrial and commercial development to take place. To accomplish these goals, River Road and Lang Street were reconstructed.

TID No. 9--Riverfront Redevelopment

TID 9 was created in June, 2003 and includes 27 acres of primarily commercial and industrial lands

located east and south of the historic downtown area. Flanking both sides of the Milwaukee River, the district is intended to stimulate growth of the tax base by promoting development of retail businesses, tourist destinations and residential development. The Riverfront Redevelopment Plan adopted by the West Bend Redevelopment Authority proposes development projects for approximately half of the TID 9 area.

The City of West Bend has been successful at using TIF to create employment opportunities, stimulate commercial, industrial and residential development, expand the tax base and improve street, water and sewer systems. The City of West Bend has used TIF to revitalize the downtown, reconstruct major streets and intersections, retain a major employer, address blighted areas and provide opportunities for industrial and commercial growth by creating business parks - without passing the costs directly to city residents.

The usage of TIF in the City of West Bend may continue in the future as redevelopment projects are proposed. However, there is a limit on the number of TIDs a community can create. Municipalities are prohibited from establishing a TID if two things occur: 1) the equalized value of a proposed TID and all existing TIDs exceeds 7% of the total equalized value of the municipality; 2) the equalized value of a proposed TID and the value increment of all existing TIDs exceeds 5% of the total equalized value of the municipality. Presently, the City of West Bend has sufficient TID capacity as relates to these two "rules" to consider additional TIF projects should conditions warrant such projects.

THE HOUSING AUTHORITY OF THE CITY OF WEST BEND, WISCONSIN

On February 6, 1967, the City of West Bend created a housing authority pursuant to Section 66.1201 of the Wisconsin Statutes. The Authority was created to address a need to provide safe and sanitary housing for persons of low income.

The Housing Authority is a political sub-unit of the City of West Bend, with oversight provided by a Board of Commissioners. The five commissioners are appointed by the mayor and are confirmed by the City Council. The Authority operates independently of the City without financial subsidy from the City.

The primary programs operated by the Authority are the Meadowbrook Manor I and II public housing developments for elderly and disabled low income residents. Meadowbrook Manor I, located along Meadowbrook Dr. between Washington St. and Sherman Way, is a 73 unit apartment building constructed in 1973 as a conventional public housing program funded by the U.S. Department of Housing and Urban Development (HUD). Meadowbrook Manor II, constructed in 1977 on the same site, is a 74 unit apartment building funded by Authority issued tax-exempt bonds.

The Housing Authority has participated in other assistance programs providing rental and security deposit assistance for low income households, victims of domestic abuse requiring relocation aid, and mentally disabled clients of the Washington County Comprehensive Community Services Agency.

INTERGOVERNMENTAL COOPERATION

City-Town Relationships

The City of West Bend's anticipated growth as identified by the Urban Service Area boundary, includes portions of four surrounding townships, including the Towns of Barton, Farmington, Trenton and West Bend. Conflicting goals on how these lands should be developed are evident when comparing the existing land use plans and zoning maps for the various jurisdictions. Similarly, decisions on development of transportation facilities, preservation of open space and other land development issues often increase the level of disagreement between the jurisdictions.

Evidence of these continuing conflicts are apparent in the increasing litigation that has occurred, between the City and the Towns of Barton and Trenton. Development actions such as sewer extensions and annexations have been contested at various times.

Efforts at joint planning however have occurred with encouraging results. In 1999 the City and Town of West Bend approved resolutions authorizing the preparation of a cooperative boundary plan between the jurisdictions. The resulting Cooperative Boundary Plan Between the City of West Bend and the Town of West Bend, Washington County, Wisconsin became effective May 23, 2002 upon approval of the plan by the Wisconsin Department of Administration. The plan establishes a growth boundary for the City for the term of the agreement. Lands within the Town to be released to the City are identified along with the timing of those jurisdictional changes. The use of lands within specific transition areas is established both for lands to be added to the City and those to remain in the Town. These land use requirements were established so as to recognize and build upon the adopted land use plans of both the City and Town. Additionally, the agreement established terms for connections to, and assessment of, public utility connections for lands to be released to the City.

As stated in the Wisconsin Department of Administration's approval of the plan "The purpose of this boundary agreement and cooperative plan is to provide guidance for the orderly attachment of Town lands to the City of West Bend, and coordinated and harmonious development and implementation of joint planning of the territory covered by the Plan, which will best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development. Both parties will receive the benefits stemming from more certain boundaries."

Cooperative intergovernmental efforts in provision of services existed even prior to establishment of a cooperative plan. For example, the City has historically provided emergency fire and medical response to portions of the Towns of Barton and West Bend by contract and Municipal Water Service has been provided to specific properties within the Town of Barton to address possible environmental concerns.

City-School District Relationship

Recognizing the importance of education to the quality of life within the community, the City of West Bend has actively participated in strategic and facility planning efforts of the Joint School District over the past twenty years. Similarly, seeking the input of the district, a representative of the district has historically been included on the City Plan Commission. This long and cooperative relationship is anticipated to continue.

County, Regional and State Efforts

The City of West Bend has endeavored to foster cooperation in planning with all levels of government. City departments have been involved with planning efforts including; development of the Washington County Highway Jurisdictional Plans; the regional transportation and land use plans; the development of state regulations on storm water management and erosion control; the redesign of the state local roads database program and other multi-jurisdictional planning efforts. An example of on-going multi-jurisdictional planning effort involving the City, adjoining towns and Washington County is the Quaas Creek Watershed Protection Committee.

CHAPTER 6

OBJECTIVES, PRINCIPLES, STANDARDS & 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 comprehensive plan can be prepared. Accordingly, a set of recommended land use and 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 four of these terms, an understanding of the interrelationships of these terms and of the concepts represented is essential to understanding the development objectives, principles, standards, and related urban design criteria proposed. These development objectives, principles, and standards, as approved by the City, 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.

Standards

1. The minimum 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 6-1.
2. Underutilized and "infill" lands should be considered when considering the amount of land required for accommodating forecast growth in West Bend where possible.

Table 6-1
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 19,000 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 ^f
Public Middle School	3.2 acres per 100 students ^f
Public High School	2.2 acres per 100 students ^f
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	
In Park Sites	As recommended in the City Park and Open Space Plan
In Middle Schools or High School Sites	As recommended in the City Park and Open Space Plan
Neighborhood	
In Park Sites	As recommended in the City Park and Open Space Plan
In Elementary School Sites	As recommended in the City Park and Open Space Plan

^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 reasonable responsive to expected future as well as present conditions.

^b Based upon the year 2020 intermediate growth-centralized scenario forecast of 2.34 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 ration 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 Elementary school site area based on a minimum of 10 acres + 1 acre / 100 students. Middle school site area based on a minimum of 20 acres + 1 acre / 100 students. High school site area based on a minimum of 30 acres + 1 acre / 100 students.

Source: City of West Bend and SEWRPC

3. Projection of land use consumption, in five-year increments, should be based upon the likely order of development based on the following:
 - a. The availability of municipal utilities.
 - b. The proximity to the City and the anticipated order of annexation, development or redevelopment.
 - c. Market forces affecting the demand for development.
 - d. Development costs for new residential use are to be borne by the developing properties.
 - e. That redevelopment may require City participation using available financial tools.

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

Development to meet the needs of the population should promote the appropriate reuse of underutilized lands and the use of currently vacant infill lands in the City prior to allowing new growth. Making use of these lands will, among others, accommodate economic growth without additional needs for future public services, promote compact development, and decrease the chance of blight.

Standard

Available alternative infill sites should be considered prior to approving new site development in order to promote the highest and best use of each piece of urbanized land in the City.

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 6-1.
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,

Table 6-2
Facility Site Area and Service Radius Standards for the City of West Bend

Facility Type	Number of Person 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 Schools (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		as per standards of City Park and Open Space Plan			
Community	----	----	----	----	----
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 volumes 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.

Source: City of West Bend and SEWRPC

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 6-1.

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 6-2.
5. General industrial uses should be located in planned business and 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 residential or, school uses. However, mixed use development including government, residential, commercial, and institutional land uses may be considered in business districts where suitable controls are in place to insure compatibility. 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.

Principle

Land uses having compatible needs and impacts that support each other should be considered in mixed use type developments in order to create neighborhoods with a diversity of land uses that complement each other.

Standards

1. Mixes of residential, service and commercial facilities should be promoted where convenient in order to encourage mixed use developments.
2. Mixes of industrial and commercial land uses should be promoted together in areas deemed as business parks in order to create mixed use developments of a commerce nature.

Objective No. 3--Natural Resources 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 residents and the natural environment which supports them.

Principle - Soils

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 unsuitable qualities. When development is proposed on soils exhibiting severe limitations, careful attention shall 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 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.

Principle - Lakes and Streams
Floodplains, Surface Water, Stream
Corridors, Groundwater

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; provide certain water withdrawal requirements, and have other ecological value to the community.

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.

Principle - Shoreland

Lands annexed after May 7, 1982 that are associated with water bodies must conform to the requirements set forth in Washington County's Shoreland, Wetland, and Floodplain Zoning Ordinance.

Standard

Development that occurs on lands annexed after June 1, 2001 that are located near a water body must follow the development standards found in the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance, set forth in Chapter 23 of the Washington County Code. Lands annexed after May 7, 1982, but prior to June 1, 2001 must comply with the requirements of the County Shoreland Ordinance in effect on the date the land was annexed. Suitable buffer strips should be provided adjoining water bodies where practical to reduce the impact of development.

Principle - Wetlands

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. All wetlands should be preserved unless there is no feasible or practicable alternative for protection. To the extent practicable, all areas of development within 15 feet of wetlands should be kept in open space 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 Administrative Code unless mitigated in accordance with Chapters NR 1, 103, and 350 of the Wisconsin Administrative Code.
2. Non-shoreland 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, is maintained to the extent permitted by state and federal regulations.

Principle - Woodlands

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 of five acres or more should be preserved in order to protect the integrity of the environment. When urban development does occur in such areas, the impact upon the woodland areas should be minimized.

Principle - Wildlife (Threatened and Endangered Species)

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 land 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.

Principle - Environmental Corridors and Isolated Natural Resource Areas Environmentally Sensitive Areas

The primary and secondary environmental corridors and isolated natural resource 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.

Standards

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 resource areas in the West Bend Planning Area should be considered for preservation as urban development proceeds and should be used as drainage ways, floodwater detention areas, and parks. When development does occur in these areas it should be sensitive to preserving the integrity and value of these environmental lands.
3. Natural areas and critical species habitat sites should be protected in accordance with the recommendations set forth in the

City of West Bend Park and Open Space Plan.

Principle - Prime Agricultural Lands

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 non-farm residential development in prime agricultural areas in the West Bend Planning Area beyond the Urban Service 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 non-resource-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 the City of West Bend Park and Open Space Plan 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 area wide 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 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 design standards as required by the Standard Specifications for Public Works

Construction, the City's land division ordinance, and the City's Transportation Plan.

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.
6. The design of streets, trails and site development should provide for the safe and efficient movement and access by pedestrians and bicyclists.

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 6-3.

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 in the City of West Bend area should be geographically well distributed and should include a full range of housing types, sizes, and costs, including single-family dwellings, attached two-family dwellings, attached multi-family rowhouses or townhouses, and multi-family apartments.
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 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

Table 6-3
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 ^e
2,000	1	1.50	1 ^b	2.0 ^c	2	2.5	1 ^b	2.0 ^c	2	2.5	1 ^b	2.0 ^e
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

- 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 over 11.0 dwelling units per net residential acre.

Objective No. 9--Historic and Cultural Resource Preservation

The preservation of the historical and cultural 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

1. 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.
 - a. 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.

- b. 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
- c. 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.
- d. 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.
- e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity.
- f. 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.

- g. 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.
 - h. 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.
- 2. The City of West Bend should encourage the voluntary preservation of historic buildings and sites by the owner of such sites.
 - 3. The City of West Bend shall consider the compatibility of a proposed building design or reconstruction when evaluating architectural and design plans for a site or buildings of historical value or for that of neighboring properties.

Objective No. 10--Intergovernmental Cooperation

A guided means of directing cooperation between neighboring municipalities in order to make sound development decisions that meet the needs of residents of both communities.

Principle

The City of West Bend will work in a collaborative manner with surrounding municipalities in order to reduce the tax burden, increase intergovernmental cooperation, improve efficient delivery of services

and help to provide a positive relationship between bordering areas.

Principle

Rules, regulations, and ordinances that govern the City of West Bend should be administrated in a way that may complement regulations governing the surrounding towns in order to reduce costs of governmental administration, and allow coordination of development in which both jurisdictions have an interest.

Principle

The City of West Bend will continue to work with adjoining jurisdictions to formulate boundary agreements in order to facilitate managed growth and development which helps to resolve issues relating, but not limited to, annexations, land use, and infrastructure.

Standard

Cooperative agreements will be sought with the remaining towns. Where agreements cannot be attained, cooperation in using existing regulatory devices to implement the City's Comprehensive Plan should be sought.

Objective No. 11--Economic Development

To promote quality growth and development of the City at a rate consistent with the ability to financially support the infrastructure and services necessary to support that growth.

Principle

- 1. To balance residential, commercial, institutional and industrial growth throughout all areas of the City.
- 2. To plan, set aside and develop business parks and sites within the City.
- 3. To plan and direct downtown and highway oriented commercial development within the City.
- 4. To plan and direct all types of housing development within the City.
- 5. To provide an adequate level of public facilities and infrastructure such as streets, utilities, parks and open space and

- emergency services necessary to maintain a desired quality of life.
6. To promote a balance between outer edge development and the redevelopment of existing properties.
 7. To annex town lands for development when City infrastructure is available.
 8. To use where appropriate, tax incremental finance districts to stimulate business parks and redevelopment areas.
 9. To emphasize local business growth by concentrating on business retention rather than business recruitment.
 10. To promote a balanced approach towards enlarging the City's economic base including manufacturing, retail and other elements.
 11. To communicate to the general public the benefits of a growing community and to balance competing and often times mutually exclusive interests.

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 context, 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 been adopted by the City of West Bend in relation to residential, industrial and commercial development and the central business district development and are documented in the Manual of Urban Design Standards and within the City's Zoning Code. 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.

CHAPTER 7

RECOMMENDED COMPREHENSIVE PLAN

INTRODUCTION

A comprehensive 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 Comprehensive 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 for the next 20 years. 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 Comprehensive 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 Comprehensive 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 accordance with Wisconsin's planning laws the land use recommendations should also be designed in five-year periods to more accurately provide for the future as well as present needs of the City and the surrounding area. In the case of West Bend, the land use recommendations are designed for a planning period extending to the year 2023. 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 Comprehensive 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 6 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 Comprehensive Plan shares common objectives with SEWRPC's Regional Land Use Plan but refines those objectives so that it can meet local as well as area wide development objectives. The regional land use plan and, as a consequence, the municipal Comprehensive 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 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 plan presented herein for the City of West Bend represents a pattern of land use development, based on density standards found within the previous chapters, that could accommodate the future physical, social, and economic needs of the residents of the City and its environs. The plan also represents only one of many possible patterns of land use development that could accommodate these needs. The selection of the recommended 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, as well as citizen input during the planning process.

