

2000  
\$6  
C

# A LAND USE PLAN FOR THE TOWN OF ERIN--2000

**SOUTHEASTERN WISCONSIN REGIONAL  
PLANNING COMMISSION MEMBERS**

**KENOSHA COUNTY**

Donald L. Klapper  
Donald E. Mayew  
Francis J. Pitts

**RACINE COUNTY**

George C. Barteau,  
Chairman  
Raymond J. Moyer  
Earl G. Skager

**MILWAUKEE COUNTY**

Richard W. Cutler  
Evelyn L. Petshek,  
Vice-Chairman  
Harout O. Sanasarian

**WALWORTH COUNTY**

John D. Ames  
Anthony F. Balestrieri,  
Secretary  
Harold H. Kolb

**OZAUKEE COUNTY**

Thomas H. Buestrin  
John P. Dries  
Alfred G. Raetz

**WASHINGTON COUNTY**

Paul F. Quick  
Joseph A. Schmitz,  
Treasurer  
Frank F. Uttech

**WAUKESHA COUNTY**

Charles J. Davis  
Robert F. Hamilton  
Lyle L. Link

**TOWN OF ERIN  
OFFICIALS**

**Town Board**

Hugo L. Schwulst,  
Chairman  
Eugene Koch  
Russell Lepien

**Town Planning Committee**

Charles W. Yoder,  
Chairman  
William E. Kindt,  
Secretary  
D. G. Beyer  
A. J. Cleary  
Clifford Hermanson  
Eugene Koch  
H. W. Kohl  
William G. Meier

**Town Clerk**

H. W. Kohl

**SOUTHEASTERN WISCONSIN REGIONAL  
PLANNING COMMISSION STAFF**

Kurt W. Bauer, P.E. .... Executive Director

Harlan E. Clinkenbeard ..... Assistant Director

Philip C. Evenson ..... Assistant Director

John W. Ernst ..... Data Processing Manager

Leland H. Kreblin ..... Chief Planning Illustrator

Donald R. Martinson ..... Chief Transportation Planner

Thomas D. Patterson ..... Chief of Planning Research

Bruce P. Rubin ..... Chief Land Use Planner

Roland O. Tonn ..... Chief Community Assistance Planner

Lyman F. Wible, P.E. .... Chief Environmental Planner

R. William Winnekins ..... Administrative Officer

**COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 18**

**A LAND USE PLAN FOR THE  
TOWN OF ERIN--2000  
WASHINGTON COUNTY, WISCONSIN**

**SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION**

**P.O. Box 769  
Old Courthouse  
916 N. East Avenue  
Waukesha, Wisconsin 53187**

The preparation of this report was financed in part by the Town of Erin, in part through a planning grant from the Wisconsin Department of Local Affairs and Development pursuant to Section 22.14 of the Wisconsin Statutes, and in part through a planning grant from the U.S. Department of Housing and Urban Development pursuant to Section 701 of the Housing Act of 1954.

**July 1978**

**Inside Region \$2.50  
Outside Region \$5.00**

(This page intentionally left blank)

# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 NO. EAST AVENUE

• P.O. BOX 769

• WAUKESHA, WISCONSIN 53187

• TELEPHONE (414) 547-6721

*Serving the Counties of:*

KENOSHA  
MILWAUKEE  
OZAUKEE  
RACINE  
WALWORTH  
WASHINGTON  
WAUKESHA

July 3, 1978

Mr. Hugo L. Schwulst, Chairman  
Town of Erin  
976 Hwy. K, R.F.D. 1  
Hartford, Wisconsin 53027

Dear Mr. Schwulst:

In May 1973, the Town of Erin requested the Southeastern Wisconsin Regional Planning Commission staff to assist it in the preparation of a land use plan and recommended zoning ordinance for the Town. The Regional Planning Commission staff, working with the Town Planning Committee, has now completed all technical work required to prepare such a plan and related zoning recommendations and is pleased to transmit the plan as documented in this report to the Town Planning Committee and Town Board for consideration.

In addition to setting forth a recommended land use plan and recommended changes to the Washington County zoning ordinance required to implement the plan, this report presents pertinent information on the present stage of development of the Town, including information on population, employment, land use, and transportation. Information is also presented on the topography and drainage pattern, soils, flood hazard areas, woodlands, wetlands, wildlife habitat areas, prime agricultural areas, and primary environmental corridor areas of the Town, all of which constitute important considerations in any local planning effort. Based upon certain assumptions concerning future population levels and the need to maintain the rural character of the Town, the report, as already noted, sets forth a recommended land use plan and recommended zoning changes necessary to implement that plan. The plan is consistent with regional as well as local development objectives, and is intended to serve as a point of departure for the making of day-to-day development decisions by Town officials.

The Regional Planning Commission is appreciative of the assistance offered by the Town Board and the Town Planning Committee in the preparation of this report. The Commission staff stands ready to assist the Town in presenting the information and recommendations contained in this report to the public for its review and evaluation, and in adopting and implementing the recommendations contained therein.

Sincerely,



Kurt W. Bauer  
Executive Director

(This page intentionally left blank)

## TABLE OF CONTENTS

	Page		Page
<b>Chapter I—INTRODUCTION</b> .....	1	Other Urban Land Uses .....	20
The Study Area .....	1	Rural Land Use .....	23
Regional Influences .....	1	Natural or Open Lands .....	23
Study Objectives .....	4	Agricultural Lands .....	23
		Existing Land Use Regulations .....	24
<b>Chapter II—INVENTORY AND ANALYSIS</b> .....	5	<b>Chapter III—LAND USE PLAN</b> .....	27
History .....	5	Introduction .....	27
Population .....	5	Objectives .....	27
Natural Resource Base .....	7	Plan Description .....	28
Soils .....	7	Plan Implementation .....	31
Floodlands and Wetlands .....	12	Zoning Ordinance Districts .....	32
Woodlands .....	12	Residential A-1 District .....	32
Wildlife Habitat .....	12	Rural Estate Residential District .....	32
Environmental Corridors .....	12	Commercial A District .....	32
Prime Agricultural Lands .....	12	Government-Institutional District .....	34
Other Resource-Related Elements .....	18	Park and Recreation District .....	34
Existing Land Use .....	20	Upland Conservancy District .....	34
Urban Land Use .....	20	Lowland Conservancy District .....	34
Residential Land Use .....	20	Exclusive Agricultural District .....	34

## LIST OF APPENDICES

		Page
<b>Appendix</b>		
A	Recommended Zoning Districts of the Town of Erin .....	37
B	A Suggested Town Plan Commission Resolution for Adopting the Town of Erin Land Use Plan .....	43
C	A Suggested Town Board Resolution for Adopting the Town of Erin Land Use Plan .....	44

## LIST OF TABLES

		Page
	<b>Chapter II</b>	
1	Actual and Forecast Population Levels in the Town of Erin and the Town of Richfield, Washington County: 1850-2000 .....	6
2	Employed Population 14 Years Old and Over by Occupation and Sex in the Town of Erin, Washington County, Wisconsin: 1970 .....	7
3	Population and Housing Characteristics of the Town of Erin: 1960-1970 .....	8
4	Land Area in Recreational Use: 1975 .....	18
5	Summary of Existing Land Use in the Town of Erin: 1975 .....	22
6	Historic Land Subdivision in the Town of Erin, Washington County: 1927-1976 .....	23
	<b>Chapter III</b>	
7	Summary of Existing and Recommended Land Use for the Town of Erin .....	30

## LIST OF FIGURES

Figure	Chapter II	Page
1	Actual and Forecast Population Levels in the Town of Erin: 1850-2000 .....	6

## LIST OF MAPS

Map	Chapter I	Page
1	Location of the Town of Erin in Washington County and the Extent of Historic Urban Development in the Southeastern Wisconsin Region .....	2
2	Regional Land Use and Transportation Plan: 2000 .....	3
 Chapter II		
3	Limitations of Soils for Lots One Acre or More in Size .....	9
4	Limitations of Soils for Lots Less Than One Acre in Size .....	10
5	Select Characteristics of Soils .....	11
6	Woodlands and Wetlands .....	13
7	Principal Topographic Features .....	14
8	Wildlife Habitat Areas .....	15
9	Primary Environmental Corridor Elements of Corridor Lands .....	16
10	Net Primary Environmental Corridor and Prime Agricultural Lands .....	17
11	Recreational, Cultural, and Structural Historic Sites and Scenic Drives .....	19
12	Existing Land Uses: 1975 .....	21
13	Washington County Zoning: December 22, 1976 .....	25
 Chapter III		
14	Land Use Plan: 2000 .....	29
15	Recommended Zoning Map .....	33



## Chapter I

### INTRODUCTION

In May 1973 the Southeastern Wisconsin Regional Planning Commission (SEWRPC) received a formal request from the Town of Erin for assistance in the preparation of a land use plan and proposed zoning ordinance in order to provide Town officials with a basis for guiding and shaping the future urban and rural development in the Town. This report constitutes the response to that request. It consists of a summary of the findings and recommendations of the planning efforts involved. This report is intended to assist in defining the land use development objectives of the Town and the views for achieving those objectives over time.

The planning work was accomplished in three steps. The first step consisted of an analysis of the existing cultural and natural resource base of the Town. The second step involved the formulation of a set of land use development objectives for the Town. The third step involved the preparation of a land use plan which meets the stated land use development objectives. A final step in the process is the adoption of the plan by the Town Plan Commission and Town Board to serve as a guide for future growth and development in the Town of Erin.

The study was conducted from June 1975 through June 1976. SEWRPC planning data were used in the conduct of the study, supplemented with information provided by Town officials, residents of the Town, and special field surveys. Thus, the land use plan presented here is based upon a careful appraisal of existing conditions, realistic estimates of future needs, and sound planning principles.

#### THE STUDY AREA

The Town of Erin is located in the southwest corner of Washington County. It is bordered on the north and east by the Towns of Hartford and Richfield, respectively, both in Washington County; on the south by the Town of Merton in Waukesha County; and on the west by the Town of Ashippun in Dodge County. The Town, as shown on Map 1, contains approximately 36 square miles, encompassing all of the U. S. Public Land Survey sections within Town 9 North, Range 18 East. There are no incorporated areas within or adjacent to the Town of Erin.

#### REGIONAL INFLUENCES

Sound planning practice dictates that local plans should be prepared within the framework of adopted regional plans. The salient recommendations of the adopted regional plan elements applicable to the Town of Erin are graphically summarized on Map 2, and include the regional land use and transportation plan, the regional sanitary sewerage system plan, and the regional housing plan.

The adopted regional land use plan, as described in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin—2000, provides for the attainment of specific regional land use objectives formulated with the advice and consent of concerned local, state, and federal units and agencies of government. Based on careful demographic, economic, public financial resources, natural resources, and public utility inventories, analyses, and forecasts, the regional land use plan provides recommendations for 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. Particularly important to the preparation of a land use plan for the Town of Erin are the recommendations on preserving the primary environmental corridors and the prime agricultural areas of the Town and the recommendations on encouraging compact urban development in those areas of the Town covered by soils suitable to such urban use, not subject to special hazards such as flooding, and readily served by sanitary sewerage and water supply facilities. These and other aspects of the regional land use plan provide the basic framework for the local land use plan recommended herein.

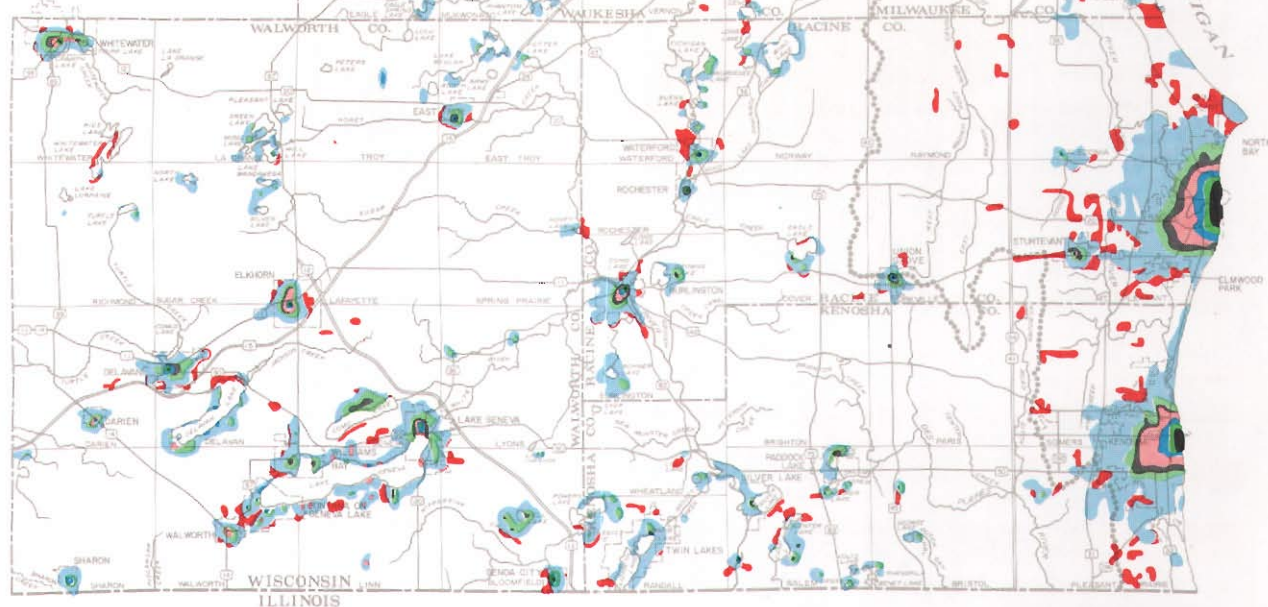
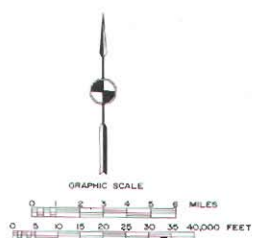
The adopted regional transportation plan, as described in SEWRPC Planning Report No. 25 and as previously detailed in SEWRPC Planning Report No. 23, A Jurisdictional Highway System Plan for Washington County, provides recommendations on how the land use plan can best be served by highway and transit facilities and recommends a functional and jurisdictional system of arterial streets and highways to serve the Region, Washington County, and the Town of Erin through the design year 1990. The regional arterial street and highway system plan is based on careful, quantitative analyses of existing and projected traffic volumes and existing arterial street and highway system capacity and continuity, and as presented here provides the recommended highway system plan for the Town.

The recommended regional sanitary sewerage system plan, described in SEWRPC Planning Report No. 16, A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin, offers a sound, coordinated guide to the abatement of water pollution throughout the Region and a guide to the development of future sewage treatment and related trunk sewer facilities. The plan is based upon extensive inventories and analyses of the Region's socioeconomic and natural resource base, its existing sewerage facilities and sewerage characteristics, and its sewerage-related laws and regulations.

Map 1

LOCATION OF THE TOWN OF ERIN IN  
WASHINGTON COUNTY AND THE EXTENT OF  
HISTORIC URBAN DEVELOPMENT IN THE  
SOUTHEASTERN WISCONSIN REGION

LEGEND  
URBAN GROWTH AS OF:

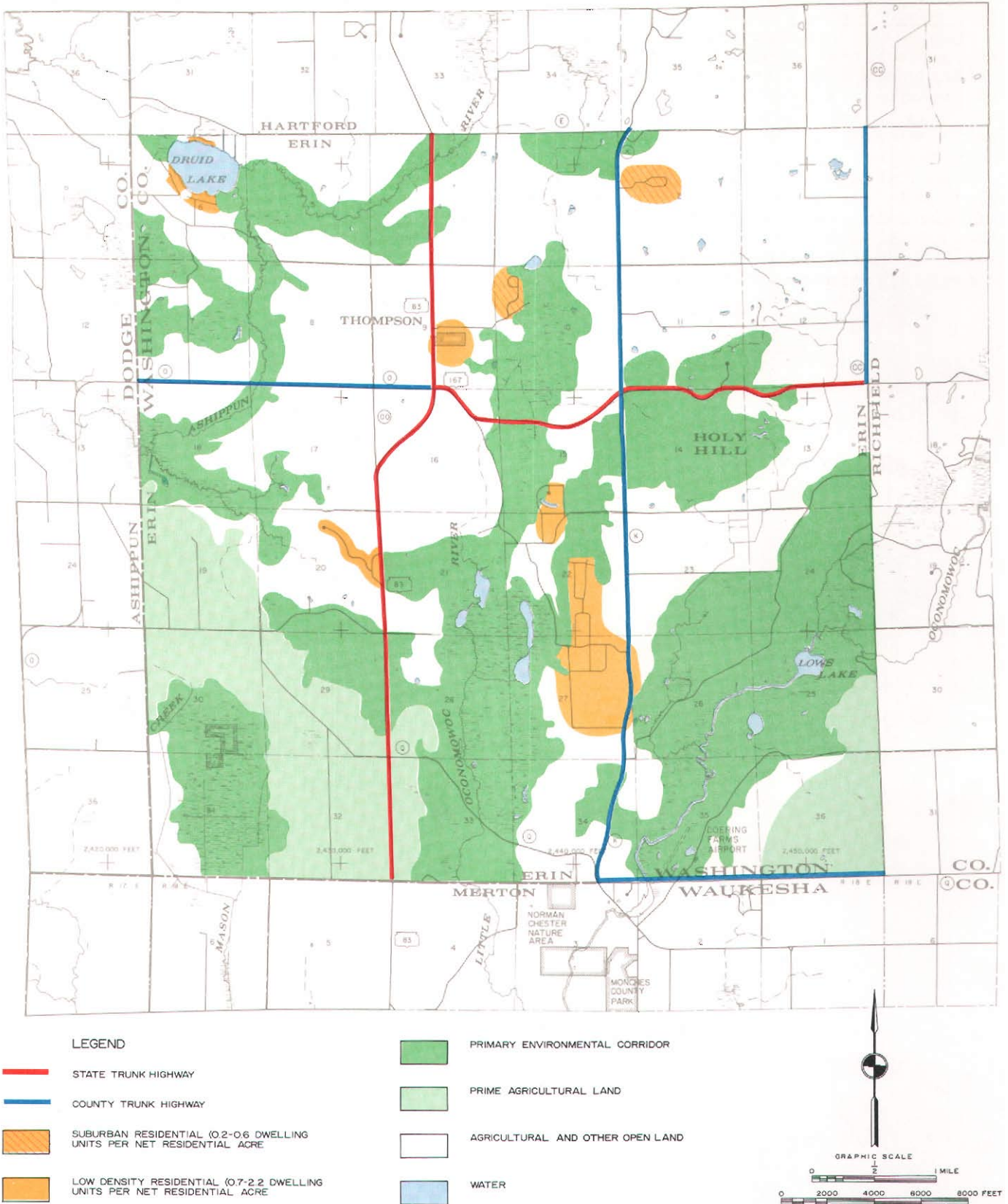


Source: SEWRPC.



Map 2

REGIONAL LAND USE AND TRANSPORTATION PLAN: 2000



Source: SEWRPC.

