

RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL NEIGHBORHOODS

CITY OF BURLINGTON AND ENVIRONS RACINE COUNTY WISCONSIN

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Second Ward Fred Kubath
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COMMUNITY ASSISTANCE PLANNING REPORT NO. 1

RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL NEIGHBORHOODS

CITY OF BURLINGTON AND ENVIRONS
RACINE COUNTY, WISCONSIN

Southeastern Wisconsin Regional Planning Commission
Community Assistance Program

Old Courthouse
P. O. Box 769
Waukesha, Wisconsin
53186

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February 1973

Inside Region \$2.50
Outside Region \$5.00

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RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL
NEIGHBORHOODS IN THE CITY OF
BURLINGTON AND ENVIRONS

INTRODUCTION

The City of Burlington, located in the south Central part of the Region in southwestern Racine County, is an important urban population center in southeastern Wisconsin (see Map 1). During the past fifty years, the City's population has more than doubled, increasing from 3,626 persons in 1920 to 7,479 persons in 1970. Most of this population growth has occurred within the last twenty years over which the population increased from 4,780 persons in 1950 to 7,479 persons in 1970, an increase of 56 percent. Historically, Burlington has been a center for commerce in a predominantly agricultural and seasonal recreational area of southeastern Wisconsin. This role as a major commercial center is expected to continue and expand as the community develops. Prior to 1950 the City had a modest industrial base which was reduced in 1950 when the Nestle Company closed its Burlington condensed milk plant, and again when Burlington Mills closed its fabric manufacturing plant. In 1966 this trend was reversed when the Nestle Company opened a new chocolate manufacturing plant within the City. This was followed by the location in the City of the Foster Forbes glass container manufacturing plant and the Container Corporation of America plant just outside of the City. Consequently, the City has been provided with a strong and relatively stable industrial base, a base which has contributed to recent growth.

The 1970 population of the Burlington planning area of almost 7,500 persons is expected to increase by 140 percent to about 18,000 by 1990 and such population increase is expected to be attended by similar increases in commercial, industrial, institutional, and governmental, as well as residential land use development. In order that such development proceed in an orderly manner, the City should

continue to develop and detail the major elements of a long-range planning program for the City and environs, including not only a land use plan but also plans for those transportation, utility, and community facility systems required to support sound land use development. In particular, it is suggested that the City begin a program of detailed evaluation and planning and plan implementation for its existing and probable future residential neighborhoods.

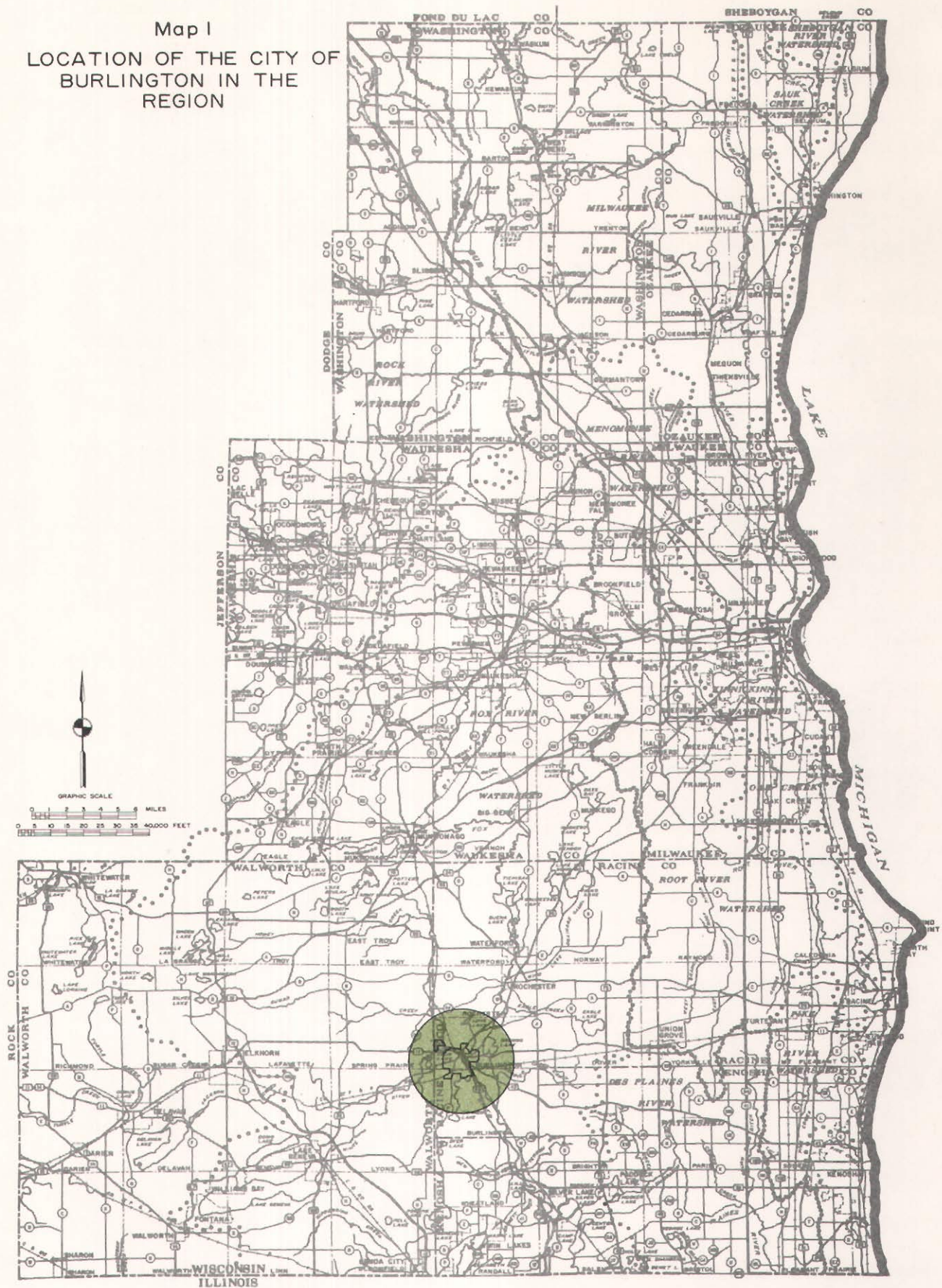
ADOPTED REGIONAL AND SUBREGIONAL PLANS APPLICABLE TO THE CITY OF BURLINGTON AND ENVIRONS

Beginning in 1963, the Southeastern Wisconsin Regional Planning Commission has undertaken regional and subregional planning programs at the request of the local units of government, county, state, or federal agencies of government directed at the formulation of a comprehensive plan for the seven-county Region. To date, nine such regional or subregional plans have been prepared and adopted by the Regional Planning Commission and certified to those local, state, and federal units and agencies of government directly involved with the implementation of the plans. Three of the adopted plans; namely, the adopted regional land use plan, the adopted regional transportation plan, and the adopted comprehensive plan for the Fox River watershed, all affect or are affected by development in the Burlington area. Accordingly, a brief description and summary of each of these plans is contained herein.

ELEMENTS OF THE COMPREHENSIVE PLAN FOR THE FOX RIVER WATERSHED APPLICABLE TO THE CITY OF BURLINGTON AND ENVIRONS

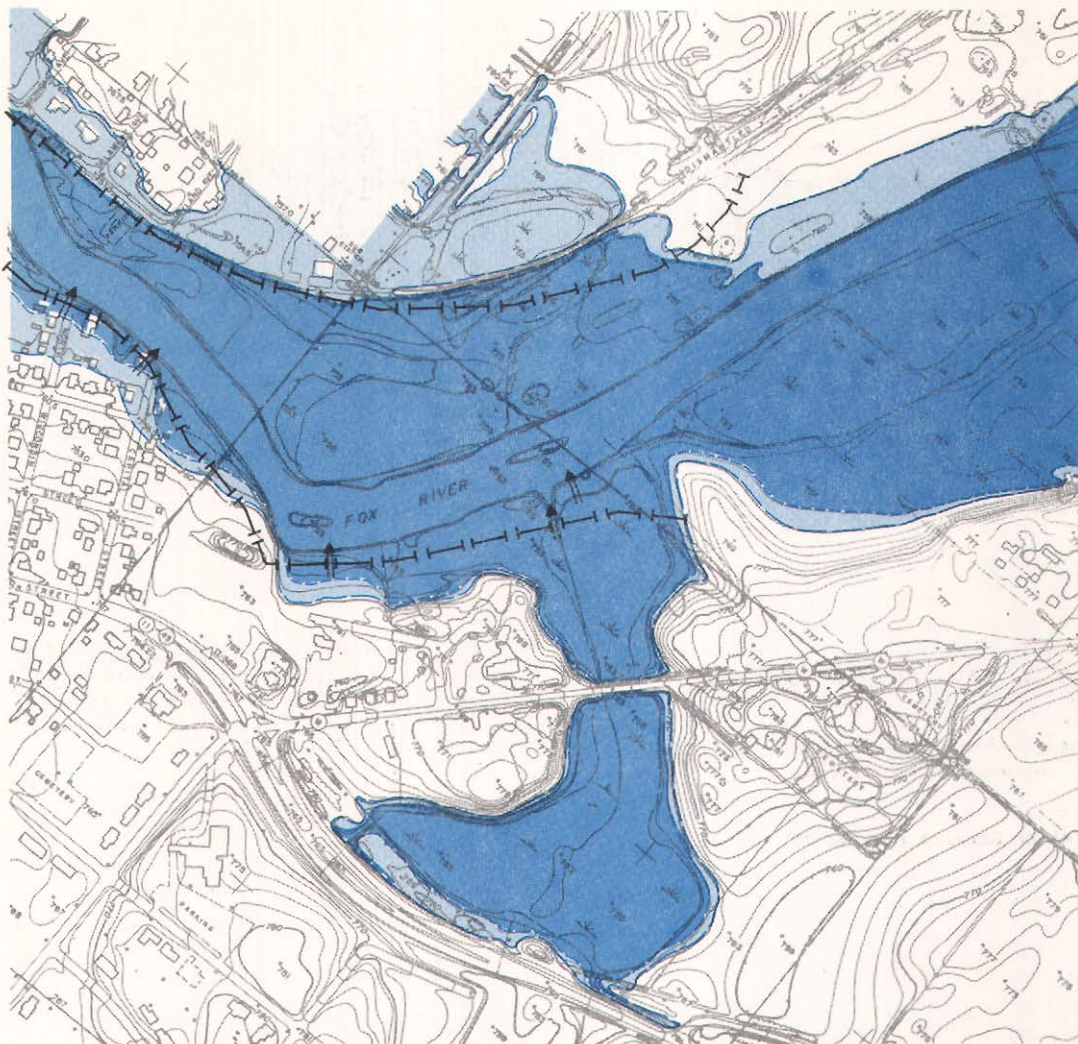
The recommended comprehensive plan for the Fox River watershed described in Volume 2, Planning Report No. 12, entitled, "A Comprehensive Plan for the Fox River Watershed," and adopted by the City of Burlington in December 1972 (see Appendix A) provides the design for the attainment of the specific watershed development objectives formulated under the Fox River watershed study in cooperation with the local, state, and federal units and agencies of government concerned. The final watershed plan emphasizes six main elements: The regulation in the

Map I
LOCATION OF THE CITY OF
BURLINGTON IN THE
REGION

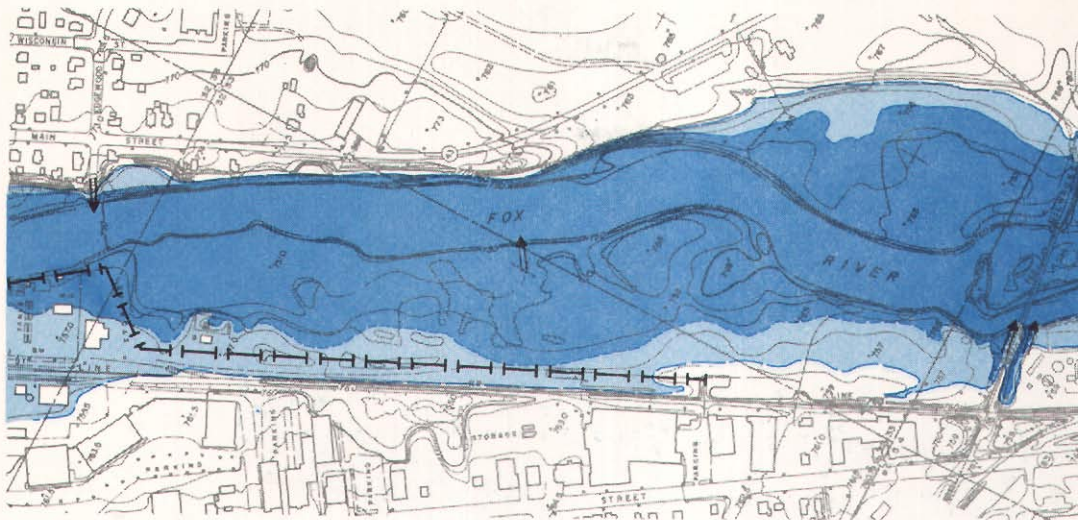


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Map 2
PROPOSED LEVEE CONSTRUCTION
CITY OF BURLINGTON



Map 2 (Continued)
PROPOSED LEVEE CONSTRUCTION
CITY OF BURLINGTON



LEGEND

- == CONCRETE FLOODWALL
- EARTH DIKE
- ← BACKWATER GATES TO BE INSTALLED ON ALL STORM SEWER OUTLETS WHERE TOP OF STREET INLETS ARE ONE FOOT OR LESS ABOVE 100-YEAR FLOOD ELEVATION.
- ←== PROPOSED STORM SEWER
- 100-YEAR RECURRENCE INTERVAL FLOOD HAZARD LINE
- 10-YEAR RECURRENCE INTERVAL FLOOD HAZARD LINE

NOTE:

1. AREA TO LANDWARD SIDE OF FLOODWALLS AND DIKES TO BE DRAINED AS NECESSARY THROUGH APPROPRIATELY LOCATED AND SIZED CULVERTS EQUIPPED WITH BACKWATER GATES.
2. FOR TYPICAL CROSS-SECTION OF EARTH DIKE SEE MAP 8.
3. FOR TYPICAL FLOODWALL CROSS-SECTION SEE FIGURE 1.

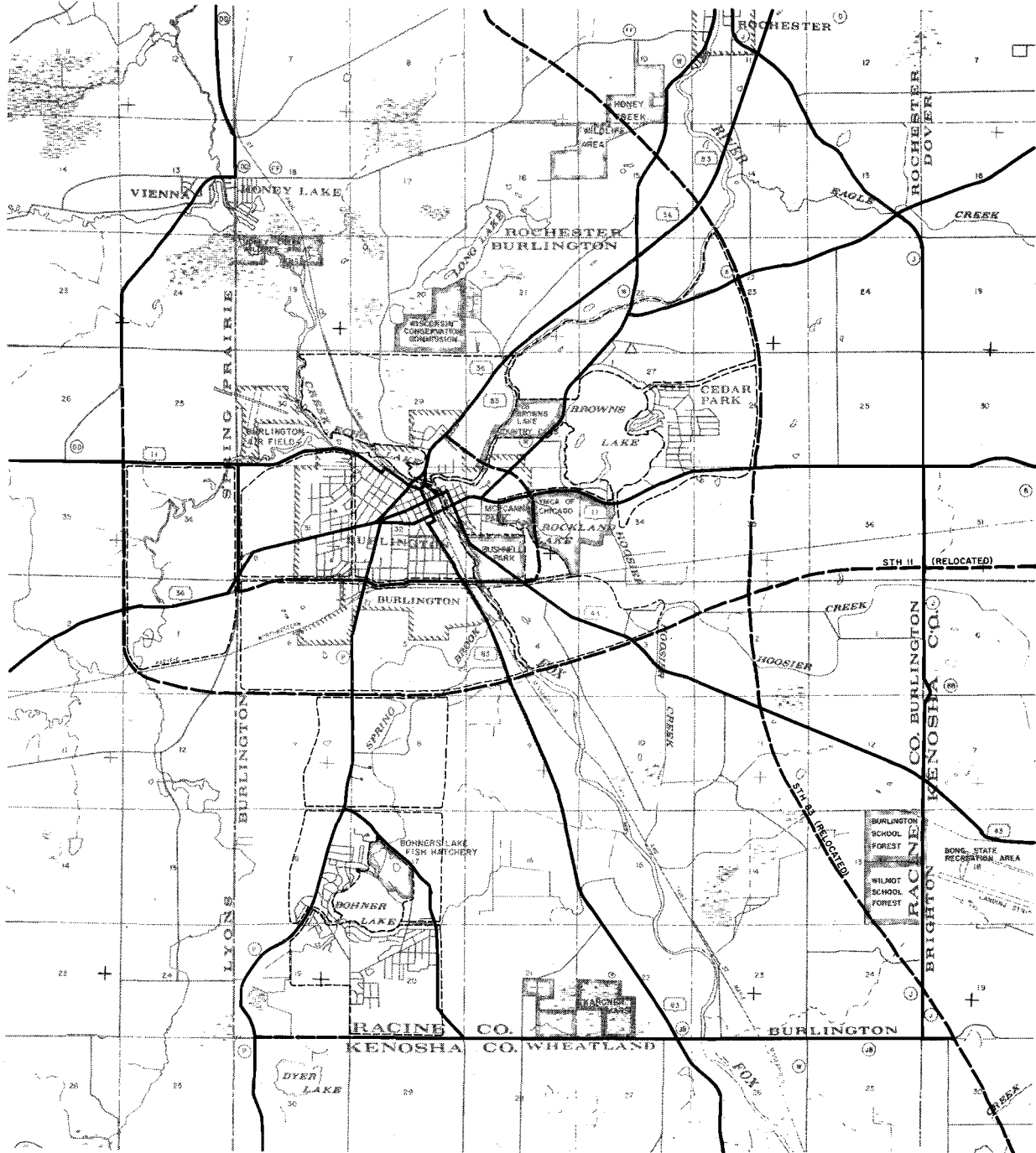
Source: U. S. Conservation Service and SEWRPC.