The Comprehensive Plan, in addition to delineating a recommended land use pattern and form of development, establishes principles and standards by which other issues such as the provision of adequate transportation facilities; meeting recreational needs; fostering needed economic growth; providing for sufficient safe and suitable housing; and preserving natural and cultural resources in the West Bend area may be met. This chapter includes recommendations addressing each of these issues as required by Wisconsin planning laws, and consistent with past planning practices adopted by the City of West Bend.

ISSUES AND OPPORTUNITIES

West Bend can be characterized as a mid-size city with a rapidly growing residential population. The population, demographic and housing

characteristics, described in Chapter 2 of the plan, clearly show a steadily increasing median age. The racial and gender composition of the City has remained steady. Consistent with the increasing age distribution, household sizes have consistently declined while the number of non-family households have increased.

A trend of increasing percentages of workers commuting to work outside of the city is evidenced in the labor statistics in Chapter 2. Similarly, West Bend, historically a center for locally founded manufacturing and service businesses has seen a steady increase in employment related to the financial, professional and retail service occupations.

Housing in West Bend, remains affordable as evidenced by the values described in Chapter 2. Housing values when compared to household income data show that housing expenditures remain relatively modest for the income levels available in the City. Similarly, the variety of housing types and values remain broad and appear to be consistent with the market demand. Housing conditions remain acceptable.

The emphasis in residential and commercial activity can be seen in the equalized property values trends as depicted in Table 2-3. The strong, increasing value of residential and commercial property as compared to the relatively constant manufacturing and personal property values indicate again the change in character of West Bend from a predominant local manufacturing economy to a more diversified regional economy associated with that of the greater metropolitan area of southeastern Wisconsin.

West Bend evidences a strong quality of life for city residents, high quality of community services and a desirable location for commercial and service trades. Although not located in the more desirable Milwaukee to Chicago manufacturing/transportation corridor, proactive policies in pursuing industrial development have permitted the City to attract and retain growing,

small to mid-size manufacturing businesses offsetting the loss in the large manufacturing plants on which West Bend was formerly dependent.

Consistent with this evaluation of the strengths of West Bend, the plan determinants, that is the population and employment forecasts, community objectives and proposed spatial distribution included within the Comprehensive Plan were developed so as to foster the continued growth of West Bend while maintaining its present character.

Plan Determinants

Population Forecast

The population forecast initially selected for use in the plan design process envisions that the West Bend Urban Service Area will reach a resident population level of approximately 38,700 persons by the year 2020. This level represents an increase of about 10,548 persons, or about 37.5 percent, over the 2000 level. To accommodate this increase, as indicated in Table 7-1, approximately 2,651 additional housing units will need to be added to the 2003 stock of approximately 13,887 housing units in the City of West Bend Urban Service Area by the year 2020. The forecast population increase may be expected to be accompanied by a need for additional land, as indicated in Tables 7-1 and 7-2, for commercial, industrial, institutional, and recreational uses, as well as residential uses, which will require the conversion of additional land 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 24,700 jobs by the year 2020. This represents an increase of about 5,010 jobs, or about 25 percent, over the 2000 level. Of this total increment, approximately 2,950 additional jobs are expected to occur in the service and retail trade employment category and approximately 1,300 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 7-2, and are, therefore, useful in the allocation of land to commercial and industrial uses. Table 7-2 indicates that the forecast employment increase would require approximately 177 acres of additional commercial land uses, and approximately 117 acres of additional industrial land uses.

Objectives and Standards

Chapter 6 of this report sets forth objectives and standards that guide the preparation of the land use plan. The land use allocation and accessibility standards set forth in Tables 6-1 and 6-2, 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 2020. 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 Southeastern Wisconsin Regional Planning Commission in 1999, 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, Silver Lake, and the Scenic Drive Sanitary Districts presently served, under contract, by public sanitary sewers connected to the West Bend sewage treatment plant, and represents the area envisioned to be served by sanitary sewer service to the year 2020 and possibly beyond that design

Table 7-1
Residential Land Use Capacity Analysis
for the Proposed Land Use within
the West Bend Urban Service Area, 2020

Design year 2020 Forecast Population			38,700	people			
Forecast 2020 Household Size			2.34	people/dwelling unit			
Forecast # of Dwelling Units Needed			16,538	dwelling units			
	Desired Housing Mix	Dwelling Units Required in 2020	Existing 2003 Dwellings	Minimum Dwelling Unit Increment	Development Ratio ac./unit	Minimum Land Increment (acres)*	
Single-Family Residential	55%	9,096.2	7,329.0	↑	0.32	678.6	
Two-Family Residential	14%	2,315.4	1,965.0	↑	0.17	71.5	
Multi-Family Residential	31%	5,126.9	4,593.0	↑	0.10	64.1	
Total	100%	16,538.5	13,887.0	↑		814.1	
	Existing 2003 land (acres)	Minimum Land Increment (acres)*	Minimum 2020 Land Need (acres)	Proposed Land Use Allocated (acres)	Proposed % over Minimum	Proposed over Minimum (acres)	Proposed Over Existing (acres)
Single-Family Residential	2,826.6	678.6	3,505.2	5,027.6	43.4%	1,522.4	2,201.0
Two-Family Residential	293.8	71.5	365.3	478.7	31.1%	113.4	184.9
Multi-Family Residential	419.2	64.1	483.3	537.4	11.2%	54.1	118.2
Total	3,539.6	814.1	4,353.7	6,043.8	38.8%	1,690.0	2,504.2

* Land area for multi-family does not include potential units possible within mixed-use areas or accessory to commercial uses.

Source: City of West Bend

Table 7-2
Summary of Existing 2003 and Planned
Land Use in the City of West Bend Urban Service Area

Land Use Category	Existing 2003 Land Use		Minimum Land Use Requirements: 2020 ^c		Recommended Land Use Plan ^b		Difference Between Minimum 2020 Land Use Requirements and Recommended Land Use	
	Total Acres ^a	Percent of Total	Total Acres ^a	Percent of Change	Total Acres ^a	Percent of Total	Acres ^a	Percent
Urban								
Single-Family Residential	2,826.6	17.3	3,505.2	24.0%	5,027.6	30.8	1,522.4	43.4%
Two-Family Residential	293.8	1.8	365.3	24.3%	478.7	2.9	113.4	31.0%
Multi-Family Residential	419.2	2.6	483.3	15.3%	537.4	3.3	54.1	11.2%
Mobile-Home Residential	9.8	0.1	~~	~~	0.0	0.0	~~	~~
Residential Subtotal	3,549.4	21.7	4,353.8		6,043.8	37.0		
Commercial & Office Park	508.7	3.1	685.7	34.8%	1,037.3	6.3	351.6	51.3%
Industrial & Business Park	658.7	4.0	775.7	17.8%	1,357.3	8.3	581.6	75.0%
Mixed Use	0.0	0.0	~~	~~	44.5	0.3	~~	~~
Transportation	2,163.0	13.2	~~	~~	2,323.2	14.2	~~	~~
Communications & Utilities	49.5	0.3	~~	~~	49.5	0.3	~~	~~
Government & Institutional	685.0	4.2	~~	~~	717.8	4.4	~~	~~
Parks & Recreational	979.1	6.0	~~	~~	1,159.4	7.1	~~	~~
Urban Subtotal	8,593.3	52.6	~~	~~	12,732.8	77.8	~~	~~
Rural			~~	~~			~~	~~
Natural Areas	1,763.6	10.8	~~	~~	1,707.5	10.5	~~	~~
Landfills & Dumps	32.0	0.2	~~	~~	32.0	0.2	~~	~~
Agricultural	3,079.8	18.9	~~	~~	82.4	0.5	~~	~~
Open Space	1,681.7	10.3	~~	~~	1,810.8	11.0	~~	~~
Unused Land	1,185.6	7.3	~~	~~	0.0	0.0	~~	~~
Rural Subtotal	7,742.7	47.4	~~	~~	3,632.7	22.2	~~	~~
TOTAL	16,336.0	100.0	~~	~~	16,336.0	100.0	~~	~~

^a Includes associated street rights-of-way in undivided lands and off-street parking areas for each land use category.

^b Recommended land use totals do not include area attributable to individual homes and businesses recommended for conversion of use.

^c Minimum area required is based upon application of development standards shown in table 6-1 as applied to plan determinants in Chapter 7

Source: City of West Bend

Table 7-3
Incremental Land Area for Selected Uses within the Urban Service Area

Land Use Category	2003 Existing Land Area (Acres)	2003-2008 Incremental Land Area (Acres)	2009-2013 Incremental Land Area (Acres)	2014-2018 Incremental Land Area (Acres)	2019-2023 Incremental Land Area (Acres)	Total Incremental Land Area (Acres)	2023 Total Land Area (Acres)
Single-Family Residential	2826.6	544.8	579.2	401.5	675.6	2201.1	5027.6
Two-Family Residential	293.8	82.6	70.2	27.7	4.4	184.9	478.7
Multi-Family Residential	419.2	41.5	9.2	20.3	47.3	118.3	537.4
Mobile-Home Residential	9.8	0.0	0.0	-0.5	-9.2	-9.7	0
Commercial	464.4	76.7	137.0	98.0	83.5	395.4	860
Office Park	44.1	4.0	0.0	10.8	118.5	133.3	177.3
Industrial	648.7	22.3	272.2	119.6	127.6	541.7	1190.4
Business Park	10.0	37.2	35.6	41.3	42.8	156.9	166.9
Agricultural	3079.8	-381.8	-1019.6	-682.6	-929.3	-2297.4	82.4

Note: Incremental land areas are based upon anticipated period of development and assuming development in accordance with recommended land uses excluding the redevelopment of individual existing homes or businesses shown for possible redevelopment.

year. The Common Council and the Regional Planning Commission adopted five amendments to the sanitary sewer service area plan in 1985, 1987, 1988, 1991, 1992, and 1999. These amendments were adopted to resolve onsite sewage disposal problems and to provide adequate sanitary sewer services to existing and proposed urban development in the West Bend area.

After examining the forecast year 2020 land requirements based upon the initially selected population and employment forecasts, and after considering the areal extent of the Urban Service Area, 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 2020 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. 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 7-2 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.

ECONOMIC DEVELOPMENT

An economic development plan by its nature should be broadly based and long range, anticipating global, national, state, regional and local trends. Given its setting, the City is intricately tied to the Milwaukee metropolitan area and Wisconsin's place in the midwest national economy.

Chapter 2 of the plan describes in detail West Bend's economic and population characteristics which form the basis of any economic development plan. West Bend's economic base is characterized by businesses and employment in the manufacturing, business services, construction, retail trades, and education, health, and social service sectors. As with the state and national economy, West Bend's local economy is transitioning to a greater dependence on service business including technology based employment at the expense of low-skilled production employment. The percentage of West Bend's equalized property value in the manufacturing sector has declined from 15.5% in 1970 to 4.0% in 2002, while commercial values, which includes professional, health care and business service companies, has increased from 12.6% to 24.8% during the same period. Despite the relative decline in the manufacturing tax base, resident employment in this sector has remained constant due to employment opportunities in adjoining communities.

Paramount in any economic development strategy is the recognition that the number of City residents leaving the West Bend during the day to work has

increased dramatically. Out-commuting from the City for employment purposes has increased from 35.6% in 1980 to 57.1% in 2000. West Bend's population and overall tax base have increased while the number of city jobs has remained nearly the same. Job losses from within the city has not resulted in a decline in the value of the tax base nor household income. Based upon the city's high quality of life attributes, residential growth now represents nearly 70% of the equalized property value surpassing manufacturing and commercial values combined to become the chief component of the City's economic base.

Strategies

1. Preserve basic manufacturing industries. West Bend's local manufacturing workforce, enhanced by regional job opportunities, remains strong. Skill levels in manufacturing, now technology based, are significant. This is supported by local entrepreneurial activities and employee training opportunities, especially through West Bend's Moraine Park Technical College. In 2002, the College opened a new Applied Manufacturing Technology Center which allows local and regional manufacturing businesses to develop and promote innovative manufacturing processes.
2. Broaden professional and business services. The continued growth since the mid-1980's in local finance, legal, real estate, insurance and health care services and employment, provides the City with an increasingly diverse economic base. This part of the local economy provides high paying jobs and substantial wealth creation.
3. Maintain a strong housing sector. Residential housing growth in the form of various housing occupancy types and building styles, while requiring public services, provides the City with a growing tax base and supports employment in retail trade, business services and the construction trades.
4. Retail trade growth. The growth of downtown and highway oriented retail business broadens and supports the City's local economy. Local employment opportunities result from money spent locally.

City Actions

In order to implement the four economic development strategies, West Bend, while ultimately only supportive to private sector actions, commits to the following:

- A. Maintain and promote a high quality of life by providing a broad range of essential governmental services in the most cost effective manner possible.
- B. Promote and develop a transportation system including streets and highways, trails, rail, air transport and public transportation supporting the movement of people, goods and services.
- C. Promote and develop enhanced communication services to businesses and homes including broadband services.
- D. Create tax incremental finance districts in order to provide business parks and sites and to allow redevelopment of blighted or underutilized sites.
- E. Initiate the redevelopment of outdated commercial and industrial areas and sites particularly in the greater downtown area.
- F. When appropriate, annex land into the city in order to provide space for residential, commercial and business development.
- G. Support and participate in local educational, institutional, and economic and business development organizations in order to promote business and employment opportunities.

HOUSING

The continued growth of housing in the City of West Bend is described in Chapter 2 of this plan. In general the ratio of existing housing types and the housing density attained are consistent with the standards adopted as part of the 2010 Land Use

Plan. In order to maintain the existing character of West Bend, the same preferred housing “mix” has been brought forward as the recommended standard within Chapter 6 of the Comprehensive Plan. Established as approximately 55% single-family residential units, 14% two-family residential units and 31 % multi-family residential units, this preferred "mix" permits new housing to be developed in a variety of housing styles, sizes and costs as needed to satisfy market demands.

The land use allocation to the various housing types is shown within Table 7-1 and Table 7-2. The proposed distribution of the various residential land uses is intended to provide for a balance of housing types within the Urban Service Area. Consistent with past practices, the various housing types are intended to be located in a pattern which allows for a transition in increasing densities as development occurs near more intensive uses, more focused traffic routes and areas of more intermixed use.

The housing development pattern which has historically occurred in West Bend, and which is encouraged by the development standards of this plan, has established individually identifiable neighborhoods with associated park and open spaces preserving the most environmentally valuable lands.

Redevelopment of underutilized or obsolete structures and sites within the central portion of the city has been identified as a desired goal of the Comprehensive Plan. The introduction of additional residences and businesses within close proximity to the central business district is expected to provide an opportunity for additional housing styles to meet the changing needs of the City’s residents. More intensive residential densities as well as housing within a mixed use environment, all within walking distances of downtown West Bend, provides an alternative living environment sought by many. To permit the economical reuse of these redevelopment areas requires investment by the City in improving infrastructure and site conditions.

The condition of the housing within West Bend remains good, as noted in Chapter 2. With the increasing age of structures in West Bend it may be advisable to consider a program by which the condition of housing is monitored and encouraged to be maintained. Implementation of programs such as property condition or code compliance inspections on an interval or at time of sale may help to prevent a decline in housing condition over time.

TRANSPORTATION

Transportation facilities are among the most critical elements influencing the spatial distribution of urban development within a community. 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 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.