The regional housing plan described in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, identifies existing housing needs in the Region and recommends steps which would help meet that need. The report includes data on the existing housing stock in the Region, the cost of buying and occupying new housing, housing financing and technology, governmental activity in housing, housing need, constraints on the availability of housing, alternative housing allocation strategies, and a recommended regional housing plan. In addition to the Region as a whole, the report addresses itself to smaller subregional areas known as "housing analysis areas." Housing Analysis Area No. 12 includes the Town of Erin and the Town of Richfield in Washington County and cites specific recommendations for this geographic area.

All of the aforementioned regional plan elements affect, or are affected by, development in the Town of Erin. The pertinent recommended plan elements contained in these reports are included in this plan by reference and are considered further in the inventory and analyses section of this report.

## STUDY OBJECTIVES

The purpose of the local planning effort documented herein is to provide the Town of Erin with one of the key elements of a comprehensive community development plan — the land use plan. This plan, while constituting an important guide to community development, also is intended to carry the regional plan elements previously described into greater depth and detail as necessary for both sound local and regional planning and plan implementation.

## Chapter II

### INVENTORY AND ANALYSIS

#### HISTORY

Land in southwestern Washington County was open for sale to, and settlement by, Europeans upon completion of the public land survey in the area in about 1836. The picturesque wooded hills and valleys of the area reminded Irish immigrants of their homeland and many of them moved into Washington County and settled in what was to become the Town of Erin. By 1846 all of the tillable land in the Township had been bought and the Town was established as a civil unit of government.

The unusually attractive landscape which marks the Town of Erin is characterized by rolling terrain with elevations ranging from 950 to 1,361 feet above mean sea level. The irregularity of the landscape is typical of the glacial kettle moraine topography that stretches through much of southeastern Wisconsin. While the rough landscape was beautiful, it was not the best farmland. Many of the Irish immigrants were soon forced to leave their farms to seek employment elsewhere.

Most of these early settlers were of the Catholic faith. They built their first church just across the County boundary at the unincorporated Village of Monches in Waukesha County. In 1857 the second Catholic church, a frame structure, was erected in the Town at Thompson's Post Office. The hamlet of Thompson, located on STH 83, now consists of a Catholic church, two taverns, and several homes. One of the more famous Catholic churches in the Town, known throughout Wisconsin and neighboring states, is St. Mary, Help of Christians, commonly referred to as Holy Hill. This Roman Catholic church is located on top of a moulin kame, 1,361 feet above mean sea level, and is the highest elevation in the Southeastern Wisconsin Region. The original log chapel of the church was built in 1863 and the present church was constructed in 1927.

While development patterns in the Town of Erin had a primarily agricultural character, in the Town's early years, a change began taking place in the 1950's. The Town was no longer the site of only farm dwellings, but many of the narrow, tree-lined roads became dotted with single-family homes built by urbanites seeking a secluded homesite in the country. Today the Town, although still retaining an agricultural-rural character, has five platted subdivisions. It is interesting to note that the ethnic origin of the resident population of the Town has changed almost totally over the decades since original settlement in that the 1970 census indicated that none of the Town residents claimed Ireland as their country of origin. In fact, the census report indicated that the Town's resident population today has an overwhelming majority of people who claim Germany as their country of origin.

The Town of Erin throughout its history has been predominantly a rural community and it is expected to remain so in the foreseeable future. The Town contains no incorporated municipality at present and is sufficiently removed from any urban area to make incorporation of areas within the Town or annexation of areas to other communities a relatively remote possibility.

#### POPULATION

Information on the size, characteristics, and distribution of the resident population of the Town, and on anticipated changes over time in those demographic factors, is essential to sound local planning since, in the final analysis, the purpose of the local planning program is to benefit the people of the community by maintaining and enhancing living and working conditions in the Town of Erin. Certain of the land use needs which a land use plan seeks to meet are directly related to the existing and probable future population levels of the Town. The preparation of population forecasts for a rural community such as the Town of Erin, when set in a dynamic region, is a particularly difficult task, fraught with uncertainties and subject to periodic revision as new information may dictate.

The population forecasts used in this study were developed by SEWRPC for the Region and for selected subareas of the Region using the cohort-survival method, a method which projects figures from the last census forward by age and sex groups, year by year, to the date of the forecast. This method permits explicit consideration of the three major components of population change: deaths, births, and net migration. The historic population growth and population forecasts are presented in Table 1 and are shown graphically in Figure 1. Table 1 presents the historic population growth for the Town of Erin from 1850 through 1970. The levels shown are federal decennial censuses up to 1970 while the 1980, 1990, and 2000 forecast population levels represent SEWRPC data.

Table 1 indicates that the resident population of the Town of Erin increased from 1,133 in 1960 to 1,641 in 1970, or by 45 percent over the decade. According to 1975 estimates by the Wisconsin Department of Administration, the Town population has increased another 309 persons, or 19 percent, since 1970. This increase in population has been primarily nonfarm-oriented, since only about 9 percent of the employed residents of the Town listed their occupation as farming or farm-related in the 1970 census (see Table 2). The rapid increase in population during this 10-year period was attended by a similar increase in the existing housing stock, which increased from 378 in 1960 to 479 in 1970, or by 27 percent. Ninety-eight percent of the housing units in the

Table 1

**ACTUAL AND FORECAST POPULATION LEVELS  
IN THE TOWN OF ERIN AND THE TOWN OF RICHFIELD, WASHINGTON COUNTY:  
1850-2000**

Year	SEWRPC Planning Analysis Area No. 12 <sup>a</sup>		Town of Erin			Town of Richfield		
	Population	Percent Change	Population	Percent Change	Percent of Planning Analysis Area No. 12	Population	Percent Change	Percent of Planning Analysis Area No. 12
1850	1,974	—	840	—	42.6	1,134	—	57.4
1860	3,365	70.5	1,445	72.0	42.9	1,920	69.3	57.1
1870	2,920	-13.2	1,266	-12.4	43.4	1,654	-13.9	56.6
1880	2,981	2.9	1,273	0.5	42.7	1,708	3.3	57.3
1890	2,885	- 3.2	1,301	2.2	45.1	1,584	- 7.3	54.9
1900	2,817	- 2.4	1,200	- 7.8	42.6	1,617	2.1	57.4
1910	2,701	- 4.1	1,086	- 9.5	40.2	1,615	- 0.1	59.8
1920	2,548	- 5.7	1,081	- 0.5	42.4	1,467	- 9.2	57.6
1930	2,403	- 5.7	916	-15.3	38.1	1,487	1.4	61.9
1940	2,519	4.8	955	4.3	37.9	1,564	5.2	62.1
1950	3,072	22.0	995	4.2	32.4	2,077	32.6	67.6
1960	4,305	40.1	1,133	13.9	26.3	3,172	52.7	73.7
1970	7,564	75.7	1,641	44.8	21.7	5,923	86.7	78.3
1980	10,090	32.9	2,350	43.2	23.3	7,740	30.7	76.7
1990	12,400	22.9	3,400	44.7	27.4	9,000	16.3	72.6
2000	14,500	16.9	4,915	44.6	33.9	9,585	6.5	66.1

<sup>a</sup> SEWRPC Planning Analysis Area No. 12 is composed of the Town of Erin and Town of Richfield. Planning analysis areas are homogeneous demographic and geographic areas having a community of interest developed and used by SEWRPC for general planning studies. The SEWRPC Region is divided into 60 such planning analysis areas.

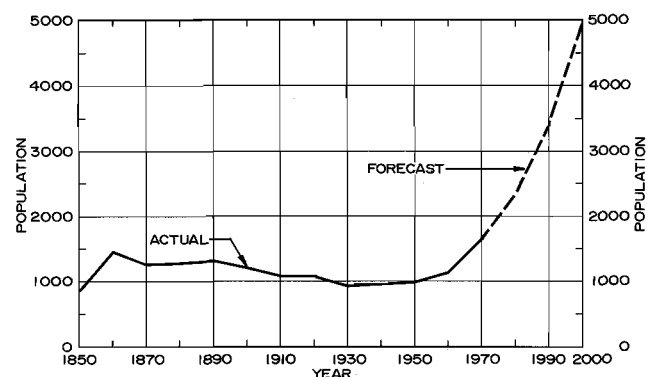
Source: SEWRPC.

Figure 1

Town are single-family dwellings, the remainder being multiple-family dwellings with the exception of one mobile home. Residential dwellings are predominantly owner-occupied: 1,365 persons, or 72 percent of the resident population, live in owner-occupied units; while only 253 persons, or 13 percent of the resident population, live in renter-occupied units. Of the 422 occupied housing units in the Town, 411 are single-family units, and 10 and two or more family units. More detailed information concerning personal income, occupation, and origin are available in the SEWRPC community profile series for the Town of Erin and Washington County.

Two additional factors to be considered in any local planning effort are resident employment patterns and average household size. As previously discussed, although the Town of Erin is predominantly rural in character, only 9.2 percent of the population is employed

**ACTUAL AND FORECAST POPULATION LEVELS  
IN THE TOWN OF ERIN: 1850-2000**



Source: SEWRPC.

Table 2

**EMPLOYED POPULATION 14 YEARS OLD AND OVER BY OCCUPATION AND SEX IN THE  
TOWN OF ERIN, WASHINGTON COUNTY, WISCONSIN: 1970**

Occupation	Male		Female		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Professional, Technical, and Kindred Workers .....	62	13.8	28	12.9	90	13.4
Managers, Administrators, Except Farm .....	38	8.5	16	7.3	54	8.1
Sales Workers .....	32	7.1	4	1.8	36	5.4
Clerical and Kindred Workers .....	0	0.0	65	29.8	65	9.7
Craftsmen, Foremen, and Kindred Workers .....	98	21.8	0	0.0	98	14.7
Operatives, Except Transport .....	81	18.1	38	17.4	119	17.8
Transport Equipment Operatives .....	11	2.5	0	0.0	11	1.7
Labor, Except Farm .....	44	9.8	0	0.0	44	6.6
Farmers and Farm Managers .....	44	9.8	6	2.8	50	7.5
Farm Laborers and Foremen .....	6	1.3	5	2.3	11	1.7
Service Workers, Except Private Household .....	18	4.0	31	14.2	49	7.4
Private Household Workers .....	0	0.0	11	5.1	11	1.7
Occupation Not Reported .....	15	3.3	14	6.4	29	4.3
<b>Total</b>	<b>449</b>	<b>100.0</b>	<b>218</b>	<b>100.0</b>	<b>667</b>	<b>100.0</b>

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

directly in farm operations, as indicated in Table 2. Craftsmen, operatives, and professional and technical workers account for 46 percent of the resident work force and, since there is little if any commercial or industrial development in the Town, it is apparent that most of these people commute out of the Town to their place of employment.

As shown in Table 3, the household size increased from 3.0 persons per household in 1960 to 3.4 persons per household in 1970. Projected changes in household size have particularly important implications for housing planning, since the household size is the basic factor used for converting population forecasts into housing demands. If the average family size per household in the Town is assumed to remain at approximately 3.4 during the planning period, the housing needs of the forecast population level could be met by the addition of approximately 838 new housing units, or about 33 housing units per day during the planning period.

#### NATURAL RESOURCE BASE

The natural resources of an area — defined herein as the surface waters, wetlands, woodlands, wildlife, and soils

— are vital elements for its economic development and for its ability to provide a pleasant and habitable environment for human life. Therefore, a careful evaluation and analysis of the resource capabilities is important to any sound local planning effort. Land and water resources within the study area are limited and subject to misuse through improper land use development. Such misuse may lead to severe environmental problems, which may be difficult and costly to correct, and to the general deterioration and even destruction of the resource base itself. Intelligent selection of the most desirable land use pattern from among alternatives must, therefore, be based in part upon a careful assessment of the natural resource base.

#### Soils

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. A need exists, therefore, in any land use planning effort to examine not only how land and soils are presently used but also how they can best be managed for future use. As shown on Map 3, approximately 54 percent of the study area is covered by

Table 3

**POPULATION AND HOUSING CHARACTERISTICS  
OF THE TOWN OF ERIN: 1960-1970**

Characteristics	Year		1960-1970	
	1960	1970	Change	Percent
Total Population .....	1,133	1,641	508	44.84
Total Housing Units .....	378	479	101	26.72
Persons Per Housing Unit .....	3.00	3.42	0.42	14.00
Owner Occupied Housing Units .....	197	339	142	72.08
Renter Occupied Housing Units .....	75	65	-10	-13.33
Vacant Housing Units .....	106	75	-31	-29.81

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

soils having severe or very severe limitations for urban residential development utilizing conventional onsite soil absorption sewage disposal systems on lots one acre or larger in size. Characteristically, these soils have slow permeability rates, a high or fluctuating water table, high shrink-swell ratio, may be located on steep slopes, and may be subject to periodic flooding or surface ponding in low areas. All these characteristics are detrimental to development for urban use and particularly residential use utilizing septic tanks for sewage disposal.

The soil limitations shown on Map 3 and Map 4 are based upon the use of conventional onsite soil absorption sewage disposal systems. The Wisconsin Department of Health and Social Services, as a part of a research and demonstration program being conducted in cooperation with the University of Wisconsin, is currently permitting the use of several experimental alternate onsite sewage disposal systems. These systems are commonly referred to as "mound systems." Unlike the conventional gravity flow septic tank system, the experimental systems utilize mechanical pumps to purge the mound filter field. There are three soil classifications for use of the mound system: soils with slow permeability, with shallow bedrock, or for soils with high water tables. Washington County will consider the use of any of these experimental sewage disposal systems when certain criteria can be met to correct or repair failing systems on lots with existing structures. At this time three of the mound systems have been installed in Washington County in the Towns of Barton and Farmington and the Village of Germantown. Within the Town of Erin only a limited number of areas have the marginal conditions necessary to support the construction of the experimental sewage disposal systems if they were approved for general use. These areas are indicated on Map 3 along with the other areas of the Town that have soils limitations for conventional onsite sanitary sewage disposal systems.

Areas of existing urban development in the Town, as shown on Map 2, were not included within a recommend-

ed 1990 sewer service area in the regional sanitary sewerage system plan. Such areas were not included for a number of reasons, including the small size and isolated nature of some of the residential areas, location on soils generally well suited for the use of onsite soil absorption sewage disposal septic systems, the presence of a significant number of seasonal homes, and location in, or adjacent to, one of the environmental corridors of the Region in which urban development should not be encouraged.

Lot size can be shown to have a significant effect on soil limitations in the Town of Erin. The soil properties concerned are such that septic tank systems will function better on large lots than on small lots. As a comparison, Map 4 indicates the soils in the Town having severe or very severe limitations for urban residential development, utilizing conventional onsite soil absorption sewage disposal systems on lots smaller than one acre in size. This would tend to emphasize the need for the community to pursue a policy of permitting urban development only at low densities on large lots.

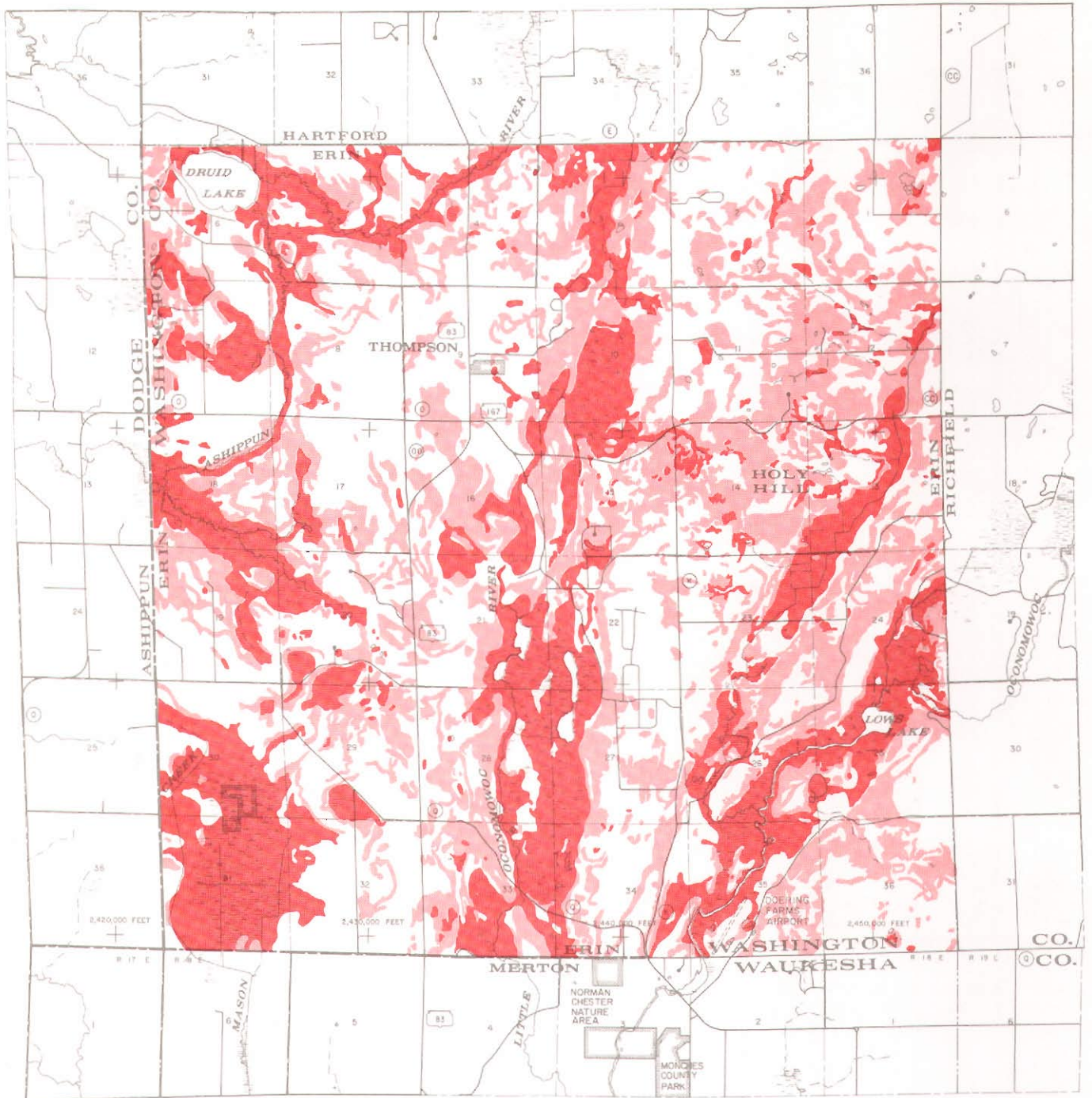
As a part of the planning program for the Town of Erin, detailed soils maps have been prepared and transmitted to the Town for future use as a guide in evaluating development proposals. These maps depict the severe and very severe limitations of soils for residential development with the use of soil absorption sanitary sewerage systems on lots one acre or more in size (see Map 3) and on lots less than one acre in size (see Map 4) as well as showing the particular limiting characteristics of the soil — i.e., slow permeability, high groundwater, shallow bedrock, flooding potential, and steep slope (see Map 5).