public interest not only of the use of land lying in areas subjected to periodic flooding, but also the use of land and water throughout the entire watershed; the acquisition of certain riverine areas and other lands for the protection and preservation of the underlying and sustaining natural resource base of the watershed; the provision of adequate park and related open space sites to meet the growing demand within the watershed for outdoor recreation; the construction of certain flood control facilities; the construction of certain water pollution abatement facilities; and the application of sound water supply development and management practices to the groundwater aquifers which must serve as the principal source of municipal and industrial supply within the watershed in the foreseeable future. Implementation of the recommendations concerning all of the six main elements are of general concern to local units of government operating within the City of Burlington and environs, and all six recommendations directly affect development of the City and areas adjacent to the City, including: regulation in the public interest of all lands within the City of Burlington and environs, and particularly those lands subject to periodic flooding; acquisition of the primary environmental corridors lying within and adjacent to the City of Burlington; the acquisition and development of high value outdoor recreation areas within the City and environs; the construction of intermittent dikes and floodwalls in the City of Burlington designed to contain the 100-year recurrence interval floodflow along both sides of the Fox River and along portions of both sides of the White River, including some clearing and cleaning of the main channel of the Fox River and the installation of automatic drainage gates on storm sewer outlets to prevent storm sewer backup thus serving to virtually eliminate flood damages within the City of Burlington (see Map 2); the construction of certain water pollution abatement facilities and the institution of surface water management programs, including the conversion of the Burlington sewerage treatment

Table 1

EXISTING AND PROPOSED ARTERIAL STREET AND HIGHWAY FACILITIES IN THE CITY OF BURLINGTON AND ENVIRONS-1990

Arterial Street or Highway Facility			
Existing	Proposed	From	To
STH 11	n/a	East of the City	West of the City extending into Walworth County.
STH 36	n/a	Northeast of the City coincident with STH 83.	West of the City extending into Walworth County.
STH 43	n/a	Southeast of the City	STH 11
STH 83	n/a	The Racine-Kenosha County line southeast of the City.	Northeast of the City coincident with STH 36.
CTH A	n/a	The junction with CTH W northeast of the City.	Northeasterly through the Town of Burlington
CTH DD	n/a	Approximately the west one quarter corner of Section 25, T3N, R18E.	Northerly through the Town of Spring Prairie.
CTH P	n/a	The Racine-Kenosha County line south of the City.	STH 11
CTH W	n/a	Northeast of the City	STH 11
Fish Hatchery Road	n/a	The Racine-Kenosha County line.	CTH P
Market Street	n/a	CTH P	STH 83
	Relocation of STH 11 to the south of the City of Burlington.	A location east of the City of Burlington.	A location west of the City of Burlington.
	Relocation of STH 83 to the east of the City of Burlington.	Racine-Kenosha County line southeast of the City.	A location north of the City of Burlington.
	CTH DD	STH 11	Approximately the west one quarter of Section 25, T3N, R18E.
	Eastside arterial street in Sections 28, 29, and 33 T3N, R19E.	STH 43	STH 36-83
	Market Street extended westerly.	CTH P	STH 36
	Market Street extended easterly.	STH 83	STH 43
	North-south arterial street through the center of Section 31, T3N, R19E.	Market Street extended	STH 11
	State Street	STH 43	STH 83



LEGEND

- EXISTING ARTERIAL STREET OR HIGHWAY
- - - PROPOSED ARTERIAL STREET OR HIGHWAY
- ▨ LARGE PUBLIC OR SEMI-PUBLIC LAND HOLDINGS
- - - NEIGHBORHOOD BOUNDARIES

2000 0 2000 4000 6000
GRAPHIC SCALE



1990 ARTERIAL STREET AND HIGHWAY SYSTEM **CITY OF BURLINGTON AND ENVIRONS** **RACINE COUNTY WISCONSIN**

PROJECT DESIGN: *A. H. H. H. H. H.* 5-15-72
DRAWN BY: *R. R. H. H. H.* 1-25-72
CHECKED BY: *H. H. H. H. H.* 5-15-72
APPROVED BY: *K. H. H. H. H.* 5-15-72
REVISED:

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plant from a secondary to an advanced waste treatment facility; the control of algae and weeds on both Bohners Lake and the institution of soil and water conservation programs within the tributary watershed of Bohners Lake. While the City and the Town of Burlington should be involved in the implementation of these recommended plan elements, other units and agencies of government, including the county, state, and federal bodies may be required to participate in the specific implementation within the Burlington area. All plan elements of the comprehensive plan for the Fox River watershed applicable to the City of Burlington and environs are recommended for adoption as a part of the master plan for the City.

ELEMENTS OF THE REGIONAL LAND USE AND TRANSPORTATION PLANS APPLICABLE TO THE CITY OF BURLINGTON AND ENVIRONS

The recommended regional land use and transportation plans described in Volume Three of SEWRPC Planning Report No. 7, entitled, "Recommended Regional and Land Use Transportation Plans-1990," and adopted by the City of Burlington in November 1972 (see Appendix A) provide a design for the attainment of the specific regional land use and transportation objectives formulated with the consent and the advice of the local, state, and federal agencies of government concerned under the regional land use-transportation study. These recommended plans comprise two of the key elements of the comprehensive plan for the Region: a land use plan and a transportation plan. The regional land use plan provides recommendations with respect to the amount, spatial distribution, and general arrangements of the various land uses required to serve the needs of the anticipated future population and economic activity levels within the Region. The regional transportation plan provides recommendations as to how the land use plan can best be served by highway and transit facilities. While all of the recommendations contained in the regional land use and transportation plans are of general concern to the units and agencies of government in the City of Burlington and environs, there are specific land use plan recommendations and

transportation plan recommendations which directly affect the units and agencies of government in the City of Burlington and environs.

The adopted regional transportation plan recommends a functional system of arterial streets and highways to serve the City of Burlington and environs through 1990. As a part of this report, the arterial street and highway system as recommended in the regional transportation plan was further refined to conform with the preliminary recommendations of the Jurisdictional Highway Planning Committee of Racine County currently preparing a jurisdictional highway plan for all of Racine County. This refined arterial street and highway system plan is shown on Map 3 and is summarized in Table 1. The information contained in Table 1 is based upon analyses of existing and projected traffic volumes, arterial street and highway street capacity and continuity, service to the major commercial and industrial centers and provision of safe and convenient access to all areas within the City and its environs. All of the recommendations as set forth in the adopted regional transportation plan and as refined as indicated on Map 3 and in Table 1 are recommended for adoption as the transportation plan for the City of Burlington and its environs.

The regional land use plan recommends that all new urban development and that population residing within such urban development be served with public utilities, including public sanitary sewer facilities and public water supply facilities. The regional plan further recommends that the City of Burlington contain both high density residential development (22.9-59.2 persons per net residential acre) and medium density residential development (7.3-22.9 persons per net residential acre). The high density residential development is proposed to be located near the center of the City, west of and adjacent to the central commercial area where the conversion of existing single-family residential sites to multiple housing and the conversion of large older single-family structures into two or more family units is anticipated (see Map 4). Medium density

Table 2

MAJOR LAND USES FOR THE CITY OF BURLINGTON AND ENVIRONS¹ AS CONTAINED
IN THE ADOPTED 1990 REGIONAL LAND USE PLAN

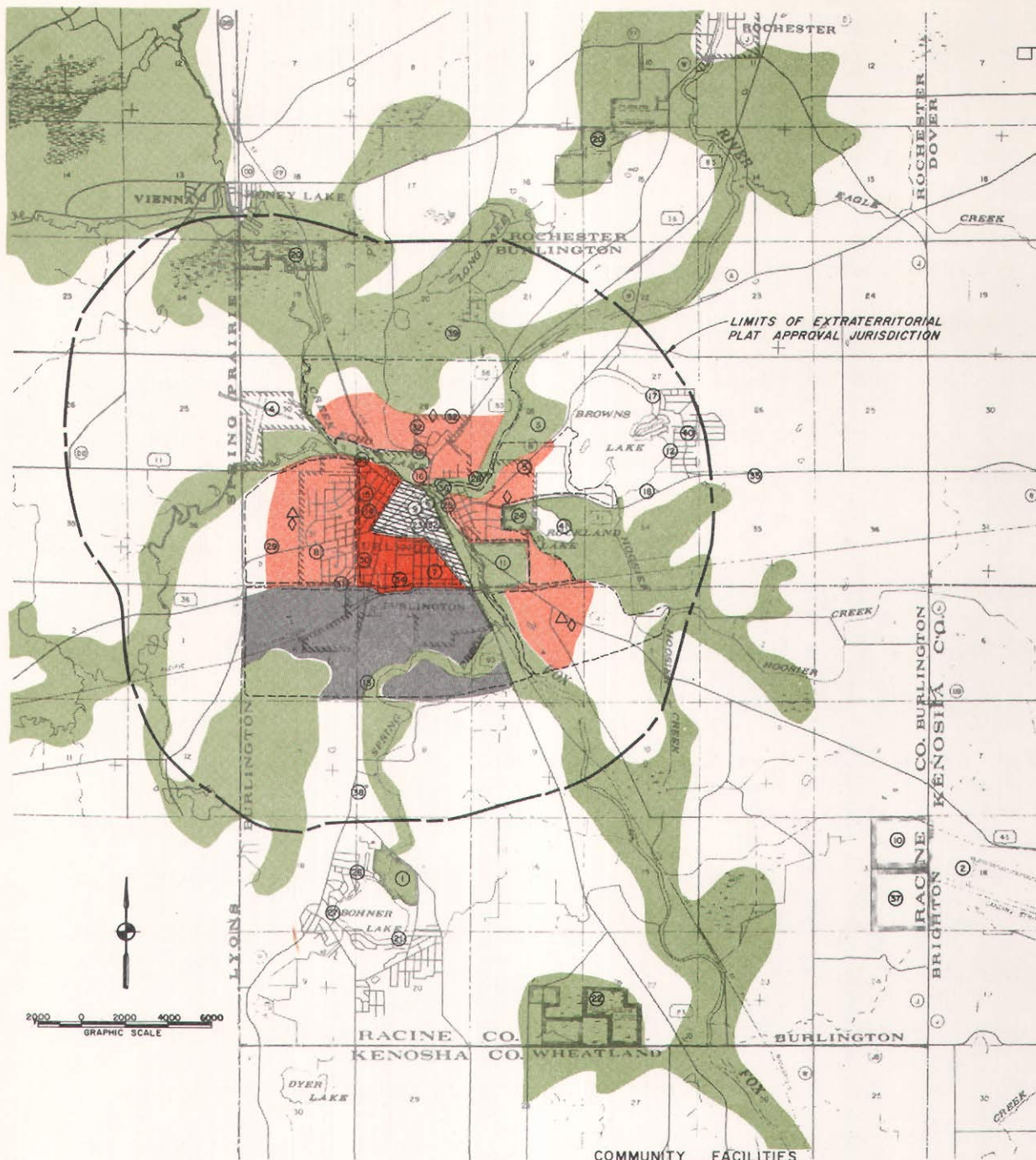
Major Land Use Category	Area in Acres
Residential	
Undeveloped	--
Developed	<u>1,786.31</u>
Total	1,786.31
Commercial	
Major	7.60
Neighborhood	7.61
Other	<u>99.53</u>
Total	114.74
Industrial	
Major	389.31
Mining	207.07
Other	<u>91.41</u>
Total	687.79
Transportation and Utilities	
Transportation	838.24
Off-Street Parking	<u>36.73</u>
Total	874.97
Government and Institution	
Neighborhood	19.05
Other	<u>121.75</u>
Total	140.80
Recreation	
Major Public	18.95
Neighborhood	221.57
Private	<u>140.39</u>
Total	380.91
Total Urban Land Use	3,985.52
Open Land	
Net Corridor	2,530.03
Wet Land	357.33
Woodland	381.89
Unused Land	<u>141.91</u>
Total	3,411.16
Agriculture	
Crops	3,323.85
Related	<u>11.57</u>
Total	3,335.42
Total Rural Land Use	6,746.58
Total Land Use	10,732.10

¹The City of Burlington and environs includes the City of Burlington and those portions of the Towns of Burlington in Racine County and Lyons and Spring Prairie in Walworth County which, in the judgment of the Burlington City Plan Commission, bear relation to the development of the City.

residential development is proposed to be maintained in other existing areas of the City, as well as in areas proposed for new residential development. In addition, the central commercial area is proposed to expand within and adjacent to the established commercial land. A major industrial center containing not less than 640 acres of land is proposed to provide employment opportunity for residents of the City of Burlington, as well as for those residents of southwestern Racine and portions of Kenosha and Walworth Counties. In addition, the regional land use plan proposes the preservation or the actual acquisition and development of park and open space lands and other related natural resource areas which form primary environmental corridors in the Burlington area along the Illinois-Fox River, the White River, Sugar Creek, and Spring Brook. Floodlands and significant wetlands and woodlands adjacent to these streams are included in the primary environmental corridors and which have previously in part been purchased as the Honey Creek wildlife area, the Wisconsin Department of Natural Resources lands on the south side of Long Lake, the Bohners Lake Fish Hatchery, and the Karcher Marsh. All of the regional land use plan elements, and as refined and applicable to the City of Burlington and its environs are recommended for adoption as the Land Use Plan for the City of Burlington and Environs.

THE NEIGHBORHOOD UNIT CONCEPT

Since the adoption of the regional land use plan, the Regional Planning Commission has urged local communities to develop as a group of neighborhood units, with each neighborhood unit being centered around an elementary school and park and being relatively self-contained with respect to the day-to-day needs of the family. The need to develop urban communities as a grouping of recognizable, individual cellular units rather than as a formless mass is partly a matter of aesthetics; partly a matter of good design; partly a matter of convenience in living and traveling within the urban area; partly a matter of efficiency in organizing and supplying public facilities and services; and partly a matter of



LEGEND

- HIGH DENSITY RESIDENTIAL DEVELOPMENT — 1990
- MEDIUM DENSITY RESIDENTIAL DEVELOPMENT — 1990
- MAJOR COMMERCIAL DEVELOPMENT — 1990
- MAJOR INDUSTRIAL DEVELOPMENT — 1990
- EXISTING COMMUNITY FACILITIES TO BE RETAINED THROUGH 1990
- PROPOSED ELEMENTARY SCHOOL
- PROPOSED NEIGHBORHOOD PARK
- PRIMARY ENVIRONMENTAL CORRIDOR
- NEIGHBORHOOD BOUNDARIES

COMMUNITY FACILITIES

- | | | |
|---------------------------------|--------------------------------|--------------------------------------|
| 1 BOHNER'S LAKE FISH HATCHERY | 16 ECHO PARK | 31 SUNSET PARK |
| 2 BONG STATE RECREATION AREA | 17 FAIRFIELD SUBDIVISION BEACH | 32 UNDEVELOPED PARK |
| 3 BROWN'S LAKE COUNTRY CLUB | 18 FISCHER PARK | 33 WAGNER PARK |
| 4 BURLINGTON AIR FIELD | 19 GROVE STREET PARK | 34 WALLER ELEMENTARY SCHOOL |
| 5 BURLINGTON CEMETERY | 20 HONEY CREEK WILDLIFE AREA | 35 WAYSIDE |
| 6 BURLINGTON CITY HALL | 21 JULIUS AUKES BEACH | 36 WEHMOFF PARK |
| 7 BURLINGTON HIGH SCHOOL | 22 KARCHER MARSH | 37 WILMOT SCHOOL FOREST |
| 8 BURLINGTON JUNIOR HIGH SCHOOL | 23 LINCOLN ELEMENTARY SCHOOL | 38 WINKLER ELEMENTARY SCHOOL |
| 9 BURLINGTON PUBLIC LIBRARY | 24 MC CANNA PARK | 39 WISCONSIN CONSERVATION COMMISSION |
| 10 BURLINGTON SCHOOL FOREST | 25 MEINHARDT PARK | 40 WOODLAWN PARK |
| 11 BUSHNELL PARK | 26 OAK HILLS PARK NO. 3 | 41 YMCA OF CHICAGO |
| 12 CEDAR PARK | 27 OAKWOOD HILLS BEACH | |
| 13 CLEARWATER SPRINGS PARK | 28 RIVERSIDE PARK | |
| 14 COOPER ELEMENTARY SCHOOL | 29 ST. CHARLES CEMETERY | |
| 15 DEVOR PARK | 30 ST. MARY'S CEMETERY | |



1990 LAND USE PLAN CITY OF BURLINGTON AND ENVIRONS RACINE COUNTY WISCONSIN

PROJECT DESIGN: *[Signature]* 1-25-78
 DRAWN BY: *[Signature]* 1-25-78
 CHECKED BY: *[Signature]* 5-15-78
 APPROVED BY: *[Signature]* 5-15-78
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Table 3

DETAIL RESIDENTIAL NEIGHBORHOOD DEVELOPMENT STANDARDS
FOR NEIGHBORHOODS IN THE CITY OF BURLINGTON AND ENVIRONS

	Medium Density	Low Density
Gross Residential Land Use Area ^a	235-750 acres	700-2,300 acres
Public Elementary School and Park Site Combined.	15 acres minimum	15 acres minimum
Neighborhood Park Site-Separate	10 acres minimum	10 acres minimum
Public Street Area	Not to exceed 35 per- cent of the gross neighborhood area.	Not to exceed 30 per- cent of the gross neighborhood area.
Neighborhood Commercial Area ^b	5-10 acres	5-10 acres
Net Residential Area ^c	165-525 acres	560-1,850 acres
Maximum Walking Distance to Elementary School	3/4 mile	1 1/4 miles
Total Population	2,400-7,300 persons	2,400-7,300 persons
Total School Age Population	900-1,800 persons	900-1,800 persons
K-6 School Age Population (Ages 5-11)	450-900 persons	450-900 persons

^aGross residential land use area is defined as the net area devoted to residen-
tial use plus the proportionate area devoted to all supporting land uses in-
cluding streets, neighborhood parks and playgrounds, elementary schools, and
neighborhood institutional and commercial uses.