On August 8, 1994, the City of West Bend Common Council approved the City of West Bend Transportation System Plan: 2010 (SEWRPC, Community Assistance Report No. 210). As discussed in Chapter 4 of the Comprehensive Plan, this plan identifies the principles and standards to be used in developing transportation recommendations, identifies the recommended arterial network facilities required, and relates the plan to county and regional transportation plans for the West Bend area.

Although based upon the transportation demands and pattern of the City's currently adopted 2010 Land Use Plan, the transportation recommendations remain valid. The land use pattern and intensity proposed within this Comprehensive Plan is not significantly different from that on which the transportation plan was developed. Until such time as the model used within the adopted transportation plan is updated, the plan serves as the adopted transportation component of the Comprehensive Plan. Map 7-1, shows the recommended arterial street and highway system in the City of West Bend Planning Area.

In the preparation of the Comprehensive Plan, all existing transportation plans relating to the West Bend area were considered. Recent updates to the Washington County Jurisdictional Highway System Plan -2020 (SEWRPC, March 2002) remain consistent with the network depicted within the City's transportation plan. The county plan includes discussion of specific road components of the jurisdictional highway plan which may modify the recommended alignments depicted for these road segments.

Preparation of the City's transportation plan included consideration of all pertinent state plans pertaining to the West Bend Planning Area. A review of current state plans including the State Highway Plan - 2020 confirm that the City's transportation network recommendations remain consistent with current state plans.

Public 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 use 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 public transit facilities.

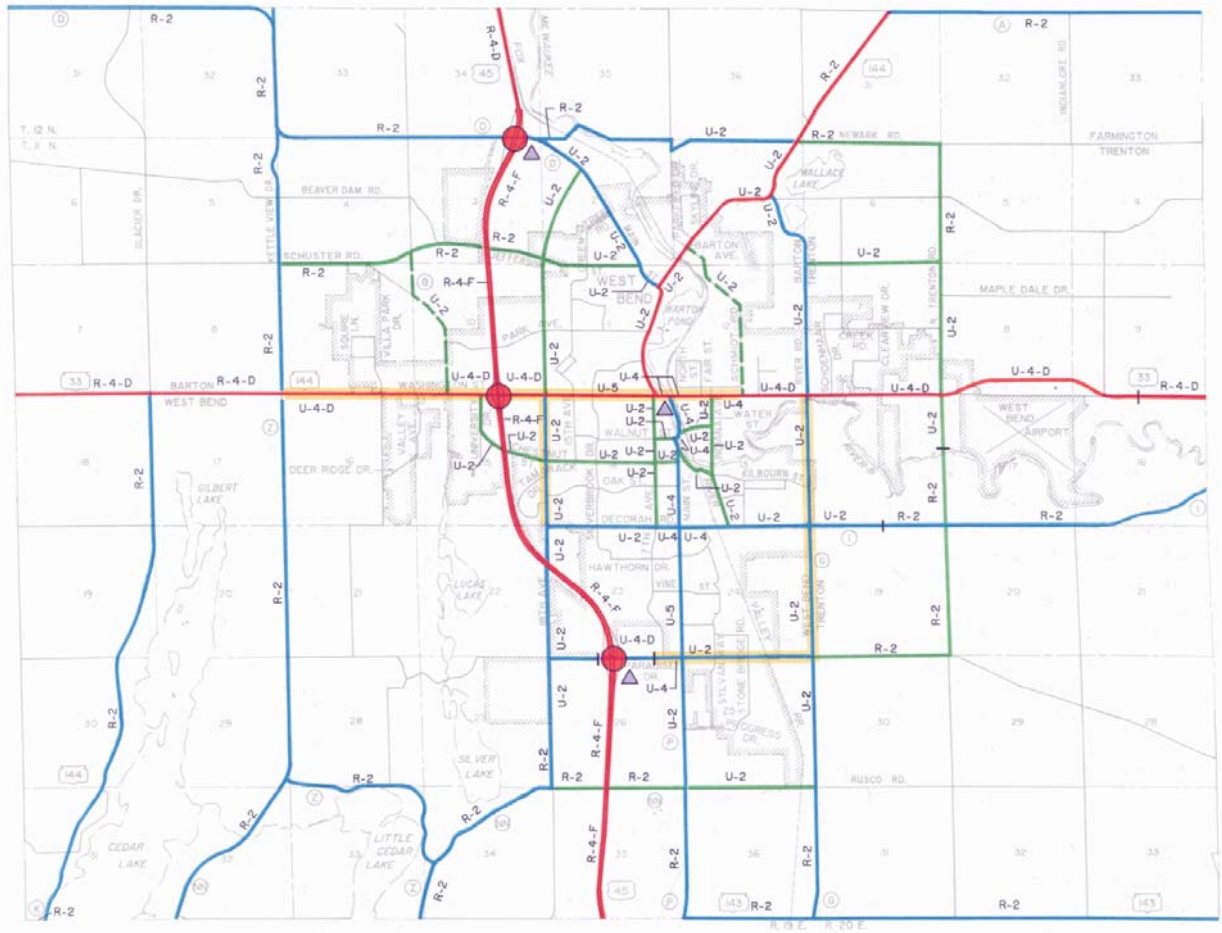
Car-Pooling Plan

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. 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 is provided between the City of West Bend and the greater Milwaukee area by Washington County under the Washington County Commuter Express program. This service is provided by buses operating in mixed traffic over freeways such as the USH 45 West Bend Freeway and over surface arterial's such as Main Street and Paradise Drive. The sole transit stop within West Bend is located at a Veterans Avenue site in downtown West Bend. Based upon the current

Map 7-1 Recommended Arterial street and Highways System Plan for the City of West Bend



LEGEND

RECOMMENDED ARTERIAL STREETS AND HIGHWAYS
IN THE WASHINGTON COUNTY JURISDICTIONAL
HIGHWAY SYSTEM PLAN

FREEWAY

- STATE TRUNK HIGHWAY
- INTERCHANGE

STANDARD ARTERIAL

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

RECOMMENDED ARTERIAL STREET AND HIGHWAY
ADDITIONS TO THE WASHINGTON COUNTY JURISDICTIONAL
HIGHWAY SYSTEM PLAN

- LOCAL TRUNK HIGHWAY
- ADVANCE RIGHT-OF-WAY ACQUISITION FOR
IMPROVEMENTS BEYOND THOSE SHOWN

Source: SEWRPC.

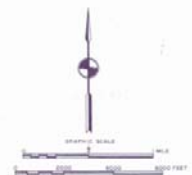
RECOMMENDED ROADWAY CROSS-SECTION

- R-RURAL
- U-URBAN
- 4-NUMBER OF TRAFFIC LANES
- F-FREEWAY
- D-DIVIDED ROADWAY
(UNDIVIDED UNLESS NOTED)
- R-4-D
- U-4

RECOMMENDED PARKING LOT SITES

- PARK AND RIDE / PARK AND POOL

NOTE: THE NORTH RIVER ROAD ALIGNMENT IS SHOWN
TO THE WEST OF LAKE LENWOOD. A PRELIMINARY
ENGINEERING STUDY WILL DETERMINE WHETHER
THE ALIGNMENT WILL BE TO THE EAST OR WEST
OF LAKE LENWOOD.



regional transportation plan (Regional Transportation System Plan for Southeastern Wisconsin, SEWRPC, Planning Report No. 46) it is recommended that a transit stop with parking/park and ride lot be provided near the intersection of Paradise Drive and USH 45, a transit stop without parking be provided near the intersection of Veterans Avenue and STH 33, and a park and pool lot be provided near the intersection of STH 45 and CTH "D".

City of West Bend Local Transit

The City of West Bend Shared-Ride Taxi Service, as described in Chapter 4, operates within the greater West Bend area, providing a demand-response, shared-ride system. Currently providing transportation for approximately 130,000 riders annually, over 60% qualify for elderly or disabled fare. The service has addressed a significant need in the community. With the trend of an aging local population noted in Chapter 2, it is assumed that demand for the service will continue.

Railway Facilities

Within the City of West Bend Planning Area in 2003, railway freight service was provided by the Wisconsin Central Division of the Canadian National Railroad. Service is currently provided from the railyard located immediately south of Washington Street in downtown West Bend. Relocation of the railyard and abandonment of the track north of Rusco Road is anticipated by mid-2004. Relocation of the freight railyard in proximity to existing and proposed industrial development is consistent with the land use recommendations of this Comprehensive Plan.

Airport System Plan

As noted in Chapter 4, 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 regional 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 4-5 shows the recommended airport layout 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.

The recommended land use of this Comprehensive Plan incorporates the required expansion of airport lands to facilitate the airport runway and operations expansion, the relocation of STH 33 and a land use pattern intended to minimize adverse land use impacts on the airport approach zones. Refinement of the ultimate airport affected area and provision of land use restrictions applicable to that area should be considered to avoid the development of conflicting land uses.

Bicycle and Pedestrian Transportation

The City's adopted 2020 Park and Open Space Plan includes a trail system component intended to provide a coordinated multi purpose trail system through the Urban Service Area. Although these trails are generally associated with natural resource related features such as rivers, streams and environmental corridors, the distribution and interconnection also provide efficient transportation corridors.

The City design standards for urban streets includes adequate lane width for on-street bicycling and public sidewalks on both sides of the roadways for pedestrian travel. The interconnection of the public road system and off-road trail system provide pedestrian and bicycle access throughout the city.

The City's 2020 Park and Open Space Plan, as a component of this Comprehensive Plan, includes bicycle routes within the Urban Service Area consistent with both the regional bicycle and pedestrian plan and the State Bicycle Transportation Plan.

UTILITIES AND COMMUNITY FACILITIES

Community Facility Needs

In addition to providing guidance for land use development within the City of West Bend Planning Area, the 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 provided. Further in-depth studies of the requirements for each of these community facilities to validate and further refine the preliminary requirements 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 discussed in Chapter 4, the Urban Service Area of the City of West Bend is located entirely within the boundaries of the West Bend Joint School District. The enrollment trends as depicted in Table 4-6, illustrate steady or slightly declining enrollments despite increasing population and housing levels within the School District.

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. A detailed projection of enrollment would need to be created which addressed these issues as well as the anticipated location of students in order to determine the facility and land needs for the siting of public schools. However, based on the concentration of growth within the Urban Service Area, competing uses consuming suitable sites and the potential need for augmenting or replacing aging, existing school facilities, it is recommended that the need for school facilities be re-examined and appropriate sites be reserved. A detailed comprehensive study should be undertaken by school district officials to determine short and long term school facilities needs before any additional facilities are planned or sited.

City Hall and Governmental Offices

Administrative and departmental offices of the City and the Police Department relocated in 1992 to a remodeled office building at 1115 S. Main Street. Expansion of services and changes in methods of operation have altered the space and facility needs of those departments since 1992. Modifications of the existing facility to meet these changing needs may be required.

Performance of a needs analysis is currently being proposed by the Police Department. Functional inadequacies of the design and capacity of the existing facility have raised concerns pertaining to the safety and operational efficiency of the department and the public they serve. As part of the City Hall complex, changes in the Police Department facilities will affect options available for meeting the changing needs of other City government offices.

Renovations of the offices of the municipal garage, public works department and water utility, located on Municipal Drive, have been completed in recent

years. No additional expansion of these facilities is anticipated at this time.

Fire Stations

As noted in Chapter 4, the City of West Bend and parts of the surrounding civil towns are served by the West Bend Fire Department. The Department has reciprocal agreements with the surrounding community fire departments whereby additional men and equipment can be called upon if additional firefighting capability is needed. The department's administrative offices and Station No. 1 is located at 325 N 8th Avenue adjacent to the City downtown area.

As noted in Chapter 4, two additional satellite stations exist, Station No. 2 at 901 N. River Road on the City's east side and Station No. 3 at 2100 S. Main Street in the southern portion of the City. The spacing and operational capacity of the three existing stations currently provide appropriate levels of service to the West Bend Urban Service Area.

A fourth station site is planned to be located on city owned land on Wildwood Road north of STH 33 in the western portion of the city. This additional satellite station would serve to reduce emergency travel times for the western portion of the Planning Area and would increase provision of reserve coverage for the remainder of the City.

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

The recently expanded and renovated library facility located at 630 Poplar Street, meets or exceeds the minimum space needs requirements of the Wisconsin library building standards for the design year population levels. The quality and quantity of library and information services provided to the West Bend community as noted in Chapter 4 remains high. No additional facility space needs are anticipated over the design period of the Comprehensive Plan.

Data Communications

Access to integrated data, image and voice transmission capability has steadily become a factor for both the economy of a community as well as an issue of quality of life. Provision of sufficient transmission capacity both within and outside the community is essential to meet the needs of both the business and residential user.

With the growing dependence for data sharing, internet marketing, and electronic transactions, provision of adequate digital communication facilities is no less important than the need for water or power once were to business and industry. Similarly, providing suitable access community wide greatly enhances the community's quality of life by permitting enhanced educational opportunities, allowing home occupation development and permitting improved delivery of municipal and community services.

To ensure that adequate digital communications access occurs in the Urban Service Area, it is recommended that the City investigate participating in developing a suitable network of access within West Bend. Consideration should also be given to encouraging the provision of digital communication access in new industrial and commercial developments. Public participation in providing a digitally enabled environment to foster new “startup” or growing businesses is another opportunity the City should consider as an economic development tool.

Utilities

Sanitary Sewer Service

The existing sanitary sewer service area plan for the City of West Bend in Chapter 4, was approved by the Wisconsin Department of Natural Resources as an amendment to the regional water quality management plan subsequent to the publication of the local service area plan (Sanitary Sewer Service Area for the City of West Bend and Environs, Washington County, Wisconsin, SEWRPC Community Assistance Planning Report No. 35, 2nd Edition) in June, 1998. This service area would support a resident population of 38,700 persons by the 2020 design year under the intermediate-growth centralized plan used by SEWRPC. The Comprehensive Plan includes this delineated service areas as the proposed Urban Service Area of the plan and uses the 38,700 population level as the design year population.

As noted in the analysis within the City's sanitary sewer service area plan, the existing City of West Bend sewage treatment facility has adequate capacity to treat the sewage flow generated assuming the ultimate development of the adopted sewer service area occurs.

In 1994, the City of West Bend approved the Comprehensive Sanitary Sewer Plan (Rust, 1994) as a guide to the orderly expansion of sewer services within the West Bend area. This plan depicts on a system level, the logical expansion of the sewage collection system. Although based on a

year 2000 sanitary sewer service area and then available land use projections, the plan describes provision of a collection system through much of the lands encompassed within the current 2020 sanitary sewer service area. Many of the recommended sewer interceptor facilities identified within the plan have been either fully or partially implemented. The plan remains the basic component of the utility recommendations within this Comprehensive Plan. The anticipated uses and availability of developable lands are dependent on provision of these improvements.

Public Water Supply

The existing public water supply system is described in Chapter 4 of this plan. A Comprehensive Water System Plan (Rust, 1994) developed for the City provides analysis and recommendations for supply and distribution facility to serve a population level to a design population of 45,700 in the year 2030. The report includes design recommendations for provision of service throughout the 2020 Urban Service Area. Following the recommendation of this water system plan the City has adequate capacity to provide both domestic and fire protection water service within the Urban Service Area.

Beginning in 2000, the city water utility has contracted for the development of an updated water system master plan. The plan determinants for this utility plan currently under development are consistent with recommendations of this Comprehensive Plan.