Urban development in the Town, in the absence of a centralized public water supply system, must rely on individual shallow wells for water supply. These types of wells are recharged from rainfall and runoff within local catchment areas and are subject to contamination from local sources. Urban development in the Town utilizing both septic tanks and shallow wells may, if poorly



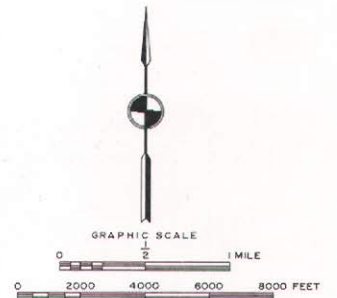
Map 3

LIMITATIONS OF SOILS FOR LOTS ONE ACRE OR MORE IN SIZE



LEGEND

- AREAS COVERED BY SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SEWAGE DISPOSAL SYSTEMS ON LOTS ONE ACRE OR MORE IN SIZE
- AREAS COVERED BY SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SEWAGE DISPOSAL SYSTEMS ON LOTS ONE ACRE OR MORE IN SIZE

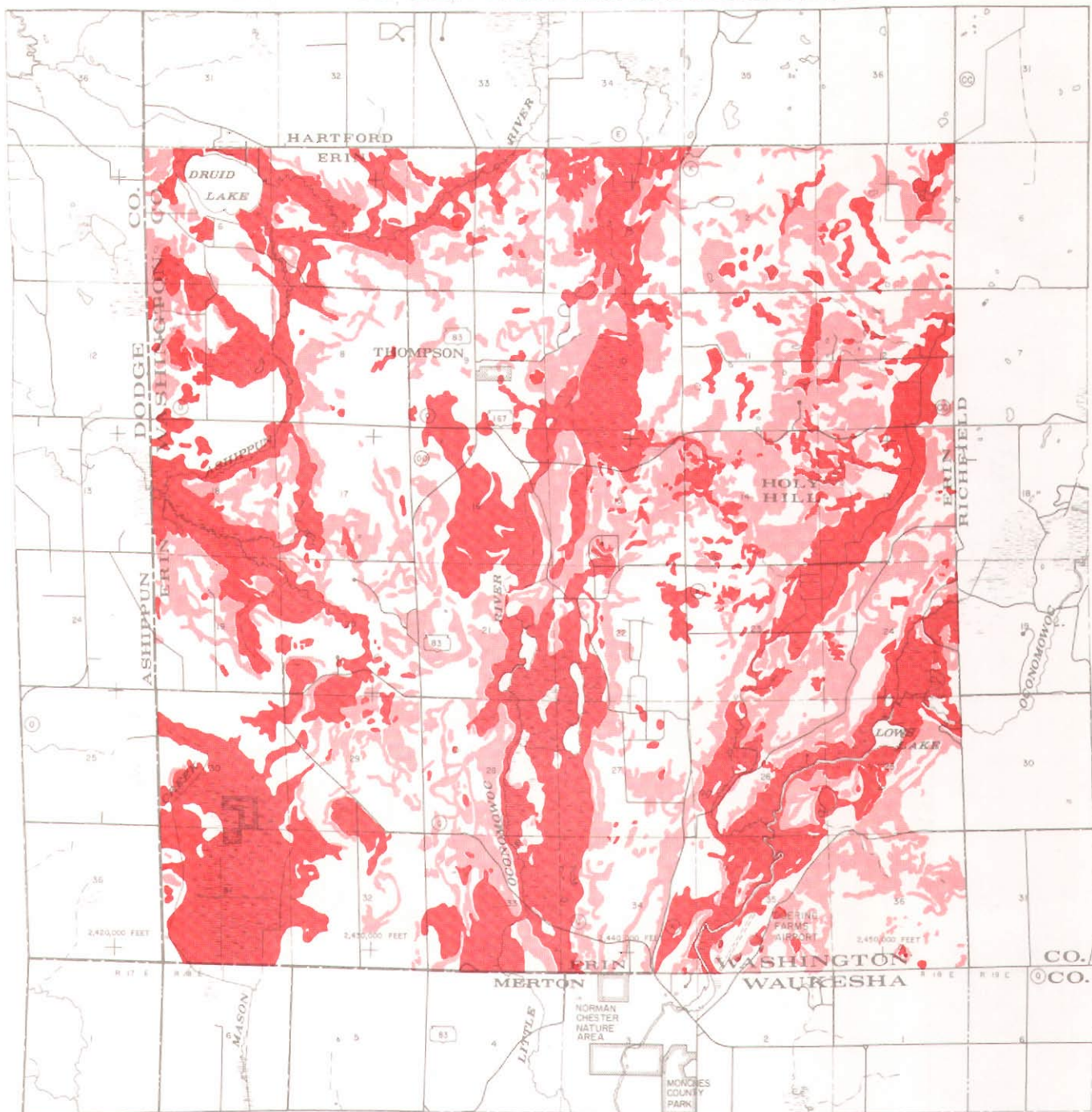


Source: SEWRPC.



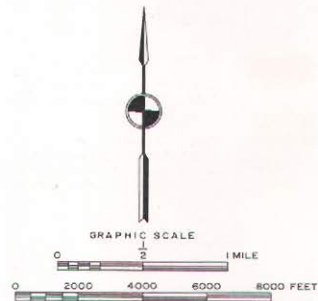
Map 4

LIMITATIONS OF SOILS FOR LOTS LESS THAN ONE ACRE IN SIZE



LEGEND

- AREAS COVERED BY SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SEWAGE DISPOSAL SYSTEMS ON LOTS LESS THAN ONE ACRE IN SIZE
- AREAS COVERED BY SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SEWAGE DISPOSAL SYSTEMS ON LOTS LESS THAN ONE ACRE IN SIZE

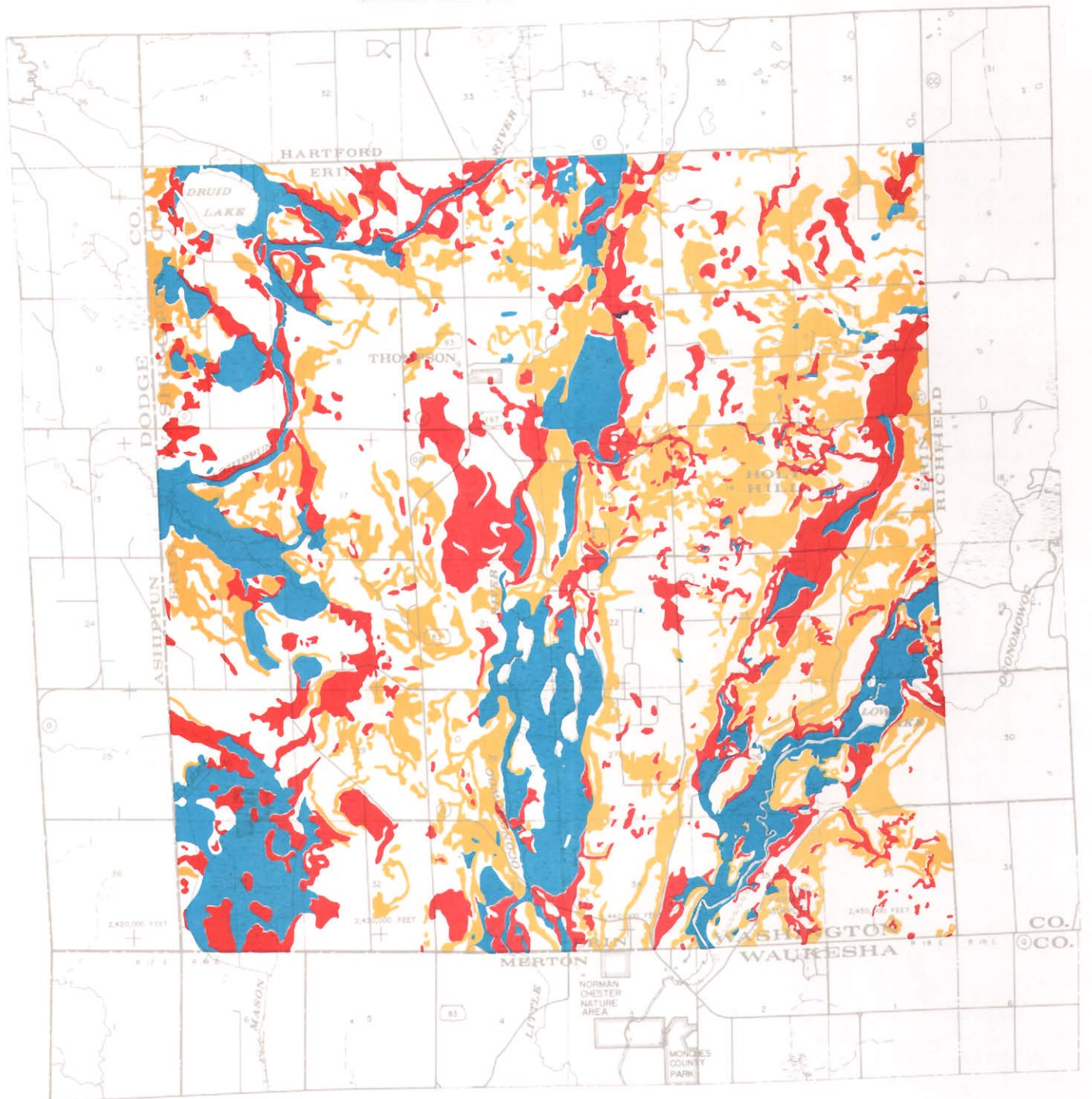


Source: SEWRPC.



Map 5

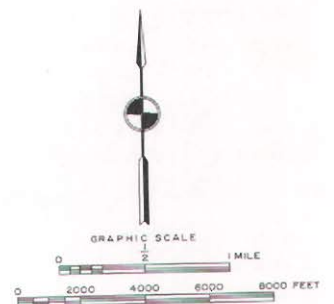
# SELECT CHARACTERISTICS OF SOILS



## LEGEND

- SOILS THAT HAVE A SLOW PERMEABILITY RATE (NONE)
- SOILS THAT HAVE A FLUCTUATING OR HIGH WATER TABLE OR ARE SUBJECT TO PONDING, OVERWASH, OR RUNOFF HAZARD.
- SWAMPS, MARSHES, ORGANIC MATERIALS, OR SOILS THAT ARE SUBJECT TO FLOODING OR OVERFLOW.

- SOILS THAT ARE UNDERLAIN BY SHALLOW BEDROCK OR IN WHICH FILTER FIELDS ARE SUBJECT TO SILTRATION OR THE GROUNDWATER TABLE IS SUBJECT TO CONTAMINATION (NONE)
- SOILS HAVING A SLOPE OF 12 PERCENT OR GREATER



Source: SEWRPC.

planned and located, result not only in surface water pollution but in groundwater pollution and contamination of individual shallow wells, with the creation of a serious public health hazard.

#### Floodlands and Wetlands

The Town of Erin is located entirely within the Rock River watershed. To date no comprehensive watershed plan has been completed for the Rock River watershed; however, flood hazard data for the Town have been prepared by the U. S. Soil Conservation Service and the U. S. Geological Survey. Floodlands in the Town of Erin are shown on Map 6 as are other significant wetland areas. Significant areas along the east branch of the Oconomowoc River, as shown on Map 6, are flood-prone. Map 7 shows the principal topographic and topographic-related features in the Town, including the drainage pattern. That part of the Town drained by the Oconomowoc River contains Lows and Monches Lakes and associated wetlands. That part of the Town drained by the Little Oconomowoc River contains McConville, Beck, Malloy, and Murphy Lakes. The Ashippun River drains the northwest corner of the Town, and contains Druid Lake, the only sizable water body having significant active recreational value.

In recent years concern has been mounting over the potential effects of changing land use patterns on flood flows and flood hazards in rapidly urbanizing portions of the region. Methods for abating flood damages on floodprone areas are being structured into regulatory ordinances. Foremost in importance among available methods are floodland zoning regulations based on definitive flood hazard data from federal, regional, and county sources. Soil survey data, as well as hydrological and hydraulic studies, are used in delineating floodlands along major stream channels. Counties have the responsibility under State law for enacting shoreland and floodland zoning ordinances for unincorporated areas. Washington County adopted a Shoreland Zoning Ordinance in 1970 and completed and adopted a Floodland Zoning Ordinance in 1975. The latter was approved by the Wisconsin Department of Natural Resources on March 13, 1975, and is in effect within the Town.

#### Woodlands

Although woodlands are scattered throughout the Town, a major concentration occurs in the southern portion of the Town as shown on Map 6. The remaining wooded areas in the Town generally correspond to and form a significant part of the primary environmental corridors in the Town of Erin. Delineated within the woodland areas on the map are significant aesthetic or commercial forest areas. The areas are ranked according to their scenic value or potential for commercial forest products. The areas are equally divided between woodland sites and wetland sites containing significant stands of trees.

#### Wildlife Habitat

The remaining wildlife habitat areas in the Town of Erin are shown on Map 8 in terms of three class features

based on an appraisal of overall value as habitat and potential for recreational use. The principal criteria used in determining the three classifications were size and quality of the habitat area, location of the habitat area, and the number and kind of species within each area.

#### Environmental Corridors

Regional Planning Commission studies have shown that the best remaining elements of the natural resource base of southeastern Wisconsin, including the surface waters and associated undeveloped floodlands and shorelands; the best remaining woodlands, wetlands, and wildlife habitat; and the best remaining park sites occur in linear patterns which the SEWRPC has termed environmental corridors. The adopted regional land use plan recommends that these corridors be maintained in an essentially open, natural state, including limited agricultural uses and very low-density residential uses. Although the effects of any one conversion of land from rural to urban use in the environmental corridors may not be appreciable, the combined effects of many such conversions will eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge, and destruction of the unique natural beauty of the area.

Southeastern Wisconsin as a whole does not have an overabundance of natural assets, so there is a pronounced need to maintain the integrity of the remaining environmental corridors in an essentially open, natural state. Map 9 presents in graphic form the delineated environmental corridors in the Town, as well as the major elements contained therein. A total of approximately 8,200 acres of environmental corridor, or 35 percent of the total area of the Town, are recommended to be preserved and protected in an essentially open natural use.

#### Prime Agricultural Lands

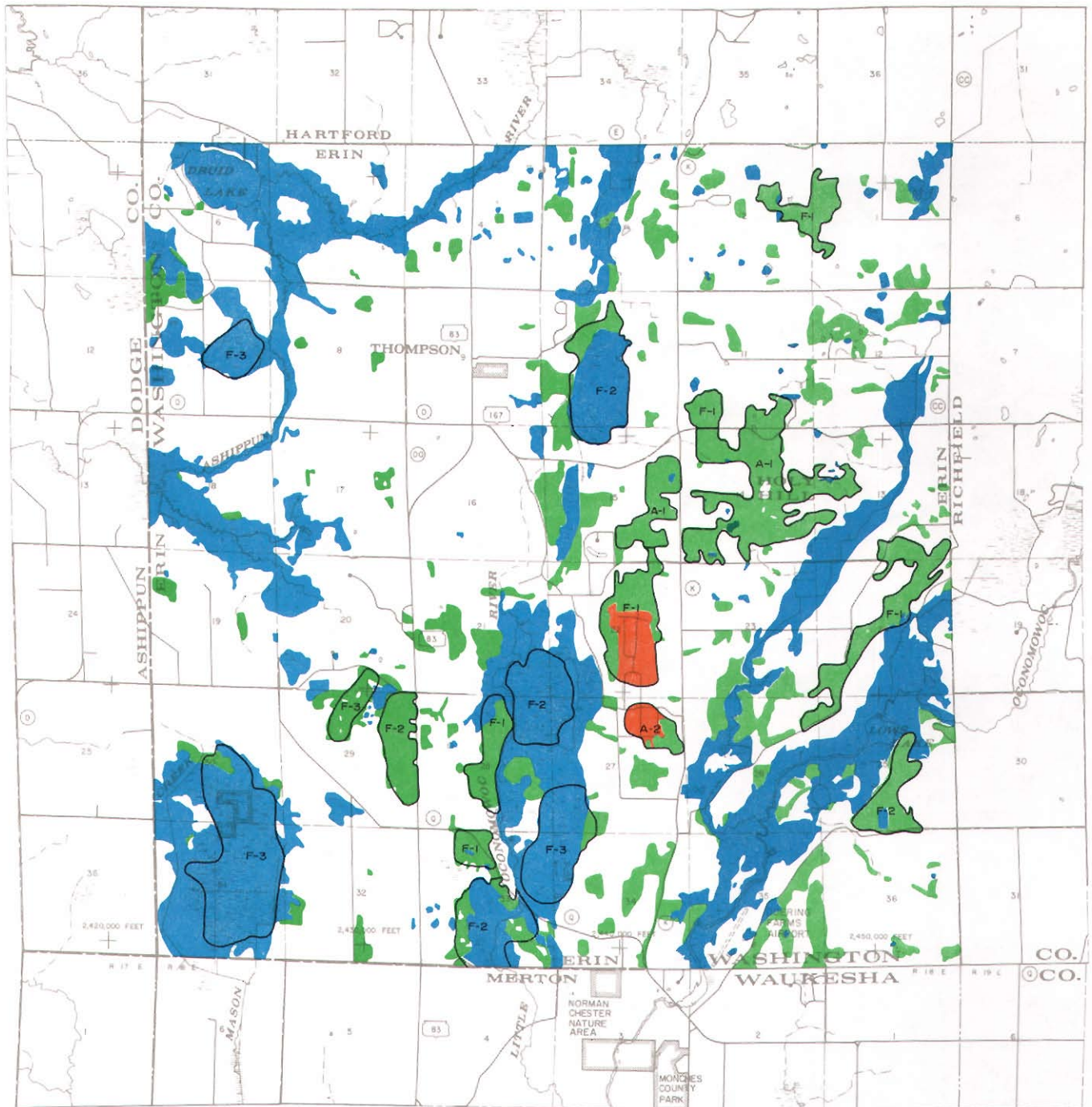
Prime agricultural lands are an important component of the natural resource base and, as such, should be preserved and protected as a matter of sound public policy. Approximately 18 percent of the agricultural land in the Town is classified as prime agricultural land. The extent and spatial distribution of this area are shown on Map 10. Considered in the delineation of the prime agricultural areas, in addition to soils, were the size and extent of areas farmed and the historic capability of the area to consistently produce better than average crop yields.

