

A PARK AND OPEN SPACE PLAN FOR THE TOWN OF EAGLE

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Special acknowledgement is due to SEWRPC Senior Planner Gerald H. Emmerich, Jr. for his contribution to this report.

**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 27**

**A PARK AND OPEN SPACE PLAN FOR THE TOWN OF EAGLE
WAUKESHA COUNTY, WISCONSIN**

Prepared by the
Southeastern Wisconsin Regional Planning Commission
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April 1979

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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April 30, 1979

Mr. Roger N. McGrath
Chairman
Park Commission
Town of Eagle
Eagle, Wisconsin 53119

Dear Mr. McGrath:

The Town of Eagle Park Commission on December 15, 1977, requested that the Southeastern Wisconsin Regional Planning Commission assist the Town in the preparation of a park and open space plan—a plan which would provide recommendations concerning the reservation, acquisition, and development of park and open space lands by the Town. This request was consistent with the recommendations contained in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, that each local unit or agency of government within the Region refine and detail the recommended regional plan as it affects its area of jurisdiction and thereby integrate regional and local park plans. The requested town plan has been completed under the direction of the Town Park Commission and is presented in this report.

The report sets forth agreed-upon park and open space preservation, acquisition, and development objectives and supporting standards relevant to the needs and values of the citizens of the Town of Eagle; presents pertinent information on the supply of and the need for park, recreation, and related open space lands within the Town; and identifies the roles which the Town and other units and agencies of government, including the Wisconsin Department of Natural Resources and the Waukesha County Park and Planning Commission, should play in meeting park and related open space needs in the Town.

Implementation of the plan presented in this report would, over time, provide an integrated system of parks and related open spaces within the Town—a system which would serve to preserve and enhance the natural resource base while providing adequate opportunities for a wide range of high-quality recreational experiences.

The importance of the implementation of this plan to the overall quality of life within the Town cannot be over-emphasized. The Town of Eagle is blessed with an abundance of high-quality natural resource amenities including Kettle Moraine topography, numerous rivers and streams, attractive and environmentally important woodlands and wetlands, good wildlife habitat, and scenic landscapes. Unfortunately, these resource amenities are often taken for granted, or worse, abused and destroyed. These natural resource amenities are as irreplaceable as they are invaluable and, once lost, are lost forever. Action taken now will not only preserve these natural resources and, therefore, the unique natural beauty, cultural heritage, and overall environmental quality of the Town for all time, but will facilitate the provision of a park and open space system which can provide the residents of the Town with the unique opportunity to participate in a wide variety of wholesome outdoor recreation activities close to home.

The Regional Planning Commission is pleased to have been able to be of assistance to the Town in this important planning program. The Commission stands ready upon request to assist the Town in presenting the information and recommendations contained in this report to the public for its review and evaluation in adopting and implementing the recommended plan.

Sincerely,



Kurt W. Bauer
Executive Director

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Chapter I

INTRODUCTION

Broadly defined, recreation is an activity or experience undertaken solely for the pleasure or satisfaction derived from it. Recreation can be experienced indoors or outdoors. It encompasses a broad range of human activities ranging from rest and reflection to learning and teaching, from development of personal and social skills to meeting challenges and recovering from failures. Recreation is fun and enjoyment and includes both mental and physical exercise, personal and interpersonal experience, and self-provided and socially observed entertainment. Although recreational preferences may vary from individual to individual, recreation occupies a necessary and significant place in every person's life. For purposes of this report, recreation will be viewed in a narrower framework as including those types of user-oriented recreational activities typically carried on outdoors.

In the past, public outdoor recreation facilities have been located primarily in urban areas and designed to be intensively utilized both for active outdoor recreation activities, such as baseball, swimming, tennis, and golf, and for passive outdoor recreation activities, such as walking, picnicking, and just relaxing. Currently, such factors as increased leisure time and the diffusion of urban residential development into otherwise rural areas have resulted in increased demand and need for traditional intensive-use outdoor recreation areas. Additionally, these same factors have generated a need for a new type of outdoor recreation area, one which relies heavily on the extensive use and enjoyment of the underlying and sustaining natural resource base. This type of area provides a setting for such relatively new outdoor recreation activities as snowmobiling and cross-country skiing as well as for more passive outdoor recreation activities such as nature study and camping. These outdoor recreation activities, while relying on the use of certain elements of the natural resource base, do not require significant alteration of that base to provide a proper recreational setting. Because some of these activities are

trail-oriented they require use of linear-type natural resource-oriented corridors. It is anticipated that demand for outdoor recreation areas which can be utilized on an extensive basis for both active and passive outdoor recreation activities will increase, thereby increasing the need for protection and enhancement of the natural resource base. Accordingly, the primary purpose of this plan is to secure the outdoor recreation areas and facilities necessary to provide adequate opportunities for a variety of outdoor leisure-time activities for present and future residents of the Town of Eagle, while at the same time assuring the wise use and protection of the natural resource base.