Storm Water Management

As noted in Chapter 4 and 5, the City currently has approved and adopted a coordinated comprehensive storm water management plan and ordinance. The plan, as described in A Storm Water Management Plan for the City of West Bend (SEWRPC Community Assistance Planning Report No. 173, Volumes 1-4), is to serve as a component of this Comprehensive Plan.

NATURAL AND CULTURAL RESOURCES

Natural Resources

Consistent with the principles and standards described in Chapter 6, the preservation of all identified wetlands and high quality environmental lands as open space is incorporated in the land use recommendations of the Comprehensive Plan. Preservation of environmental corridors, avoidance of development within wetlands and the appropriate protection of shoreland areas is to be applied both within the proposed Urban Service Area and throughout the remainder of the City's Planning Area.

The City of West Bend seeking to protect the most significant of the high-quality environmental lands while providing resource related recreational activities for the residents of West Bend has included an open space preservation component within the City's 2020 Park and Open Space Plan. Preservation of these major corridors or significant isolated natural resource areas, under some form of public control and access, is a principle within the City's current adopted plan. A Park and Open Space Plan for the City of West Bend: 2020, Washington County, Wisconsin (SEWRPC, Community Assistance Planning Report No. 250, 1999) as a component of this Comprehensive Plan provides greater detail in identifying the lands to be preserved.

Cultural Resources and Historic Preservation

The preparation of the land use recommendations within this Comprehensive Plan recognize the value of preserving the cultural and historic sites identified within the Urban Service Area as noted in Chapter 4. Preservation of the impoundments and known archeological sites as open space or park lands preserves the value of these sites as a key component of the character of West Bend.

Similarly, to the extent practical, buildings or sites identified of historical significance within the

inventories noted in Chapter 4 have proposed land use assigned to permit the continued use or suitable adaptive reuse of these sites, consistent with their historic value.

Preservation of Agricultural Lands

The most effective means of preserving agricultural lands is by the provision of an adequate supply of developable land within the Urban Service Area to satisfy the demand for housing and business at efficient urban densities and with municipal services. Suitable agricultural lands beyond this Urban Service Area boundary are recommended to be preserved for agricultural purposes to the extent practical.

















LAND USE

The recommended land uses for the City of West Bend Urban Service Area and Planning are shown on Maps 7-2 and 7-3, and summarized in Table 7-2. A detailed enlargement of the proposed 2020 land use recommendations for within the Downtown West Bend area is shown on Map 7-4

Encompassing approximately 16,366 acres, the land uses proposed, as shown in Table 7-1 and 7-2, contain sufficient land of each use category to satisfy the land use needs for the 2020 design year. Table 7-1 illustrates the process by which the design year population, projected household size, preferred housing mix and development standards were used to determine the minimum residential land use needs for the Comprehensive Plan. Similarly, the plan determinants were also applied to determine the need for additional commercial and industrial lands as depicted in Table 7-2.

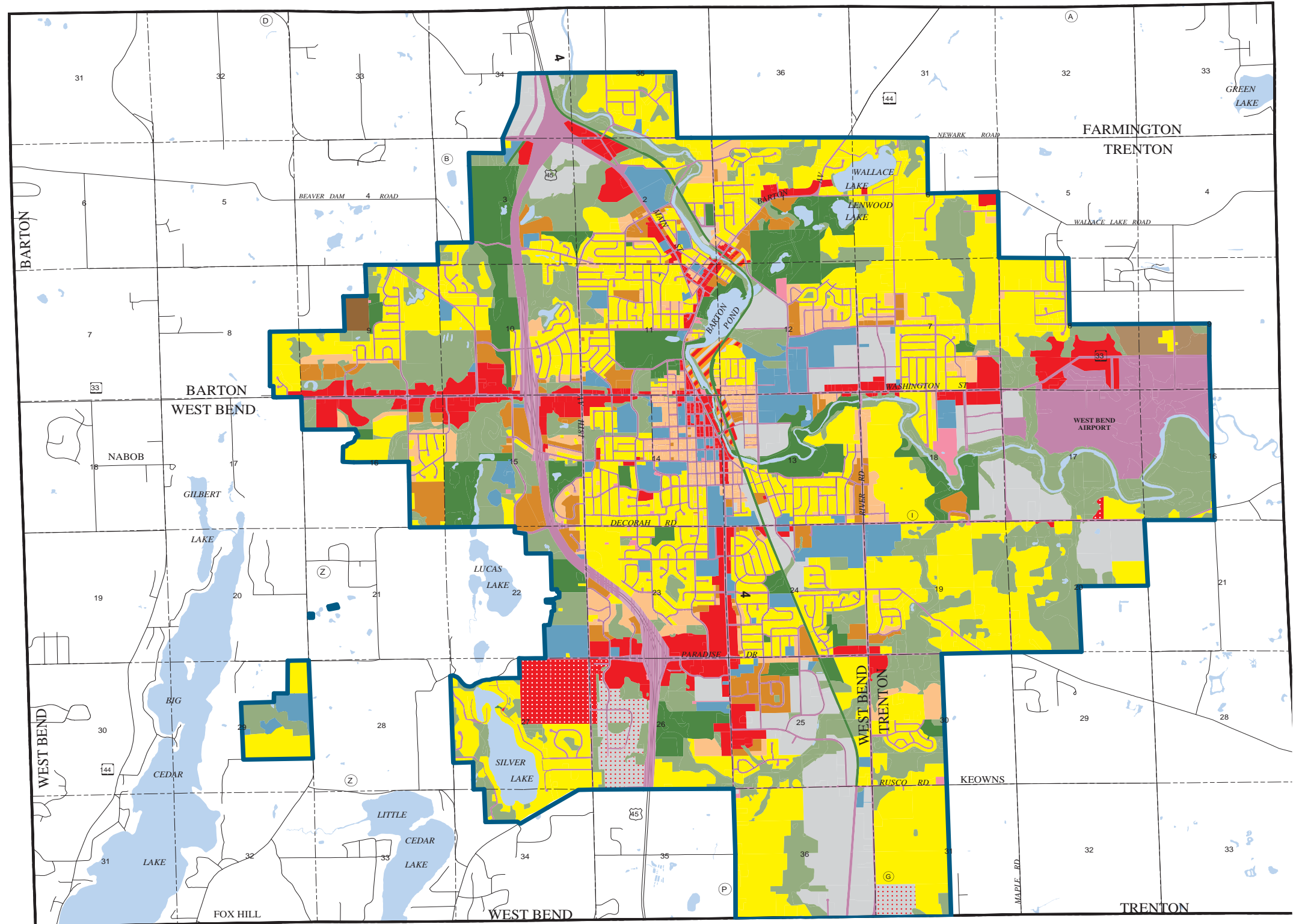
A comparison of the minimum required land use for within the Urban Service Area relative to the land uses areas allocated in the recommended land is shown in Table 7-2. The additional land beyond the minimum required for the targeted 38,700 design population is needed to avoid an artificial constraint of the supply of land due to factors such as: the order of development; the impact of the irregular shape and ownership of parcels; the

Map 7-2
Proposed Land Use in the
City of West Bend Urban Service Area: 2020

-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Commercial
-  Office Park
-  Mixed Use
-  Industrial
-  Business Park
-  Transportation
-  Communications & Utilities
-  Government & Institutional
-  Agricultural
-  Landfills
-  Recreational
-  Open Space
-  Surface Water
-  Urban Service Boundary



Source: City of West Bend



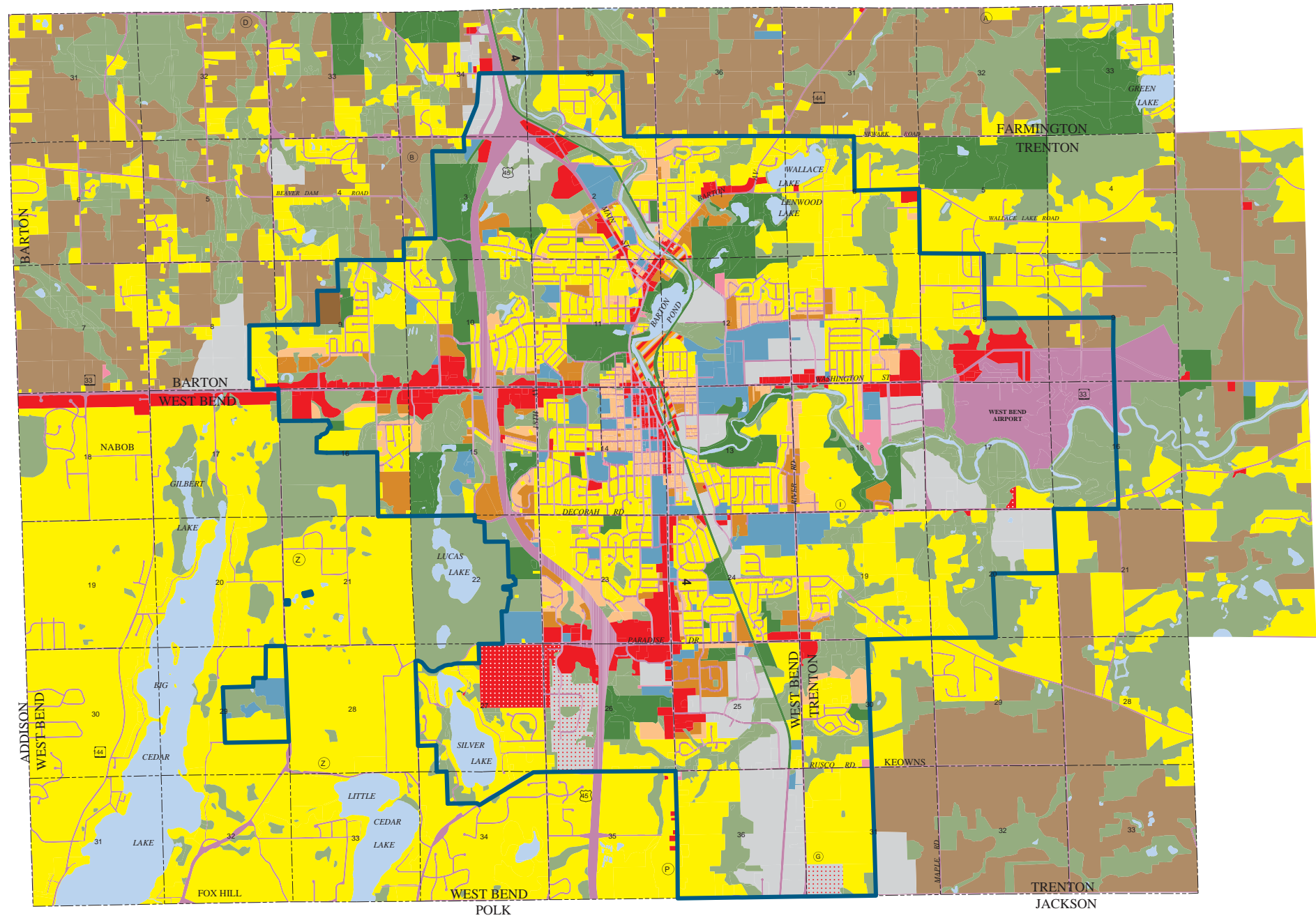
**Map 7-3
Proposed Land Use
in the
City of West Bend Planning Area: 2020**











- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Commercial
- Office Park
- Mixed Use
- Industrial
- Business Park
- Transportation
- Communications & Utilities
- Government & Institutional
- Agricultural
- Landfills
- Recreational
- Open Space
- Surface Water
- Urban Service Boundary

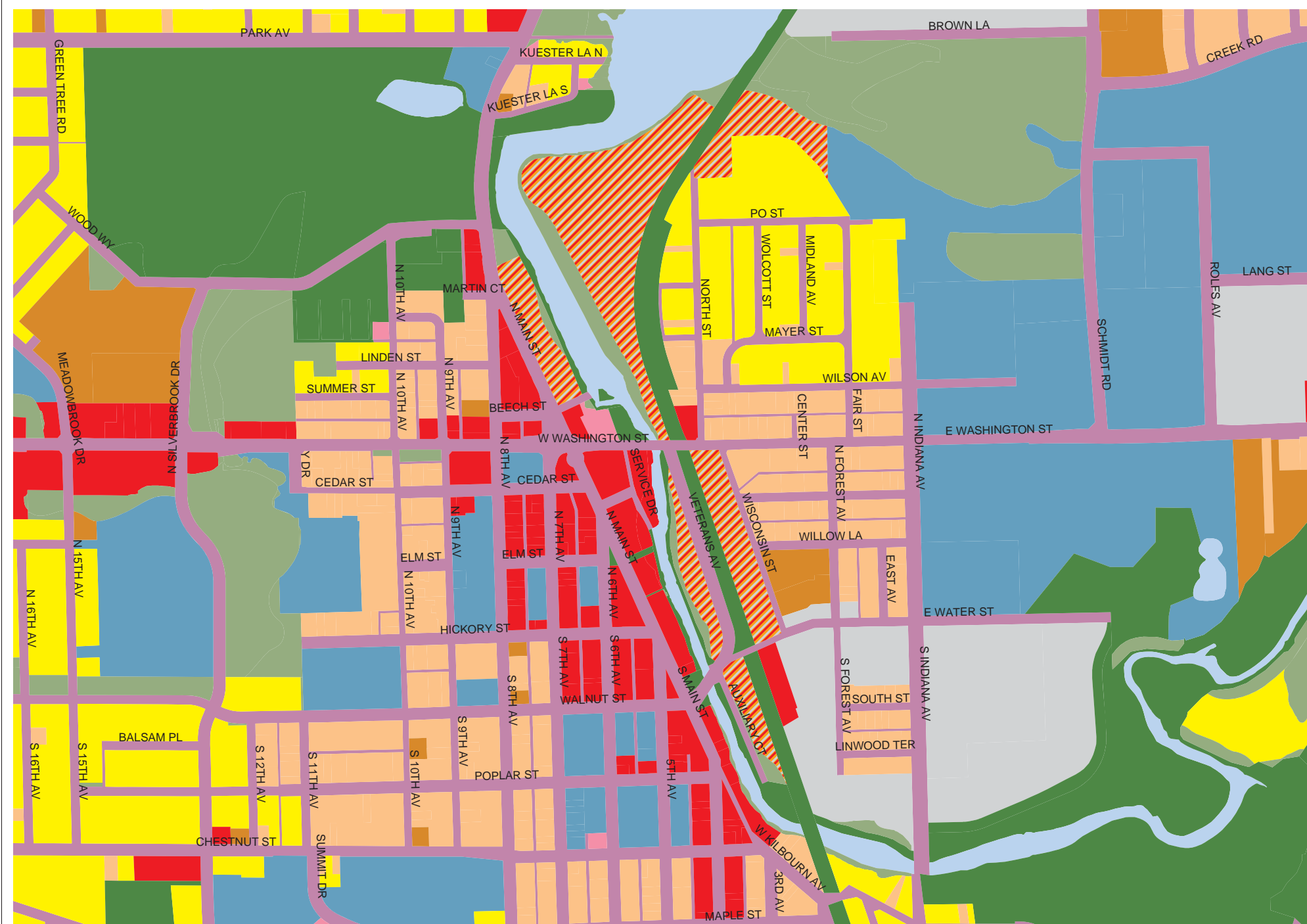


Map reflects proposed land use of the City of West Bend 2020 Land Use Plan for those areas within the City of West Bend Urban Service Area. Map also reflects the approved land use plan of the Town of Trenton ("A Land Use Plan for the Town of Trenton: 2010, SEWRPC Community Assistance Planning Report No. 238"), the approved land use plan of the Town of West Bend, and the land uses included within the "Cooperative Boundary Plan Between the City of West Bend and the Town of West Bend, Washington County, Wisconsin." Existing land uses are represented and promoted for Town of Barton and Town of Farmington.