^bMay serve adjoining neighborhoods.

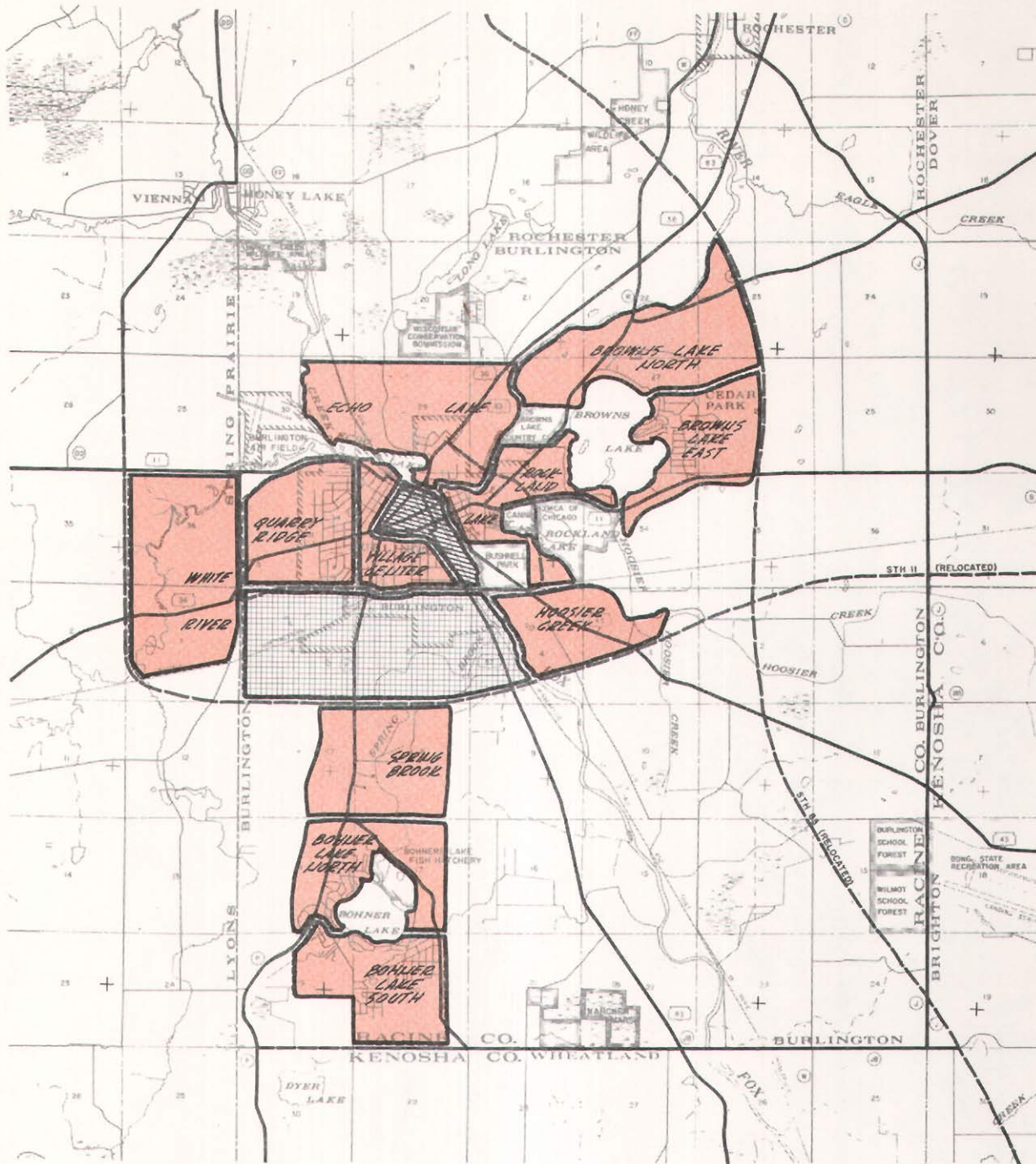
^cNet residential land use area is defined as the actual site area devoted to
the residential use and consists of the ground floor site area occupied by
any building plus the required yards and open spaces.

bringing the size of the area in which a family lives into a scale within which the individual can feel at home and within which he may take an active part in community affairs. Residential neighborhood development standards based on the recommendations set forth in the adopted regional land use plan and included herein as Appendix B are detailed in Table 3 as they relate to the City of Burlington and environs.

NEIGHBORHOOD DELINEATION

Upon the request of the City of Burlington Plan Commission, the Southeastern Wisconsin Regional Planning Commission staff has reviewed the physical and demographic characteristics of the City and its immediate environs in order to determine not only the location, type, and character of existing residential neighborhoods within the community, but also to delineate those areas in which expected future growth and development should be guided and shaped as residential neighborhoods.

This review and analysis has resulted in the identification and delineation of 11 specific residential neighborhood units, five of which are now wholly or partly contained within the corporate boundaries of the City of Burlington as shown on Maps 4 and 5. This identification and delineation has been based primarily on neighborhood standards included as Appendix B and detailed in Table 3. Each of the neighborhoods are expected to be developed primarily as residential neighborhoods and consequently would contain an elementary school site and facilities, neighborhood park site and facilities, and where necessary, a neighborhood commercial center designed to fulfill the day-to-day retail and service needs of the neighborhood residents. Where possible, the neighborhoods have been delineated so as to discourage the movement of arterial traffic through the neighborhoods as shown on Map 5. Each neighborhood or group of adjacent neighborhoods would be expected to include a variety of housing types, styles, sizes, and costs. Certain of the neighborhoods would also contain subcommunity or community facilities, such as a high school, a middle school, community parks,



LEGEND

- RESIDENTIAL NEIGHBORHOOD
- COMMERCIAL NEIGHBORHOOD
- INDUSTRIAL NEIGHBORHOOD
- EXISTING ARTERIAL STREET OR HIGHWAY
- PROPOSED ARTERIAL STREET OR HIGHWAY
- LARGE PUBLIC OR SEMI-PUBLIC LAND HOLDINGS

2000 0 2000 4000 6000
GRAPHIC SCALE



RESIDENTIAL, COMMERCIAL AND INDUSTRIAL NEIGHBORHOODS IN THE CITY OF BURLINGTON AND ITS ENVIRONS

RACINE COUNTY

WISCONSIN

PROJECT DESIGN: *[Signature]* 1-25-72
DRAWN BY: *[Signature]* 1-25-72
CHECKED BY: *[Signature]* 3-25-72
APPROVED BY: *[Signature]* 3-25-72
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utility facilities, and municipal buildings, such as fire stations and libraries. The 11 neighborhoods vary in size from approximately 260 acres for the Village Center Neighborhood to approximately 1,070 acres for the White River Neighborhood, and presently encompass both rural and urban land uses.

The 11 residential neighborhoods identified and delineated by the Southeastern Wisconsin Regional Planning Commission staff are shown on Map 5 as follows:

- | | | |
|----------------------|------------------|--------------------|
| 1. Bohner Lake North | 5. Echo Lake | 9. Spring Brook |
| 2. Bohner Lake South | 6. Hoosier Creek | 10. Village Center |
| 3. Browns Lake East | 7. Quarry Ridge | 11. White River |
| 4. Browns Lake North | 8. Rockland Lake | |

The 11 delineated residential neighborhoods include more land area than required to accommodate forecast population growth to the year 1990. Only the Village Center Neighborhood unit will be fully developed by 1990. The Echo Lake, Hoosier Creek, Quarry Ridge, and Rockland Lake Neighborhoods will accommodate new urban growth but will only be partially developed by 1990. The identification and delineation of all 11 neighborhoods is deemed essential so that utility and community facility improvement decisions can consider long-term alternate needs, as well as immediate needs. While the remaining six (6) neighborhoods are not planned to accommodate new urban growth, their location adjacent to Browns Lake, Bohner Lake, Echo Lake, Spring Brook, and the White River could encourage further lake- or water-related development prior to 1990, particularly if public utilities are extended to serve existing development in these areas.

Four of the five (5) neighborhoods proposed as shown on Map 4 to be fully or partially developed by 1990 would, pursuant to recommendations contained in the adopted regional land use plan, comprise development in the medium density range--that is, development with a gross population density ranging from about 3,500 to 10,000 persons per square mile. It should be noted, however, that a part of the existing Village Center Neighborhood has been delineated within the

Table 4

RECOMMENDED GROSS DEVELOPMENT DENSITIES FOR DELINEATED NEIGHBORHOODS
IN THE CITY OF BURLINGTON AND ENVIRONS

Neighborhood	Gross Land Area (Acres)	Estimated Total Development of the Neighborhood		Population Density Range ^a
		Population Density (Persons Per Gross Acre)	Total Population	
1. Bohner Lake North	582	6.04	3,508	Medium
2. Bohner Lake South	624	5.49	3,433	Low
3. Brown's Lake East	492	8.65	4,250	Medium
4. Brown's Lake North	608	4.52	2,754	Low
5. Echo Lake	575	7.73	4,443	Medium
6. Hoosier Creek	364	9.82	3,573	Medium
7. Quarry Ridge	629	11.43	7,204	Medium
8. Rockland Lake	250	12.03	3,013	Medium
9. Spring Brook	664	7.21	4,777	Medium
10. Village Center	260	13.95	3,632	Medium
11. White River	1,069	4.27	4,566	Low
Total	6,117	7.38	45,153	Medium

^aDensity ranges correspond to the residential densities recommended in the adopted regional land use plan and included herein as Appendix A.

Source: SEWRPC.

Table 5

DENSITY FACTORS BY HOUSING TYPE AND LOT SIZE
FOR NEW RESIDENTIAL DEVELOPMENT IN
NEIGHBORHOOD SUBAREAS IN THE CITY OF BURLINGTON AND ENVIRONS

Housing Type	Density Factors		Minimum Lot Size Per Dwelling Unit		
	Dwelling Units Per Developable ^a Acre)	(Persons Per Developable Acre)	Area (Sq. Ft.)	Minimum Lot Dimensions	
				Width (Ft.)	Depth (Ft.)
Single Family	0.41	1.29	80,000	200	400
Single Family	0.89	2.84	36,000	120	300
Single Family	1.59	5.24	18,000	100	180
Single Family	2.05	6.77	13,500	90	150
Single Family	2.32	7.77	10,800	80	135
Single Family	3.78	12.88	7,200	60	120
Two Family	4.96	14.90	5,000	80	125
<u>Multiple Family</u>					
Three-bedroom units	10.00	30.00	3,500	--	--
Two-bedroom units	12.00	28.80	3,000	--	--
One-bedroom units	18.00	39.60	2,000	--	--

^aLand designated for residential development including adjoining streets.

Source: SEWRPC.

Commercial Center development and is included in the Village Center would be maintained as high density residential development.

An important element in the review and analysis of the Burlington area as conducted by the Southeastern Wisconsin Regional Planning Commission staff was the recommendation of specific gross development densities for each of the 11 residential neighborhoods as shown on Table 4. Once established, these gross neighborhood densities can be used to determine not only the probable total population level within each neighborhood but also the capacity of utility and community facilities required to serve the neighborhood and the need for both public and private services of various kinds. In addition to gross neighborhood densities, specific densities for subareas of each neighborhood are recommended which would provide for a variety and choice of housing types and would result in a sustaining elementary school age population in the range of 450 to 750 students within each neighborhood unit. Housing types, density factors in units per developable acre, persons per net residential acre, and corresponding lot sizes are shown in Table 5.

As already noted, the gross population densities recommended for the five (5) neighborhoods proposed to be fully or partially developed by 1990 range from a low of 4,950 persons per square mile, or 7.74 persons per gross residential acre in the Echo Lake Neighborhood to a high of 8,960 persons per square mile, or 14.0 persons per gross residential acre in the Village Center Neighborhood. New development on individual sites within residential neighborhoods is expected to range from a low of 0.41 dwelling units, or 1.3 persons per developable acre, to a high of 18 dwelling units, or 39.6 persons per developable acre. The range of population densities for the various types of housing units is based on occupancy rates for dwelling units as shown in Table 6.

Table 6

ESTIMATED TOTAL POPULATION PER DWELLING UNIT
FOR VARIOUS HOUSING TYPES AND HOUSING DENSITIES
IN THE CITY OF BURLINGTON AND ENVIRONS

Housing Type	Density Factor (Dwelling Units Per Developable ^a Acre)	Estimated Total Population Per Dwelling Unit
Single Family	0.41	3.15
Single Family	0.89	3.20
Single Family	1.59	3.30
Single Family	2.05	3.30
Single Family	2.32	3.35
Single Family	3.78	3.40
Two Family	4.96	3.00
<u>Multiple Family</u>		
Three bedroom	10.00	3.00
Two bedroom	12.00	2.40
One bedroom	18.00	2.20

^aLand designated for residential development including adjoining streets.

Source: SEWRPC.

The gross population densities set forth in this report for the remaining six (6) residential neighborhoods which are not proposed for new urban development prior to 1990 range from a low of 2,730 persons per square mile in the White River Neighborhood to a high of 5,530 persons per square mile in the Browns Lake East Neighborhood. The development densities were selected on the assumption that development in the City of Burlington and its environs beyond 1990 would closely approximate those development standards used in the period to 1990, and further reflect lower density standards in the areas adjoining Bohners and Browns Lakes and the White River. To accomplish the development at the densities proposed, some modification of the existing land use control ordinances which are being maintained and administered within the Burlington elementary school service area will be required.

In addition to overall size of the neighborhood unit, and existing natural and man-made barriers, two important factors considered in the delineation of the boundaries of the residential neighborhood units were the primary environmental corridors as proposed in the adopted regional land use plan and the adopted Fox River watershed plan, and large public or quasi-public land holdings in the Burlington area. The primary environmental corridors encompass the best remaining elements of the natural resource base, including lakes and streams and their shoreland and floodland areas, wetlands, woodlands, and significant geologic and topographic features, and as such should be maintained in essentially natural open uses. In many cases, these primary environmental corridors also include those areas which have been designated as having a high value for potential recreational use. There are three major environmental corridors which converge in the Burlington area, as follows: 1) the primary environmental corridor which encompasses the main stem of the Illinois-Fox River which flows from north to south through the City of Burlington and environs and includes adjacent floodlands and significant woodlands and wetlands; 2) the primary environmental corridor

which encompasses the White River which flows from west to east to its confluence with the Illinois-Fox River in the center of the City of Burlington and includes adjacent floodlands and significant woodlands and wetlands; and 3) the primary environmental corridor which encompasses Sugar Creek which flows from northwest to southeast to its confluence at Echo Lake with the White River in the City of Burlington, and includes adjacent floodlands and significant woodlands and wetlands. In addition, a major segment of primary environmental corridor lies along the floodland and shoreland area of Spring Brook which flows from Bohner Lake south of the City, north to its confluence with the Illinois-Fox River in the southeast corner of the City of Burlington, as well as a significant highland "Kettle" area lying southwest of the City, east of Spring Valley Road and connecting with the main primary environmental corridor on the White River.

The large public or quasi-public land holdings include Bushnell and McCanna Parks, Bohner Lake Fish Hatchery, Chicago YMCA Camp on Rockland Lake, Browns Lake Country Club, and scattered state conservation areas. All of these large land holdings are contained wholly or partly within the primary environmental corridors. Other large land holdings having a significant affect on the size and shape of neighborhoods within the community include the Burlington Municipal Airport and the large quarry-gravel pit operations lying in the southwest quadrant of the City of Burlington area.

In addition to the 11 residential neighborhoods, a major industrial district has also been identified and delineated. This major industrial district would accommodate the majority of the expected industrial growth in the City of Burlington area within the next 20 years. This major industrial district is located in an area having direct access to major highway and railroad facilities, as well as relatively easy access to airport facilities and can be reached via both

intra- and inter-city arterial highway routes from residential neighborhoods and outlying communities in western Racine County, western Kenosha County, and eastern Walworth County. The industrial district is proposed to include no retail, service, residential, institutional, or recreational land use development which might conflict with the activities and the uses within the industrial district. As is the case of the residential neighborhood development units, the industrial district has been delineated based on standards set forth in SEWRPC Planning Report No. 7, Volumes Two and Three.

Also, in addition to the 11 residential neighborhoods and the identification and delineation of a major industrial district, a major retail and service commercial district has been delineated in the central area of the City. As already indicated, it is expected that this major retail and service center will continue to include not only specific retail and service oriented establishments but also wholesaling, governmental, and institutional uses. It should be noted that the central business district in the City of Burlington has been designated in the adopted regional land use plan as a major (regional) retail and service center serving western Racine and Kenosha Counties, as well as eastern Walworth County.