The present extent of urban development in primary environmental corridors and on prime agricultural lands in the Town of Erin also is indicated on Map 9. Such intrusion of incompatible uses into the environmental corridors and prime agricultural land of the Town has as yet been minimal. As indicated on the map, only two areas, Erin Meadows Subdivision and urban development at the north end of Druid Lake, have forced change in corridor areas. There has been no significant intrusion of urban development into the prime



Map 6

# WOODLANDS AND WETLANDS



## LEGEND



WOODLANDS



WETLAND, INCLUDING FLOODLAND AS  
DELINEATED IN WASHINGTON COUNTY BY  
THE U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE



## WOODLAND VALUE DELINEATION

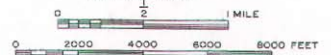
- A-1: AESTHETIC FOREST-WELL STOCKED STAND
- A-2: AESTHETIC FOREST-MEDIUM STOCKED STAND
- A-3: AESTHETIC FOREST-POORLY STOCKED STAND
- F-1: COMMERCIAL FOREST-WELL STOCKED STAND
- F-2: COMMERCIAL FOREST-MEDIUM STOCKED STAND
- F-3: COMMERCIAL FOREST-POORLY STOCKED STAND



WOODLAND AREA LOST TO URBAN DEVELOPMENT



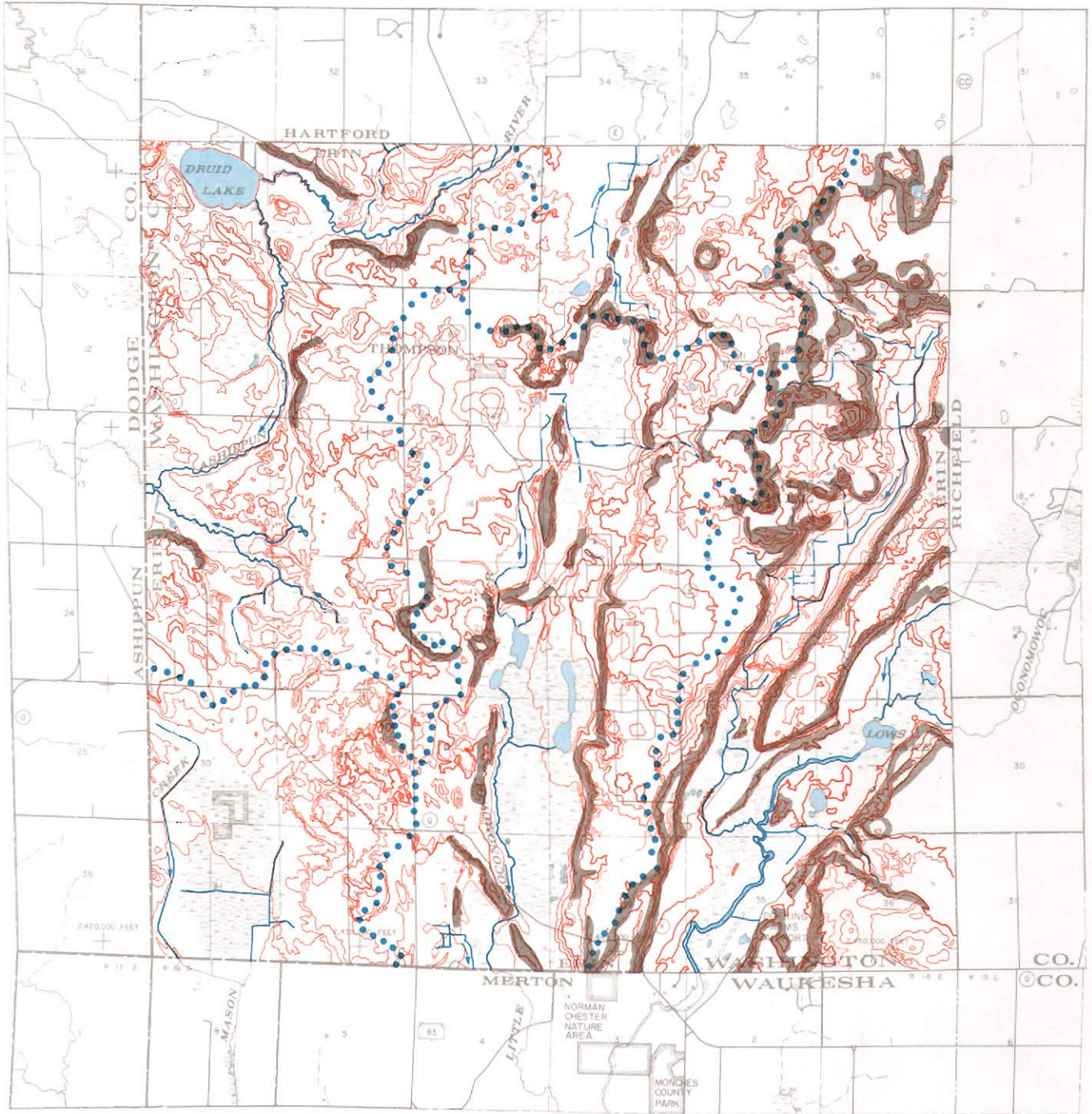
GRAPHIC SCALE



Source: SEWRPC.

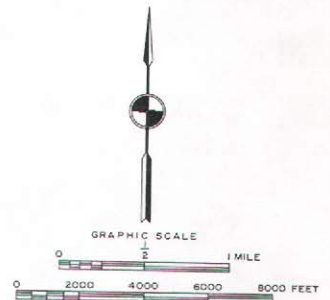


PRINCIPAL TOPOGRAPHIC FEATURES



LEGEND

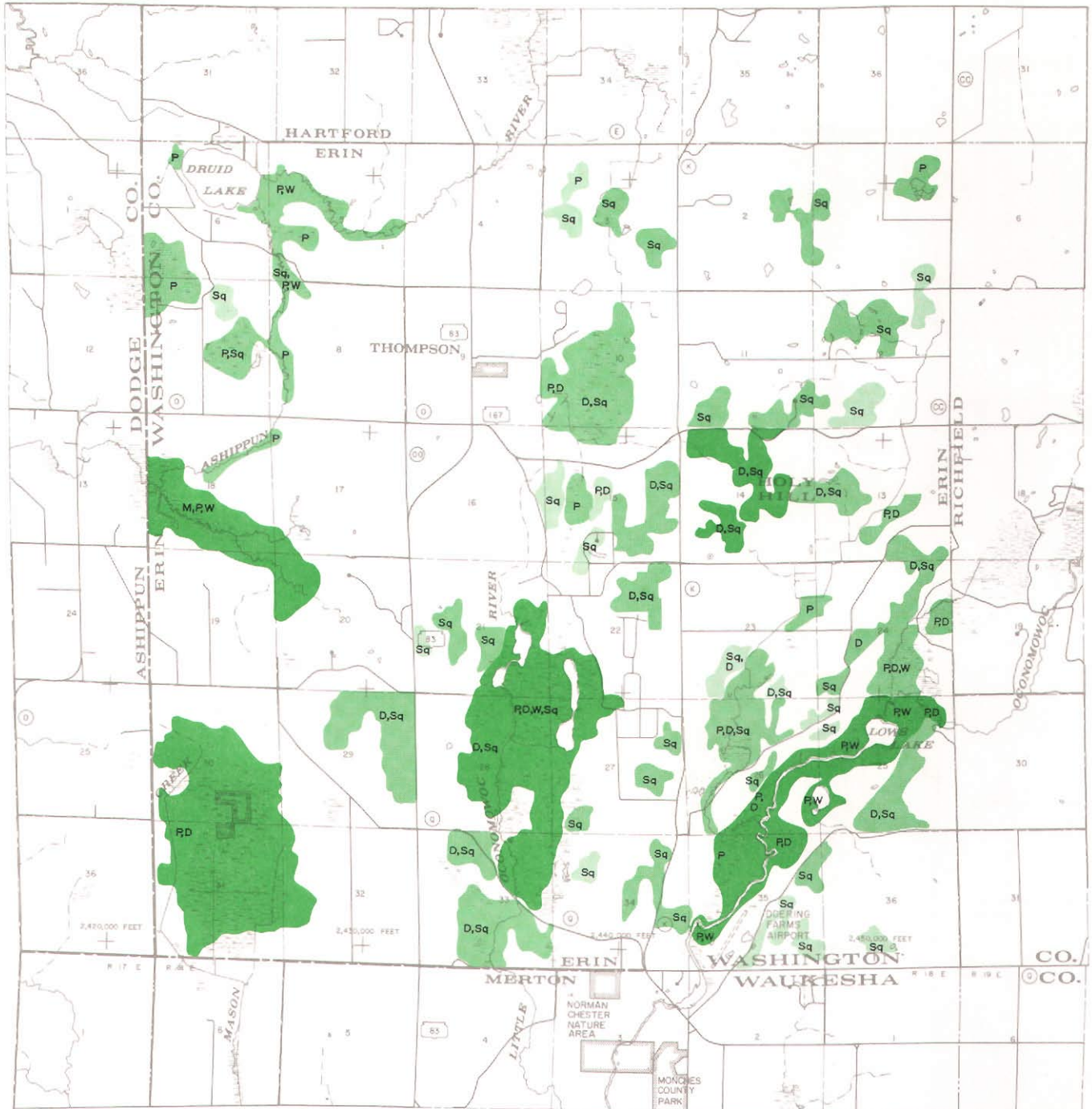
- |  |   |  |                           |
|--|---|--|---------------------------|
|  | 50 FOOT INTERVAL CONTOUR LINE U.S.G.S. 1959 |  | WATER                     |
|  | SUBBASIN DRAINAGE DIVIDE                    |  | AREAS OF ROUGH TOPOGRAPHY |
|  | INTERMITTENT STREAM OR WATER COURSE         |  |                           |
|  | DIRECTION OF FLOW                           |  |                           |



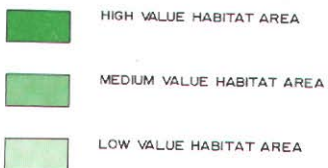
Source: SEWRPC.

# Map 8

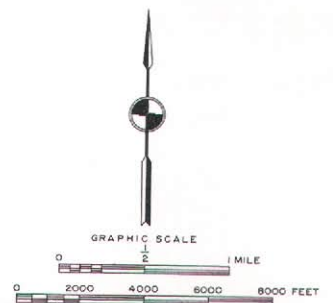
## WILDLIFE HABITAT AREAS



### LEGEND



- D DEER
- M MUSKRAT
- P PHEASANT
- Sq SQUIRREL
- W WATERFOWL

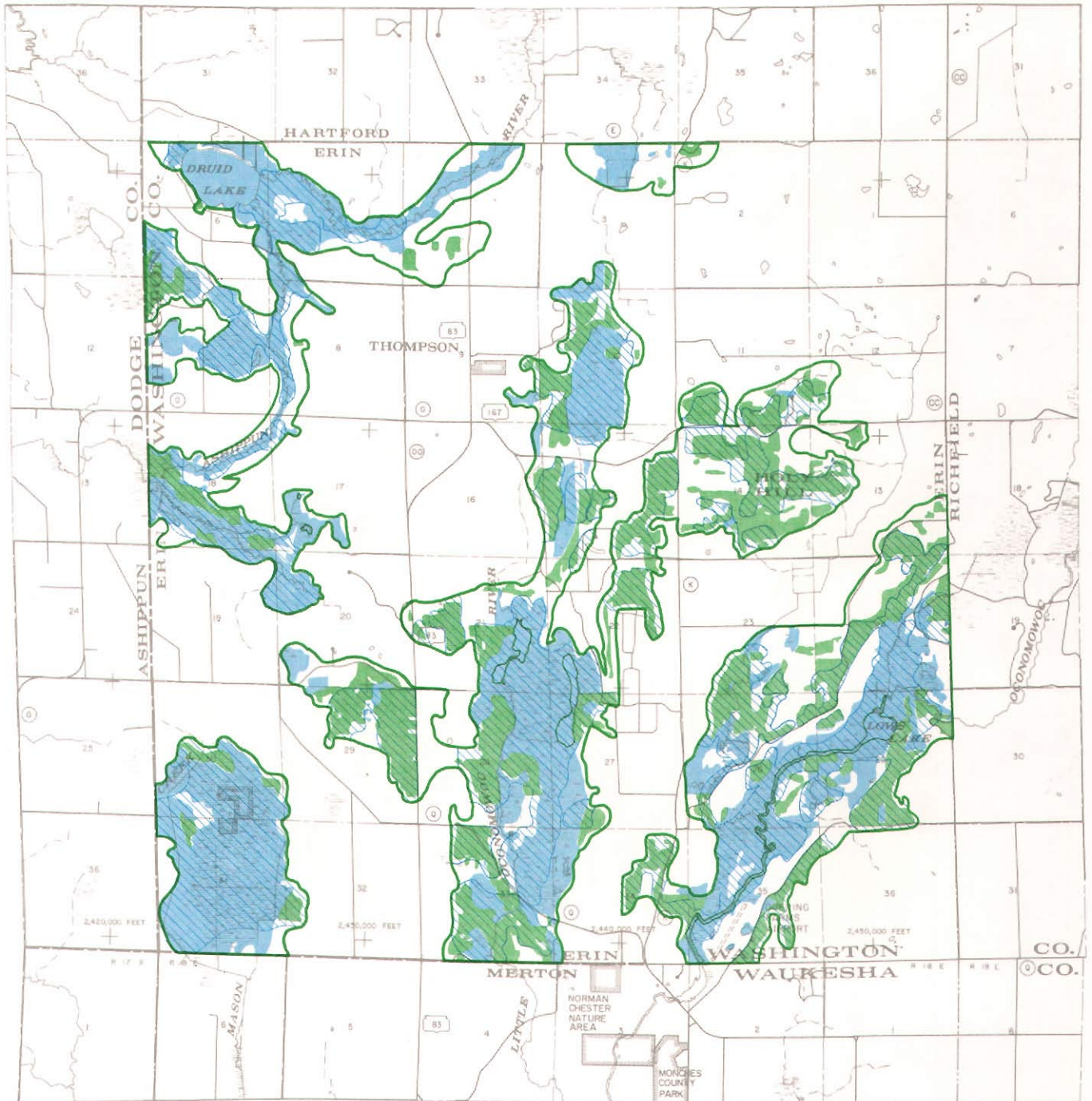


Source: SEWRPC.






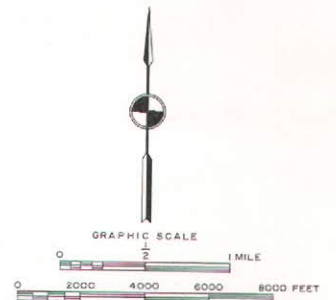
Map 9

PRIMARY ENVIRONMENTAL CORRIDOR ELEMENTS OF CORRIDOR LANDS



LEGEND

-  WOODLANDS
-  WETLANDS
-  WILDLIFE HABITAT AREA
-  PRIMARY ENVIRONMENTAL CORRIDOR

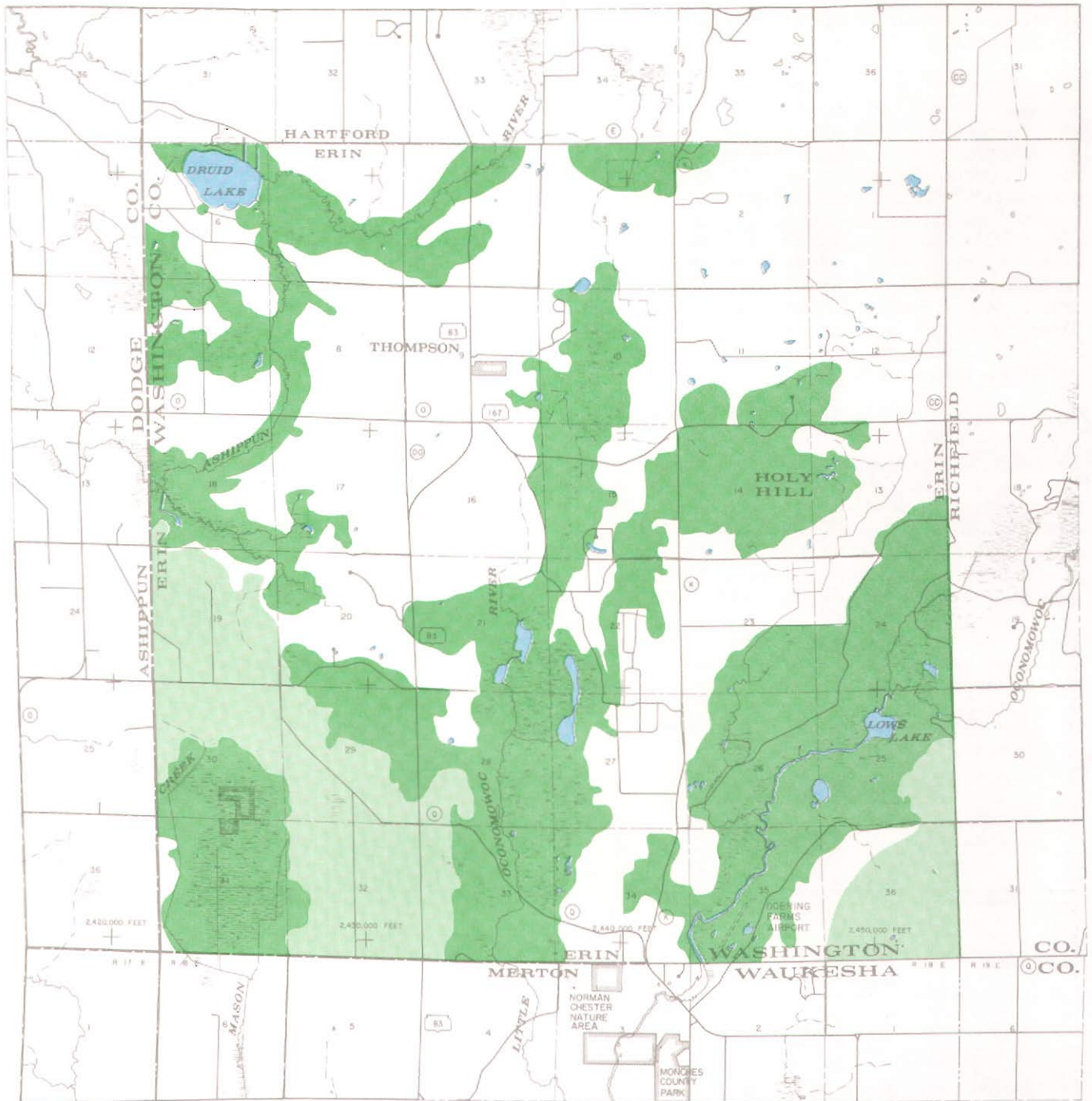


Source: SEWRPC.



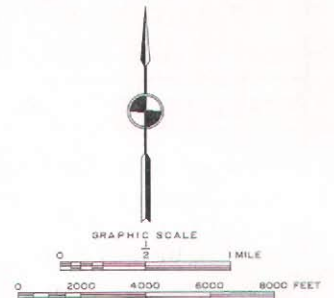
Map 10

NET PRIMARY ENVIRONMENTAL CORRIDOR AND PRIME AGRICULTURAL LANDS



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- PRIME AGRICULTURAL LAND
- WATER



Source: SEWRPC.

agricultural lands. Map 10 indicates the net environmental corridor and prime agricultural lands in the Town of Erin.