Source: City of West Bend



	Single-Family Residential
	Two-Family Residential
	Multi-Family Residential
	Commercial
	Office Park
	Mixed Use
	Industrial
	Business Park
	Transportation
	Communications & Utilities
	Government & Institutional
	Agricultural
	Landfills
	Recreational
	Open Space
	Surface Water



affect of disinterested property owner delaying developability; varying accessibility of access to infrastructure; and influences of the market on the size and availability of land.

In accordance with Wisconsin planning statutes, Table 7-3 shows the projections of residential, commercial, industrial and agricultural land use for twenty years, in five year increments consistent with the plan determinants and the standards and policies of this Comprehensive Plan. These projections are based upon the likely order of development of lands as affected by the availability of municipal utilities; the proximity to the City and the anticipated order of annexation, development or redevelopment; anticipated demand; and need for City participation in using available funding mechanisms to provide needed infrastructure or development assistance. Although no targeted rate or constraint on development was applied, the projected land use shown in Table 7-3 indicates a relatively even distribution of land availability over the planning period.

It is important to note that the recommended land uses were developed over the course of a series of public meetings of the Technical Advisory Committee and subsequent consideration by the City Plan Commission and City Council.

Open Space Lands

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, failing pavements and ground water pollution.

The open space lands depicted in Map 7-2, are comprised of lands identified as either environmental corridor, primary and secondary, or isolated natural resource area by the Southeastern Wisconsin Regional Planning Commission. Wetlands, non-developed floodlands or scientific natural areas are also delineated as to remain as open space lands. Lands which have known deed restrictions; site plan approval restriction or significantly adverse soil or ground water conditions which require the preservation of those lands as open space, buffer areas or other non-developable lands have been included within the lands recommended to remain as open space.

These open space lands should, to the maximum extend practicable, be preserved in essentially natural, open uses for resource preservation and limited recreation purposes. However, the Comprehensive Plan recognizes that there may be specific situations in which the objective of preserving these open space lands may directly conflict with legitimate community development needs, such as the crossing of streets or utilities. When such conflict occurs, the benefits of disturbing these open space lands must be carefully considered and, if development occurs, such development should be planned to minimize change to the open space resources.

As noted in Table 7-2, open space lands occupy approximately 1,810 acres or 11 percent of the proposed Urban Service Area.

Residential Lands

Under the recommended plan, new residential development is proposed to occur through the infilling of vacant platted residential lots, the redevelopment of mixed use development, and the construction of new residential areas contiguous to, and extending outward from existing residential development. Table 7-1 indicates that areas designated for residential use in the City of West Bend Urban Service Area would total approximately 6,043 acres, or about 37 percent of the total Urban Service Area under the recommended plan. This figure represents an

increase of about 70 percent over the 2003 level. The recommended land use plan for the City of West Bend Urban Service Area identifies three categories of land use based upon, and aggregating, the residential density standards advanced in Chapter 6. Single-family housing, ranging from suburban to medium density, two-family residential in medium to medium-high density, and multi-family residential in medium-high to high density use.

Single-Family Residential Development

The areas proposed for single-family residential development would total about 5,027 acres under the recommended plan, an increase of about 2,201 acres, or about 78 percent, over the 2003 level. This classification of 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 479 acres under the recommended plan, an increase of about 185 acres over such land uses in 2003. 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, multi-family and single-family residential developments.

Multi-Family Residential Development

The areas proposed for multi-family residential development under the recommended plan would total about 537 acres, an increase of about 118 acres, or about 23 percent, over the 2003 level. Multi-family residential developments would have densities ranging from 6.1 to 25.0 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 unless located within areas of redevelopment, within mixed use developments or within special planning districts. 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 and services.

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 1,037 acres, or about 6 percent of the Urban Service Area.

Categories of typical commercial development includes 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 6-2, 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.

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 Street (STH 33).

Office Centers

Characteristics suitable for development of community office centers, include 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. The West Bend Corporate Center, located west of U.S. Highway 45 and south of Paradise Drive, is depicted as a Business Park use on Map 7-2 and is an office center currently under development.

Central Business District

Map 5-7 identifies the City of West Bend Central Business District as a special planning district proposed to continue to serve as major focal point for commercial activities in the greater West Bend area. This business district has become a primary source of identity for the City, an identity that is due, in part, to the significant historic character of its buildings.

The City has been working actively for many years to maintain and improve the vitality of the West Bend Central 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 Central Business District in accordance with the urban design standards set forth in Chapter 6 and local plan documents identified earlier in Chapters 1 and 5. 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.

The Milwaukee River, a vital focal point of the Central Business District and of the City, should be brought to its full potential as a major environmental, recreational and aesthetic resource for the City. The provision of enhanced opportunities to experience the river in both areas 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 Historic District. The City should continue to pursue implementation of the 2020 Park and Open Space Plan for the West Bend Riverfront Parkway. This plan recommends the development of a bicycle and pedestrian trail along the Milwaukee River connecting sites of historic interest, of business and industry, of neighborhoods, and of park areas along the river corridor. The riverwalk is envisioned to meander along the entire stretch of the Milwaukee River, as lands become a part of the City, within the Urban Service Area. The bicycle and pedestrian trail is envisioned to begin north of 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, and eastward along the river to the edge of the Urban Service Area.

Industrial Land Uses

The areas proposed for industrial land uses would total about 1,357 acres, or about 8 percent of the Urban Service Area, under the recommended land use plan. This represents an increase of about 699 acres over the 2003 level.

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 West Bend Corporate Center, the Wingate Creek Business 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 718 acres of governmental and institutional land uses in the Urban Service Area. This figure represents an increase of about 33 acres over the 2003 level.

The plan recommends additional governmental and institutional land uses in the Urban Service Area to allow for the future expansion and promotion of a cultural center, a new fire station, and expansion of the Moraine Park Technical College.

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. 250, A Park and Open Space Plan for the City of West Bend. Detailed recommendations for park and recreational land acquisition and development within the City of West Bend are presented in the latter report. Under the recommended land use plan, intensive outdoor recreational land uses would encompass a total of about 1,130 acres, or about 7 percent of the land

use in the Urban Service Area. Existing and proposed parks within the Urban Service Area are shown on the recommended land use plan.

Land Use Recommendations Beyond the Urban Service Area

A recommended land use plan for the entire City of West Bend Planning Area is shown on Map 7-3. Land use recommendations were also provided, as noted in Chapter 1, for four Public Land Survey sections beyond the 2020 Planning Area. Sections 3, 10, 15 and 22 of Trenton Township were included within the proposed land use recommendations so as to preserve the function of, and reduce potential land use conflicts with the West Bend Municipal Airport.

Consideration was given to the existing Land Use Plans adopted by the Towns of West Bend, Trenton and Barton during development of the land use recommendations shown on Map 7-3. Land use recommendations depicted within the Town of West Bend are consistent with the land use depicted within, and terms of, The Cooperative Boundary Plan Between the City of West Bend and the Town of West Bend, Washington County, Wisconsin and the town's Land Use Plan.

The land use designations shown on Map 7-3 for lands beyond the City's Urban Service Area but within the Town of Trenton are substantially consistent with the recommendations of a Land Use Plan for the Town of Trenton: 2010, SEWRPC Community Assistance Planning Report No. 238. Preservation of floodlands, wetlands and environmental corridor lands as open space use, consistent with the development standards within Chapter 6 of this Comprehensive Plan, were included within the land use recommendations shown on Map 7-3.

As noted in Chapter 1, the land use and development recommendations included within the Barton Land Use Plan, Meehan and Company, Inc., for lands within the City's Planning Area were

found to promote a development pattern contrary to goals of this Comprehensive Plan. Recommendations within the Town's land use plan fostered development of isolated pockets of residential development adjacent to the City with discontinuous access roads and in a pattern making future provision of municipal services impractical. Similarly, industrial and commercial uses are depicted without adequate provision of municipal sewer and water services.

The land use recommendations shown on Map 7-3 for lands beyond the City's Urban Service Area and within the Town of Barton recognize the existing land uses and recommend the preservation of existing floodlands, wetlands, environmental corridor lands and agricultural fields as open space or agricultural uses.

Land use recommendations shown on Map 7-3 for lands within the Town of Farmington recognize the existing development present and require the preservation of existing agricultural lands. All wetlands, floodlands and environmental corridor lands are shown on Map 7-3 as to be preserved as an open space use.

INTERGOVERNMENTAL COOPERATION

As noted previously in Chapter 5, the Cooperative Boundary Plan Between the City of West Bend and the Town of West Bend, Washington County, Wisconsin became effective May 23, 2002. Proposed and adopted in accordance with Section 66.0307 of Wisconsin Statutes, the agreement establishes boundaries and land use practices within specific portions of the City of West Bend Planning Area within the design period of this Comprehensive Plan. This Comprehensive Plan is consistent with the terms of the Cooperative Boundary Plan.

The development of the Cooperative Boundary Plan was based upon integrating the recommendations of the adopted land use plans of the City and Town in effect at that time. It is an

objective of this Comprehensive Plan that the opportunity for similar agreements be explored with the remaining towns, using this Comprehensive Plan as a guide to the orderly and compatible development within areas of joint interest.

Similarly, implementation of devices such as zoning of airport affected areas, updates to the city's official map and cooperative review of extraterritorial land divisions should be considered for inclusion within a cooperative agreement with the remaining towns.

Cooperation and provision of technical support in integrating the City's Comprehensive Plan, once adopted, into a Comprehensive Plan for Washington County is also recommended.

Lastly, the City should continue to encourage both the professional staff, city administration and political leaders to participate in the various multi-jurisdictional planning efforts which affect the City and the surrounding environs.

IMPLEMENTATION

Introduction

The recommended land use plan described in Chapter 7 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 strict guidelines 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, more frequently if warranted by changing conditions.

Attainment of the recommended land use pattern 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 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 pattern 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 allow and guide development of mixed-use development. 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, the airport affected area 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.

Plan Adoption

An important step in plan implementation is the formal adoption of the Comprehensive Plan by the City Plan Commission and the Common Council pursuant to state enabling legislation. Upon such

adoption, the Comprehensive Plan becomes the official guide to the decision-making of the City's officials concerning the development and redevelopment of the City and environs.

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 Comprehensive Plan by the City Plan Commission and certification of the adopted plan to the Common Council, as provided by Section 62.23 and 61.1001 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.

The City should consider adding site plan review standards which specifically allow the City Plan Commission to consider the compatibility of a proposed building or site to the character and quality of the surrounding built environment. Similarly, review standards should be considered that permit the Plan Commission to consider the impact of a proposed site development on the view and watershed impacted by the development. Recognizing the difficulty in redevelopment of very large "big box" commercial sites and the potential need to do so over the term of this plan, the City should consider zoning requirements which would facilitate such redevelopment.

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 community wide 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.

Subdivision Plan Review and Regulation

This comprehensive 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 and suburban subdivisions should not be approved in areas recommended in the plan to remain in agricultural, open space or other non-urban uses unless the developer can justify changing the land use plan. Any such proposed departures from the comprehensive 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 and following a formal amendment of the plan, as per Section 66.1001 to allow the proposed land use. 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 20-day preliminary plat review period of an objecting authority to 30 days, to be consistent with Chapter

236 of the Wisconsin Statutes and by updating various street and walk design requirements.

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 Need for Precise Neighborhood and Urban Development Planning

The City of West Bend has historically prepared detailed neighborhood unit development plans to help guide and shape land use development and redevelopment in the public interest. 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.

APPENDICIES

**RESOLUTION NO. 2004-1
CITY OF WEST BEND PLAN COMMISSION**

**A RESOLUTION ADOPTING A 2020 COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend has prepared a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes The 2020 Comprehensive Plan For The City of West Bend includes data, analysis, policy and recommendations including for the following elements:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and community facilities
- Agricultural, natural and cultural resources
- Economic development
- Intergovernmental cooperation
- Land Use
- Implementation; and

WHEREAS, the 2020 Technical Advisory Committee for the City of West Bend as set forth in the City's adopted Public Participation Plan, has held 27 public work sessions and the City Planning personnel have conducted a public informational meeting to acquaint area residents and owners with the plan; and

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing following the procedures in section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby adopts the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan.

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission certifies a copy of the Comprehensive Plan to the Common Council of the City of West Bend; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance, which will constitute its adoption of the Comprehensive Plan.

Adopted this 5th day of March, 2004

Michael R. Miller, Chairman
City of West Bend Plan Commission

Attest: John B. Capelle, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2521
2003-2004 COMMON COUNCIL

An Ordinance Adopting a 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend has prepared a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes the 2020 Comprehensive Plan For The City of West Bend includes data, analysis, policy and recommendations for the following elements:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and community facilities
- Agricultural, natural and cultural resources
- Economic development
- Intergovernmental cooperation
- Land Use
- Implementation; and

WHEREAS, the 2020 Technical Advisory Committee for the City of West Bend, as set forth in the City's adopted Public Participation Plan, has held 27 public work sessions and the City Planning personnel have conducted a public informational meeting to acquaint area residents and owners with the plan; and

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

WHEREAS, The City Plan Commission on the 2nd day of March, 2004 adopted the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the comprehensive 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 the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan.

Passed and approved the 12th day of April, 2004.

Michael R. Miller, Mayor

Attest: Barbara A. Barringer, City Clerk

Introduced by Ald. King Riffel

Approved as to Legality: Mary L. Schanning, City Attorney

Published the 22nd day of April, 2004.

RESOLUTION NO. 2012-1
CITY OF WEST BEND PLAN COMMISSION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2020 COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #1 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing pursuant to section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby amends the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend which continues to serve as the City's comprehensive (master) plan.

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission certifies a copy of the Comprehensive Plan to the Common Council of the City of West Bend; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 1st day of May, 2012

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest: Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2710
2012-2013 COMMON COUNCIL

An Ordinance Adopting an Amendment to the 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #1 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

WHEREAS, The City Plan Commission on the 1st day of May, 2012 adopted the map amendment titled Amendment #1 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #1 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City’s comprehensive (master) plan.

Passed and approved the 21st day of May, 2012.