Appendix C to this report contains profiles of each of the delineated neighborhoods, including population projections for each of the 11 residential neighborhoods, and a tabulation of developed and developable lands in the industrial and retail and service districts.

RECOMMENDATIONS

There are three major recommendations included as a part of this report. The City of Burlington has already adopted the Regional Land Use and Transportation Plans, as well as the Comprehensive Plan for the Fox River Watershed and it is recommended that action by the City to implement those measures applicable to the City of Burlington and environs as set forth in the plan documents and summarized in this report continue. Secondly, the City of Burlington Plan

Commission and Common Council should take action to amend, extend, and add to the City of Burlington master plan the delineation of residential, commercial, and industrial neighborhoods for the City of Burlington and Environs as established in this report and including the documentation of land use and population for each of the neighborhoods as set forth in this report. Suggested resolutions for the implementation of this recommendation are included as Appendix D and Appendix E to this report.

The third major recommendation is for the continued refinement by the City of Burlington Plan Commission of the neighborhoods as delineated in this report and it is specifically recommended that the City of Burlington Plan Commission proceed to prepare detailed neighborhood unit development plans for each of the 11 specific residential neighborhood units identified in this report; and, as each neighborhood is completed and reviewed by the City, adopt each neighborhood unit development plan as a further amendment to the City's master plan. Under its continuing community assistance program, the Commission staff would, upon request, be able to prepare such neighborhood unit development plans for the City. The Regional Planning Commission regulations require that the local unit of government requesting such detailed planning services pay the full cost for the services rendered, including an applicable share of the overhead expenses. In addition, the Regional Planning Commission policy recognizes the importance of securing a basic agreement between the local municipality concerned and the Regional Planning Commission with the respect to all completed and adopted Commission plan elements. Should the City decide to proceed with the preparation of detailed neighborhood plans as set forth in this report, it will be necessary for the Regional Planning Commission and the City of Burlington to mutually execute an agreement for such services. A suggested agreement is included in this report as Appendix F and should be reviewed by the City prior to reaching a determination on this program. The City is, of course, fortunate in that

Racine County has already prepared or has under preparation the basic topographic maps necessary for the conduct of neighborhood unit development planning. As set forth in the suggested agreement in Appendix F, it will be necessary, however, for the City to have prepared as overlays to these topographic maps separate maps showing all real property boundary lines. The City may need to contract separately for the preparation of such maps as needed as the preparation of detailed neighborhood unit planning is begun.

The suggested agreement as set forth in Appendix F specifies the responsibility of both the City of Burlington and the Regional Planning Commission in the conduct of the planning services described therein. The cost of preparing the neighborhood unit development plans as shown in the suggested agreement represent current cost estimates and would be applicable to the City of Burlington should it desire to proceed with the neighborhood unit development planning program during 1973. Because of increases in cost of labor and materials, however, these costs could not be guaranteed beyond that time. It is respectfully suggested that the City Plan Commission and the Common Council of the City proceed immediately to first review and then take action on the recommendations as set forth herein.

APPENDICES

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APPENDIX A

Copies of resolutions adopted and duly executed by the City of Burlington Common Council and the City of Burlington Plan Commission adopting the regional land use and transportation plans and the comprehensive plan for the Fox River watershed.

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RECEIVED

OCT 25 1972

SEWRPC

A SUGGESTED CITY OF BURLINGTON PLAN COMMISSION RESOLUTION ADOPTING THE
REGIONAL LAND USE AND TRANSPORTATION PLANS

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, which was duly created by the Governor of the State of Wisconsin in accordance with Section 66.945 of the Wisconsin Statutes on the 8th day of August 1960, upon petition of the counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, has the function and duty of making and adopting a master plan for the physical development of the Region; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission has:

1. Collected, compiled, processed, and analyzed various types of demographic, economic, public utility, financial and natural resource, land use, and transportation data and materials pertaining to the Region.
2. Prepared objectives, principles, and standards for regional land use and transportation development.
3. Forecast regional growth and changes as related to population, employment, income, manufacturing, automobile and motor truck availability, public revenue, and land use.
4. Developed, compared, and evaluated three alternative plans for the development of the Region.
5. Selected and adopted on December 1, 1966, a land use plan and a transportation plan for the development of the Region to the year 1990; and

WHEREAS, the aforementioned inventories, analyses, objectives, principles, standards, forecasts, alternative plans, and adopted plan are set forth in a published report entitled SEWRPC Planning Report No. 7, comprised of the following volumes:

1. Inventory Findings--1963.
2. Forecasts and Alternative Plans--1990.
3. Recommended Regional Land Use and Transportation Plans--1990; and

WHEREAS, the Commission has transmitted certified copies of its resolution adopting such land use and transportation plans, together with the aforementioned Planning Report No. 7, to the local governmental units; and

WHEREAS, the City of Burlington has supported, participated in the financing of, and generally concurred in the regional planning programs undertaken by the Southeastern Wisconsin Regional Planning Commission and believes that the land use and transportation plans prepared by the Commission will be a valuable guide not only to the development of the Region but their community and the adoption of such plans by the City of Burlington will assure a common understanding by the several governmental levels concerned and enable their staffs to program the necessary areawide and local plan implementation work; and

WHEREAS, the City of Burlington, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the City of Burlington, including any areas outside of the City boundaries which in the Commission's judgement bear relation to the development of the City.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, pursuant to Section 66.945(12) of the Wisconsin Statutes, the City of Burlington Plan Commission on this 27 day of September, 1972, hereby adopts the regional land use and transportation plans previously adopted by the Regional Planning Commission as set forth in SEWRPC Planning Report No. 7, as a guide for regional and community development.

BE IT FURTHER HEREBY RESOLVED that, pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the City of Burlington Plan Commission hereby adopts as the City of Burlington master plan, all components of the regional land use and transportation plans, as set forth in SEWRPC Planning Report No. 7, applicable to the City of Burlington and those areas outside of the City's corporate area which bear relation to the development of the City.

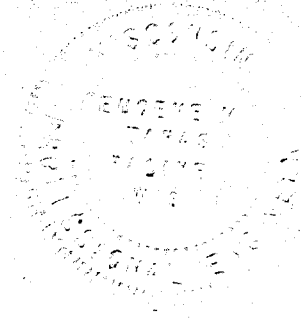
BE IT FURTHER HEREBY RESOLVED that, the Secretary of the City Plan Commission transmit a certified copy of this resolution to the Common Council of the City of Burlington.

BE IT FURTHER HEREBY RESOLVED that, the Secretary of the City Plan Commission transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission.

John H. Harte
Chairman, Plan Commission

ATTESTATION:

Eugene M. Laras
Secretary, Plan Commission



10/21/1972

SEWRPC

A SUGGESTED CITY OF BURLINGTON PLAN COMMISSION RESOLUTION ADOPTING THE
FOX RIVER WATERSHED PLAN

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, which was duly created by the Governor of the State of Wisconsin in accordance with Section 66.945 of the Wisconsin Statutes on the 8th day of August 1960 upon petition of the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, has the function and duty of making and adopting a master plan for the physical development of the Region; and

WHEREAS, the several county units of government in the Fox River watershed, on the 12th day of November 1965, entered into contracts with the Southeastern Wisconsin Regional Planning Commission pursuant to the provisions of Section 66.30 and 66.945(12) of the Wisconsin Statutes for the development of a comprehensive plan for the Fox River watershed leading to recommendations for the development of water-related community facilities in the watershed, including integrated proposals for water pollution abatement, drainage and flood control, land and water use, and public open-space reservation, to generally promote the orderly and economical development of the Fox River watershed; and

WHEREAS, such plan has been completed and the Southeastern Wisconsin Regional Planning Commission did on the 4th day of June 1970 approve a resolution adopting the comprehensive plan for the Fox River watershed and has recommended such plan to the local units of government within the watershed; and

WHEREAS, such plan contains recommendations for land use development and regulation, environmental corridor land acquisition and development, floodway and floodplain regulation, water control facility construction, floodland evacuation, stream flow recordation, pollution abatement facility construction, soil and water conservation practices, stream water quality monitoring, and water supply management and is, therefore, a desirable and workable water control and water-related community facility plan for the Fox River watershed; and

WHEREAS, the aforementioned recommendations, including all studies, data, maps, figures, charts, and tables, are set forth in a published report entitled SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, comprised of the following volumes:

Volume 1, Inventory Findings and Forecasts, published in April 1969 and

Volume 2, Alternative Plans and Recommended Plan, published in February 1970; and

WHEREAS, the Commission has transmitted certified copies of its resolution adopting such comprehensive plan for the Fox River watershed, together with the aforementioned SEWRPC Planning Report No. 12, to the local units of government; and

WHEREAS, the City of Burlington has supported, participated in the financing of, and generally concurred in the watershed and other regional planning programs undertaken by the Southeastern Wisconsin Regional Planning Commission and believes that the comprehensive plan for the Fox River watershed prepared by the Commission is a valuable guide, not only to the development of the watershed but also of the community, and the adoption of such plan by the City of Burlington will assure a common understanding by the several governmental levels and agencies concerned and enable these levels and agencies of government to program the necessary areawide and local plan implementation work.

WHEREAS, the City of Burlington, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission pursuant to Section 62.23(2) of the Wisconsin Statutes to make and adopt a master plan for the physical development of the City of Burlington including any areas outside of the City boundaries which, in the Commission's judgement bear relation to the development of the City and;

WHEREAS, the Plan Commission on the 27 day of SEPT 1972, adopted a master plan for the City of Burlington and environs by resolution, a copy of which was certified to the Common Council and;

WHEREAS, Section 62.23(2) of the Wisconsin Statutes provides that the City Plan Commission may amend, extend or add to the master plan or carry any part or subject matter into greater detail.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, pursuant to Section 66.945(12) of the Wisconsin Statutes, the City of Burlington Plan Commission on this 15 day of NOV, 1972 hereby adopts the Fox River

watershed plan previously adopted by the Regional Planning Commission as set forth in SEWRPC Planning Report No. 12, as a guide for regional and community development.

BE IT FURTHER HEREBY RESOLVED that, pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the City of Burlington Plan Commission hereby amends, extends, and adds to the City of Burlington master plan, all components of the Fox River watershed plan as set forth in SEWRPC Planning Report No. 12, applicable to the City of Burlington and those areas outside of the City's corporate area which bear relation to the development of the City.

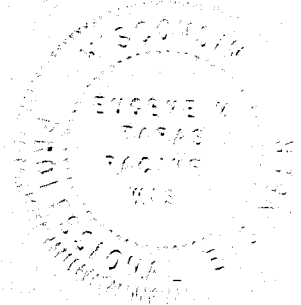
BE IT FURTHER HEREBY RESOLVED that, the Secretary of the City Plan Commission transmit a certified copy of this resolution to the Common Council of the City of Burlington.

BE IT FURTHER HEREBY RESOLVED that, the Secretary of the City Plan Commission transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission.

John H. Thate
Chairman, Plan Commission

ATTESTATION:

Eugene M. Taras
Secretary, Plan Commission



RESOLUTION NO. 1729 (19)

Introduced by Ald. McCourt

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, which was duly created by the Governor of the State of Wisconsin in accordance with Section 66.945 of the Wisconsin Statutes on the 8th day of August 1960, upon petition of the counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, has the function and duty of making and adopting a master plan for the physical development of the Region; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission has:

1. Collected, compiled, processed, and analyzed various types of demographic, economic, public utility, financial and natural resource, land use, and transportation data and materials pertaining to the Region.
2. Prepared objectives, principles, and standards for regional land use and transportation development.
3. Forecast regional growth and changes as related to population, employment, income, manufacturing, automobile and motor truck availability, public revenue, and land use.
4. Developed, Compared, and evaluated three alternative plans for the development of the Region.
5. Selected and adopted on December 1, 1966, a land use plan and a transportation plan for the development of the Region to the year 1990; and

WHEREAS, the aforementioned inventories, analyses, objectives, principles, standards, forecasts, alternative plans, and adopted plan are set forth in a published report entitled SEWRPC Planning Report No. 7, comprised of the following volumes:

1. Inventory Findings--1963.
2. Forecasts and Alternative Plans--1990
3. Recommended Regional Land Use and Transportation Plans--1990; and

WHEREAS, the Commission has transmitted certified copies of its resolution adopting such land use and transportation plans, together with the aforementioned Planning Report No. 7, to the local governmental units; and

WHEREAS, the City of Burlington has supported, participated in the financing of, and generally concurred in the regional planning programs undertaken by the Southeastern Wisconsin Regional Planning Commission and believes that the land use and transportation plans prepared by the Commission will be a valuable guide not only to the

development of the Region but their community and the adoption of such plans by the City of Burlington will assure a common understanding by the several governmental levels concerned and enable their staffs to program the necessary areawide and local plan implementation work; and

WHEREAS, the City of Burlington Plan Commission on the 27th day of September, 1972, did adopt the regional land use and transportation plans pursuant to Section 66.945(12) and Section 62.23(3)(b) of the Wisconsin Statutes as the City of Burlington master plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, pursuant to Section 66.945(12) of the Wisconsin Statutes, the Common Council of the City of Burlington on this 8th day of November, 1972, hereby adopts the regional land use and transportation plans previously adopted by the Regional Planning Commission as set forth in SEWRPC Planning Report No. 7, as a guide for regional and community development.

BE IT FURTHER HEREBY RESOLVED that the Common Council of the City of Burlington on this 8th day of November, 1972, hereby recognizes and endorses the action of the City of Burlington Plan Commission in adopting the regional land use and transportation plans as the City of Burlington master plan.

BE IT FURTHER HEREBY RESOLVED that the City Clerk transmit a certified copy of this resolution to the City Plan Commission.

BE IT FURTHER HEREBY RESOLVED that the City Clerk transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission.

INTRODUCED: October 3, 1972

ADOPTED: November 8, 1972

John D. Thate
Mayor

Attest: Marcella L. Waed
City Clerk

C E R T I F I C A T I O N

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the Common Council of the City of Burlington, Racine County, Wisconsin, on the *8th* day of *November* 1972, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this *9th* day of *November* 1972 .

Marcella Lebaed

City Clerk
City of Burlington
Wisconsin

RESOLUTION

NO. 1237 (32)

Introduced by: Ald. McCourt

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, which was duly created by the Governor of the State of Wisconsin in accordance with Section 66.945 of the Wisconsin Statutes on the 8th day of August, 1960, upon petition of the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, has the function and duty of making and adopting a master plan for the physical development of the region: and

WHEREAS, the several County units of government in the Fox River watershed on the 12th day of November, 1965, entered into contracts with the Southeastern Regional Planning Commission pursuant to the provisions of Section 66.30 and 66.945(12) of the Wisconsin Statutes for the development of a comprehensive plan for the Fox River watershed leading to recommendations for the development of water-related community facilities in the watershed, including integrated proposals for water pollution abatement, drainage and flood control, land and water use, and public open-spaced reservation, to generally promote the orderly and economical development of the Fox River watershed: and

WHEREAS, such plan has been completed and the Southeastern Wisconsin Regional Planning Commission on the 4th day of June, 1970, did approve a resolution adopting the comprehensive plan for the Fox River watershed and has recommended such plan to the local units of government within the watershed: and

WHEREAS, such plan contains recommendations for land use development and regulation environmental corridor land acquisition and development, floodway and floodplain regulation, water control facility construction, floodland evacuation, stream flow recordation, pollution abatement facility construction, soil and water conservation practices, stream and water quality monitoring, and water supply management and is, therefore, a desirable and workable water control and water-related community facility plan for the Fox River watershed: and

WHEREAS, the aforementioned recommendations, including all studies, data, maps, figures, charts, and tables, are set forth in a published report entitled SEWRPC Planning Report No. 12, a Comprehensive Plan for the Fox River watershed, comprised of the following volumes:

Volume 1, Inventory Findings and Forecasts, published in April 1969 and

Volume 2, Alternative Plans and Recommended Plan, published in Feb. 1970 and

WHEREAS, the Commission has transmitted certified copies of its resolution adopting such comprehensive plan for the Fox River watershed, together with the aforementioned SEWRPC Planning Report No. 12, to the local units of government: and

WHEREAS, the City of Burlington has supported, participated in the financing of, and generally concurred in the watershed and other regional planning programs undertaken by the Southeastern Wisconsin

Regional Planning Commission and believes that the comprehensive plan for the Fox River watershed prepared by the Commission is a valuable guide, not only to the development of the watershed but also of the community, and the adoption of such plan by the City of Burlington will assure a common understanding by the several governmental levels and agencies concerned and enable these levels and agencies of governments to program the necessary areawide and local plan implementation work: and

WHEREAS, the City of Burlington Plan Commission on the 15th day of November, 1972, did adopt the Comprehensive plan for the Fox River watershed pursuant to Section 66.945(12) of the Wisconsin Statutes and did amend, extend and add to the City of Burlington master plan all components of the comprehensive plan for the Fox River watershed applicable to the City of Burlington and those areas outside of the City's incorporated area which bear relation to the development of the City, pursuant to Section 62.23(3)(b) of the Wisconsin Statutes.

HEREBY

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 66.945(12) of the Wisconsin Statutes, the Common Council of the City of Burlington on this 5 day, of Dec, 1972, hereby adopts the Fox River watershed plan previously adopted by the Regional Planning Commission as set forth in SEMRPC Planning Report No. 12, as guide for regional and community development.