#### Other Resource-Related Elements

In addition to the basic elements of the underlying and sustaining natural resource base, existing and potential sites having scenic, historic, and recreational value must be considered in any comprehensive land use planning effort. Although these elements are not strictly a part of the natural resource base per se, they are so closely linked to the underlying resources that it is considered desirable to include them along with that base. Map 11 presents the location and extent of these additional elements within the Town in graphic form. There are eight existing parks, or recreation and related open space areas, of which three are in public ownership and five in private ownership.

Approximately 500 acres, or 2 percent of the total land area of the Town, are presently in recreational use as indicated in Table 4. As stated previously, a majority of these recreational sites have been developed by the private sector. A total of 46.6 acres is in public ownership of which 40 acres are owned by Washington County, but have not been developed. This site, located in a marshy area in the southwest portion of the Town, represents 8 percent of the total recreation area of the Town.

Camp Journal, a 308-acre Boy Scout Camp near the central wetlands, is by far the largest recreational use. Together with the Toland Springs Camping Resort's 86 acres, the Town's second largest recreation site, land designed as campsites accounts for four-fifths of the

total recreational acreage in the Town. The Little Oconomowoc River flows through Camp Journal and the Ashippun River flows through the Toland Springs Camping Resort.

A ski club has developed the only other relatively large recreational site as a commercial operation open to the public. Remaining acreage in recreational use is characterized as small tracts, including the Erin school yard (six acres), a three-and-one-half-acre softball field, a subdivision park (three acres), and a public boat access (one-quarter acre in size).

A large proportion of the recreational sites listed in Table 4 have limited access since many were designed to serve special segments of the population, and not necessarily the local population. Washington County adopted an outdoor recreational plan in February 1972. While this official plan endorses minimum outdoor recreation neighborhood standards developed by the National Recreation and Park Association (2.5 acres per 1,000 persons for a local municipal park), no land acquisition proposals for the Town of Erin are contained in the plan.

The potential park sites shown on Map 11 are those identified in the SEWRPC potential park site inventory originally conducted in 1963 and updated in 1975. This inventory identified a total of 94 potential park sites, totaling some 17,490 acres in Washington County. Of these, seven sites, encompassing approximately 1,651 acres, are located within the Town of Erin. Five of these sites are rated as high value and two are considered among the 10 best sites in the County. The two

Table 4

#### LAND AREA IN RECREATIONAL USE:<sup>a</sup> 1975

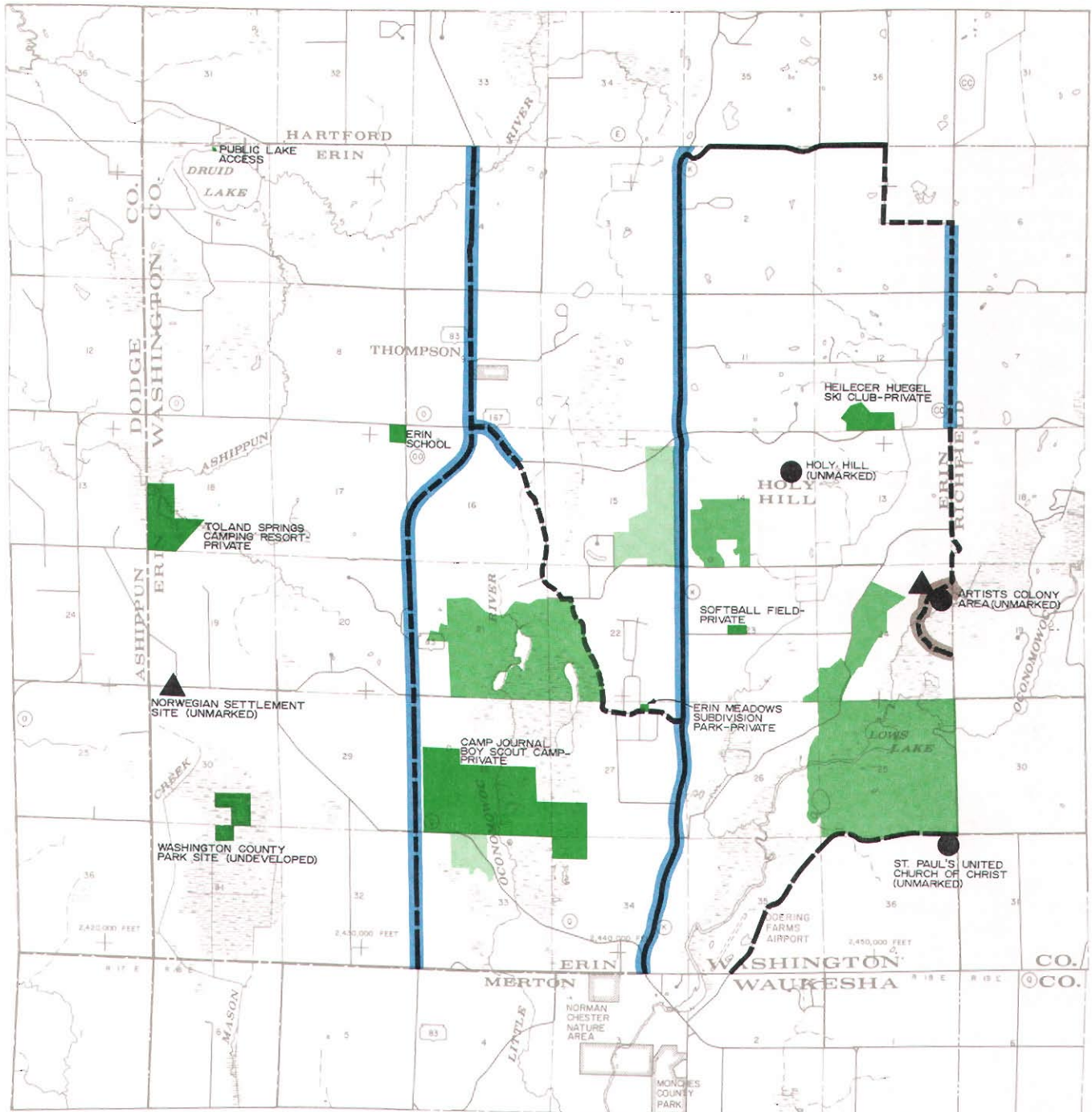
Recreational Sites	Ownership	Acres
Camp Journal.....	Private	308
Toland Springs Camping Resort .....	Private	86
Washington County Land .....	Public—Not Developed	40
Heileger Huegel Ski Club.....	Private	32
Erin School .....	Public	6
Softball Field .....	Private	4
Erin Meadows Subdivision Park .....	Private	3
Public Boat Access .....	Public-Town	0 <sup>b</sup>
Total	—	479

<sup>a</sup> These figures do not necessarily compare with Table 5, Summary of Existing Land Use in the Town of Erin, since Table 4 represents ownership, while Table 5 represents identifiable existing land use acreages.

<sup>b</sup> Less than one acre in size.

Source: SEWRPC

RECREATIONAL, CULTURAL, AND STRUCTURAL HISTORIC SITES AND SCENIC DRIVES



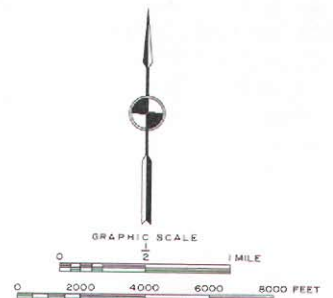
LEGEND

- EXISTING RECREATION AREA
- POTENTIAL PARK SITE
- HIGH VALUE
- MEDIUM VALUE

UNMARKED HISTORIC SITE

- CULTURAL
- STRUCTURAL
- KETTLE MORaine SCENIC DRIVE
- PROPOSED SOUTHERN LAKES SCENIC DRIVE

- PROPOSED MASKIKON SCENIC DRIVE
- OTHER PROPOSED CONNECTING SCENIC DRIVE
- PORTION OF SCENIC DRIVE ON THE ARTERIAL STREET AND HIGHWAY SYSTEM
- RUSTIC ROAD



Source: SEWRPC.



remaining sites both are rated medium value for the type of park development recommended. Map 11 identifies the major potential park and open space sites in the Town in order that such sites may be protected from inadvertent destruction as the result of urban land use or highway facility development.

An inventory of notable sites and structures within the Region indicates that the Town of Erin has four such sites and structures of cultural and historic note. Two of these are pioneer churches — St. Paul's United Church of Christ and Holy Hill. Of the other two, one, known as the Artists Colony, is a group of private structures; the other is a site on which no buildings remain and is identified as the Norwegian Settlement, one of a series of sites in the Region with a distinct ethnic heritage.

## EXISTING LAND USE

Any long-range land use plan, if it is to be sound and realistic, must be based upon careful consideration of the existing land use pattern, as well as the physical character of the land itself. During November 1975, a special field survey was conducted within the Town to determine the nature and extent of the existing use of land throughout the study area. The data gathered in this survey were charted and analyzed to provide an important basis for determining an appropriate pattern of future land use development in the study area. The existing land uses in the Town of Erin are shown graphically on Map 12, and the amount of land area devoted to each type of use is set forth in Table 5.

The total surface area of the Town is 23,065 acres, or about 36 square miles. In 1975 urban or developed uses account for 6.5 percent, natural or open lands account for 30.6 percent, and agricultural lands account for 62.8 percent of the total Town area.

Several important elements of the Town's character can be noted from the table and map. First, the singularly largest land use in the Town still is agriculture. Second, much of the Town is covered by woodlands and wetlands as yet undisturbed by urban development and unsuitable for such development. And third, residential development is scattered and, except in a few isolated cases, generally not characterized by concentrations that would be termed urban.

### Urban Land Use

The following summary represents those land uses considered urban in character. This category includes residential, commercial, industrial, transportation, governmental-institutional, and recreational land use. In 1975 urban land uses totaled 6.5 percent of the total area of the Town.

Residential Land Use: Of all the elements of a community plan, that which normally holds the interest of the largest number of residents is the portion dealing with residential land use. Since this element of a land use plan exists primarily to provide a safe, attractive, and comfortable setting for residential development, it

is appropriate that this area of interest be given particularly careful consideration. In the Town of Erin, residential land use accounts for approximately 55 percent of the urban area but only 3.5 percent of the total area of the Town.

In 1963 the amount of land within the Town developed and under development for residential use was 281 acres and, of this total, 238 acres were developed and in residential use. By 1975 residential land uses had increased to a combined total of 820 acres developed and under development. Of this total, 618 acres were developed and in residential use. Between 1963 and 1975 a considerable amount of land — 202 acres in 1975 as compared to 43 acres in 1963 — was added to the under development residential category.

A review of platting activity in the Town, as shown in Table 6, indicates the availability of platted lots in the Town as of December 1976. This number indicates that the supply of buildable land is keeping well ahead of demand for new construction sites.

The Township's two major subdivisions — Erin Meadows and the adjacent Erin Meadows Addition No. 1 — are centrally located. The first to be developed was Erin Meadows in which the average lot size is one and one-half acres. Average lot size in the addition is almost one acre (.92 acre). In the northwestern portion of the Town near Druid Lake, the most recent subdivision has been platted with five-acre lots.

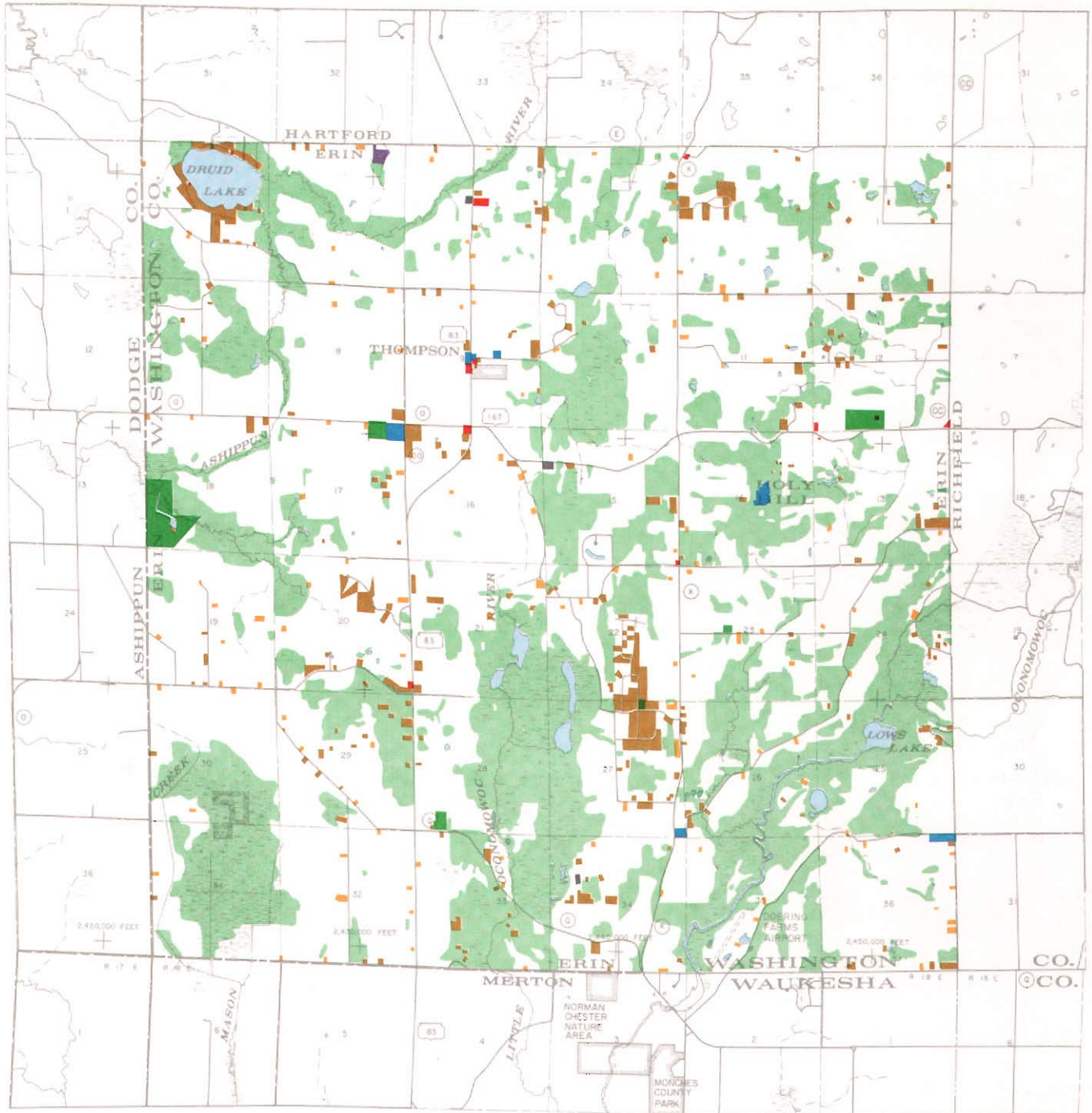
It is important to note that the foregoing discussion has dealt only with those lots that were created by recorded subdivision plats, as such plats are defined in Chapter 236 of the Wisconsin Statutes. There have been, and continue to be, lots created in the Town by metes and bounds descriptions or by certified survey map. These additional lots further increase the amount of land available for residential development in the Town.

Other Urban Land Uses: Commercial, industrial, transportation, governmental-institutional, and recreational land uses account for 45.3 percent of the urban area but less than 3 percent of the total area of the Town. The Town of Erin has no commercial center, and the commercial uses that in total equal eight acres of use are scattered throughout the Town. While this represents a minimal use of land for commercial development for the size of the population residing in Erin, a range of shopping areas is available to residents of the Town in nearby Hubertus, Hartford, Oconomowoc, West Bend, and metropolitan Milwaukee.

In 1963 seven and one-half acres of land within the Town were in industrial use, in 1970 there were 10 acres so used, and by 1975 no further industrial development had taken place. Industrial activity is confined entirely to local mining and quarrying operations with no manufacturing of finished products.






In the Town of Erin, transportation land use is limited to land devoted to the highway network. This use presently

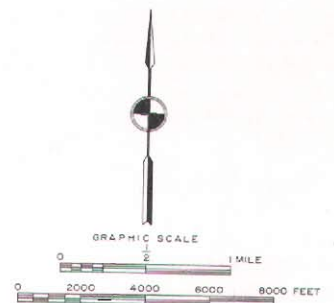
EXISTING LAND USES: 1975



LEGEND

-  SINGLE-FAMILY RESIDENTIAL
-  FARMSTEAD
-  COMMERCIAL
-  INDUSTRIAL AND QUARRYING
-  RECREATIONAL

-  COMMUNICATION AND UTILITY
-  GOVERNMENT AND INSTITUTIONAL
-  WOODLANDS AND WETLANDS
-  AGRICULTURAL AND OTHER OPEN LAND
-  WATER



Source: SEWRPC.

Table 5

## SUMMARY OF EXISTING LAND USE IN THE TOWN OF ERIN: 1975

Categories	Acres			Percent of Subtotal (1975)	Percent of Total (1975)
	1963	1970	1975		
URBAN					
Residential					
Under Development .....	43	251	202	13.5	0.8
Developed .....	238	396	618	41.2	2.7
Total Residential .....	281	647	820	54.7	3.5
Commercial					
Major .....	—	—	—	—	—
Neighborhood .....	—	—	—	—	— <sup>a</sup>
Other .....	4	8	8	0.5	— <sup>a</sup>
Total Commercial .....	4	8	8	0.5	— <sup>a</sup>
Industrial					
Major .....	—	—	—	—	— <sup>a</sup>
Mining .....	8	7	7	0.5	— <sup>a</sup>
Other .....	—	3	3	0.2	— <sup>a</sup>
Total Industrial .....	8	10	10	0.7	— <sup>a</sup>
Transportation-Utilities					
Transportation .....	459	489	494	33.0	2.1 <sup>a</sup>
Off-Street Parking .....	7	7	7	0.5	— <sup>a</sup>
Total Transportation-Utilities .....	466	496	501	33.5	2.1
Governmental-Institutional					
Neighborhood .....	—	—	—	—	— <sup>a</sup>
Other .....	23	23	23	1.5	— <sup>a</sup>
Total Governmental-Institutional .....	23	23	23	1.5	— <sup>a</sup>
Recreation					
Major .....	—	—	—	—	— <sup>a</sup>
Neighborhood .....	—	13	13	0.8	— <sup>a</sup>
Private .....	—	—	—	—	—
Other .....	32	118	125	8.3	0.5
Total Recreation .....	32	131	138	9.1	0.5
Urban Land Use Subtotal .....	814	1,315	1,500	100.0	6.5
RURAL					
Open Land					
Wetland .....	3,847	3,844	3,843	17.8	16.7
Woodland .....	3,135	3,198	3,178	14.7	13.8
Unused Land .....	60	44	44	0.2	0.1
Total Open Land .....	7,042	7,086	7,065	32.7	30.6
Agricultural					
Crops .....	15,187	14,641	14,477	67.1	62.8
Related .....	22	23	23	0.1	— <sup>a</sup>
Total Agricultural .....	15,209	14,664	14,500	67.2	62.8
Rural Land Use Subtotal .....	22,251	21,750	21,565	100.0	93.5
Total Land Use	23,065	23,065	23,065	—	100.0

<sup>a</sup> Figure is less than one-tenth of 1 percent; therefore, column does not total.