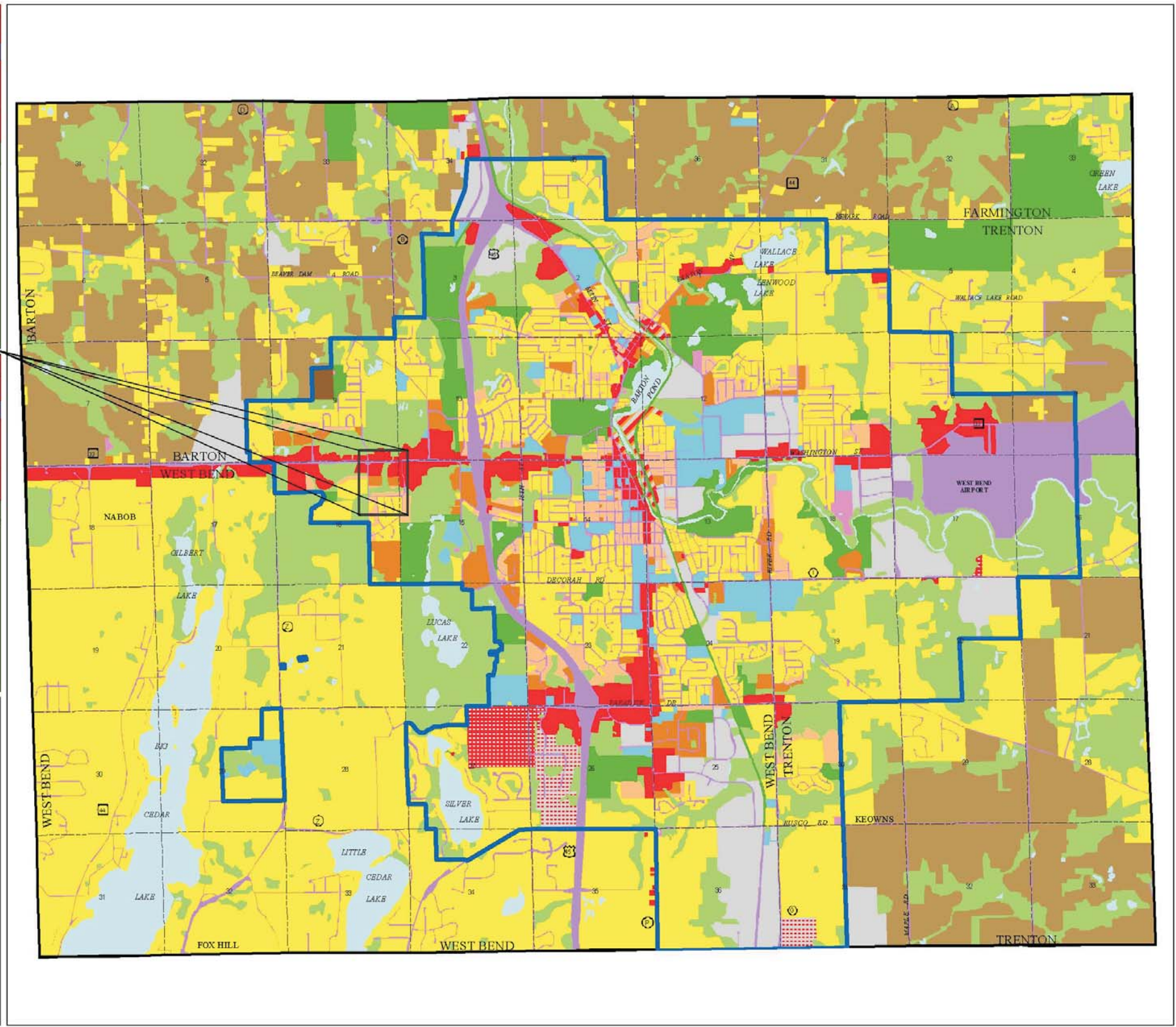
Kraig K. Sadownikow, Mayor

Attest: Amy Reuteman, City Clerk

Introduced by Alderperson Allen Carter

Approved as to Legality: Warren Kraft, Assistant City Attorney

Published the 29th day of May, 2012.



RESOLUTION NO. 2012-4
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #2 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on November 7, 2012 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #2 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 7th day of November, 2012

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2723
2012-2013 COMMON COUNCIL

An Ordinance Adopting an Amendment to the 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #2 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

WHEREAS, The City Plan Commission on the 7th day of November, 2012 adopted the map amendment titled Amendment #2 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #2 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan.

Passed and approved the 3rd day of December, 2012.

Kraig K. Sadownikow, Mayor

Attest: Amy Reuteman, City Clerk

Introduced by Alderperson Randy Koehler

Approved as to Legality: Karen Christianson, Acting City Attorney

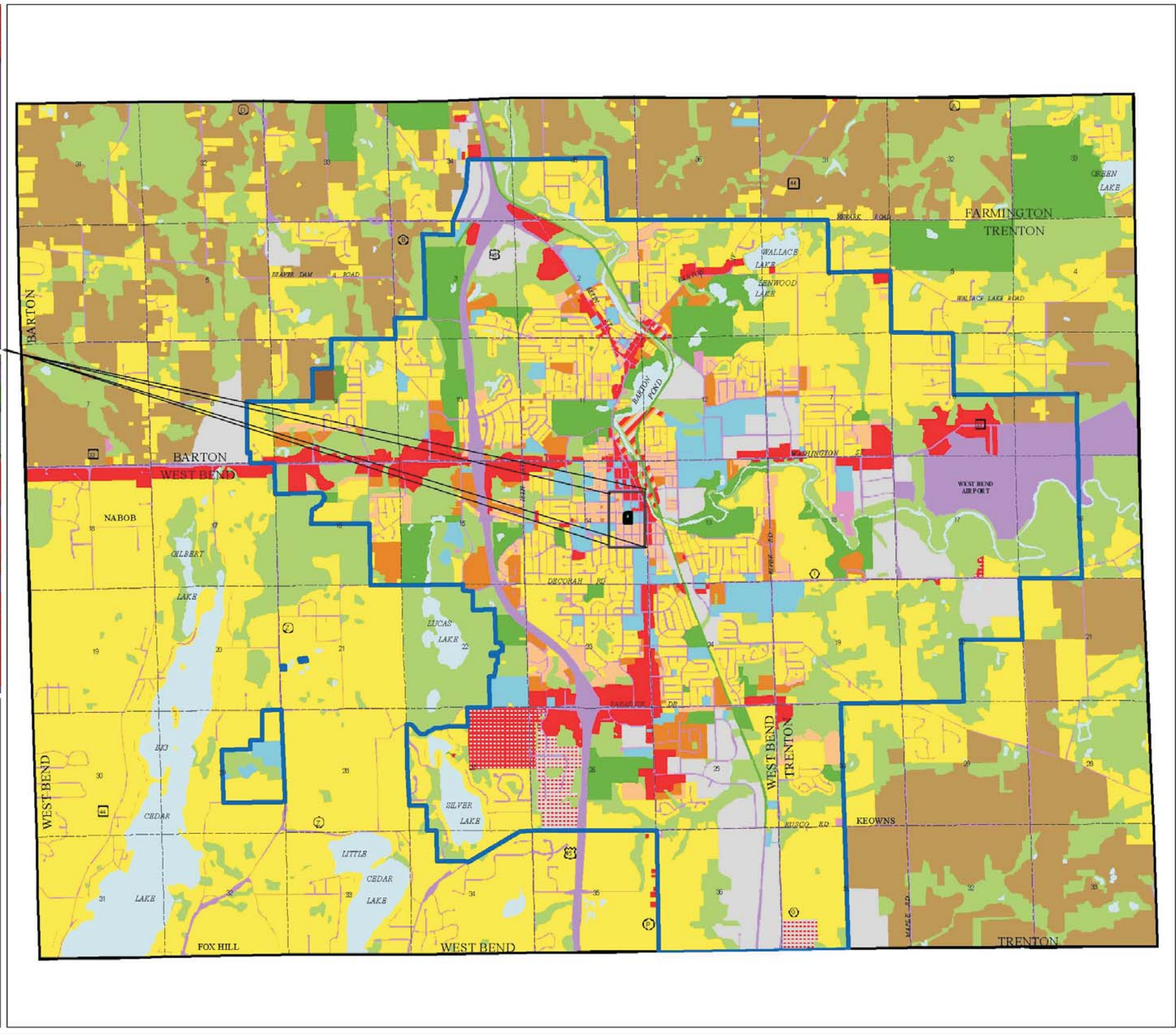
Published the 8th day of December, 2012.



**Amendment # 2 to Map 7-3
Adopted Land Use in the
City of West Bend Planning Area: 2020**

- | | |
|---------------------------|----------------------------|
| Subject Areas | Business Park |
| Property Boundary | Transportation |
| Urban Service Boundary | Communications & Utilities |
| Single-Family Residential | Government & Institutional |
| Two-Family Residential | Agricultural |
| Multi-Family Residential | Landfills |
| Commercial | Recreational |
| Office Park | Open Space |
| Mixed Use | Surface Water |
| Industrial | |

Source: City of West Bend



RESOLUTION NO. 2013-1
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #3 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on February 5, 2013 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #3 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 5th day of February, 2013

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2731
2012-2013 COMMON COUNCIL

An Ordinance Adopting an Amendment to the 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #3 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

WHEREAS, The City Plan Commission on the 5th day of February, 2013 adopted the map amendment titled Amendment #3 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

The Common Council of the City of West Bend Do Ordain that the map amendment titled Amendment #3 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan for the City of West Bend is adopted.

Passed and approved the 18th day of February, 2013.

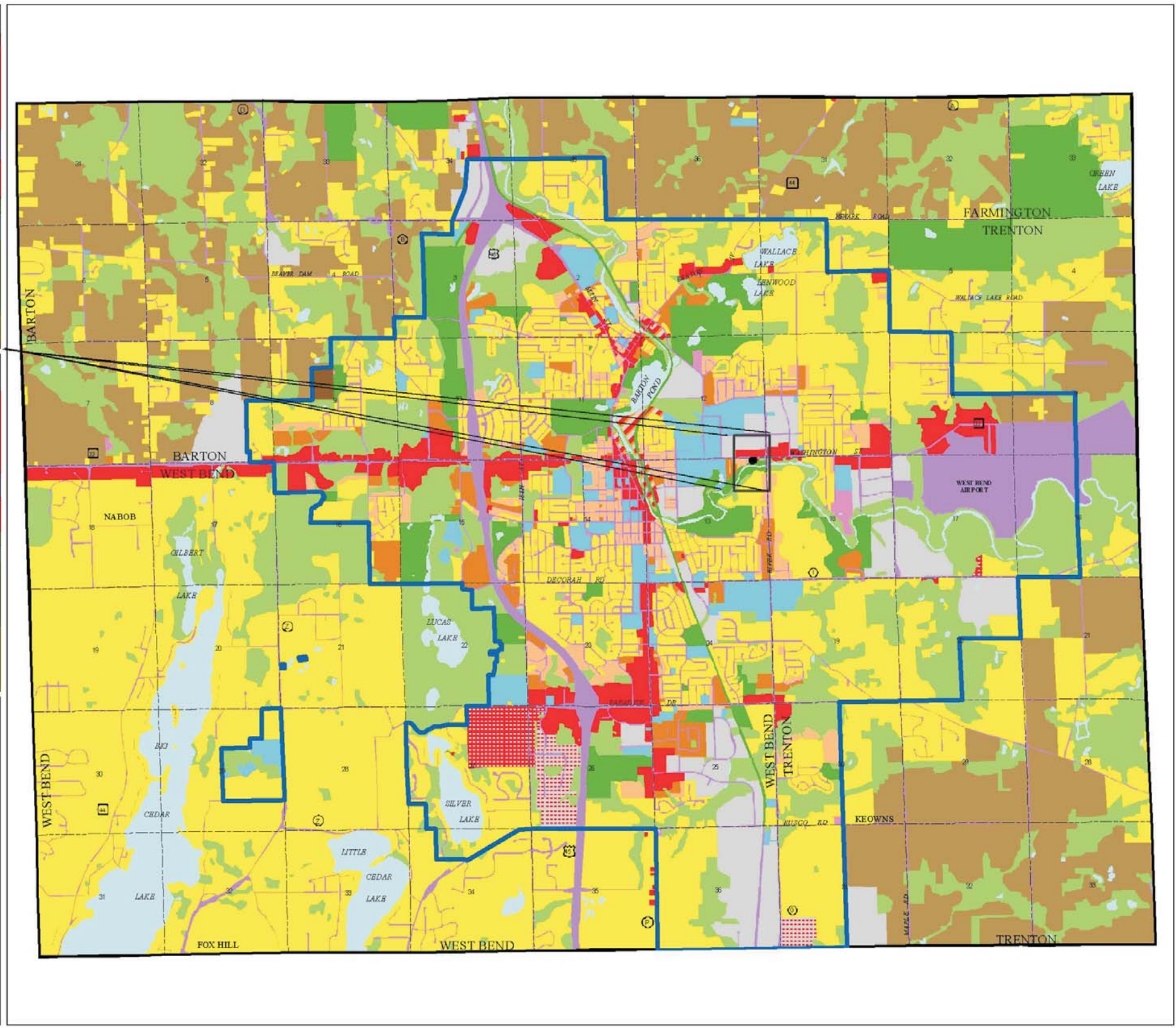
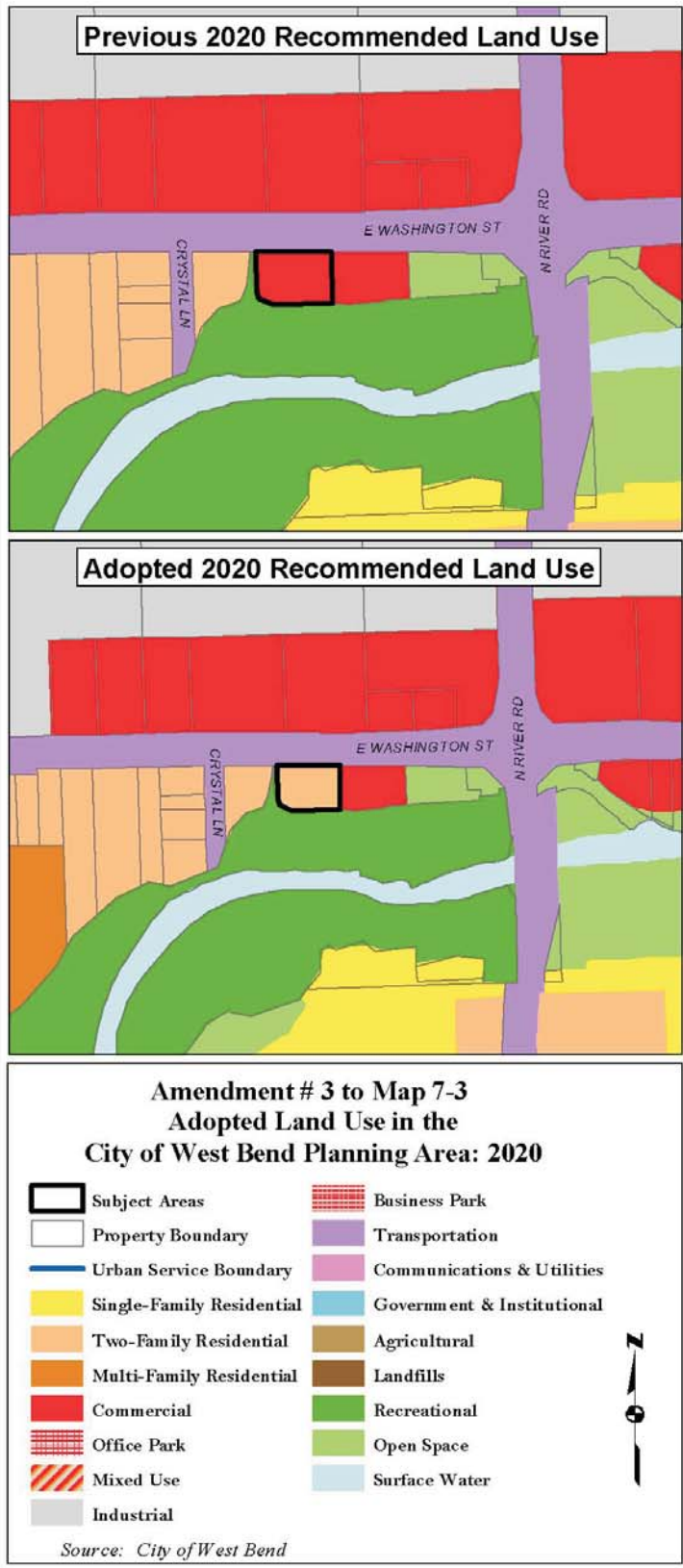
Kraig K. Sadownikow, Mayor

Introduced by Alderperson Randy Koehler on the 18th day of February, 2013.