HEREBY

BE IT FURTHER RESOLVED that the Common Council of the City of Burlington on this 5 day, of Dec, 1972, hereby recognizes and endorses the action of the City of Burlington Plan Commission in extending and adding to the City of Burlington master plan all components of the comprehensive plan for the Fox River watershed applicable to the City of Burlington and those areas outside of the city's corporate area which bear relation to the development of the city.

BE IT FURTHER HEREBY RESOLVED, that the City Clerk transmit a copy of this resolution to the City Planning Commission.

HEREBY

BE IT FURTHER RESOLVED, that the City Clerk transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission.

Attest: Marcella L. Wald
City Clerk

Introduced: Dec. 5, 1972

Adopted: Dec. 5, 1972
John H. Thate
Mayor

C E R T I F I C A T I O N

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the Common Council of the City of Burlington, Racine County, Wisconsin, on the *5th* day of *December* 19*72*, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this *24* day of *Jan.* 19*73*.

Marcella L. Wald

City Clerk
City of Burlington
Wisconsin

Appendix B

DETAILED TABLES AND FIGURES

Table B-1

POPULATION, DWELLING UNITS, AND ACREAGE RANGES FOR EACH RESIDENTIAL DENSITY CLASS UTILIZED IN PLAN PREPARATION^a

Category	Low	Medium	High
Gross ^b Residential Development	640.0 Acres	640.0 Acres	640.0 Acres
Net ^c Residential Development	512.0 Acres	454.4 Acres	422.4 Acres
Population Range	350-3,499	3,500-9,999	10,000-25,000 ^d
Population	2,050	6,500	16,700
Dwelling Units ^d	621	1,970	5,061
Persons/Gross Acre (range) . .	0.5-5.5	5.6-15.6	15.7-39.1
Persons/Gross Acre (av.) . . .	3.2	10.2	26.1
Persons/Net Residential Acre (range)	0.7-6.8	7.7-22.0	23.7-59.2
	0.7-7.2 (Adj.) ^e	7.3-22.8 (Adj.)	22.9-59.2 (Adj.)
Persons/Net Residential Acre (av.)	4.0	14.3	39.5
Net Residential Acres/1,000 Population	249.8	69.9	25.3
Dwelling Units ^d /Gross Acre (range)	0.2-1.7	1.8-4.7	4.8-11.8
Dwelling Units/Gross Acre (av.)	1.0	3.1	7.9
Dwelling Units/Net Residential Acre (range)	0.2-2.1	2.3-6.7	7.1-17.9
	0.2-2.2 (Adj.)	2.3-6.9 (Adj.)	7.0-17.9 (Adj.)
Dwelling Units/Net Residential Acre (av.)	1.2	4.3	12.0
Net Sq. Ft./Dwelling Unit (range)	209,090-20,910	18,730-6,530	6,135-2,430
	209,090-19,820 (Adj.)	19,819-6,333 (Adj.)	6,332-2,430 (Adj.)
Net Sq. Ft./Dwelling Unit (av.)	35,700	10,000	3,630

^a Applies to new residential development only.

^b Gross residential land use area is defined as the net area devoted to residential use plus the proportionate area devoted to all supporting land uses including streets, neighborhood parks and playgrounds, elementary schools, and neighborhood institutional and commercial uses.

^c Net residential land use area is defined as the actual site area devoted to the residential use and consists of the ground floor site area occupied by any building plus the required yards and open spaces.

^d Occupied by 3.3 persons.

^e Adjusted to complete range.

Table B-2

RESIDENTIAL PLANNING UNIT DEVELOPMENT STANDARDS FOR EACH RESIDENTIAL DENSITY CLASS UTILIZED IN PLAN PREPARATION

Low Density	Number	Acres	Percent	Acres	Percent
Gross Area				2,560.0	100.0
Public Elementary School (K-6) Area		12.8	0.5		
Number of Classrooms	25.0				
Total Number of Pupils	688.0 ^a				
Public Park & Parkway Area		38.4	1.5		
Neighborhood Commercial Area		12.8	0.5		
Street Area		422.4	16.5		
Other Public & Quasi-Public Area		25.6	1.0		
Net Residential Area				2,048.0	80.0
Single-Family Area		2,048.0	80.0		
Population	8,200.0				
Residential Acres/1,000 Population	250.0				
Persons/Residential Acre	4.0				
Number of Dwelling Units	2,485.0				
Dwelling Units/Net Residential Acre	1.2				
Multi-Family Area		None			

^a Represents 8.4 percent of total population.

Table B-2 (continued)

Medium Density	Number	Acres	Percent	Acres	Percent
Gross Area				640.0	100.0
Public Elementary School (K-6) Area		9.6	1.5		
Number of Classrooms	20.0				
Total Number of Pupils	546.0				
Public Park Area		16.0	2.5		
Neighborhood Commercial Area		6.4	1.0		
Street Area		147.2	23.0		
Other Public & Quasi-Public Area		6.4	1.0		
Net Residential Area				454.4	71.0
Single-Family Area		416.0	65.0		
Population	5,330.0				
Residential Acres/1,000 Population	76.0				
Persons/Residential Acre	12.8				
Number of Dwelling Units	1,615.0				
Dwelling Units/Residential Acre	3.9				
Multi-Family Area		38.4	6.0		
Population	1,170.0				
Residential Acres/1,000 Population	32.0				
Persons/Residential Acre	30.2				
Number of Dwelling Units	355.0				
Dwelling Units/Residential Acre	9.2				

Table B-2 (continued)

High Density	Number	Acres	Percent	Acres	Percent
Gross Area				160.0	100.0
Public Elementary School (K-6) Area		4.0	2.5		
Number of Classrooms	13.0				
Total Number of Pupils	350.0				
Public Park Area		5.6	3.5		
Neighborhood Commercial Area		2.4	1.5		
Street Area		40.0	25.0		
Other Public & Quasi-Public Area		2.4	1.5		
Net Residential Area				105.6	66.0
Single-Family Area		94.4	59.0		
Population	1,869.0				
Residential Acres/1,000 Population	49.7				
Persons/Residential Acre	19.8				
Number of Dwelling Units	566.0				
Dwelling Units/Residential Acre	5.9				
Multi-Family Area		11.2	7.0		
Population	2,305.0				
Residential Acres/1,000 Population	4.9				
Persons/Residential Acre	205.8				
Number of Dwelling Units	698.0				
Dwelling Units/Residential Acre	62.3				

APPENDIX C

Tabular land use, population, and housing profiles and summaries of 11 residential neighborhoods, the commercial center, and the industrial center of the City of Burlington and environs (also see Map 5).

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Appendix C
Table 1
BOHNER LAKE NORTH NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 580 acres of land located on the north shore of Bohner Lake (excluding the Bohner Lake Fish Hatchery) in Sections 17 and 18 of Town 2 North, Range 19 East, Racine County.

Table 1-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	711	711	3,508
Developed Residential Land (Acres)	187	187	520
Developable Residential Land (Acres)	333	333	--
Residential Population Density in Persons Per Acre	3.80	3.80	5.67

Table 1-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	68	376	9.61	10.72
5 Years	17	95	2.42	2.71
6, 7, 8, 9, and 10	97	533	13.68	15.19
11 Years	17	95	2.40	2.71
12, 13, 14 Years	53	294	7.48	8.38
15, 16, 17 Years	48	269	6.76	7.67
18 and Over	411	1,846	57.65	52.62
Total	711	3,508	100.00	100.00

Table 1-C

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	17.90	628	580	46.8
6	2.71	95	95	7.7
7-9	8.38	294	294	23.7
10-12	7.67	269	269	21.8
Total	36.66	1,286	1,238	100.0
Alternate B				
Grades K-6	20.61	723	675	54.5
7-9	8.38	294	294	23.7
10-12	7.67	269	269	21.8
Total	36.66	1,286	1,238	100.0

Table 1-D

DISTRIBUTION OF PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE^a

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre) ^b	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	53	1.59	84	1.20	103	3.30	277
Single Family	90	2.05	185	1.20	222	3.30	611
Single Family	105	2.32	244	1.25	305	3.35	819
Single Family	85	3.78	321	1.30	417	3.40	1,090
Total	333		834		1,047		2,797

^aThose lands that by virtue of their physical characteristics, would be able to accommodate residential development.

^bThe density factors that are used here and those used in subsequent neighborhoods would result in the following minimum lot areas and dimensions:

Density Factor (Units Per Acre)	Minimum Area	Minimum Lot Dimensions	
		Width	Depth
0.41	80,000 square feet	200'	400'
0.89	36,000 square feet	120'	300'
1.59	18,000 square feet	100'	180'
2.05	13,500 square feet	90'	150'
2.32	10,800 square feet	80'	135'
3.78	7,200 square feet	60'	120'
4.96	10,000 square feet	80'	125'
10.00	3,500 square feet/unit		
12.00	3,000 square feet/unit		
18.00	2,000 square feet/unit		

Appendix C

Table 2

BOHNER LAKE SOUTH NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 625 acres of land located on the south shore of Bohner Lake in Sections 19 and 20 of Town 2 North, Range 19 East, Racine County.

Table 2-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	802	802	3,433
Developed Residential Land (Acres)	206	206	482
Developable Residential Land (Acres)	276	276	--
Residential Population Density in Persons Per Acre	3.89	3.89	7.13

Table 2-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	77	366	9.61	10.66
5 Years	19	93	2.42	2.71
6, 7, 8, 9, and 10	110	520	13.68	15.15
11 Years	19	92	2.40	2.66
12, 13, 14 Years	60	287	7.48	8.36
15, 16, 17 Years	54	262	6.76	7.63
18 and Over	<u>463</u>	<u>1,813</u>	<u>57.65</u>	<u>52.81</u>
Total	802	3,433	100.00	100.00

Table 2-C

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Alternate A				
Grades K-5	17.86	613	566	46.9
6	2.68	92	92	7.6
7-9	8.36	287	287	23.8
10-12	<u>7.63</u>	<u>262</u>	<u>262</u>	<u>21.7</u>
Total	36.53	1,254	1,207	100.0
Alternate B				
Grades K-6	20.54	705	658	54.5
7-9	8.36	287	287	23.8
10-12	<u>7.63</u>	<u>262</u>	<u>262</u>	<u>21.7</u>
Total	36.53	1,254	1,207	100.0

Table 2-D

DISTRIBUTION OF PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	76	2.05	156	1.20	187	3.30	515
Single Family	90	2.32	209	1.25	262	3.35	700
Single Family	<u>110</u>	3.78	<u>416</u>	1.30	<u>541</u>	3.40	<u>1,416</u>
Total	276		781		990		2,631

Appendix C

Table 3

BROWN'S LAKE EAST NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 490 acres of land located on the east shore of Brown's Lake and bounded by STH 11 on the south, the proposed new STH 83 on the east, and the north boundary of the "Cedar Park" area on the north.

Table 3-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	1,090	1,090	4,347
Developed Residential Land (Acres)	144	144	299
Developable Residential Land (Acres)	155	155	--
Residential Population Density in Persons Per Acre	7.56	7.56	14.54

Table 3-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	104	324	9.61	7.45
5 Years	26	80	2.42	1.84
6, 7, 8, 9, and 10	149	472	13.68	10.86
11 Years	26	80	2.40	1.84
12, 13, 14 Years	82	252	7.48	5.80
15, 16, 17 Years	74	221	6.76	5.08
18 and Over	629	2,918	57.65	67.13
Total	1,090	4,347	100.00	100.00

Table 3-C

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	12.70	552	512	48.1
6	1.84	80	80	7.5
7-9	5.80	252	252	23.7
10-12	5.08	221	221	20.7
Total	25.42	1,105	1,065	100.0
Alternate B				
Grades K-6	14.54	632	592	55.6
7-9	5.80	252	252	23.7
10-12	5.08	221	221	20.7
Total	25.42	1,105	1,065	100.0

Table 3-D

DISTRIBUTION OF PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Unit Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Two Family	30	4.96	150	1.00	150	3.10	465
Single Family	21	2.32	49	1.25	61	3.35	164
Single Family	43	3.78	162	1.30	211	3.40	551
Multiple Family							
Three or more bedrooms	12	10.00	120	1.00	120	3.10	372
Two bedrooms	28	12.00	336	0.50	168	2.60	875
One bedroom or efficiency	<u>21</u>	18.00	<u>378</u>	0.10	<u>38</u>	2.20	<u>830</u>
Total	155		1,195		748		3,257

Appendix C

Table 4

BROWN'S LAKE NORTH NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 710 acres of land located on the north shore of Brown's Lake and being bisected by CTH W. It is bounded on the north and west by the Fox River; on the south by the Brown's Lake Country Club, Brown's Lake and the north boundary of the Brown's Lake East Neighborhood; and on the east by the proposed new STH 83.

Table 4-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	274	274	2,758
Developed Residential Land (Acres)	85	85	562
Developable Residential Land (Acres)	477	477	--
Residential Population Density in Persons Per Acre	3.22	3.22	4.91

Table 4-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	26	292	9.61	10.59
5 Years	7	74	2.42	2.68
6, 7, 8, 9, and 10	37	413	13.68	14.97
11 Years	7	74	2.40	2.68
12, 13, 14 Years	20	227	7.48	8.23
15, 16, 17 Years	19	209	6.76	7.58
18 and Over	158	1,469	57.65	53.27
Total	274	2,758	100.00	100.00

Table 4-C

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Alternate A				
Grades K-5	17.65	487	450	46.9
6	2.68	74	74	7.7
7-9	8.23	227	227	23.6
10-12	7.58	209	209	21.8
Total	36.14	997	960	100.0
Alternate B				
Grades K-6	20.33	561	524	54.6
7-9	8.23	227	227	23.6
10-12	7.58	209	209	21.8
Total	36.14	997	960	100.0

Table 4-D

DISTRIBUTION OF ULTIMATE PLANNED HOUSING OF DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	70	0.41	29	1.05	30	3.15	91
Single Family	90	0.89	80	1.15	92	3.25	260
Single Family	90	1.59	143	1.20	172	3.30	472
Single Family	107	2.05	220	1.20	264	3.30	726
Single Family	<u>120</u>	2.32	<u>278</u>	1.25	<u>348</u>	3.35	<u>935</u>
Total	477		750		906		2,484

Appendix C

Table 5

ECHO LAKE NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 575 acres of land located north of Echo Lake, west of the Fox River, east of the Burlington Municipal Airport, and south of the State owned land along Long Lake.

Table 5-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	372	3,058	4,536
Developed Residential Land (Acres)	63	321	405
Developable Residential Land (Acres)	342	84	--
Residential Population Density in Persons Per Acre	5.90	9.53	11.20

Table 5-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	287	351	9.39	7.74
5 Years	70	84	2.29	1.85
6, 7, 8, 9, and 10	366	444	11.97	9.79
11 Years	81	100	2.65	2.20
12, 13, 14 Years	250	311	8.18	6.86
15, 16, 17 Years	230	282	7.52	6.22
18 and Over	<u>1,774</u>	<u>2,964</u>	<u>58.00</u>	<u>65.34</u>
Total	3,058	4,536	100.00	100.00

Table 5-C

1990 PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage of 1990 Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	14.26	436	401	41.8
6	2.65	81	81	8.4
7-9	8.18	250	250	25.9
10-12	<u>7.52</u>	<u>230</u>	<u>230</u>	<u>23.9</u>
Total	32.61	997	962	100.0
Alternate B				
Grades K-6	16.91	517	482	50.2
7-9	8.18	250	250	25.9
10-12	<u>7.52</u>	<u>230</u>	<u>230</u>	<u>23.9</u>
Total	32.61	997	962	100.0

Table 5-D

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	11.64	528	486	41.3
6	2.20	100	100	8.5
7-9	6.86	311	311	26.3
10-12	<u>6.22</u>	<u>282</u>	<u>282</u>	<u>23.9</u>
Total	26.92	1,221	1,179	100.0
Alternate B				
Grades K-6	13.84	628	586	49.7
7-9	6.86	311	311	26.4
10-12	<u>6.22</u>	<u>282</u>	<u>282</u>	<u>23.9</u>
Total	26.92	1,221	1,179	100.0

Table 5-E

DISTRIBUTION OF 1990 PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	218	2.32	505	1.25	632	3.35	1,691
Two Family	16	4.96	80	1.00	80	3.10	248
Multiple Family							
Three or more bedrooms	8	10.00	80	1.00	80	3.10	248
Two bedrooms	<u>16</u>	<u>12.00</u>	<u>192</u>	<u>0.50</u>	<u>96</u>	<u>2.60</u>	<u>499</u>
Total	258		857		888		2,686

Table 5-F

DISTRIBUTION OF ULTIMATE PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Unit Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	50	1.59	80	1.20	96	3.30	264
Single Family	218	2.32	505	1.25	632	3.35	1,691
Two Family	16	4.96	80	1.00	80	3.10	248
Multiple Family							
Three or more bedrooms	8	10.00	80	1.00	80	3.10	248
Two bedroom	32	12.00	384	0.50	192	2.60	998
One bedroom or efficiency	18	18.00	324	0.10	32	2.20	715
Total	342		1,453		1,112		4,164

Appendix C

Table 6

HOOSIER CREEK NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 370 acres of land located east of the Fox River, west of Hoosier Creek, south of the C.M. ST. P. & P. Railroad right-of-way and north of the proposed new STH 11.