Source: SEWRPC.

Table 6

## HISTORIC LAND SUBDIVISION IN THE TOWN OF ERIN, WASHINGTON COUNTY: 1927-1976

Subdivision Name	Section	Quarter Section	Date Recorded	Number of Lots	Average Lot Size square feet	Lots	
						Developed	Under Development
Druid Lake Highlands .....	6	NW	January 1927	23	16,000	22	1
Clearwater Beach .....	6	NE	November 1954	21	25,000	21	0
Erin Meadows .....	22 27	SE NE	March 1963	71	78,650	47	24
Erin Meadows Add. No. 1 .....	22	NE & SE	February 1967	44	41,500	25	19
Spring Ridge Estates .....	15 22	SE & SW NW	August 1973	36	50,000	3	33
Total	—	—	—	195	42,390 Average	118	77

NOTE: Two additional subdivisions considered significant for this study are located in Sections 17 and 7. Both are five-acre subdivisions and, therefore, are unrecorded in the historic platting information. Conveyance of these parcels is assumed to be by certified survey or metes and bounds.

Source: SEWRPC.

accounts for about 33 percent of the total urban area, but only 2 percent of the total area of the Town. Approximately 500 acres of land were utilized for transportation use within the Town in 1975. In terms of miles, the highway network within the Town totals 72 miles, 18 miles of which are of arterial designation and 54 miles of nonarterial designation — collector and local access streets.

About 23 acres of land within the Town are in identifiable governmental-institutional use. Uses in this category include the Erin School and churches located within the Town.

Identifiable recreational land uses in Erin increased more than four times from 32 acres in 1963 to 138 acres in 1975. More detailed information on recreational land use was included in the natural resources base discussion and Table 5 indicates the principal area of change within the Town.

#### Rural Land Use

The rural land use categories discussed in this section are natural or open land, including surface water, wetlands, woodlands, and unused lands; and agricultural land, including farms, orchards, and other croplands. Combined, these two rural land use categories account for 93.5 percent of the total area of the Town.

**Natural or Open Lands:** The natural or open lands category of rural land use includes all land areas presently containing trees or heavy brush and lands which are not presently devoted to urban use, cropped, or grazed. This category also includes all inland lakes and streams, rivers and canals over 50 feet in width, and other open lands which are intermittently covered with water or which are wet due to a high water table.

This category accounts for 30.6 percent of the total area of the Town and 32.7 percent of the rural area of the Town. In 1975 there was a total of 7,064 acres of land in the open lands category of which 54 percent were wetlands, 45 percent woodlands, and 1 percent unused lands.

Generally, the Town of Erin has a significant amount of woodlands and wetlands scattered over its 36-square-mile land area. The eastern two-thirds of the Town has the greatest concentration of woodlands and wetlands as indicated on Map 6.

**Agricultural Lands:** The agricultural land use category includes all croplands, pasture lands, orchards, nurseries, and fowl and fur farms. Farm dwellings were classified as a residential land use (urban) and assigned a site area of 20,000 square feet. All other farm buildings were included with the classification of agricultural lands. Agriculture, as a use of the land, is the singularly

largest land use in the Town with 62.8 percent of the total area of the Town devoted to this use. In 1975 the 14,500 acres of agricultural land use represented 67.2 percent of the rural area of the Town. The rate of conversion of agricultural lands in the Town to other uses has been relatively slow. Only about 3 percent of all agricultural lands in the Town have been converted to other uses since 1963.

## EXISTING LAND USE REGULATIONS

All land development and building activity in the Town of Erin are regulated by zoning and subdivision control ordinances. Land use within the Town is regulated by the Washington County zoning ordinance, an ordinance that under Wisconsin law is administered jointly by the County and the Town. Map 13 is a copy of the current zoning district map and indicates the location of the various zoning districts within the Town. Land use regulation is intended to curtail development in areas where there are limitations on either the natural resource base (as for example, soil and slope conditions with severe erosion potential or poor drainage) or the public utility base (for example, inadequate water supply or sewage disposal capabilities).

In 1964, Washington County adopted a zoning ordinance with 11 districts. Map 13 presents in graphic form the zoning districts as currently applied in the Town of Erin. The zoning ordinance defines the 11 districts as follows: an agricultural district; four residential districts; three commercial districts; two industrial districts; and a highway interchange district. One common trait for all except the industrial and highway districts is the provision for allowing residential uses in each of the districts. In the case of the Town of Erin, although only two of the 11 Washington County zoning ordinance districts are currently mapped — agriculture and commercial B-1 — the effect of the provision is to allow residential development anywhere

in the Town, limited only by the capacity of soils to permit the operation of onsite sewage disposal systems.

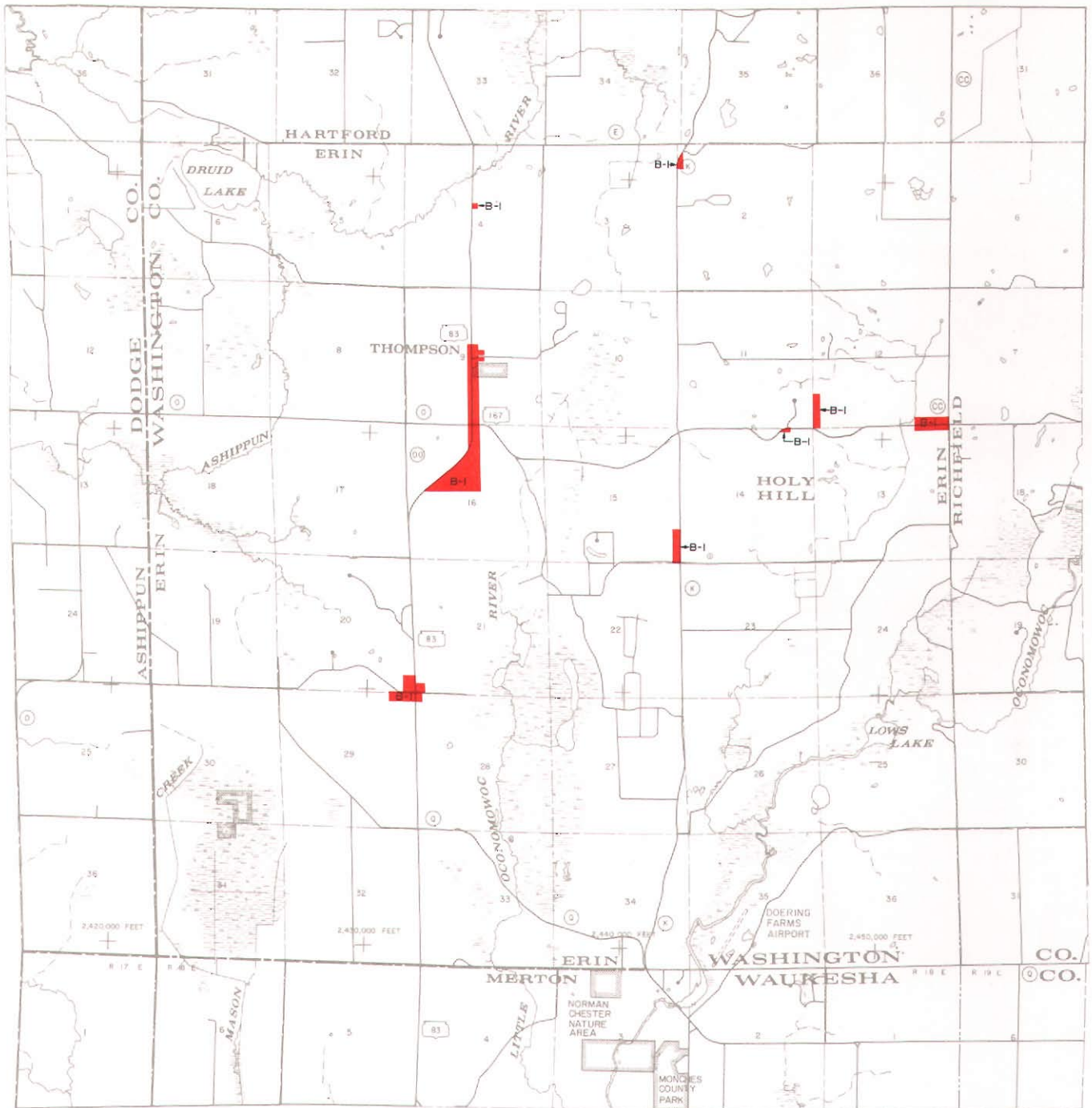
This kind of “over zoning” for residential use encourages the diffusion of urban development within the Town. Such diffusion makes it extremely difficult to preserve the rural character of the Town, and to protect valuable natural resources. It compounds the problems and increases the costs of providing various public services and utilities, increases the likelihood of developing incomplete neighborhoods, and creates areas difficult to develop if and when public services are made available. If the Town government wishes to prevent such urban diffusion, it will be necessary for the Town Board to petition the County to amend the County ordinance, as well as redistrict the Town. Through appropriate zoning amendments, the Town can discourage future urban diffusion and retain the rural character of the Town.

The division and improvement of land within the Town are regulated by the Washington County subdivision control ordinance. This ordinance requires the platting of divisions of land when five or more parcels, five acres in size or less, are created. This requirement is more restrictive than Chapter 236 of the Wisconsin Statutes which requires platting of land when five or more parcels one and one-half acres in size or less are created. The County also has a provision for recording minor land divisions. This requirement provides that any division of land other than a subdivision resulting in the creation of any lot less than 10 acres in area be surveyed and a certified survey map be prepared and recorded.

Generally, the ordinances adopted or ratified and administered by the County are effective tools in regulating land use. With modifications, they could achieve the land use development objectives of the Town as set forth in this report.

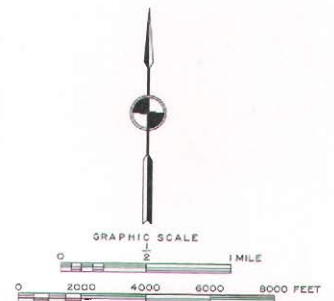


WASHINGTON COUNTY ZONING: DECEMBER 22, 1976



LEGEND

- B-1 COMMERCIAL
- AGRICULTURAL



(This page intentionally left blank)

## Chapter III

### LAND USE PLAN

#### INTRODUCTION

The Town of Erin is still essentially a rural community in Washington County. Agriculture and single-family residences are the predominant types of land use and constitute a major proportion of the public financial resource base of the Town. With the exception of the decade immediately following settlement, the Town has shown a slow rate of population growth through the first century of its development. In recent years, however, population growth in the Town has accelerated, the rate of such growth increasing from 14 percent between 1950 and 1960 to 45 percent between 1960 and 1970. If the Town is to preserve its natural and cultural heritage, as well as to avoid serious developmental, environmental and fiscal problems, it will have to plan carefully for this growth.

Recent development in the Town has been almost entirely residential in character, with commercial and industrial development remaining limited in area. Agricultural land, in recent years, has been converted at an increasing rate to residential use, and this problem requires the careful attention of the officials and citizens of the Town. The pressing need for a land use plan is demonstrated by the amount of land that has been committed in the Town to residential land use since 1970. Consideration by public officials and interested citizens of the best location and arrangement of this development would have been facilitated by a land use plan. A land use plan also would help to relieve problems caused by overzoning and diffused urban development and help to protect and preserve the natural resource base of the Town.

The Town is still largely undeveloped. Consequently, existing land use development places relatively few constraints on plan design, and permits the consideration of a large number of alternative future development patterns. While alternative land use patterns were reviewed, only the recommended plan has been included in this report. The recommended plan is based on the assumption that the forecast resident population level will be reached by the year 2000. To the extent that the actual rate of population growth is lesser or greater than the forecast rate, the amount of land needed to accommodate the future land uses would be somewhat smaller or larger by the end of the planning period.

Any land use plan adopted by the Town should not be considered as rigid and unchangeable. Such a plan is intended to be a guide in the public review of development proposals and a help to Town officials in making decisions concerning such proposals. As conditions change from those used as a basis in the plan preparation, the plan should be revised. Accordingly, the plan should be reviewed periodically to determine

whether the embodied growth objectives are still valid and the extent to which these objectives are being realized. The adopted plan should, however, represent a commitment by the Town Board to strive for the selected land use objectives.

#### OBJECTIVES

The recommended land use plan presented herein is intended to achieve the following objectives:

1. To encourage residential development only at densities and in locations compatible with the rural character of the Town, and thereby to avoid the need to provide urban facilities and services to such development.
2. To encourage residential development only on soils that are well suited to such development when served by onsite soil absorption sewage disposal systems and private wells in order to avoid the creation of water pollution and public health problems.
3. To preserve the lands best suited to agricultural use within the Town in order to preserve both the rural character and economic base of the Town.
4. To discourage development in the undeveloped floodland and shoreland areas of the Town in order to avoid the creation of serious developmental and environmental problems, including flood damage.
5. To discourage development in the primary environmental corridors of the Town in order to maintain the unique beauty of the Town and to avoid the creation of serious development and environmental problems.
6. To adjust development to the existing arterial street and highway system in order to preserve and protect the capacity and safety of that system.
7. To achieve a harmonious adjustment and logical relationship between existing and new land uses and to generally achieve the highest and best use of land throughout the Town.
8. To achieve good soil and water conservation practices, reduce runoff, erosion and stream, lake and groundwater pollution.
9. To provide the flexibility required to adjust development in the Town to changing needs and conditions.

## PLAN DESCRIPTION

This section of the report presents a description of the various elements that together comprise the recommended land use plan for the Town of Erin. The plan provides the Town with a design for the attainment of the land use development objectives enumerated above. The plan, as presented, comprises a major element of a comprehensive plan for the physical development of the Town. The recommended land use plan represents a refinement of the land use pattern recommended for the Town of Erin in the adopted regional land use plan, adjusted as required to meet local as well as area-wide land use development needs and objectives.

The regional land use plan, and as a consequence the local plan as well, while recognizing the effects and importance of the urban land market in shaping land use patterns within the Region, seeks to influence the operation of the market in three ways in order to achieve a more healthful and attractive, as well as efficient, settlement pattern. First, the plan recommends that development trends be altered by encouraging intensive urban development only in those areas of the Region which are covered by soils suitable for such development and which can be readily served by essential municipal facilities, including centralized public sanitary sewerage, water supply, and mass transit. Second, the plan recommends that existing development trends be altered by discouraging intensive and incompatible urban development in the primary environmental corridors of the Region. Third, the plan recommends that existing development trends be altered by retaining in essentially rural use the most productive farmlands and units within the Region. These three constraints have been modified to meet the particular needs of the Town of Erin and are reflected in the recommended land use plan.

The recommended land use plan is presented in graphic summary form on Map 14. The map indicates both those areas within the Town in which residential development now exists and in which such development can be permitted in accordance with the stated land use development objectives. Some of these areas, such as the Erin Meadows Subdivision, are substantially developed at this time; some represent an expansion of existing enclaves of development, such as the unincorporated area of Thompson; while others represent potential new subdivision areas that will provide space to meet anticipated residential land use needs. Table 7 presents a summary of existing and proposed land use needs for each of the plan categories.

The residential areas shown in yellow tones on the plan map total approximately 500 acres as indicated in Table 7, for suburban and low-density urban development. This amount of land includes the existing residential development at the concentrated locations plus a sufficient amount of land area to provide space for future development at the higher density levels indicated in the legend on the plan map. The increase in acreage

necessary to support the forecast population level is based on an assumption that 10 percent of the new development will occur at a low-density rate of 1.0 dwelling unit per acre (one-acre lots); 10 percent of the new development will occur at a suburban-density rate of 0.3 dwelling unit per acre (three-acre lots); and the remaining 80 percent of the new development will occur at a rural-density rate of 0.2 dwelling unit per acre (five-acre lots).

As indicated on the plan map, there are two areas in the Town that can generally support residential development at the recommended lower density levels of 0.2 dwelling unit per net acre. The white areas on the plan map, which total approximately 7,960 acres, and the light green areas on the plan map within the boundaries of the primary environmental corridors, which total approximately 3,570 acres, both can support new development on lots of five acres or larger with proper regard for soil conditions and careful design. While the total acreage of these two areas far exceeds the foreseeable needs, there are physical limitations, such as steep topography, which will reduce the potential area available for development. A total of 4,335 acres will be devoted to residential use by the year 2000 if the plan objectives are followed and the population of the Town increases to the forecast level of 4,800.

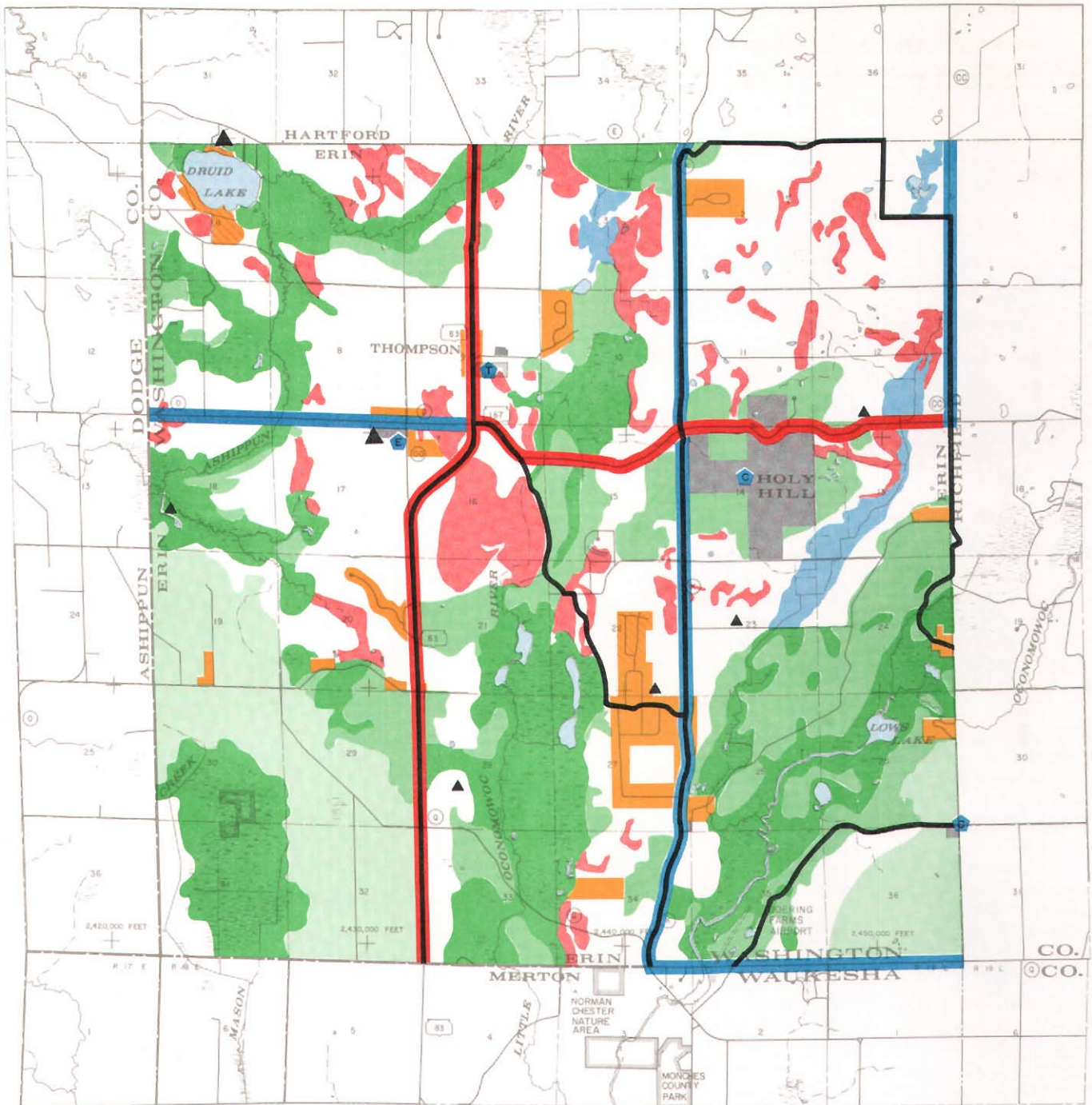
Since it is unlikely that sanitary sewer service will be provided in the Town of Erin during the planning period, soil limitations for the operation of septic tank systems become an important consideration in the location of new residential land uses in the Town. The soils maps provided to the Town as a part of this planning program should be reviewed prior to the approval of additional land subdivisions and building permits. This is particularly true in the previously mentioned agricultural and environmental corridor areas where slope limitations of 12 percent or greater, as indicated on Map 5, must be taken into consideration in order to assure the proper operation of septic tank systems. Another soil limitation is related to high water tables which make land unsuitable for the use of conventional septic tank systems. Areas covered by soils having high water tables are indicated on the plan map in the light red shaded areas, and total approximately 1,425 acres.