Park, recreation, and related open space planning requires careful consideration of a number of concerns in addition to outdoor recreation per se, including noise, air, and water pollution abatement; natural resource conservation; and the general enhancement of the overall quality of the environment. Within this full range of concerns, the provision of park, recreation, and related open space lands is of prime importance. In addition to providing land and facilities for outdoor recreation, parks and open space lands provide a means of satisfying the human psychological need for natural surroundings. Park and open space lands can protect and enhance the natural resource base of an area, including groundwater, surface water, and associated shorelands and floodlands, soils, woodlands, and wildlife habitat areas. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife populations enhanced, and certain economic activities like food production directly assisted. The size, character, and shape of park, recreation, and related open space lands also have a profound effect on the land use development of an area. In addition to promoting tourism and enhancing land values, park and open space lands can lend form and structure to urban development by serving as a buffer between different land uses

and providing a sharp and permanent definition to the boundaries of neighborhoods and communities. Park and open space lands can also be used to promote a sense of community and bring people together.

Because of the importance of both outdoor recreation sites and areas for natural resource protection, park and open space acquisition, development, and use are issues of increasing concern to public officials and citizen leaders. In 1977 the Wisconsin Department of Natural Resources published the Wisconsin Outdoor Recreation Plan, which set forth statewide park and open space objectives. Similarly, on December 1, 1977, the Southeastern Wisconsin Regional Planning Commission adopted Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, which sets forth park and open space objectives and recommendations and which is intended to guide the preservation, acquisition, and development of lands needed for outdoor recreation as well as for the protection of the natural resource base of the seven-county Southeastern Wisconsin Region to the year 2000.

As part of the regional park and open space plan, the Southeastern Wisconsin Regional Planning Commission recommended that each level of government in the Region refine the recommended regional plan as it affects its area of jurisdiction and integrate the regional plan into any existing local park and open space plans. In accordance with this recommendation and recognizing that the park and open space planning process should be carried out within the context of comprehensive state and regional

plans, the Town of Eagle Park Commission entered into an agreement with the Southeastern Wisconsin Regional Planning Commission whereby the Regional Planning Commission provided basic park and natural resource-related planning data collected and collated under the regional park and open space planning program and provided report preparation services to the Town of Eagle Park Commission. Under this agreement, the Town of Eagle Park Commission members themselves analyzed the planning data, determined park and open space needs in the Town of Eagle, and generally directed the development of a recommended park and open space plan for the Town. Thus, the plan was in fact prepared by the Town of Eagle Park Commission in cooperation with the Southeastern Wisconsin Regional Planning Commission staff.

The findings and recommendations of this town planning effort are set forth in this report. Chapter II of this report represents a general description of the Town of Eagle, including an inventory of existing land use, existing natural resource base elements, and existing park and open space sites. Chapter III presents park and open space preservation, acquisition, and development objectives, principles, and supporting standards as a basis for the development of a town park and open space plan. The fourth and final chapter identifies park and open space needs and presents the recommended plan for the Town. It also includes a discussion of outdoor recreation laws and regulations related to the town level of government and identifies the actions required to implement the recommended plan.

Chapter II

A DESCRIPTION OF THE TOWN OF EAGLE

INTRODUCTION

The primary purpose of the Town of Eagle park and open space planning program is the preparation of a plan to guide the preservation, acquisition, and development of land for park, outdoor recreation, and related open space purposes as needed to satisfy the recreation demands of the resident population of the Town and to protect and enhance the underlying and sustaining natural resource base of the Town. Preparation of such a plan requires consideration of the existing and probable future pattern of land use in the Town, as well as of the natural resource base. The Town is experiencing the diffusion of urban residential land uses which is occurring within southeastern Wisconsin. An increasing number of urbanites are becoming year-round residents of the Town, seeking the attractive setting and varied outdoor recreational opportunities that are offered by outlying areas such as the Town of Eagle. The principal urban land uses in the Town are residential and transportation, while the principal rural land uses are agricultural and other open space lands, including outdoor recreation lands, wetlands, and woodlands. The principal elements of the natural resource base important to park and open space planning in the Town are the surface water resources and associated shorelands and floodlands, aquifer recharge areas, woodlands, wetlands, wildlife habitat areas, prairies, and soils. Definitive knowledge of both the existing land use base and the natural resource base is necessary if the park and related open space facilities are to meet the outdoor recreation needs of the residents of the Town in an effective manner and contribute to the protection of the natural resource base and the enhancement of the overall quality of life within the Town. Accordingly, the data presented in this chapter were assembled for use in the development of the park and open space plan for the Town of Eagle. In addition, because of the physical proximity of the Village of Eagle—the Village is completely encircled by the Town of Eagle—certain base demographic and land use data are presented for the Village of Eagle as well.