Table 6-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	52	2,605	4,109
Developed Residential Land (Acres)	14	268	346
Developable Residential Land (Acres)	332	78	--
Residential Population Density in Persons Per Acre	2.69	9.72	11.88

Table 6-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	240	321	9.21	7.81
5 Years	60	80	2.32	1.95
6, 7, 8, 9, and 10	343	466	13.19	11.34
11 Years	60	80	2.30	1.95
12, 13, 14 Years	187	250	7.18	6.08
15, 16, 17 Years	168	220	6.47	5.35
18 and Over	<u>1,547</u>	<u>2,692</u>	<u>59.33</u>	<u>65.52</u>
Total	2,605	4,109	100.00	100.00

Table 6-C

1990 PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage of 1990 Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	15.51	403	373	47.3
6	2.30	60	60	7.6
7-9	7.18	187	187	23.7
10-12	<u>6.47</u>	<u>168</u>	<u>168</u>	<u>21.4</u>
Total	31.46	818	788	100.0
Alternate B				
Grades K-6	17.81	463	433	54.9
7-9	7.18	187	187	23.7
10-12	<u>6.47</u>	<u>168</u>	<u>168</u>	<u>21.4</u>
Total	31.46	818	788	100.0

Table 6-D

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grade K-5	13.29	546	506	47.9
6	1.95	80	80	7.6
7-9	6.08	250	250	23.7
10-12	5.35	220	220	20.8
Total	26.67	1,096	1,056	100.0
Alternate B				
Grades K-6	15.24	626	586	55.5
7-9	6.08	250	250	23.7
10-12	5.35	220	220	20.8
Total	26.67	1,096	1,056	100.0

Table 6-E

DISTRIBUTION OF 1990 PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	221	2.32	514	1.25	641	3.35	1,720
Two Family	15	4.96	74	1.00	74	3.10	225
Multiple Family							
Two bedroom	13	12.00	156	0.50	78	2.60	406
One bedroom or efficiency	5	18.00	90	0.10	9	2.20	198
Total	254		834		802		2,550

Table 6-F

DISTRIBUTION OF ULTIMATE PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	40	1.59	64	1.20	77	3.30	211
Single Family	221	2.32	514	1.25	641	3.35	1,720
Two Family	15	4.96	74	1.00	74	3.10	229
Multiple Family							
Three or more bedrooms	7	10.00	70	1.00	70	3.10	217
Two bedroom	31	12.00	372	0.50	186	2.60	967
One bedroom or efficiency	18	18.00	324	0.10	32	2.20	713
Total	332		1,418		1,080		4,057

Appendix C

Table 7

QUARRY RIDGE NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 660 acres of land located in Section 31 of Town 3 North, Range 19 East and bounded by STH 11, on the north, Spring Valley Road on the west and the quarry on the south.

Table 7-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	2,608	6,101	7,286
Developed Residential Land (Acres)	171	456	489
Developable Residential Land (Acres)	318	33	--
Residential Population Density in Persons Per Acre	15.30	13.38	14.90

Table 7-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	474	509	7.77	6.99
5 Years	112	119	1.84	1.63
6, 7, 8, 9, and 10	599	640	9.82	8.78
11 Years	134	145	2.20	1.99
12, 13, 14 Years	417	452	6.83	6.20
15, 16, 17 Years	379	407	6.21	5.59
18 and Over	<u>3,986</u>	<u>5,014</u>	<u>65.33</u>	<u>68.82</u>
Total	6,101	7,286	100.00	100.00

Table 7-C

1990 PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage of 1990 Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	11.66	711	655	41.4
6	2.20	134	134	8.4
7-9	6.83	417	417	26.3
10-12	<u>6.21</u>	<u>379</u>	<u>379</u>	<u>23.9</u>
Total	26.90	1,641	1,585	100.0
Alternate B				
Grades K-6	13.86	845	789	49.8
7-9	6.83	417	417	26.3
10-12	<u>6.21</u>	<u>379</u>	<u>379</u>	<u>23.9</u>
Total	26.90	1,641	1,585	100.0

Table 7-D

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	10.41	759	699	41.1
6	1.99	145	145	8.5
7-9	6.20	452	452	26.5
10-12	<u>5.59</u>	<u>407</u>	<u>407</u>	<u>23.9</u>
Total	24.19	1,763	1,703	100.0
Alternate B				
Grades K-6	12.40	904	844	49.6
7-9	6.20	452	452	26.5
10-12	<u>5.59</u>	<u>407</u>	<u>407</u>	<u>23.9</u>
Total	24.19	1,763	1,703	100.0

Table 7-E

DISTRIBUTION OF 1990 PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	60	1.59	95	1.20	114	3.30	313
Single Family	66	2.05	135	1.20	162	3.30	446
Single Family	75	2.32	174	1.25	217	3.35	582
Single Family	30	3.78	113	1.30	147	3.40	384
Two Family	8	4.96	40	1.00	40	3.10	124
Multiple Family							
Three or more bedrooms	6	10.00	60	1.00	60	3.10	186
Two bedroom	15	12.00	180	0.50	90	2.60	468
One bedroom or efficiency	<u>25</u>	<u>18.00</u>	<u>450</u>	<u>0.10</u>	<u>45</u>	<u>2.20</u>	<u>990</u>
Total	285		1,247		875		3,493

Table 7-F

DISTRIBUTION OF ULTIMATE PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	60	1.59	95	1.20	114	3.30	314
Single Family	66	2.05	135	1.20	162	3.30	445
Single Family	75	2.32	174	1.25	217	3.35	583
Single Family	30	3.78	113	1.30	147	3.40	384
Two Family	8	4.96	40	1.00	40	3.10	124
Multiple Family							
Three or more bedrooms	6	10.00	60	1.00	60	3.10	186
Two bedroom	30	12.00	360	0.50	180	2.60	936
One bedroom or efficiency	43	18.00	775	0.10	77	2.20	1,706
Total	318		1,752		997		4,678

Appendix C

Table 8

ROCKLAND LAKE NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 275 acres of land located on the south west shore of Brown's Lake and between the Fox River and Rockland Lake.

Table 8-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	1,177	2,103	3,053
Developed Residential Land (Acres)	107	160	222
Developable Residential Land (Acres)	115	62	--
Residential Population Density in Persons Per Acre	11.00	13.14	13.75

Table 8-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	189	280	8.99	9.17
5 Years	46	69	2.19	2.26
6, 7, 8, 9, and 10	242	365	11.51	11.96
11 Years	53	80	2.52	2.62
12, 13, 14 Years	165	248	7.85	8.12
15, 16, 17 Years	152	229	7.23	7.50
18 and Over	<u>1,256</u>	<u>1,782</u>	<u>59.71</u>	<u>58.37</u>
Total	2,103	3,053	100.00	100.00

Table 8-C

1990 PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

	Percentage of 1990 Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Alternate A				
Grades K-5	13.70	288	265	41.8
6	2.52	53	53	8.4
7-9	7.85	165	165	25.9
10-12	<u>7.23</u>	<u>152</u>	<u>152</u>	<u>23.9</u>
Total	31.30	658	635	100.0
Alternate B				
Grades K-6	16.22	341	318	50.2
7-9	7.85	165	165	25.9
10-12	<u>7.23</u>	<u>152</u>	<u>152</u>	<u>23.9</u>
Total	31.30	658	635	100.0

Table 8-D

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	14.22	434	399	41.8
6	2.62	80	80	8.4
7-9	8.12	248	248	25.8
10-12	7.50	229	229	24.0
Total	32.46	991	956	100.0
Alternate B				
Grades K-6	16.84	514	479	50.2
7-9	8.12	248	248	25.8
10-12	7.50	229	229	24.0
Total	32.46	991	956	100.0

Table 8-E

DISTRIBUTION OF 1990 PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	18	3.78	68	1.30	88	3.40	232
Two Family	25	4.96	124	1.00	124	3.10	384
Multiple Family							
Three or more bedrooms	10	10.00	100	1.00	100	3.10	310
Total	53		292		312		926

Table 8-F

DISTRIBUTION OF ULTIMATE PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	50	3.78	189	1.30	246	3.40	642
Two Family	50	4.96	248	1.00	248	3.10	769
Multiple Family							
Three or more bedrooms	15	10.00	150	1.00	150	3.10	465
Total	115		587		644		1,876

Appendix C

Table 9

SPRING BROOK NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 665 acres of land located in Sections 7 and 8 of Town 2 North, Range 19 East, Racine County, and crossed by CTH P and Spring Brook.

Table 9-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	84	84	4,835
Developed Residential Land (Acres)	24	24	403
Developable Residential Land (Acres)	379	379	--
Residential Population Density in Persons Per Acre	3.50	3.50	12.00

Table 9-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	8	376	9.61	7.78
5 Years	2	94	2.42	1.94
6, 7, 8, 9, and 10	11	545	13.68	11.27
11 Years	2	93	2.40	1.92
12, 13, 14 Years	6	292	7.48	6.04
15, 16, 17 Years	6	257	6.76	5.32
18 and Over	49	3,178	57.65	65.73
Total	84	4,835	100.00	100.00

Table 9-C

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	13.21	639	592	48.0
6	1.92	93	93	7.5
7-9	6.04	292	292	23.7
10-12	5.32	257	257	20.8
Total	26.49	1,281	1,234	100.0
Alternate B				
Grades K-6	15.13	732	685	55.5
7-9	6.04	292	292	23.7
10-12	5.32	257	257	20.8
Total	26.49	1,281	1,234	100.0

Table 9-D

DISTRIBUTION OF PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Area (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	100	2.05	205	1.20	246	3.30	677
Single Family	169	2.32	392	1.25	490	3.35	1,310
Single Family	50	3.78	189	1.30	245	3.40	642
Multiple Family							
Three or more bedrooms	10	10.00	100	1.00	100	3.10	310
Two bedrooms	20	12.00	240	0.50	120	2.60	624
One bedroom or efficiency	30	18.00	540	0.10	54	2.20	1,188
Total	379		1,666		1,255		4,751

Appendix C

Table 10

VILLAGE CENTER NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 260 acres of land located around the south and west sides of the Central Business District of the City of Burlington and within Section 32 of Town 3 North, Range 19 East, Racine County.

Table 10-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	3,632	3,632	3,632
Developed Residential Land (Acres)	210	210	210
Developable Residential Land (Acres)	--	--	--
Residential Population Density in Persons Per Acre	17.30	17.30	17.30

Table 10-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	307	307	8.46	8.46
5 Years	74	74	2.03	2.03
6, 7, 8, 9, and 10	390	390	10.75	10.75
11 Years	87	87	2.39	2.39
12, 13, 14 Years	269	269	7.41	7.41
15, 16, 17 Years	246	246	6.78	6.78
18 and Over	2,259	2,259	62.18	62.18
Total	3,632	3,632	100.00	100.00

Table 10-C

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	12.78	464	427	41.6
6	2.39	87	87	8.5
7-9	7.41	269	269	26.2
10-12	6.78	246	246	23.7
Total	29.36	1,066	1,029	100.0
Alternate B				
Grades K-6	15.17	551	514	50.1
7-9	7.41	269	269	26.2
10-12	6.78	246	246	23.7
Total	29.36	1,066	1,029	100.0

No housing distribution was determined for this neighborhood since it contains no developable land.

Appendix C

Table 11

WHITE RIVER NEIGHBORHOOD PROFILE

This neighborhood encompasses approximately 1,070 acres of land located in Walworth County, south of STH 11, west of Spring Valley Road, north of C.M. ST. P & P Railroad right-of-way, east of the proposed new STH 11, and being traversed by STH 36 and the White River.

Table 11-A

1970, 1990 AND ULTIMATE POPULATION, RESIDENTIAL LAND AND RESIDENTIAL DENSITY

	1970	1990	Ultimate
Total Population	133	133	4,618
Developed Residential Land (Acres)	20	20	650
Developable Residential Land (Acres)	630	630	--
Residential Population Density in Persons Per Acre	6.67	6.67	7.10

Table 11-B

1990 AND ULTIMATE POPULATION DISTRIBUTION BY AGE GROUPS

Age Groups	Persons		Percentage of Population	
	1990	Ultimate	1990	Ultimate
Under 5 Years	12	415	9.28	8.99
5 Years	3	116	2.61	2.51
6, 7, 8, 9, and 10	16	532	11.90	11.52
11 Years	4	124	2.75	2.69
12, 13, 14 Years	9	298	6.53	6.45
15, 16, 17 Years	8	285	6.26	6.17
18 and Over	81	2,848	60.67	61.67
Total	133	4,618	100.00	100.00

Table 11-C

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION DISTRIBUTION BY GRADES

Alternate A	Percentage Of Ultimate Total Population	Total	Average Daily Membership	Percentage Of Total Average Daily Membership
Grades K-5	14.03	648	590	45.5
6	2.69	124	124	9.6
7-9	6.45	298	298	23.0
10-12	6.17	285	285	21.9
Total	29.34	1,355	1,297	100.0
Alternate B				
Grades K-6	16.72	772	714	55.1
7-9	6.45	298	298	23.0
10-12	6.17	285	285	21.9
Total	29.34	1,355	1,297	100.0

Table 11-D

DISTRIBUTION OF PLANNED HOUSING ON DEVELOPABLE LANDS BY DWELLING UNIT TYPE

Alternate Housing Type	Gross Acres (Acres)	Density (Dwelling Units Per Acre)	Total Dwelling Units	School Age Children Per Dwelling Unit	Total School Age Population	Total Population Per Household	Total Population
Single Family	90	0.41	37	1.05	39	3.15	116
Single Family	120	0.89	107	1.15	123	3.25	348
Single Family	110	1.59	175	1.20	210	3.30	577
Single Family	130	2.05	266	1.20	319	3.30	879
Single Family	130	2.32	302	1.25	378	3.35	1,010
Two Family	10	4.96	50	1.00	50	3.10	155
Multiple Family							
Three or more bedrooms	6	10.00	60	1.00	60	3.10	186
Two bedroom	15	12.00	180	0.50	90	2.60	468
One bedroom or efficiency	19	18.00	341	0.10	34	2.20	746
Total	630		1,518		1,303		4,485

Appendix C

Table 12

COMMERCIAL CENTER

The planned commercial district is approximately 265 acres in size located in the center of the City of Burlington. This commercial district includes an enlarged existing central business district (CBD) and "strip" commercial development north from the CBD about one-half mile along STH 36-83 and south from the CBD along STH 83, about one-half mile.

This commercial district by 1990, will function as a regional shopping center to serve not only the population of those planned residential neighborhood developed by 1990; but also to serve the needs of the persons living in western Racine and Kenosha and eastern Walworth Counties. Even beyond 1990, the City of Burlington will continue to be a major commercial center in the south-central portion of the Region.

Table 12

	1970	1990	Ultimate
Total Commercial Acreage	43	45	265
Total Developable Commercial Acreage	222	220	--

Appendix C

Table 13

INDUSTRIAL CENTER

The planned "industrial district" is approximately 1,100 acres in size located on the south side of the City and is bounded by the proposed STH 11 on the south, the Fox River on the east, Spring Valley Road on the west, and two planned "residential neighborhoods," Quarry Ridge and Valley Center on the north. It is crossed by Spring Brook, CTH P, and the C.M. ST. P. & P. Railroad right-of-way. Foster Forbes Glass Company, The Nestle Company, Inc., and Packaging Corporation of America are three major manufacturing concerns which are now located in the industrial district.

Table 13

	1970	1990	Ultimate
Total Industrial Acreage	153	512	1,100
Total Developable Industrial Acreage	947	588	--

Appendix C

Table 14

SUMMARY OF PROFILE DATA FOR RESIDENTIAL NEIGHBORHOODS IN THE CITY OF BURLINGTON AND ENVIRONS

Table 14-A

EXISTING 1990 PLANNED AND ULTIMATE POPULATION AND POPULATION DENSITY FOR THE CITY OF BURLINGTON'S
PLANNED RESIDENTIAL NEIGHBORHOODS

Neighborhood	1970 Population	1970 Population Density On Existing Developed Lands (Persons/Acre)	1990 Planned Population	1990 Planned Population Density On Existing Undeveloped Lands (Persons/Acre)	Ultimate Population	Ultimate Population Density (Persons/Acre)
Bohner Lake North	711	3.80	711	3.80	3,508	5.67
Bohner Lake South	802	3.89	802	3.89	3,433	7.13
Brown's Lake East	1,090	7.56	1,090	7.56	4,347	14.54
Brown's Lake North	274	3.22	274	3.22	2,758	4.91
Echo Lake	372	5.90	3,058	9.53	4,536	11.20
Hoosier Creek	52	2.69	2,605	9.72	4,109	11.88
Quarry Ridge	2,608	15.30	6,101	13.38	7,286	14.90
Rockland Lake	1,177	11.00	2,103	13.14	3,053	13.75
Spring Brook	84	3.50	84	3.50	4,835	12.00
Village Center	3,632	17.30	3,632	17.30	3,632	17.30
White River	133	6.67	133	6.67	4,618	7.10
Total or Average	10,935	7.35	20,593	9.90	46,115	10.05

Table 14-B

1990 SCHOOL AGE POPULATION DISTRIBUTION FOR THE CITY OF BURLINGTON'S PLANNED RESIDENTIAL NEIGHBORHOODS^a

Neighborhood	Alternative A					Alternative B			
	Grades					Grades			
	K-5	6	7-9	10-12	Total	K-6	7-9	10-12	Total
Bohner Lake North	105	17	53	48	223	122	53	48	223
Bohner Lake South	119	19	60	54	252	138	60	54	252
Brown's Lake East	162	26	82	74	344	188	82	74	344
Brown's Lake North	40	7	20	19	86	47	20	19	86
Echo Lake	401	81	250	230	962	482	250	230	962
Hoosier Creek	373	60	187	168	788	433	187	168	788
Quarry Ridge	655	134	417	379	1,585	789	417	379	1,585
Rockland Lake	265	53	165	152	635	318	165	152	635
Spring Brook	12	2	6	6	26	14	6	6	26
Village Center	427	87	269	246	1,029	514	269	246	1,029
White River	17	4	9	8	38	21	9	8	38
Total	2,576	490	1,518	1,384	5,968	3,066	1,518	1,384	5,968

^a Based on Average Daily Membership (A.D.M.).