Attest: Amy Reuteman, City Clerk

Approved as to Legality: Karen Christianson, Acting City Attorney

Published the 23rd day of February, 2013.



RESOLUTION NO. 2014 – 1
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #4 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on February 11, 2014 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #4 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 11th day of February, 2014

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2748
2013-2014 COMMON COUNCIL

An Ordinance Adopting an Amendment to the 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #4 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

WHEREAS, The City Plan Commission on the 11th day of February, 2014 adopted the map amendment titled Amendment #4 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #4 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan.

Passed and approved the 17th day of February, 2014.

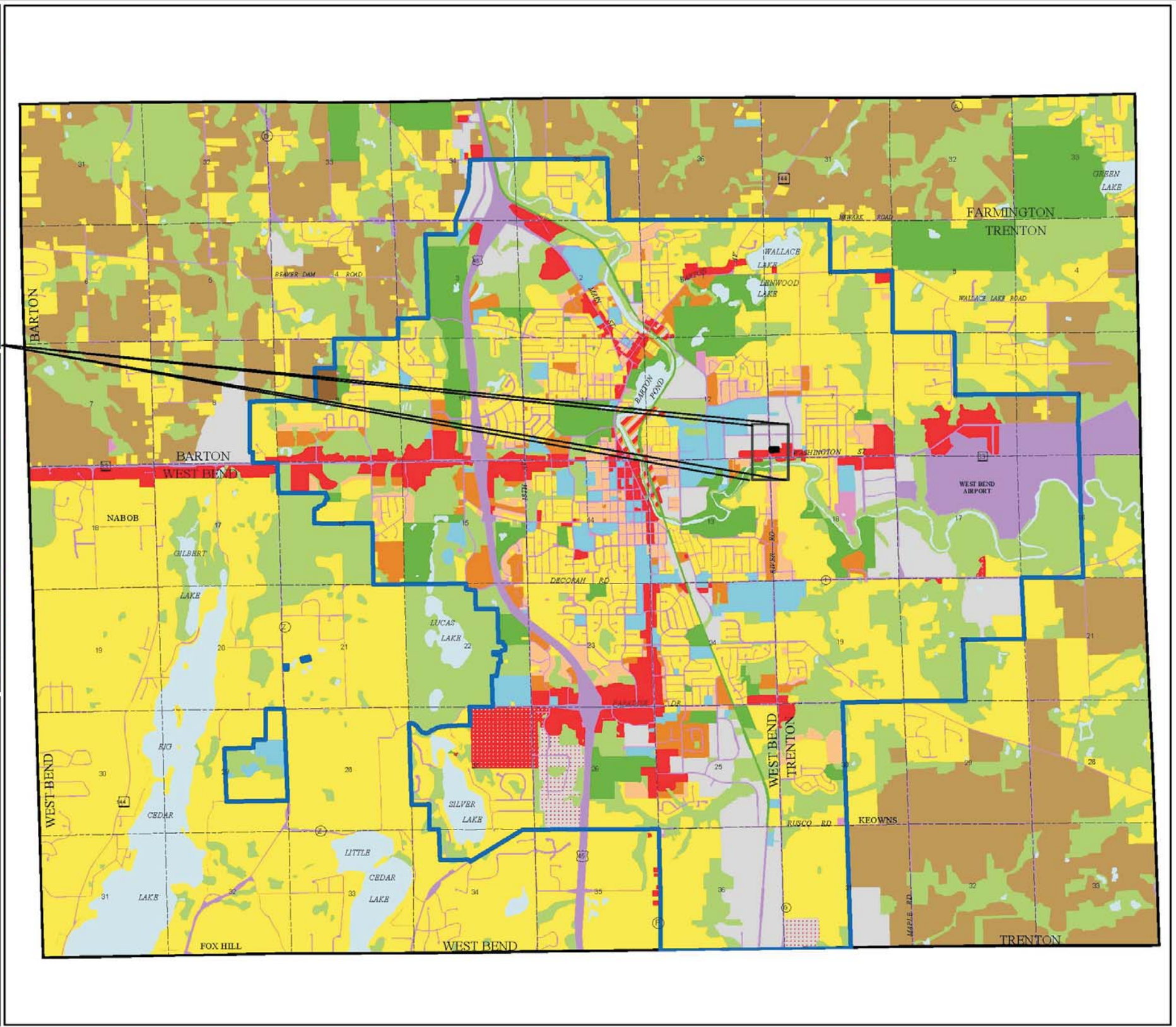
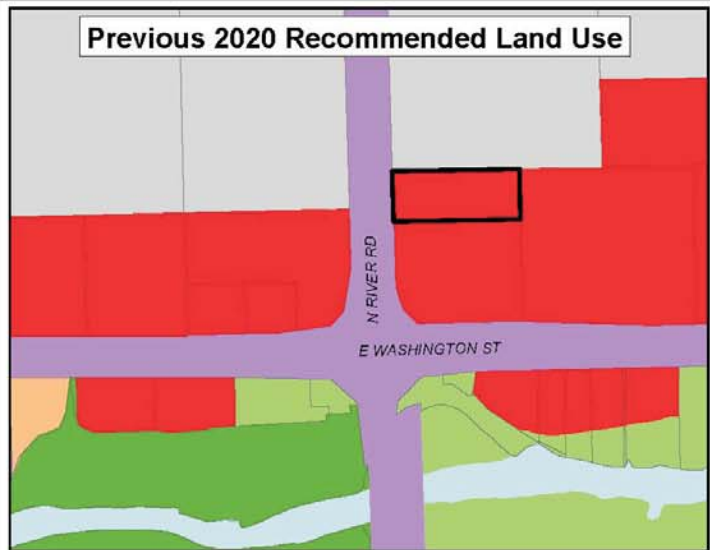
Introduced by Alderperson Allen Carter

Kraig K. Sadownikow, Mayor

Attest: Amy Reuteman, City Clerk

Approved as to Legality: Karen Christianson, Acting City Attorney

Published the 22nd day of February, 2014.



RESOLUTION NO. 2015-1
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #5 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on December 1, 2015 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #5 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 1st day of December, 2015

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest: Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2777
2015-2016 COMMON COUNCIL

An Ordinance Adopting an Amendment to the 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #5 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, the City held a duly noticed public hearing on the aforementioned comprehensive plan amendment before the Plan Commission on December 1, 2015, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the City Plan Commission considered the plan and the proposed amendment, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan and amendment.

WHEREAS, the City Plan Commission on the 1st day of December, 2015 adopted the map amendment titled Amendment #5 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the amendment to the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #5 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City’s comprehensive (master) plan.

Passed and approved the 21st day of December, 2015.

Introduced by Alderperson Roger Kist

Kraig K. Sadownikow, Mayor

Attest: Amy Reuteman, City Clerk

Approved as to Legality: Ian Prust, City Attorney

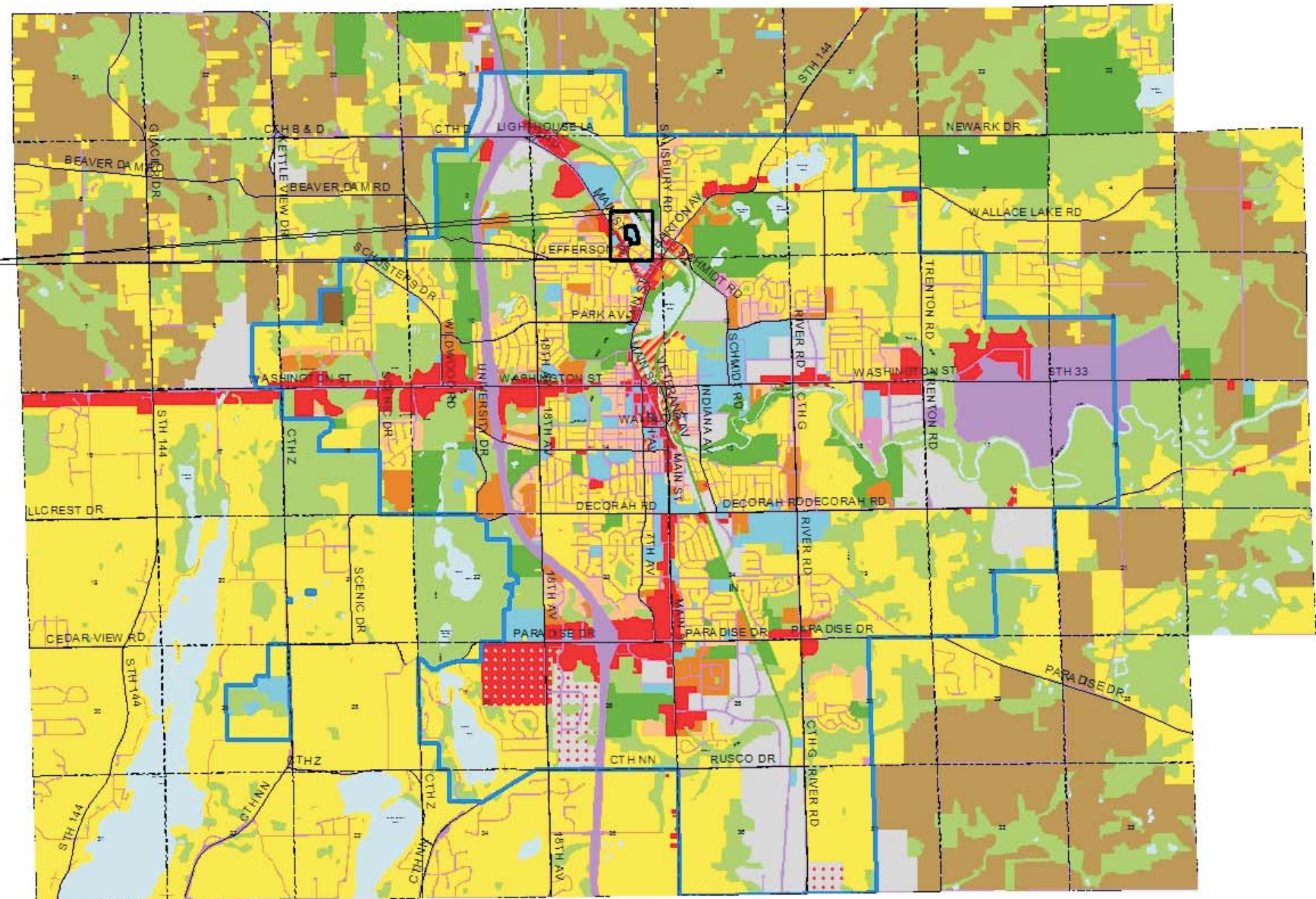
Published the 31st day of December, 2015



Amendment #5 to Map 7-3 Adopted Land Use in the City of West Bend Planning Area: 2020



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RESOLUTION NO. 2016-3
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #6 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on November 1, 2016 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #6 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 1st day of November, 2016

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2787
2016-2017 COMMON COUNCIL

An Ordinance Adopting an Amendment to the 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #6 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, the City held a duly noticed public hearing on the aforementioned comprehensive plan amendment before the Plan Commission on November 1, 2016, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the City Plan Commission considered the plan and the proposed amendment, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan and amendment.

WHEREAS, the City Plan Commission on the 1st day of November, 2016 adopted the map amendment titled Amendment #6 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the amendment to the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #6 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan.

Passed and approved the 14th day of November, 2016.

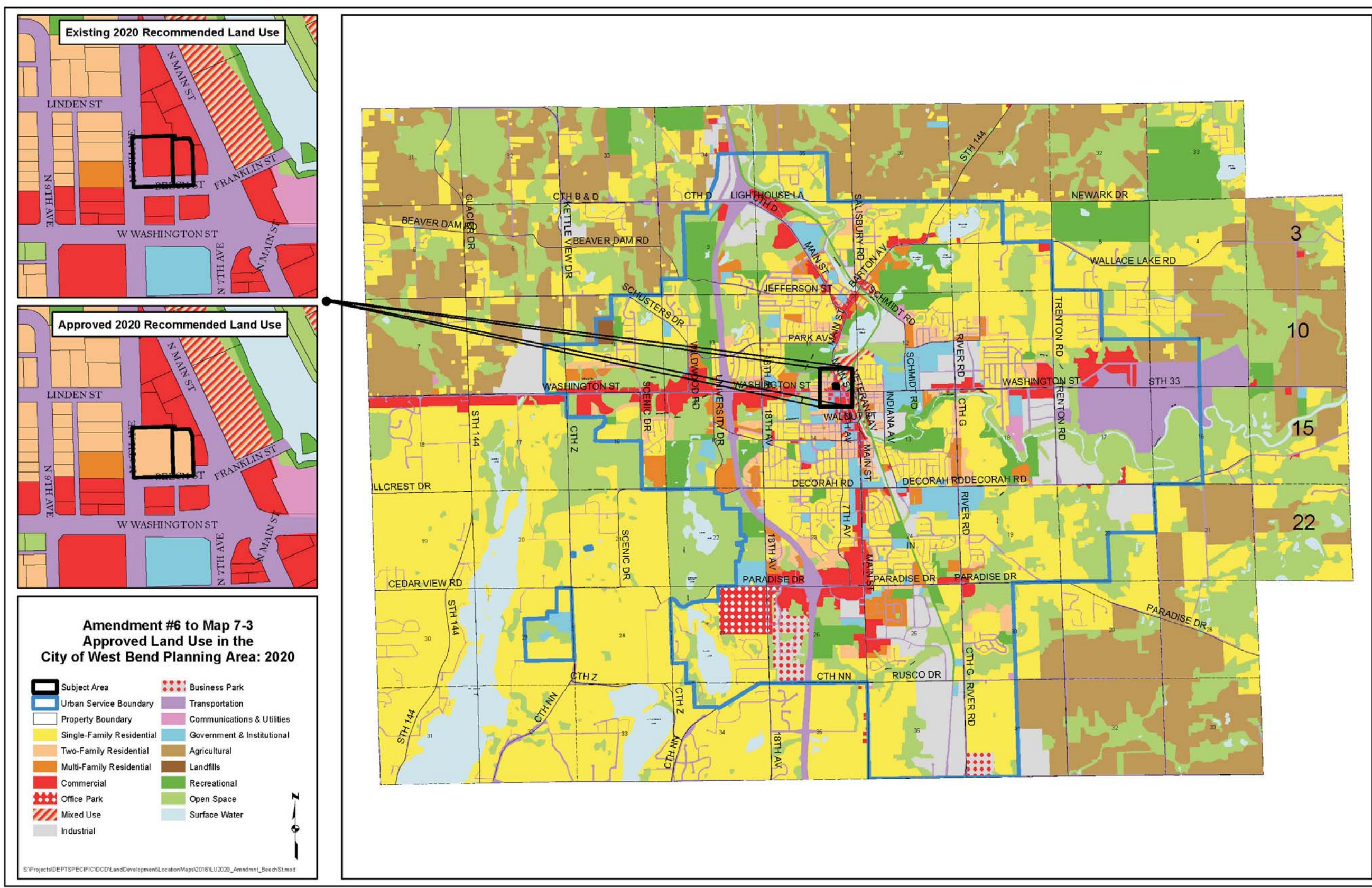
Kraig K. Sadownikow, Mayor

Attest: Amy Reuteman, City Clerk

Introduced by Alderperson Roger Kist

Approved as to Legality: Ian Prust, City Attorney

Published the 18th day of November, 2016.