During the planning period, the lands in the agricultural areas on the map should be encouraged to remain in agricultural use with limited conversion to low-density rural estate development. An estimated additional 838 dwelling units will be needed in the Town to accommodate the forecast population increase by 2000. If development to support this number of dwelling units is located in the areas and at the densities indicated on the plan map, the Town of Erin can achieve the objective of agricultural land preservation.

One proposed governmental or institutional use has been included on the plan map. The Town has purchased 15 acres of land in the southeast area of the unincorporated area of Thompson for the proposed construction



LAND USE PLAN: 2000



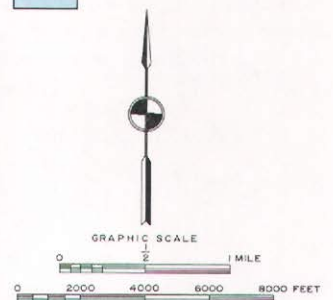
LEGEND

- TYPE I ARTERIAL  
STATE TRUNK HIGHWAY
- TYPE II ARTERIAL  
COUNTY TRUNK HIGHWAY
- SCENIC AND RUSTIC ROADS
- SUBURBAN RESIDENTIAL  
(0.2-0.6 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)
- LOW DENSITY RESIDENTIAL  
(0.7-2.2 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)

- PUBLIC RECREATION FACILITY
- PRIVATE RECREATION  
FACILITY
- GOVERNMENT AND  
INSTITUTIONAL  
E-ELEMENTARY SCHOOL  
C-CULTURAL-HISTORIC  
STRUCTURE  
T-TOWN HALL (PROPOSED)  
TO INCLUDE MAINTENANCE  
FACILITIES AND FIRE  
STATION
- SOILS HAVING SEVERE  
LIMITATIONS FOR  
DEVELOPMENT

- PRIMARY ENVIRONMENTAL  
CORRIDOR (NO DEVELOPMENT)
- PRIMARY ENVIRONMENTAL  
CORRIDOR (MINIMUM FIVE ACRE  
RESIDENTIAL DEVELOPMENT)
- PRIME AGRICULTURAL LAND
- AGRICULTURAL AND  
OTHER OPEN LAND
- WETLAND CONSERVATION  
AREA

WATER



Source: SEWRPC.

Table 7

## SUMMARY OF EXISTING AND RECOMMENDED LAND USE FOR THE TOWN OF ERIN

Land Use Category	Existing Land Use 1975-Acres <sup>a</sup>	Percent of Town	Plan Increment 1975-2000 Acres	Planned Land Use 2000-Acres	Percent of Town
Urban					
Residential	618	2.6	3,717	4,335	18.8
Rural	483	2.1	3,352	3,835	16.6
Suburban	85	0.3	280	365	1.6
Low Density Urban	50	0.2	85	135	0.6
Commercial	8	— <sup>b</sup>	—	8	— <sup>b</sup>
Industrial	10	— <sup>b</sup>	—	10	— <sup>b</sup>
Transportation-Utilities	501	2.1	325	826	3.6
Government-Institutional	23	— <sup>b</sup>	—	23	— <sup>b</sup>
Recreation	138	0.5	—	138	0.5
Urban Subtotal	1,298	5.6	4,042	5,340	23.2
Rural					
Woodlands and Wetlands	7,267	31.5 <sup>c</sup>	-2,022	5,245	22.7
Agricultural	14,500	62.8	-2,020	12,480	54.1
Rural Subtotal	21,767	94.3	-4,042	17,725	76.8
Total	23,065	100.0	—	23,065	100.0

<sup>a</sup> Figures represent land use and not ownership.

<sup>b</sup> Figure is less than one-tenth of 1 percent; therefore, column does not total.

<sup>c</sup> Figure includes small percentage of open land, less than one-tenth of 1 percent; therefore, column does not total.

Source: SEWRPC.

of a Town hall. The building will also have space for the maintenance of Town equipment and a fire station. No date has been established for the construction of this facility. Such possible additions as schools or churches could be incorporated into the proposed urban areas of the Town and not be in conflict with the plan objectives, however, during the planning period additional school facilities should not be required if the population forecast is achieved. The plan map does indicate three existing institutional uses — Holy Hill, St. Paul's United Church of Christ, and Erin School — two of which have been noted earlier for their historic value.

No additional recreation areas have been included on the plan map. Because of the proposed recommended low density of the residential uses, and the attendant open space available to each family, there should be relatively little pressure from residents of the Town for the provision of public parks. The key word is "public"

parks, since in 1975 the Town contained a total of 479 acres of recreation land, most of which, although open to the public, was in private ownership. Of this total, only 46 acres were in public ownership. The plan map indicates the location of the existing recreation facilities in the Town. If, during the planning period, any public agency were to consider the acquisition of lands for recreation purposes to serve a population service area larger than the Town of Erin, primary consideration should be given to those potential park sites indicated on Map 11.

There are several nonurban land use areas indicated on the plan map such as primary environmental corridor lands, prime agricultural lands, other agricultural lands, and minor wetland conservancy lands. No further intrusion of urban land uses should be permitted in the prime agricultural lands, the minor wetland conservancy lands, or in the dark green portion of the

primary environmental corridors. The limited use of the agricultural areas in white and the primary environmental corridors in light green for low-density rural estate residential development has been discussed previously in this chapter.

The final land use included on the plan map is the arterial highway network required to serve probable future traffic demands in the Town to the year 1990. This element also has been included on Map 2, and the recreational routes in detail on Map 11. The arterial network in the plan is the same as that set forth in the adopted jurisdictional highway system plan for Washington County.

An efficient arterial street and highway network provides the necessary means of access from both rural and urban areas to supporting shopping service, institutional, employment, recreation, and cultural centers. It is essential, therefore, that land use development be designed with the objective of preserving the maximum efficiency of the arterial street and highway system and utilizing as much of the existing system as possible. In this respect, it is recommended that the Town of Erin rely for circulation planning on the information presented in the adopted Washington County jurisdictional highway system plan. While some new land access roads may be required in the implementation of the land use plan, no additions to the arterial network are recommended.

The road network in Erin provides efficient access to the transportation system serving the entire Region. Access to IH 94 can be gained by a drive of about 10 miles from the southern boundary of the Town. State trunk highways — including portions of STH 167 and STH 83 — comprise 10 miles of the existing arterial network in the Town. STH 83 provides a primary north-south route through the township, as does CTH K. STH 167 provides a primary east-west route through the township. Most of the nonarterials of the Erin road network are Town roads. Among the minor roads are some offering winding drives through the scenic landscape of the Town. Many of these roads have been included in larger networks of scenic drives, and the portions of such scenic drive routes in the Town of Erin have been noted on Maps 11 and 14. Connections with transit lines in the overall regional transit system serving the Region can be made only by driving to nearby communities.

Commercial areas designed to accommodate the needs of a larger population concentration were not included in the plan for two reasons. First, the population of the Town of Erin is not forecast to reach a level necessary to support a full range of commercial services and, secondly, several community and regional shopping areas either exist or are planned within a distance of five to 15 miles from the Town. Communitywide services are presently provided to Town residents, as indicated previously, in Hartford, Oconomowoc, West Bend, and in the Milwaukee metropolitan area generally.

Industrial land use also has been omitted from the plan map for the Town of Erin. There has been no demand for

industrial land in the Town and it is unlikely that any should occur. The plan recommends that the Town of Erin is best suited for the types of uses that now exist — low-density residential use with the preservation of agricultural and environmental corridor lands to retain the natural beauty and rural character of the landscape. At this time employment opportunities for Town residents exist in adjacent urban areas without the necessity of providing additional opportunities within the Town.

If, during the planning period, proposals for commercial, governmental/institutional, or industrial use are made before the Plan Commission, there are several factors that should be considered in reviewing the request. These factors include topography and related soils characteristics, utilities, transportation, and labor force. Since it is unlikely that sanitary sewer or water services will be provided in the Town during the planning period, the potential impact upon local natural resources must be an area of major concern in considering such development proposals.

In summary, the principal function of the land use plan is to provide a “point of departure” which local officials can use in making decisions concerning the growth and development of the Town of Erin. The plan identifies the significant characteristics of the Town and recommends the preservation of the existing rural character of the Town. At the same time the plan allows for a certain amount of residential growth that is compatible with and reinforces the objective of retaining the basic rural character of the Town.

## PLAN IMPLEMENTATION

Attaining the recommended land use plan over time will require some changes in the development policies of the Town. Since maintaining the natural beauty of the Town depends considerably upon preserving and protecting the existing natural resource base, the density of any new development should be carefully regulated to ensure that it does not exceed the level requiring urban facilities and services. Development requiring the draining and filling of wetlands and the clearing and grading of hilly wooded sections should be avoided. This dual policy is central to a sound development strategy for the Town. In fact, the effectiveness of many of this report's more specific recommendations will be lost if either facet of this policy is ignored or too greatly compromised. Development policies and practices which respect the limitations of the natural environment in the long term will not only preserve the overall quality of the environment in the Town but avoid the need to provide costly urban facilities and services.

The recommended land use plan is intended to serve as a guide to the making of development decisions by responsible public officials. The plan, thus, is only the beginning of a series of implementation actions required to achieve the land use development objectives of the Town. Adjustments to the plan can be made as required by changing conditions. One of the major tasks of plan implementation, therefore, becomes a periodic reevalua-

tion and examination to bring the plan up to date to reflect changing conditions and objectives.

In addition to the formal adoption of the recommended plan after public hearing, immediate plan implementation actions that are recommended for consideration include the examination and adjustment of zoning regulations. In the Town of Erin, as in most incorporated and unincorporated communities in the Region, the singularly most important device available for land use plan implementation is the zoning ordinance. The Washington County Zoning Ordinance currently is in effect in nine of the 13 towns within the County, including the Town of Erin. A review of this ordinance indicates that, in order for it to be an effective tool for implementing the recommended land use plan for the Town of Erin, some major modifications are required.

#### Zoning Ordinance Districts

To implement the recommendations set forth in the land use plan, the Commission staff has prepared zoning recommendations that will serve to accomplish this purpose. These recommendations are set forth in Appendix A and their application is illustrated on Map 15. It should be noted that there are two courses of administrative action which the Town of Erin may take in applying the recommended zoning regulations. Each method should be evaluated before a final course of action is selected.

The first alternative would be to petition the Washington County Board of Supervisors to incorporate the zoning recommendations contained herein into the Washington County zoning ordinance. The Town of Erin already is under the jurisdiction of this ordinance. It would be necessary for the Washington County Park and Planning Commission to conduct a public hearing on the proposed amendments and zoning changes. After adoption of the amendments, the towns under the jurisdiction of the County zoning ordinance would have forty (40) days in which to accept or reject the zoning text amendments. Those towns currently under the jurisdiction of the County zoning ordinance are Addison, Barton, Erin, Farmington, Hartford, Kewaskum, Trenton, Wayne, and West Bend. If a majority of these Towns did not reject the amendments within the forty (40) day period, the amended ordinance would become effective. The most obvious advantage of this procedure is the fact that the Town of Erin is already under the jurisdiction of the County zoning ordinance. Another advantage is the fact that the County maintains a trained, professional staff to administer the ordinance. The major disadvantage to this alternative is that the other towns under the County zoning ordinance could defeat the zoning recommendations needed to implement the Town of Erin land use plan.

The second alternative would be for the Town of Erin to draft and adopt its own zoning ordinance. This course of action has been followed in Washington County by the Towns of Germantown, Jackson, Polk, and Richfield. To accomplish the adoption of a town zoning ordinance in a county that has adopted a zoning ordinance, the town

must first adopt village powers. The Town of Erin adopted village powers on April 3, 1962. The Town must then conduct a referendum at an annual town meeting to determine that its citizens want the Town Board to exercise its power to enact a Town zoning ordinance. Finally, the County Board must review and approve the Town zoning ordinance before it may become effective. Approval of a Town zoning ordinance would release the Town from the jurisdiction of the County zoning ordinance. Any subsequent amendments to the Town zoning ordinance, however, would require County Board review and approval. The advantage to this alternative would be in the fact that the Town would not have to rely on other towns in the County to help implement the Town land use plan or any adjustments thereto. The disadvantages lie in the complex and lengthy procedure of enacting a Town zoning ordinance and the need to duplicate, in part, the County staff to administer the ordinance.

It should be understood that, under either of the alternative procedures outlined, zoning in the Town of Erin must be administered as a Town-County partnership. Under County zoning, the Town of Erin has the right to veto any zoning decision made by the County Board which affects the Town. Under Town zoning, the Town is obliged to seek County approval of its zoning actions. Such a close relationship dictates that the Town and the County form a strong working bond that will best serve the needs of the residents of the Town of Erin.

The following is a brief summary of each of the districts proposed to implement the land use plan. The complete text of the proposed zoning districts is contained in Appendix A.

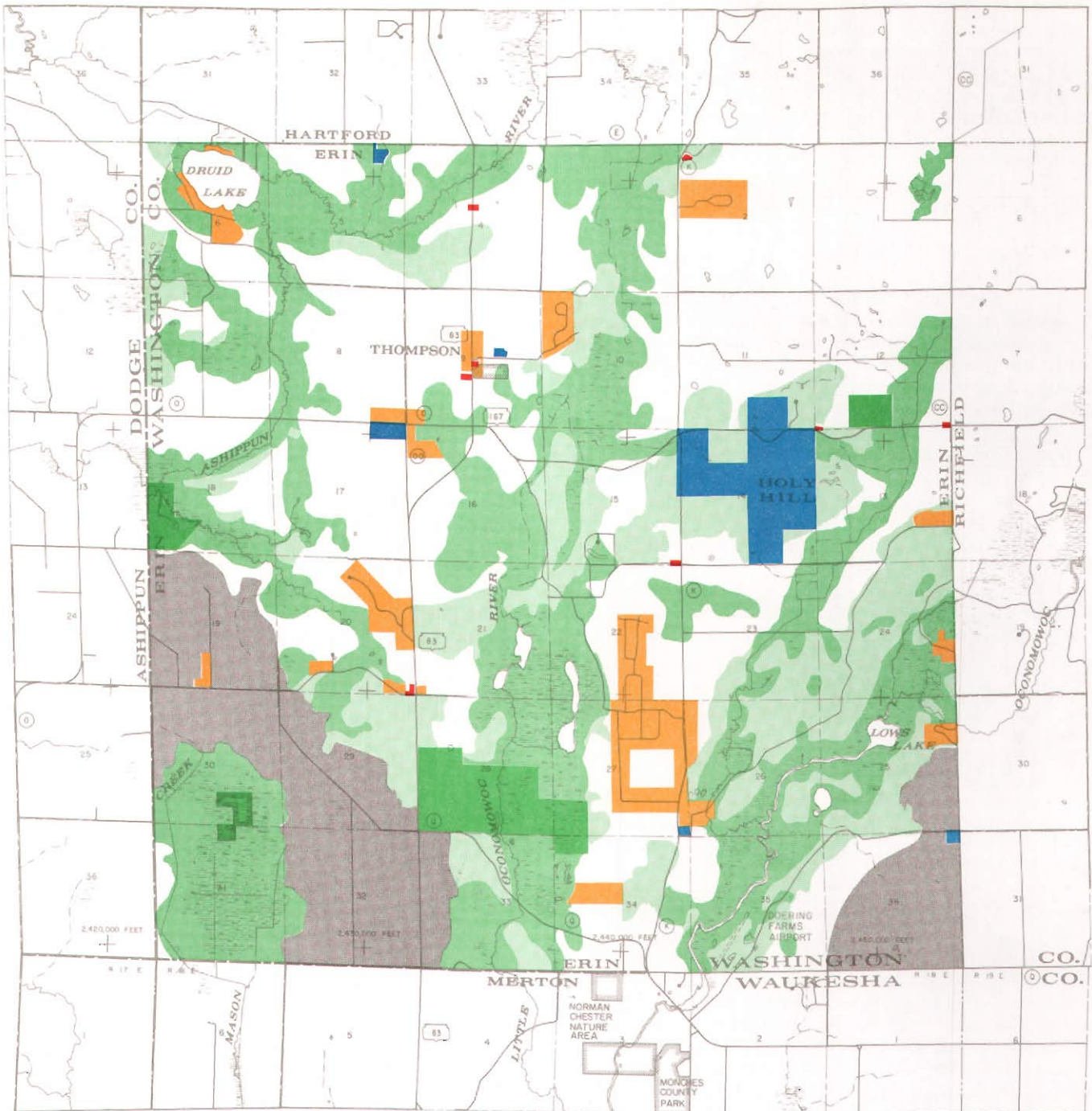
Residential A-1 District: The regulations for this district are the same as presently permitted in the A-1 District in the Washington County zoning ordinance. This district provides for a minimum lot size of one acre. An example of the proper application of this district would be in designating a platted subdivision such as Erin Meadows.

Rural Estate Residential District: These areas are to remain primarily agricultural while at the same time allowing for rural estate residential development that maintains the rural character of the countryside. The district provides for a minimum lot size of five acres. It has been determined that parcels of land five acres or more in size are rural in character and do not generally require the urban services which may be desired by smaller lots. This district would contain a mixture of farm sites and large estate-type residences.