The first section of this chapter presents a general description of historic growth within the Township—both the Town as well as the Village of Eagle. The second section presents a description of the existing land use base together with a description of the current zoning districts and attendant regulations. The third section of the chapter presents a description of the existing natural resource base of the Town, and the fourth and final section presents an inventory of existing outdoor recreation and related open space sites in the Town.

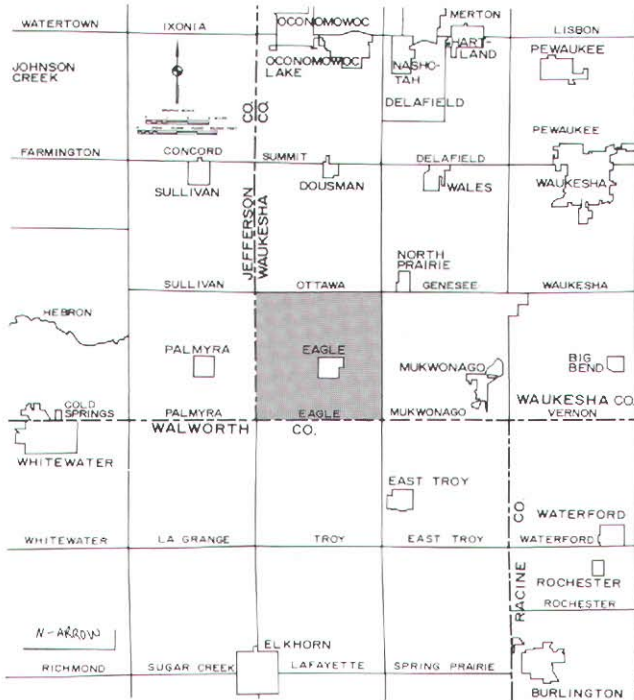
Historic Growth

The Township of Eagle is located in the southwestern corner of Waukesha County and is bounded on the east by the Town of Mukwonago, on the north by the Town of Ottawa, on the west by the Town of Palmyra in Jefferson County, and on the south by the Town of Troy in Walworth County (see Map 1). Arterial streets and highways serving the Township include STH 59, STH 67, STH 99, CTH E, CTH GN, CTH N, CTH NN, CTH NNN, CTH X, and CTH ZZ.

The resident population of the Town of Eagle was first enumerated in 1850 at 816 persons (see Table 1). The population of the Town increased rapidly until 1860, when the resident population was 1,280 persons. From 1860 to 1890 the population of the Town decreased gradually to a level of 1,020 persons in 1890. With the incorporation of a portion of the Town of Eagle into the Village of Eagle, the resident population of the Town dropped to 744 persons in 1900 and remained relatively constant until 1940 when the resident population totaled 742 persons. From 1950 through 1970 the population of the Town increased steadily to a level of 1,250 persons in 1970. The population of the Town in 1978 was estimated at 1,501 persons. As noted in Table 1, the population of the Village of Eagle grew slowly since incorporation from 324 persons in 1900 to 391 persons in 1940. From 1950 through 1970 the population of the Village, like the Town, increased steadily to a level of 745 persons in 1970. The estimated population of the Village was 884 persons in 1978.

Map 1

LOCATION OF THE TOWN OF EAGLE



Source: SEWRPC.

LAND USE BASE

Land use is an important determinant of both the supply of and demand for recreation facilities, and an understanding of the amount, type, and spatial distribution of urban and rural land uses within both the Village and the Town is essential to the development of a park and open space plan. In addition, an understanding of the amount of land available for conversion to urban land uses, as reflected in the existing zoning ordinance and maps, is important to the development of a park and open space plan. This section presents a description of the existing (1975) land use base and existing zoning.