RESOLUTION NO. 2017-1
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #7 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on July 5, 2017 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #7 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 5th day of July, 2017

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2793
2017-2018 COMMON COUNCIL

An Ordinance Adopting an Amendment to the 2020 Comprehensive Plan
For the City of West Bend, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #7 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, the City held a duly noticed public hearing on the aforementioned comprehensive plan amendment before the Plan Commission on July 5, 2017, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the City Plan Commission considered the plan and the proposed amendment, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan and amendment.

WHEREAS, the City Plan Commission on the 5th day of July, 2017 adopted the map amendment titled Amendment #7 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the amendment to the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #7 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan.

Passed and approved the 24th day of July, 2017.

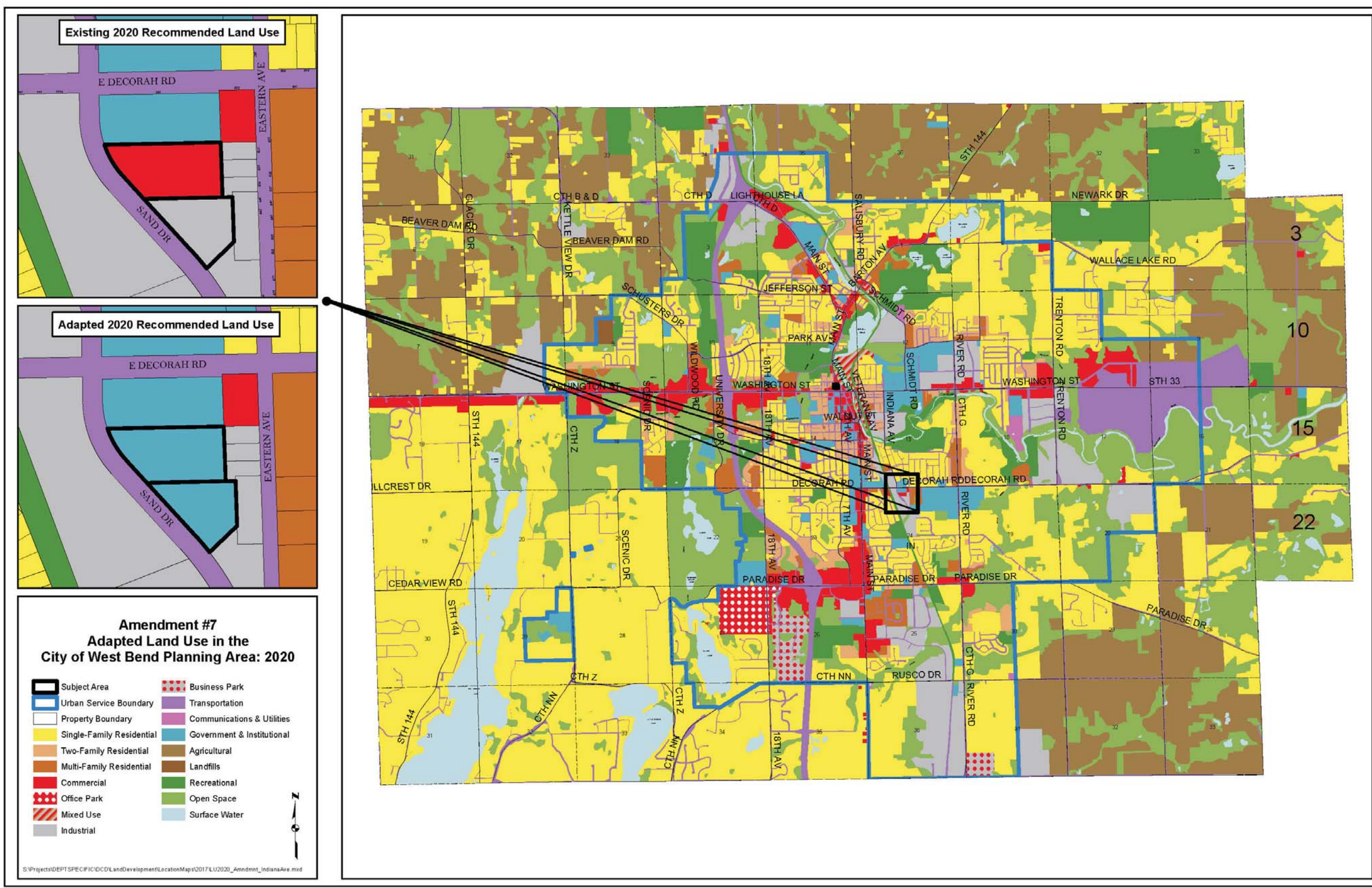
Introduced by Alderperson Roger Kist.

Kraig K. Sadownikow, Mayor

Attest: Stephanie Justmann, City Clerk

Approved as to Legality: Ian Prust, City Attorney

Published the 29th day of July, 2017.



RESOLUTION NO. 2018-1
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #8 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on April 10, 2018 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #8 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 10th day of April, 2018

A. James White, Acting Chairman
City of West Bend Plan Commission

Attest: Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2810
2017-2018 COMMON COUNCIL

Adopt an Amendment to the 2020 Comprehensive Plan For the City of West Bend, Wisconsin
located at the southwest corner of STH 33 and Scenic Drive

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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #8 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, the City held a duly noticed public hearing on the aforementioned comprehensive plan amendment before the Plan Commission on April 10, 2018, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the City Plan Commission considered the plan and the proposed amendment, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan and amendment.

WHEREAS, the City Plan Commission on the 10th day of April, 2018 adopted the map amendment titled Amendment #8 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the amendment to the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #8 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City’s comprehensive (master) plan.

Passed and Approved the 16th day of April, 2018

Introduced by Alderperson: John Butschlick

Kraig K. Sadownikow, Mayor

Attest: Stephanie Justmann, City Clerk

Approved as to Legality: Ian Prust, City Attorney

RESOLUTION NO. 2018-2
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #9 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on June 5, 2018 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #9 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 5th day of June, 2018

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2816
2018-2019 COMMON COUNCIL

Ordinance for a change of land use for lands located at the northeast corner of E. Water Street and Wisconsin Street and lands located west, north and south of S. Forest Avenue from industrial, commercial and multi-family residential land use to mixed use land use, by the City of West Bend, Department of Development.

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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #9 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, the City held a duly noticed public hearing on the aforementioned comprehensive plan amendment before the Plan Commission on June 5, 2018, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the City Plan Commission considered the plan and the proposed amendment, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan and amendment.

WHEREAS, the City Plan Commission on the 5th day of June, 2018 adopted the map amendment titled Amendment #9 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the amendment to the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #9 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City’s comprehensive (master) plan.

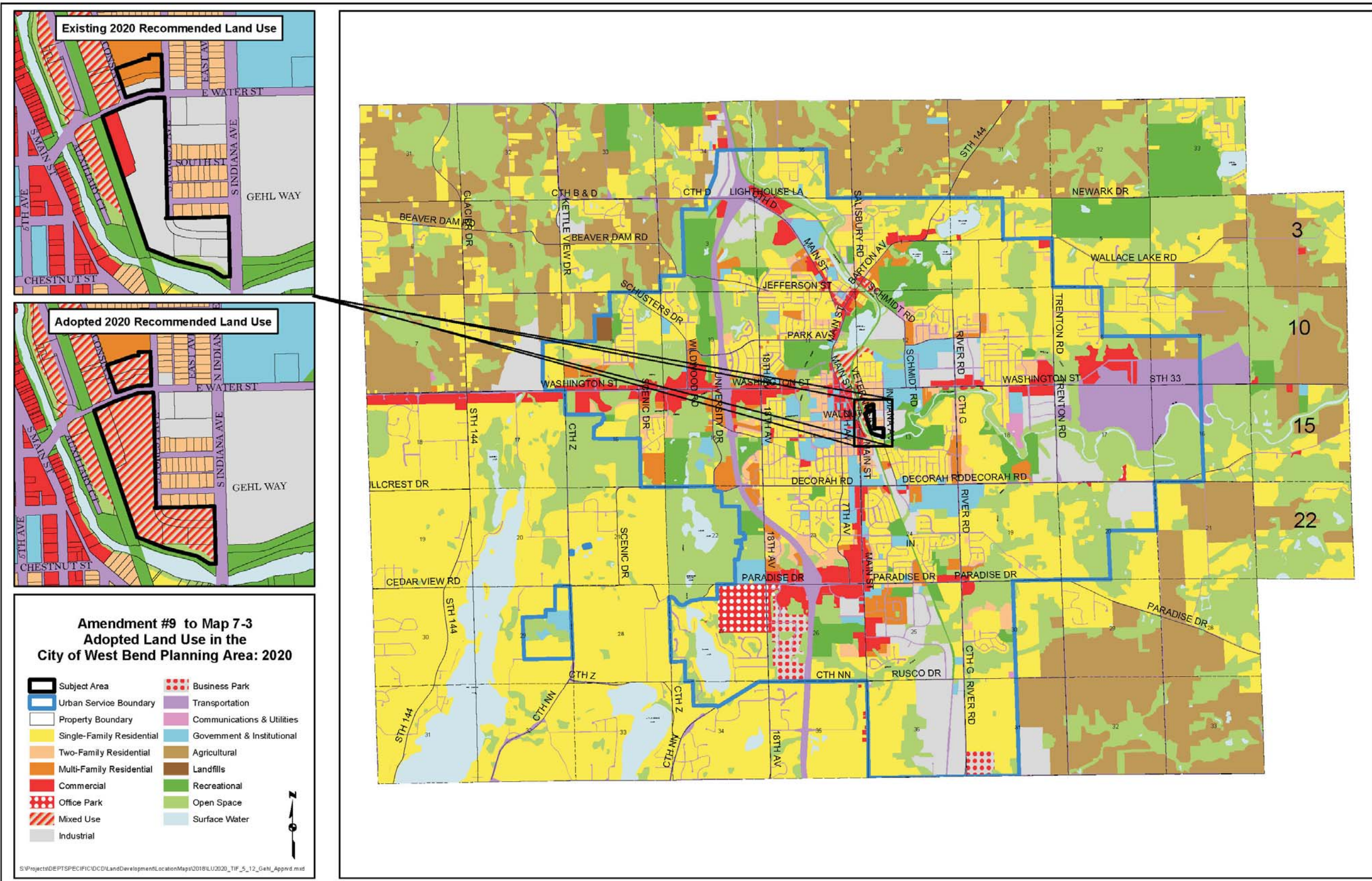
Passed and Approved the 18th day of June, 2018

Introduced by Alderperson Roger Kist

Kraig K. Sadownikow, Mayor

Attest: Stephanie Justmann, City Clerk

Approved as to Legality: Ian Prust, City Attorney



RESOLUTION NO. 2018-3
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #10 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on September 11, 2018 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #10 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 11th day of September, 2018

Kraig K. Sadownikow, Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2820
2018-2019 COMMON COUNCIL

Ordinance to amend the 2020 Comprehensive Plan for the City of West Bend for a change of land use for 74+ acres of lands located at the southeast corner of W. Washington Street and CTH Z from commercial, open space and two-family residential land uses to commercial and open space land uses, by the City of West Bend, Department of Development

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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #10 to Map 7- 3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, the City held a duly noticed public hearing on the aforementioned comprehensive plan amendment before the Plan Commission on September 11, 2018, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the City Plan Commission considered the plan and the proposed amendment, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan and amendment.

WHEREAS, the City Plan Commission on the 11th day of September, 2018 adopted the map amendment titled Amendment #10 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the amendment to the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #10 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City’s comprehensive (master) plan.

Passed and Approved the 24th day of September, 2018

Introduced by Ald.

Kraig K. Sadownikow, Mayor

Attest: Stephanie Justmann, City Clerk

Approved as to Legality: Ian Prust, City Attorney

RESOLUTION NO. 2019-1
CITY OF WEST BEND PLAN COMMISSION

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO THE 2020
COMPREHENSIVE PLAN
CITY OF WEST BEND, 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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved on April 12, 2004 a comprehensive plan, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City prepared a plan titled 2020 Comprehensive Plan For The City of West Bend Dated April 12, 2004 containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #11 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, The City has duly noticed a public hearing on the aforementioned comprehensive plan and the Plan Commission has held the public hearing on January 2, 2019 pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, The City Plan Commission considered the plan, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of West Bend hereby recommends Amendment #11 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance which will constitute its adoption of the amendment of the Comprehensive Plan.

Adopted this 2nd day of January, 2019

A. James White, Acting Chairman
City of West Bend Plan Commission

Attest:

Mark A. Piotrowicz, Secretary
City of West Bend Plan Commission

ORDINANCE NO. 2824
2018-2019 COMMON COUNCIL

Ordinance to amend the 2020 Comprehensive Plan for the City of West Bend for a change in the recommended land use for approximately 15 acres of land located at the northeast corner of University Drive and W. Decorah Road, from multi-family use to industrial land use.

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) comprehensive plan for the development of the City of West Bend and to recommend that the Common Council adopt the comprehensive plan; and

WHEREAS, the City of West Bend prepared and approved a comprehensive plan on April 12, 2004, the purpose of which is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the City has prepared a plan titled 2020 Comprehensive Plan For The City of West Bend, dated April 12, 2004, containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the City; and

WHEREAS, the City has prepared a map amendment titled Amendment #11 to Map 7- 3 Proposed Land Use in the City of West Bend Planning Area: 2020.

WHEREAS, the City held a duly noticed public hearing on the aforementioned comprehensive plan amendment before the Plan Commission on January 2, 2019, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the City Plan Commission considered the plan and the proposed amendment, together with statements and requests of residents and land owners, and has proceeded to incorporate, where deemed advisable, their requests into the recommended plan and amendment.

WHEREAS, the City Plan Commission on the 2nd day of January, 2019 adopted the map amendment titled Amendment #11 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City's comprehensive (master) plan and recommended that the Common Council approve an ordinance adopting the amendment to the comprehensive 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 the amendment to the document titled 2020 Comprehensive Plan For The City of West Bend.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, pursuant to Section 66.1001(4) of the Wisconsin Statutes, hereby adopts the map amendment titled Amendment #11 to Map 7-3 Proposed Land Use in the City of West Bend Planning Area: 2020, a part of the comprehensive (master) plan embodied in the document titled 2020 Comprehensive Plan For The City of West Bend as the City’ s comprehensive (master) plan.

Passed and Approved the 21st day of January, 2019

Introduced by Alderperson Rich Kasten

Kraig K. Sadownikow, Mayor

Attest: Stephanie Justmann, City Clerk

Approved as to legality: Ian Prust, City Attorney

Published the 26th day of January, 2019.