Commercial A District: The regulations for this district are the same as presently permitted in the Commercial A District in the Washington County zoning ordinance; however, it is proposed that residential uses not be permitted. This district is used to properly zone existing commercial land uses in the Town, such as the Erin Motel or the taverns in the Thompson community.



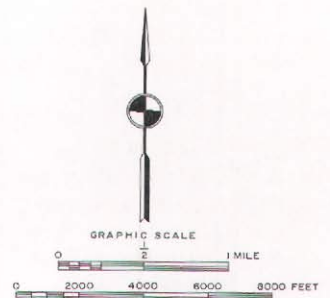
RECOMMENDED ZONING MAP



LEGEND

- RESIDENTIAL A-1 DISTRICT  
MINIMUM LOT SIZE ONE ACRE
- RURAL ESTATE DISTRICT  
MINIMUM LOT SIZE FIVE ACRES
- COMMERCIAL A DISTRICT
- PARK AND RECREATION DISTRICT

- GOVERNMENT AND  
INSTITUTIONAL DISTRICT
- LOWLAND CONSERVANCY DISTRICT
- UPLAND CONSERVANCY DISTRICT  
MINIMUM LOT SIZE FIVE ACRES
- EXCLUSIVE AGRICULTURAL DISTRICT  
MINIMUM PARCEL SIZE 35 ACRES



Government-Institutional District: This district is used to properly zone existing governmental-institutional land uses in the Town, and to protect them from possible encroachment by other less desirable or incompatible land uses. Residences are permitted when used in association with the permitted use. Examples of such use would be the Carmelite Monastery at Holy Hill or the Erin elementary school.

Park and Recreation District: This district is used to properly zone existing recreation land uses in the Town, and to protect them from possible encroachment by other less desirable or incompatible land uses. The zoning category would prohibit the automatic use of the site for other land uses in the event of removal or cessation of operation of the principal recreation uses. Residences are permitted in limited cases in conjunction with the permitted use. An example of the proper application of this district is the Toland Springs Campgrounds.

Upland Conservancy District: This district is used to conserve and enhance the significant woodlands, related scenic areas, and marginal farmlands while at the same time allowing for rural estate residential development that maintains the rural character of the Town. The district provides for a minimum lot size of five acres and would be applied to the wooded upland areas of the primary environmental corridors shown on the land use plan.

Lowland Conservancy District: This district is used to preserve, protect and enhance the lakes, streams, and wetland areas of the Town. No new urban development would be permitted in this district. The floodland areas of the Town would be placed in this district.

Exclusive Agricultural District: This district is used to provide for the continuation, preservation, and enhancement of lands historically used for agricultural purposes and indicated as the prime agricultural lands. The district provides for a minimum parcel size of 35 acres in order to preserve workable farm units, and would prohibit further intrusion of urban land uses. This district is applied to those areas on the plan shown as prime agricultural land.

In addition to the above immediate implementation steps, there should be a strengthening of planning and development review procedures in the Town to assure that all development proposals are measured against the plan recommendations. It is suggested that in these matters the Town either continue to seek and utilize the assistance available from the Washington County Park and Plan Commission and its staff, as well as the assistance available from the Southeastern Wisconsin Regional Planning Commission, or employ a private planning consultant for this purpose.

## **APPENDICES**

(This page intentionally left blank)

**Appendix A**  
**RECOMMEND ZONING DISTRICTS OF THE TOWN OF ERIN**

22. — **Exclusive Agricultural District.** The following regulations shall apply in the exclusive agricultural district:

- (1) **Permitted Uses.** The agricultural district is intended to provide for the continuation, preservation, and enhancement of lands historically used for agricultural purposes. No building or premises shall be used and no building shall hereafter be erected, moved, or structurally altered unless otherwise provided in this ordinance, except for one or more of the following permitted uses:
  - (a) General farming, including agriculture, dairying, floriculture, forestry, grazing, hay, livestock raising, paddocks, stables, truck farming and vitaculture, nurseries and sod farms, provided, however, that farm buildings housing animals, barnyards and feedlots shall not be located within a floodland and shall not be located within 100 feet of any navigable water or from an existing residence on an adjacent lot.
  - (b) Existing dwellings not accessory to any farm operation or dwellings remaining after the consolidation of farms.
  - (c) Farm dwellings for farm owners and laborers who derive the principal portion of their income from permitted uses in the district.
  - (d) Seasonal roadside stands limited to products grown and produced on the farm operating the stand.
  - (e) Raising of furbearing animals with the issuance of a special use permit by the County Park and Planning Commission.
  - (f) Agricultural warehouses and milk processing plants with the issuance of a special use permit by the County Park and Planning Commission.
- (2) **Lot Dimensions.**
  - (a) Minimum area: 35 acres.
  - (b) Minimum average width: 300 feet.
  - (c) Minimum farm dwelling lot standards: Notwithstanding any area requirements to the contrary, farm dwellings and any other dwellings permitted within the district may be separate from the farm lot, provided that the parcel created shall be not less than 40,000 square feet in area and 125 feet in width.
- (3) **Bulk Restrictions.**
  - (a) Minimum first floor area of farm dwellings shall be 1,200 square feet for one-story dwellings and 900 square feet for two-story dwellings.
  - (b) Maximum farm building height: twice the distance from the nearest lot line.
  - (c) Maximum farm dwelling height: 35 feet.
- (4) **Yard Requirements.**
  - (a) Minimum front yard depth: 25 feet from the right-of-way line of the abutting vehicular access way, or as otherwise provided in Sections 22.11 and 22.41.
  - (b) Minimum side yard width: 25 feet from each side lot line unless otherwise provided in this ordinance.
- (5) **Permitted Signs.** Directory signs indicating the name, location, and distance to a business establishment, public use, quasi-public use, or private residence. Each such sign shall not be more than 6 square feet in area; no more than two such signs shall be located on any road, street, or highway; and each such sign shall be located within 5 miles of the business or private residence indicated thereon. No such sign shall be used for the advertisement of a product.



Farm sales signs indicating the farm product for sale. Each such sign shall not be more than 6 square feet in area; no more than two such signs shall be located on any road, street, or highway; and each such sign shall be located within the boundaries of the premises on which the product is to be sold.

Signs which flash or signs which are illuminated by exposed lighting are not permitted.

22. Rural Estate Residential District. The following regulations shall apply in the rural estate residential district:

(1) Permitted Uses. The rural estate residential district is intended to provide for residential development of land while maintaining the rural character of the countryside. No building or premises shall be used and no building shall be hereafter erected, moved, or structurally altered unless otherwise provided in this ordinance, except for one or more of the following uses:

- (a) Single-family dwellings.
- (b) Public parks and playgrounds.
- (c) Farming and truck farming, except farms operated for the disposal of garbage, rubbish, or offal, provided that no farm building housing animals, barnyards and feedlots shall be located within a floodland or within 100 feet of any navigable water or any lot line.
- (d) Keeping of domestic stock for agri-business, show, breeding, or other purposes incidental to the principal use of the premises and subject to the following limitations:
  - (i) The keeping or raising of hogs or furbearing animals is prohibited.
  - (ii) Not more than one head of livestock or 20 head of poultry shall be permitted for each one and one-half acres of land area.
  - (iii) In addition to the limitations of Section (d) above, no pasture shall be located within 100 feet of an existing residence on an adjacent parcel of property.
- (e) Private stables, providing that not more than one horse for every two and one-half acres shall be permitted. Said use shall be permitted only upon the issuance of a special use permit by the County Park and Planning Commission.
- (f) Keeping and raising of hogs and furbearing animals, provided that no such use shall be permitted on less than ten acres of land. Said use shall be permitted only upon issuance of a special use permit by the County Park and Planning Commission.
- (g) Home occupations and professional home offices.
- (h) Seasonal roadside stands limited to produce grown and produced on the property.

(2) Lot Dimensions.

- (a) Minimum lot area: 5 acres.
- (b) Minimum lot width: 300 feet.

(3) Bulk Restrictions.

- (a) Minimum first floor area of principal single-family residential structures shall be 1,400 square feet for a one-story dwelling and 1,100 square feet for a two-story dwelling.
- (b) Maximum building coverage of lot: 5 percent.
- (c) Maximum building height: 35 feet or two and one-half stories.

(4) Yard Requirements.

- (a) Minimum front yard depth: 25 feet from the right-of-way line of the abutting vehicular access way or as otherwise provided in Sections 22.41 through 22.48.

- (b) Minimum side yard width: 25 feet from each side lot line unless otherwise provided in this ordinance.
- (c) Minimum rear yard requirement: 25 feet.
- (5) Permitted Signs. Directory signs as permitted in the exclusive agricultural district.
- (6) Off-Street Parking.
  - (a) Minimum motor vehicle parking space for each dwelling unit: 2.

#### 22.22 RESIDENTIAL A-1 DISTRICT

The same as the existing Washington County zoning ordinance.

#### 22.26 COMMERCIAL A DISTRICT

The same as the existing Washington County zoning ordinance, except that Section 22.26(1)(a) permitting all A-2 residential uses should be repealed.

22. \_\_\_ Lowland Conservancy District. The following regulations shall apply in the lowland conservancy district:

- (1) Permitted Uses. The lowland conservancy district is intended to preserve, protect, and enhance the lakes, streams, and wetland areas. The proper regulation of these areas will serve to maintain and improve the water quality, both ground and surface; prevent flood damage; protect wildlife habitat; prohibit the location of structures on soils which are generally not suited for such use; protect natural watersheds; and protect the waterbased recreational resources of the County. No building shall hereafter be erected, moved, or structurally altered and no lands shall be used for purposes other than the following permitted uses:
  - (a) Fishing.
  - (b) Hunting.
  - (c) Preservation of scenic, historic and scientific areas.
  - (d) Public fish hatcheries.
  - (e) Sustained yield forestry.
  - (f) Streambank and lakeshore protection.
  - (g) Water retention and wildlife preserves.
  - (h) Harvesting of wild crops, such as marsh hay, ferns, moss, berries, tree fruits, and tree seeds.
  - (i) Park and recreation areas, not including the location or erection of buildings or structures.
  - (j) Boat landing and launching sites.
- (2) Lot and Yard Requirements.
  - (a) None — no buildings or structures permitted.

22. \_\_\_ Upland Conservancy District. The following regulations shall apply in the upland conservancy district:

- (1) Permitted Uses. The upland conservancy district is intended to conserve, enhance, and restore all significant woodlands, related scenic areas, marginal farmlands, and abandoned mineral extraction lands. Regulation of these lands will serve to control erosion and sedimentation and will promote and maintain natural beauty. Within the upland conservancy district, no building shall be used and no building shall hereafter be erected, moved, or structurally altered unless otherwise provided in this ordinance, except for one or more of the following permitted uses:

- (a) Hunting and fishing, provided, however, that hunting shall not be permitted within 500 feet of any residence.
  - (b) Preservation of scenic, historic, and scientific areas.
  - (c) Forest and game management.
  - (d) Park and recreation areas.
  - (e) Farming and truck farming [see Section 22. (1)(d)].
  - (f) Keeping of domestic stock [see Section 22. (2)(3)].
  - (g) Single-family dwellings.
  - (h) Home occupations and professional home offices.
- (2) Lot Dimensions.
- (a) Minimum area: 5 acres.
  - (b) Minimum average width: 300 feet.
- (3) Bulk Restrictions.
- (a) Minimum first floor area of principal single-family residential structure shall be 1,400 square feet for a one-story structure and 1,100 square feet for a two-story structure.
  - (b) Maximum building coverage of lot: 5 percent.
  - (c) Maximum building height: 35 feet or two and one-half stories.
- (4) Yard Requirements.
- (a) Minimum front yard depth: 25 feet from the right-of-way line of the abutting vehicular access way or as otherwise provided in Sections 22.41 through 22.48.
  - (b) Minimum side yard: 25 feet from each side lot line unless otherwise provided in this ordinance.
  - (c) Minimum rear yard depth: 25 feet.
- (5) Permitted Signs. Directory signs as permitted in the exclusive agricultural district.

22. \_\_ Park and Recreation District. The following regulations shall apply in the park and recreation district:

- (1) Permitted Uses. The park and recreation district is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses. Within the park and recreation district, no building shall be used and no building shall hereafter be erected, moved, or structurally altered unless otherwise provided in this ordinance, except for one or more of the following permitted uses:
  - (a) Arboretums, botanical gardens, and conservatories.
  - (b) Beaches, boathouses, and swimming pools.
  - (c) Parks, picnic areas, playgrounds, and sport fields.
  - (d) Marinas.
  - (e) Hiking and recreational vehicle trails upon issuance of a special use permit by the County Park and Planning Commission.
  - (f) Hunting and fishing clubs upon issuance of a special use permit by the County Park and Planning Commission.

- (g) Public and private campgrounds, golf courses, country clubs, or ski hills upon issuance of a special use permit by the County Park and Planning Commission.
- (2) Lot Dimensions. Sufficient area to accommodate principal uses and structures, required yards and open space, adequate parking and loading, and adequate area for onsite soil absorption sanitary sewerage treatment facilities.
- (3) Bulk Restrictions.
  - (a) Maximum building coverage of lot: 10 percent.
  - (b) Maximum building height: 35 feet or two and one-half stories.
- (4) Yard Requirements.
  - (a) Minimum front yard depth: 25 feet from the right-of-way line of the abutting vehicular access way or as otherwise provided in Sections 22.41 through 22.48.
  - (b) Minimum side yard width: 25 feet from each side lot line unless otherwise provided in this ordinance.
  - (c) Minimum rear yard requirement: 25 feet.
- (5) Permitted Signs. Directory signs as permitted in the Exclusive Agricultural District. Advertising and identification signs provided that such signs may only identify a product or service available on the premises. No single advertising or identification sign shall exceed 75 square feet in area and the total of all signs on the premises shall not exceed 200 square feet.

Signs which flash or signs which are illuminated by exposed lighting are not permitted.

22. Government-Institutional District. The following regulations shall apply in the government-institutional district:

- (1) Permitted Uses. The government-institutional district is intended to eliminate the ambiguity of maintaining an unrelated use district for areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent. Within the government institutional district, no building shall be used and no building shall hereafter be erected, moved, or structurally altered unless otherwise provided in this ordinance, except for one or more of the following permitted uses:
  - (a) Public or private schools, colleges, and universities.
  - (b) Churches, synagogues, and temples.
  - (c) Rectories, parsonages, monasteries, and convents.
  - (d) Town halls and town garages.
  - (e) General farming provided the farm is a minimum of five (5) acres in size and provided that no building housing animals, barnyards, and feedlots shall be located within a floodland or within 100 feet of any navigable water or any lot line.
  - (f) Government and cultural uses, such as fire and police stations, community centers, libraries, public emergency centers, parks and playgrounds, and museums.
  - (g) Airports, airstrips, and landing fields provided that the site is not less than twenty (20) acres, and provided that a special use permit has been issued by the County Park and Planning Commission.
  - (h) Funeral homes and cemeteries upon issuance of a special use permit by the County Park and Planning Commission.
  - (i) Sanitary landfills, incinerators, and sewage treatment plants upon issuance of a special use permit by the County Park and Planning Commission.
- (2) Lot Dimensions.

- (a) Minimum area: 40,000 square feet.
- (b) Minimum average width: 125 feet.
- (3) Bulk Restrictions.
  - (a) Minimum first floor area of a principal structure shall be 1,400 square feet for a one-story structure and 1,100 square feet for a two-story structure.
  - (b) Maximum building coverage of lot: 15 percent.
  - (c) Maximum building height: 35 feet or two and one-half stories.
- (4) Yard Requirements.
  - (a) Minimum front yard depth: 25 feet from the right-of-way line of the abutting vehicular access way or as otherwise provided in Sections 22.41 through 22.48.
  - (b) Minimum side yard width: 10 feet one side and 25 feet total both sides unless otherwise provided in this ordinance.
  - (c) Minimum rear yard depth: 25 feet.
- (5) Permitted Signs. Directory signs as permitted in the Exclusive Agricultural District. Advertising and identification signs provided that such signs may only identify a product or service available on the premises. No single advertising or identification sign shall exceed 50 square feet in area and the total of all signs on the premises shall not exceed 100 square feet.

Signs which flash or signs which are illuminated by exposed lighting are not permitted.



## APPENDIX B

### A SUGGESTED TOWN PLAN COMMISSION RESOLUTION FOR ADOPTING THE TOWN OF ERIN LAND USE PLAN

WHEREAS, the Town of Erin pursuant to the provisions of Sections 60.18(12), and 62.23(1) of the Wisconsin Statutes, has created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town 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 Town of Erin; and

WHEREAS, the Town of Erin requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan for the Town, which plans include:

1. Collection, compilation, processing, and analyses of various types of demographic, economic, natural resource, land use, and transportation and other materials pertaining to the Town.
2. A forecast of growth and change.
3. A land use and arterial street system plan map.
4. Suggested revisions to ordinances for the implementation of the selected plan; and

WHEREAS, the aforementioned inventories, analyses, objectives, forecasts, land use plans, and implementing ordinance revisions are set forth in a published report entitled SEWRPC Community Assistance Planning Report No. 18, Land Use Plan for the Town of Erin, Washington County, Wisconsin; and

WHEREAS, the Town Plan Commission considers the plan to be a valuable guide to the future development of the Town.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Town of Erin Plan Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, hereby adopts SEWRPC Community Assistance Planning Report No. 18 as a guide for the future development of the Town of Erin.

BE IT FURTHER RESOLVED that the Secretary of the Town of Erin Plan Commission transmit a certified copy of this resolution to the Town Board of the Town of Erin.

\_\_\_\_\_, Chairman  
Town of Erin Plan Commission

ATTESTATION:

\_\_\_\_\_, Secretary

Town of Erin Plan Commission

## APPENDIX C

### A SUGGESTED TOWN BOARD RESOLUTION FOR ADOPTING THE TOWN OF ERIN LAND USE PLAN

WHEREAS, the Town of Erin pursuant to the provisions of Sections 60.19(12), 61.35 and 62.23(1) of the Wisconsin Statutes has created a Town Plan Commission; and

WHEREAS, the Town Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a plan for the physical development of the Town of Erin, said plan embodied in SEWRPC Community Assistance Planning Report No. 18 Land Use Plan for the Town of Erin, Washington County, Wisconsin; and

WHEREAS, the Town Plan Commission did on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, adopt SEWRPC Community Assistance Planning Report No. 18, and has submitted a certified copy of that resolution to the Town Board of the Town of Erin; and

WHEREAS, the Town Board of the Town of Erin concurs with the Town Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 18.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Erin on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, hereby adopts SEWRPC Community Assistance Planning Report No. 18 as a guide for the future development of the Town of Erin; and

BE IT FURTHER RESOLVED that the Town Plan Commission shall annually review the Town Land Use Plan and shall recommend extensions, changes, or additions to the Plan which the Commission considers necessary. Should the Plan Commission find that no changes are necessary, this finding shall be reported to the Town Board.

\_\_\_\_\_, President

Town of Erin Board

ATTESTATION:

\_\_\_\_\_, Clerk  
Town of Erin