Table 14-C

ULTIMATE SCHOOL AGE POPULATION DISTRIBUTION FOR THE CITY OF BURLINGTON'S PLANNED RESIDENTIAL NEIGHBORHOODS^a

Neighborhood	Alternative A					Alternative B			
	Grades					Grades			
	K-5	6	7-9	10-12	Total	K-6	7-9	10-12	Total
Bohner Lake North	580	95	294	269	1,238	675	294	269	1,238
Bohner Lake South	566	92	287	262	1,207	658	287	262	1,207
Brown's Lake East	512	80	252	221	1,065	592	252	221	1,065
Brown's Lake North	450	74	227	209	960	524	227	209	960
Echo Lake	486	100	311	282	1,179	586	311	282	1,179
Hoosier Creek	506	80	250	220	1,056	586	250	220	1,056
Quarry Ridge	699	145	452	407	1,703	844	452	407	1,703
Rockland Lake	399	80	248	229	956	479	248	229	956
Spring Brook	592	93	292	257	1,234	685	292	257	1,234
Village Center	427	87	269	246	1,029	514	269	246	1,029
White River	590	124	298	285	1,297	714	298	285	1,297
Total	5,807	1,050	3,180	2,887	12,924	6,857	3,180	2,887	12,924

^a Based on Average Daily Membership (A.D.M.).

Table 14-D

ACRES OF DEVELOPABLE LAND ASSIGNED FOR DEVELOPMENT UNDER VARIOUS DENSITIES
FOR THE CITY OF BURLINGTON'S PLANNED RESIDENTIAL NEIGHBORHOODS

Neighborhood	Housing Type												
	Single Family--Acres							Multiple Family--Acres					Total Acres
	Development Density (Units/Acre)							Two Family Acres	Three Or More Bedrooms	Two Bedroom	One Bedroom Or Efficiency	Subtotal	
	3.78	2.32	2.05	1.59	0.89	0.41	Subtotal						
Bohner Lake North	85	105	90	53	--	--	333	--	--	--	--	--	333
Bohner Lake South	110	90	76	--	--	--	276	--	--	--	--	--	276
Brown's Lake East	43	21	--	--	--	--	64	30	12	28	21	61	155
Brown's Lake North	--	120	107	90	90	70	477	--	--	--	--	--	477
Echo Lake	--	218	--	50	--	--	268	16	8	32	18	58	342
Hoosier Creek	--	221	--	40	--	--	261	15	7	31	18	56	332
Quarry Ridge	30	75	66	60	--	--	231	8	6	30	43	79	318
Rockland Lake	50	--	--	--	--	--	50	50	15	--	--	15	115
Spring Brook	50	169	100	--	--	--	319	--	10	20	30	60	379
Village Center	--	--	--	--	--	--	--	--	--	--	--	--	--
White River	--	130	130	110	120	90	580	10	6	15	19	40	630
Total	368	1,149	569	403	210	160	2,859	129	64	156	149	369	3,357

Table 14-E

UNITS ASSIGNED FOR DEVELOPMENT ON DEVELOPABLE LANDS UNDER VARIOUS DENSITIES
FOR THE CITY OF BURLINGTON'S PLANNED RESIDENTIAL NEIGHBORHOODS

Neighborhood	Housing Type												
	Single Family--Units							Multiple Family--Units					
	Development Density (Units/Acre)							Two Family Units	Three Or More Bedrooms	Two Bedroom	One Bedroom Or Efficiency	Subtotal	Total Units
	3.78	2.32	2.05	1.59	0.89	0.41	Subtotal						
Bohner Lake North	321	244	185	84	--	--	834	--	--	--	--	--	834
Bohner Lake South	416	209	156	--	--	--	781	--	--	--	--	--	781
Brown's Lake East	162	49	--	--	--	--	211	150	120	336	378	834	1,195
Brown's Lake North	--	278	220	143	80	29	750	--	--	--	--	--	750
Echo Lake	--	505	--	80	--	--	585	80	80	384	324	788	1,453
Hoosier Creek	--	514	--	64	--	--	578	74	70	372	324	766	1,418
Quarry Ridge	113	174	135	95	--	--	517	40	60	360	775	1,195	1,752
Rockland Lake	189	--	--	--	--	--	189	248	150	--	--	150	587
Spring Brook	189	392	205	--	--	--	786	--	100	240	540	880	1,666
Village Center	--	--	--	--	--	--	--	--	--	--	--	--	--
White River	--	302	266	175	107	37	887	50	60	180	341	581	1,518
Total	1,390	2,667	1,167	641	187	66	6,118	642	640	1,872	2,682	5,194	11,954

Table 14-F

SCHOOL AGE POPULATION RESULTING FROM DEVELOPMENT OF DEVELOPABLE LANDS UNDER VARIOUS DENSITIES
FOR THE CITY OF BURLINGTON'S PLANNED RESIDENTIAL NEIGHBORHOODS

Neighborhood	Housing Type												
	Single Family--Persons							Multiple Family--Persons					Total Persons
	Development Density (Units/Acre)							Two Family Persons	Three Or More Bedrooms	Two Bedroom	One Bedroom Or Efficiency	Subtotal	
	3.78	2.32	2.05	1.59	0.89	0.41	Subtotal						
Bohner Lake North	417	305	222	103	--	--	1,047	--	--	--	--	--	1,047
Bohner Lake South	541	262	187	--	--	--	990	--	--	--	--	--	990
Brown's Lake East	211	61	--	--	--	--	272	150	120	168	38	326	748
Brown's Lake North	--	348	264	172	92	30	906	--	--	--	--	--	906
Echo Lake	--	632	--	96	--	--	728	80	80	192	32	304	1,112
Hoosier Creek	--	641	--	77	--	--	718	74	70	186	32	288	1,080
Quarry Ridge	147	217	162	114	--	--	640	40	60	180	77	317	997
Rockland Lake	246	--	--	--	--	--	246	248	150	--	--	150	644
Spring Brook	245	490	246	--	--	--	981	--	100	120	54	274	1,255
Village Center	--	--	--	--	--	--	--	--	--	--	--	--	--
White River	--	378	319	210	123	39	1,069	50	60	90	34	184	1,303
Total	1,807	3,334	1,400	772	215	69	7,597	642	640	936	267	1,843	10,082

Table 14-G

TOTAL POPULATION RESULTING FROM DEVELOPMENT OF DEVELOPABLE LANDS UNDER VARIOUS DENSITIES
FOR THE CITY OF BURLINGTON'S PLANNED RESIDENTIAL NEIGHBORHOODS

Neighborhood	Housing Type												
	Single Family--Persons							Multiple Family--Persons					Total Persons
	Development Density (Units/Acre)							Two Family Persons	Three Or More Bedrooms	Two Bedroom	One Bedroom Or Efficiency	Subtotal	
	3.78	2.32	2.05	1.59	0.89	0.41	Subtotal						
Bohner Lake North	1,090	819	611	277	--	--	2,797	--	--	--	--	--	2,797
Bohner Lake South	1,416	700	515	--	--	--	2,631	--	--	--	--	--	2,631
Brown's Lake East	551	164	--	--	--	--	715	465	372	875	830	2,077	3,257
Brown's Lake North	--	935	726	472	260	91	2,484	--	--	--	--	--	2,484
Echo Lake	--	1,691	--	264	--	--	1,955	248	248	998	715	1,961	4,164
Hoosier Creek	--	1,720	--	211	--	--	1,931	229	217	967	713	1,897	4,057
Quarry Ridge	384	583	445	314	--	--	1,726	124	186	936	1,706	2,828	4,678
Rockland Lake	642	--	--	--	--	--	642	769	465	--	--	465	1,876
Spring Brook	642	1,310	677	--	--	--	2,629	--	310	624	1,188	2,122	4,751
Village Center	--	--	--	--	--	--	--	--	--	--	--	--	--
White River	--	1,010	879	577	348	116	2,930	155	186	468	746	1,400	4,485
Total	4,725	8,932	3,853	2,115	608	207	20,440	1,990	1,984	4,868	5,898	12,750	35,180

Table 14-H

TOTAL 1990 POPULATION DISTRIBUTION BY AGE GROUPS

Neighborhoods	Age Groups							Total
	Under 5 Years	5 Years	6, 7, 8, 9 and 10 Years	11 Years	12, 13 and 14 Years	15, 16 and 17 Years	18 Years and Over	
Bohner Lake North	68	17	97	17	53	48	411	711
Bohner Lake South	77	19	110	19	60	54	463	802
Brown's Lake East	104	26	149	26	82	74	629	1,090
Brown's Lake North	26	7	37	7	20	19	158	274
Echo Lake	287	70	366	81	250	230	1,774	3,053
Hoosier Creek	240	60	343	60	187	168	1,547	2,605
Quarry Ridge	474	112	599	134	417	379	3,986	6,101
Rockland Lake	189	46	242	53	165	152	1,256	2,103
Spring Brook	8	2	11	2	6	6	49	84
Village Center	307	74	390	87	269	246	2,259	3,632
White River	12	3	16	4	9	8	81	133
Total	1,792	436	2,360	490	1,518	1,384	12,613	20,593

Table 14-I

SUMMARY OF PLANNED 1970-1990 DEVELOPMENT IN THE CITY OF BURLINGTON PLANNING AREA

Housing Types	Area To Be Developed		Units To Be Developed		Resulting School Age Population		Resulting Total Population	
	Acres	Percent of Total	Units	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Single Family	688	81.0	1,604	49.6	2,001	69.6	5,368	55.6
Two Family	64	7.5	318	9.9	318	11.1	985	10.2
Multiple Family	98	11.5	1,308	40.5	558	19.3	3,305	34.2
Three or more bedrooms	24	24.4	240	18.4	240	43.0	744	7.7
Two bedrooms	44	45.0	528	40.3	264	47.2	1,373	14.2
One bedroom or efficiency	30	30.6	540	41.3	54	9.8	1,188	12.3
Total	850	100.0	3,230	100.0	2,877	100.0	9,658	100.0

Note: The figures listed for the three types of multiple family units are either a part or a percentage of just the multiple family totals and not the overall totals.

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APPENDIX D

A SUGGESTED CITY OF BURLINGTON PLAN COMMISSION RESOLUTION
EXTENDING AND ADDING TO THE CITY OF BURLINGTON MASTER PLAN

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, which was duly created by the Governor of the State of Wisconsin in accordance with Section 66.945 of the Wisconsin Statutes on the 8th day of August 1960, upon petition of the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, has the function and duty of making and adopting a master plan for the physical development of the Region; and

WHEREAS, at its meeting held on January 8, 1968, the Southeastern Wisconsin Regional Planning Commission, recognizing the need and challenge to implement adopted regional plan elements, to further disseminate available data and forecast information, and to achieve full integration of regional and local plans, adopted a Policy Statement on Local Community Assistance, which allows for functional guidance and advice, including project planning services and resident staff services to all local units of government; and

WHEREAS, on March 30, 1971, the City of Burlington Plan Commission requested the Southeastern Wisconsin Regional Planning Commission to provide assistance in the collection, analysis, and forecasting of certain data for the purpose of carrying a part of the subject matter of the City of Burlington master plan into greater detail by delineating residential, commercial, and industrial neighborhoods in the City of Burlington and environs; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission has delineated residential, commercial, and industrial neighborhoods in the City of Burlington and its environs which are published in SEWRPC Community Assistance Planning Report No. 1, entitled, Residential, Commercial, and Industrial Neighborhoods, City of Burlington and Environs, Racine County, Wisconsin.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, the Plan Commission of the City of Burlington on this _____ day of _____, 1973, hereby amends, extends, and adds to the City of Burlington master plan the maps delineating residential, commercial, and industrial neighborhoods in the City of Burlington and those areas outside of the City's corporate area which bear relation to the development of the City, and supporting population and land use data.

BE IT HEREBY FURTHER RESOLVED that, the Secretary of the Plan Commission transmit a certified copy of this resolution to the Common Council of the City of Burlington; and

BE IT HEREBY FURTHER RESOLVED that, the Secretary of the Plan Commission transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission.

Chairman, Plan Commission

ATTESTATION:

Secretary, Plan Commission

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APPENDIX E

A SUGGESTED CITY OF BURLINGTON COMMON COUNCIL RESOLUTION RECOGNIZING
AND ENDORSING THE ACTION OF THE CITY OF BURLINGTON PLAN COMMISSION
IN EXTENDING AND ADDING THE DELINEATION OF RESIDENTIAL, COMMERCIAL,
AND INDUSTRIAL NEIGHBORHOODS IN THE CITY OF BURLINGTON
AND ENVIRONS TO THE CITY OF BURLINGTON MASTER PLAN

WHEREAS, the City of Burlington, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the City of Burlington, including any areas outside of the City boundaries which in the Commission's judgement bear relation to the development of the City; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, which was duly created by the Governor of the State of Wisconsin in accordance with Section 66.945 of the Wisconsin Statutes on the 8th day of August 1960, upon petition of the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, has the function and duty of making and adopting a master plan for the physical development of the Region; and

WHEREAS, at its meeting held on January 8, 1968, the Southeastern Wisconsin Regional Planning Commission, recognizing the need and challenge to implement adopted regional plan elements, to further disseminate available data and forecast information, and to achieve full integration of regional and local plans, adopted a Policy Statement on Local Community Assistance, which allows for functional guidance and advice, including project planning services and resident staff services to all local units of government; and

WHEREAS, on March 30, 1971, the City of Burlington Plan Commission requested the Southeastern Wisconsin Regional Planning Commission to provide assistance in the collection, analysis, and forecasting of certain data for the purpose of carrying a part of the subject matter of the City of Burlington master plan into greater detail by delineating residential, commercial, and industrial neighborhoods in the City of Burlington and its environs; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission has delineated residential, commercial, and industrial neighborhoods in the City of Burlington and its environs which are published in SEWRPC Community Assistance Planning Report No. 1, entitled, Residential, Commercial, and Industrial Neighborhoods, City of Burlington and Environs, Racine County, Wisconsin; and

WHEREAS, the City of Burlington Plan Commission on the _____ day of _____, 1973, did extend and add to the City of Burlington master plan the maps delineating residential, commercial, and industrial neighborhoods in the City of Burlington and those areas outside of the City's corporate area which bear relation to the development of the City and supporting population and land use data.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, the Common Council of the City of Burlington on this _____ day of _____, 1973, hereby recognizes and endorses the action of the City of Burlington Plan Commission in extending and adding to the City of Burlington master plan the maps delineating residential, commercial, and industrial neighborhoods in the City of Burlington and those areas outside of the City's corporate area which bear relation to the development of the City, and supporting population and land use data.

BE IT HEREBY FURTHER RESOLVED that, the City Clerk transmit a certified copy of this resolution to the Plan Commission of the City of Burlington; and

BE IT HEREBY FURTHER RESOLVED that, the City Clerk transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission.

Introduced: _____

Adopted: _____

ATTESTATION:

Mayor

City Clerk

APPENDIX F

SUGGESTED AGREEMENT BETWEEN THE CITY OF BURLINGTON AND THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION FOR PROJECT AND RESIDENT PLANNING SERVICES

AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 19____, by and between the SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (hereinafter referred to as the "Commission"), and the CITY OF BURLINGTON (hereinafter referred to as the "City"), a local unit of government in Racine County, Wisconsin:

WITNESSETH:

WHEREAS, the Commission is authorized by Section 66.945 of the Wisconsin Statutes to make studies and prepare plans for and to provide advisory services to constituent local governments, and act as a coordinating agency for planning activities within its jurisdictional area; and

WHEREAS, the City did on November 8, 1972, adopt the regional land use and transportation plans, and on December 5, 1972, adopt the comprehensive plan for the Fox River watershed, as guides for the future development of the City; and

WHEREAS, the City did on _____, 19____, formally request project and resident planning services as authorized under the Policy Statement, and

WHEREAS, Sections 66.945(12)(b) and 66.30 of the Wisconsin Statutes authorize the Commission to enter into contracts with local units of government to make studies and plans and to provide advice.

NOW, THEREFORE, in consideration of these premises and of their mutual and dependent promises and agreements, the parties hereto contract and agree as follows:

- I. Employment of Commission. The City hereby agrees to engage and the Commission hereby agrees to perform the project and resident planning services hereinafter set forth, which services shall constitute the preparation of detailed population and land use data, cadastral (property line) base maps, and precise neighborhood unit development plans for the City, and the provision of continuing part-time resident planning services as necessary for implementation of the neighborhood unit development plans.
- II. Geographic Area Covered. The Commission shall perform the planning services under this agreement with respect to the area lying within the jurisdiction of the City as divided into neighborhood areas as delineated by the Southeastern Wisconsin Regional Planning Commission in the preliminary Community Assistance Report delineating residential, commercial and industrial neighborhoods and approved by the City Plan Commission and Common Council.

III. Scope of Project Planning Services of Commission.

- A. For each of the delineated neighborhoods the Commission shall collect detailed population and land use data, shall project future land use and population to 1990, and shall further estimate the population and land use for the total development of the neighborhood. Such population and land use data shall include at least the following:
 - 1. Population, land area, and population density for each of the residential neighborhoods for 1970, 1990, and estimated total development of the neighborhood.
 - 2. Estimated population distribution by age group for 1970, 1990, and estimated total development of each of the residential neighborhoods.
 - 3. Primary and secondary school age population distribution by grade category for the estimated total development for each of the residential neighborhoods.
 - 4. Primary and secondary school age population distribution by grade category for 1990 for each of the residential neighborhoods.
 - 5. Preliminary distribution of planned housing on developable lands by dwelling unit type for each of the residential neighborhoods.
- B. The Commission shall perform such planning services as are necessary to prepare cadastral maps in accordance with the following specifications.
 - 1. General:

These specifications set forth the requirements of the City of Burlington for cadastral mapping services. The Commission shall furnish all labor, materials, and equipment necessary to properly complete the work specified herein.
 - 2. Cadastral Maps:
 - a. General--The City shall furnish to the Commission predrafted base map sheets in the form of ink tracings on a dimensionally stable polyester base material having a minimum thickness of 0.005 inches. Each sheet shall measure 34" x 36" overall and shall cover one U. S. Public Land Survey quarter section.
 - b. Predrafted Data--The following data shall be shown on the predrafted base map sheets by the City prior to delivery to the Commission:

- (1) All section and quarter-section lines and corners together with their state plane coordinates, grid and ground level lengths and grid bearings, all in their correct position and orientation. The section and quarter-section lines and the type of monument marking the section and quarter-section corners shall be indicated by appropriate symbols and a legend.
 - (2) A north point based upon grid bearing shall be shown in its correct orientation on each base map sheet. The angle between geodetic and grid bearing (theta angle) shall be shown on each base map sheet, and shall represent an average value for the area covered by the map sheet.
 - (3) A combination sea level and scale reduction factor shall be given on each sheet for the reduction of measured ground lengths to corresponding grid lengths on the State Plane Coordinate System. The factor shall represent an average value for the area covered by the map sheet.
 - (4) As a basic map projection, the intersections of grid lines on the Wisconsin State Plane Coordinate System shall be indicated on the base map sheets at five (5) inch intervals conforming to the even 500 and 1,000 foot interval coordinate values East and North of the base lines.
 - (5) Sheet borders and a title block shall be shown on the base map sheets, the latter containing a graphic scale and the following information: scale; type of map; location by U. S. Public Land Survey township and range, county, and state; the name of the engineer preparing the map; the City; and appropriate sheet numbers.
- c. Precision and Accuracy Standards--Predrafted Data--The base map sheets as provided to the Commission by the City shall meet the following standards of precision and accuracy:
- (1) Each grid tick shall be plotted within 1/100 of an inch of the true State Plane Coordinate values.
 - (2) Each U. S. Public Land Survey section and quarter-section corner shall be plotted within 1/100 of an inch of the true position as expressed by the State Plane Coordinate values for the corner.
 - (3) Ninety percent of all well-defined planimetric features, including but not limited to, the threads of major stream and water courses, and principal buildings existing prior to the date of the aerial photography used in preparing the City's topographic maps shall be plotted to within 1/40 of an inch of their true positions and no such point shall be more than 1/20 of an inch from its true position.

- d. Additional Data to be Furnished by City--The City of Burlington shall furnish to the Commission at no cost to the Commission, the following additional data for use in preparation of the preliminary cadastral maps from the predrafted base map sheets:
- (1) Copies of all recorded subdivision plats and certified survey maps showing real property boundaries within the area for which cadastral maps are to be prepared.
 - (2) Copies of plats of surveys showing all principal buildings constructed since the date of the aerial photography used in preparing the City's topographic maps.
 - (3) Copies of legal descriptions and, where available, plats of all public utility easements contained in the official records of the City.
 - (4) Copies of legal descriptions and, where available, plats of all street right-of-way openings, reservations, or dedications contained in the official records of the City.
 - (5) Photostatic reproductions of the legal descriptions contained in the most recently recorded deed transaction for all real property boundaries in the area to be mapped not included within recorded subdivision plats or certified survey maps.

e. Construction of Cadastral Maps

General: Upon delivery of the predrafted base map sheets from the City, the Commission shall prepare preliminary cadastral maps for delivery to the City. The preparation of these preliminary cadastral maps shall include the following work:

- (1) The Commission shall plot in pencil on the predrafted base map sheets all of the following real property boundary lines and related information, all in their correct position and orientation, utilizing differentiating line symbols approved by the City for the area to be mapped.
 - (a) All real property boundary lines.
 - (b) All street right-of-way lines.
 - (c) All public and utility easement lines.
 - (d) All principal buildings constructed since the date of the aerial photography used in preparing the City's topographic maps.

(2) The Commission then shall make or have made, black or blue line paper reproductions of the base maps showing all property boundary and related lines and required planimetric features specified in Section III., B., 2., e., (1) above, and shall correctly letter thereon in pencil the following information:

(a) For all recorded subdivision plats and certified survey maps:

- 1) Subdivision name or certified survey map number.
- 2) Block and lot numbers.
- 3) Street names.
- 4) Street, alley, and other public way right-of-way widths to the highest degree of accuracy permitted by the data source.
- 5) Recorded lot dimensions to the highest degree of accuracy permitted by the data source.
- 6) Easement right-of-way widths to the highest degree of accuracy permitted by the data source together with the purpose of the easement.
- 7) Racine County Tax Assessment key numbers.

(b) For all properties other than those contained in a recorded subdivision plat or certified survey map:

- 1) Street names.
- 2) Street, alley, and other public way right-of-way widths to the highest degree of accuracy permitted by the data source.
- 3) Recorded property dimensions to the highest degree of accuracy permitted by the data source.
- 4) Easement right-of-way widths to the highest degree of accuracy permitted by the data source together with the purpose of the easement.
- 5) Racine County Tax Assessment key numbers.

The annotated paper prints described in this section together with the penciled additions to the predrafted base map sheets described in Section III., B., 2., e., (1) above shall be deemed together to constitute the preliminary cadastral maps to be delivered by the Commission to the City.

f. Precision and Accuracy Standards for the Preliminary Cadastral Map

- (1) Each real property boundary line shall be graphically constructed in its correct location and orientation on the predrafted map sheets in a manner which parallels the location of these lines on the surface of the earth following land surveying practice in the State of Wisconsin, and all real property boundary lines shall be plotted within 1/40 of an inch of their true positions. The construction and plotting of the real property boundary lines shall be based upon and include the assembly of all authoritative information, such as title documents, subdivision plats, certified survey maps, and private and public survey records that may be useful in determining the actual location of the real property boundaries, as well as proper analysis of this information to arrive at the best location of the property boundary lines.
- (2) Ninety percent of all other planimetric features shall be plotted within 1/40 of an inch of their true positions, and no point shall be more than 1/20 of an inch from its true position.
- (3) Any overlap or gaps between adjoining property boundary lines as indicated by the construction and plotting of the real property boundary lines in accordance with Section III., B., 2., f., (1) above shall be noted by the Commission on the preliminary cadastral maps.

g. Final Cadastral Map Preparation

- (1) The Commission shall deliver the completed preliminary cadastral maps to the City together with photostatic copies of all survey data used by the Commission in the cadastral map compilation.
- (2) The City shall then examine and check the preliminary cadastral maps for conformance with the provisions of these specifications.
- (3) Upon completion of such examination and checking, the Commission shall then prepare or cause to be prepared, finished cadastral maps by inking in final form all of the data shown on the preliminary cadastral maps.
- (4) Finally, the Commission and the City shall review each finished cadastral map sheet and perform such additional corrective work as may be required to secure a complete and accurate finished cadastral map.

- C. The Commission shall perform such planning services as are necessary to prepare precise neighborhood unit development plans for the geographic area described in Article II above in accordance with sound planning practices. In preparing such neighborhood unit development plans, the Commission shall take into account the following:
1. Topography, soils limitations, and other natural constraints.
 2. Existing development and other cultural features.
 3. School site and building size standards as established by the appropriate school districts.
 4. Park and parkway requirements as established by the City.
 5. Utility system requirements as established by the City.
 6. Arterial street and highway system as established in the regional transportation plan, the comprehensive plan for the Fox River watershed, and the jurisdictional highway system plan for Racine County.
 7. Adopted regional land use and transportation plans.
 8. Adopted watershed plans.
 9. Zoning regulations and districts, subdivision regulations, and comprehensive and special development plans as adopted by the City.
 10. Other information and materials as may be mutually agreed upon from time to time during the progress of the work by the City and the Commission.
- D. Nature of Neighborhood Development Plans. Each precise neighborhood unit development plan prepared by the Commission shall include, as may be necessary, the proposed locations of all arterial, collector, and minor streets; parks, parkways, and drainageways; elementary, middle, and senior high schools; single-family, two-family, and multi-family residential areas; commercial and industrial areas; governmental, institutional, and special use areas; and agricultural, wetlands, and other open space areas. Such areas shall be designated on a duplicate reproducible cronaflex base map of each neighborhood. An appropriate map legend shall also be included.
- E. Process of Preparing Plans. The following steps shall be followed in preparing the aforementioned precise neighborhood unit development plans for the City:
1. The City shall designate priorities among and completion dates for the various neighborhoods as delineated in Community Assistance Planning Report No. 1, Residential, Commercial, and Industrial Neighborhoods, City of Burlington and Environs, Racine County, Wisconsin.

2. The Commission shall prepare serially, and according to the priority schedule, preliminary neighborhood unit plan design layouts for each neighborhood.
 3. Upon completion of each preliminary design layout, the City shall review and approve, modify, or reject such layout.
 4. Based on the City review, the Commission shall revise and adjust the preliminary layout and prepare a final design layout.
- F. Report to Accompany Detailed Neighborhood Plans. The Commission shall prepare a supporting written document for each final neighborhood unit development plan. This report shall describe the plan and include estimates of total population, population density, estimates of population by school age groups, and the area devoted to each major land use category depicted on the neighborhood unit development plan. The report shall also include suggestions for revising the City's zoning and land subdivision ordinances, as appropriate and as needed to implement the prepared plan.
- G. Neighborhood Unit Development Plans Prepared in Accord with Policy Statement. All precise neighborhood unit development plans prepared and recommendations related thereto made by the Commission shall be in accord with the aforementioned Policy Statement on Local Community Assistance. It is expressly understood that all plans will be made within the framework of the adopted regional and sub-regional plan elements. In this respect, it is further understood that the regional and subregional plan elements are not considered as an inflexible mold to which all future development in the City must precisely conform; rather, the plan elements are to be regarded as a point of departure against which development proposals can be evaluated as they arise. The regional and subregional plan elements consist not only of maps and other graphic representations but also of supporting materials, such as planning objectives, principles, and standards, set forth in a series of Commission planning reports.
- H. Meetings Related to Project Planning Services. The City shall establish and coordinate all necessary meetings between and among the Commission, the City, and other agencies or organizations as may be required to properly prepare and review the neighborhood unit development plans. The Commission agrees to have its staff participate in such meetings in order to discuss, collect pertinent data on, or present the neighborhood unit development plans.

IV. Scope of Continuing Resident Planning Services.

- A. The Commission shall, upon written request of the City, review, study, and make written recommendations to the City Plan Commission regarding current planning matters pertaining to the neighborhood unit development plans prepared or under preparation pursuant to Article III of this agreement. Such requests shall be initiated by official action of the City Plan Commission at any regular or

special meeting. Upon request, the Commission will participate in public hearings and public meetings to present and explain its findings and recommendations concerning such current planning matters.

B. Matters Referred to the Commission. The City Plan Commission shall, at its discretion, refer to the Commission such planning matters relating to the neighborhood unit development plans prepared and adopted, or under preparation as:

1. Land use development proposals.
2. Location of public facilities.
3. Location of school sites.
4. Highway and local street layouts.
5. Provision and extension of public sanitary sewer and water supply services.
6. Zoning.
7. Official mapping.
8. Subdivision regulations.
9. Subdivision plats.
10. Certified survey maps.

C. Review to be Conducted in Accord with Policy Statement. All reviews conducted and recommendations made by the Commission shall be in accord with the aforementioned Policy Statement on Local Community Assistance. It is expressly understood that all reviews will be made within the framework of the precise neighborhood unit development plans prepared and adopted or under preparation and any applicable adopted regional plan elements. In this respect, it is further understood that the precise neighborhood unit development plans and the regional plan elements are not considered as inflexible molds to which all future development in the City must precisely conform; rather, the plan elements are to be regarded as a point of departure against which development proposals can be evaluated as they arise. The precise neighborhood unit development plans consist not only of maps but also of supporting material as set forth in the written report prepared under Article III., F., above. The regional plan elements consist not only of maps and other graphic representations but also of supporting materials, such as planning objectives, principles, and standards, set forth in a series of Commission planning reports.

V. City to Furnish Data.

- A. Base Maps. The City shall furnish to the Commission 1" = 200' scale base maps, on reproducible and dimensionally stable mylar, for each designated neighborhood unit in the geographic area set forth in Article II. above. Such base maps shall show topography by contours having a 2' vertical interval, all pertinent geographical features, and all real property boundary lines, all to National Map Accuracy Standards. In addition, the U. S. Public Land Survey section and quarter-section lines and corners, the state plane grid coordinates of each section and quarter-section corner, and the grid and ground level lengths and grid bearings of all quarter-section lines, shall be indicated on the base maps, which maps shall also have an appropriate north point, graphic scale, border, and title block.
- B. Other Data. In addition to the base maps described in Article III. above, the City shall furnish all plans, ordinances, and other pertinent documents as required by the Commission to properly prepare the neighborhood unit development plans.

VI. Engineer to Represent City. The City shall designate its City Engineer as its representative in staff meetings between and among the Commission, the City, and other governmental agencies pertaining to all matters covered under this Agreement.

VII. Time of Performance. The Commission shall begin the preparation of the neighborhood unit development plans according to the aforementioned priority schedule upon execution of this Agreement and within 30 days of the receipt of the required data and base maps from the City. The completion date for each neighborhood unit development plan shall be as mutually agreed upon by the City and the Commission from time to time during progress of the work, it being expressly understood that the City and the Commission are desirous of completing the plans as expeditiously as possible. Review of current planning matters referred to the Commission pursuant to Article IV. above shall be completed by the Commission staff within 30 days of the receipt of all information and data necessary for proper evaluation of the matter referred.

VIII. Compensation to Commission.

- A. Project Planning Services. The Commission shall be compensated for its project planning services according to the following schedule:
1. Detailed population and land use data report \$500.00.
 2. Cadastral map preparation \$100.00 per one-quarter section or \$5.00 per parcel of land located in the one-quarter section, whichever is greater.
 3. Residential neighborhood unit development plans.

Stage 1 -- Preliminary neighborhood unit \$ 700.00/neighborhood
development plan design layout.

Stage 2 -- Preliminary drafting of neighborhood unit development plans.	200.00/neighborhood
Stage 3 -- Neighborhood development unit plan design layout adjustment.	200.00/neighborhood
Stage 4 -- Final drafting of neighborhood unit development plan.	500.00/neighborhood
Stage 5 -- Report preparation and publication.	500.00/neighborhood
	<hr/>
	\$2,100.00/neighborhood

The costs set forth in this schedule include all services provided by the Commission in carrying out work items included in Article III. of this Agreement. The Commission shall bill the City the indicated amount at the completion of each stage for each neighborhood.

- B. Continuing Resident Planning Services. As specified in the Policy Statement, the Commission shall be compensated for its services in reviewing current planning matters referred to it pursuant to Article IV. of this Agreement based on actual costs incurred for labor, materials, and travel, including appropriate related overhead costs. The Commission shall bill the City for such services rendered on a monthly basis, and shall provide the City with a detailed invoice itemizing labor, material, and travel costs for each matter referred.
- C. Renegotiation of Compensation for Project Planning Services. In order to meet the requirements of the aforementioned policy Statement, it is agreed that, should the neighborhood unit development planning services being rendered hereinunder by the Commission not be fully accomplished within three years from the date of this Agreement, the Commission shall review the compensation schedule to determine whether, due to the effects of increased costs of labor and material, the full cost of its services are being met. Should the Commission find that the compensation schedule is not meeting the full cost of the services rendered, the City and the Commission shall renegotiate the compensation schedule so that the requirements of the Policy Statement are fully met.
- IX. Interest of the Commission. No employee of the Commission presently has any interest or shall acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of any services he may be required to perform hereunder.
- X. Assignment. The Commission shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the City thereto, provided, however, that claims for compensation due or to become due the Commission from the City under this Agreement may be assigned to a bank, trust company, or other financial institution, without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.

XI. Equal Employment Opportunity. In the carrying out of the project or part-time resident planning services the Commission will not discriminate against any employee or applicant for employment because of sex, race, creed, color, or national origin. The Commission will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their sex, race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Commission agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. The Commission will incorporate the foregoing requirements of this paragraph in all of its contracts for project work, other than contracts for standard commercial supplies or raw materials, and will require all of its contractors for such work to incorporate such requirements in all subcontracts for project work.

IN WITNESS WHEREOF, the Commission and the City have executed this Agreement, as of the date first above written.

CITY OF BURLINGTON

By _____
Mayor

City Clerk

Attesting Witness

SOUTHEASTERN WISCONSIN
REGIONAL PLANNING COMMISSION

By _____
Chairman

Deputy Secretary

APPROVED AS TO FORM:

CITY OF BURLINGTON

By _____
City Attorney