Existing Land Use Base

The type and spatial distribution of land uses existing within the Town as well as within the Village of Eagle in May 1975 are summarized graphically on Map 2. This map provides a picture of existing development within these areas and shows that a significant portion of the land area of both the Town and the Village

Table 1

POPULATION OF THE TOWN AND VILLAGE OF EAGLE: SELECTED YEARS 1850-1978

Year	Population		
	Town of Eagle	Village of Eagle	Total
1850	816	--	816
1860	1,280	--	1,280
1870	1,256	--	1,256
1880	1,155	--	1,155
1890	1,020	--	1,020
1900	744 ^a	324 ^a	1,068
1910	734	339	1,073
1920	683	394	1,077
1930	718	392	1,110
1940	742	391	1,133
1950	947	460	1,407
1960	1,103	620	1,723
1970	1,250	745	1,995
1978	1,501 ^b	884 ^b	2,385

^a The Village of Eagle was incorporated from a portion of the Town of Eagle in 1899.

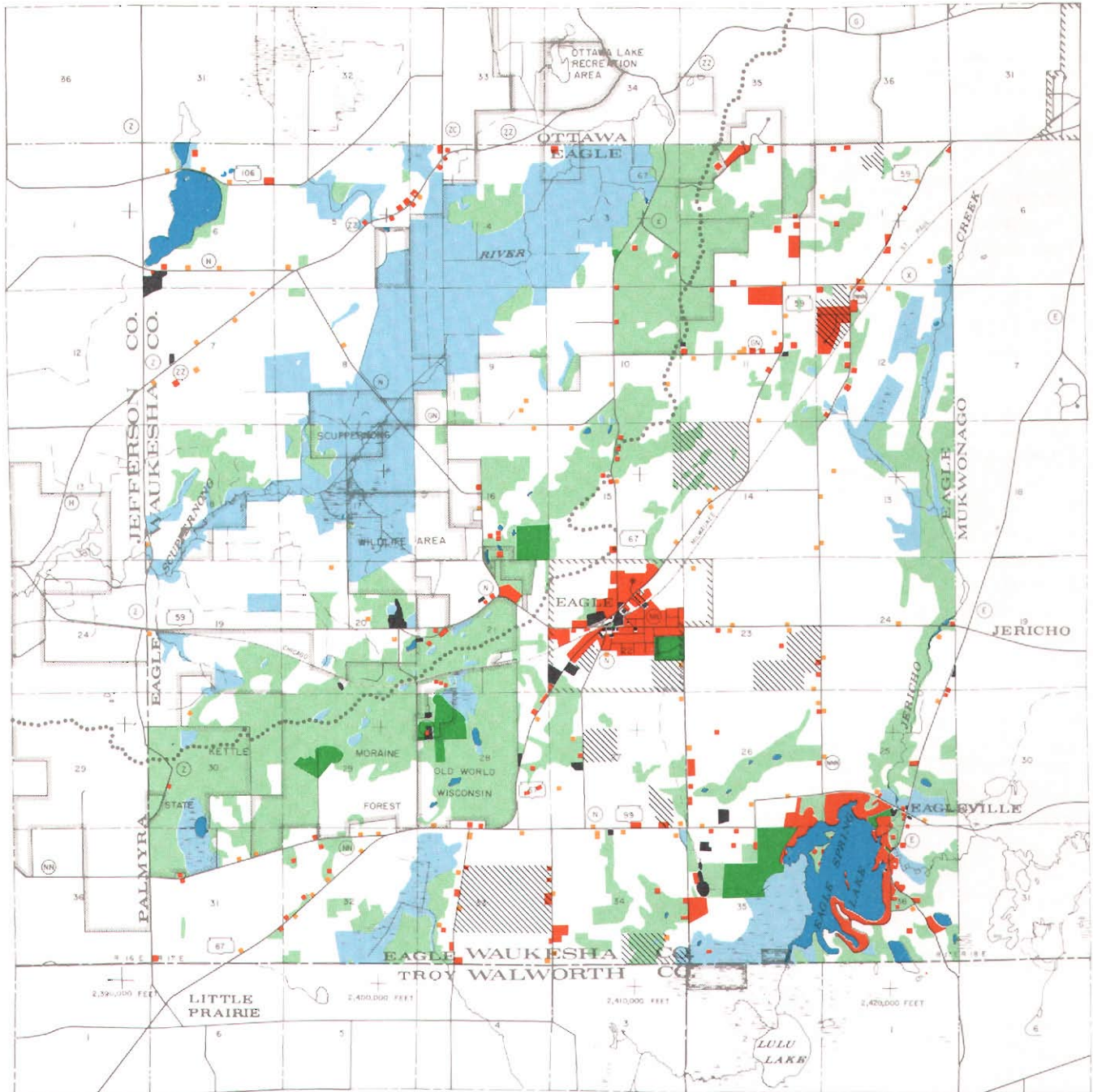
^b Wisconsin Department of Administration preliminary estimate.

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










is still devoted to rural land uses. With respect to the Town of Eagle, agricultural and farm residence land uses accounted for 13,596 acres and 74 acres respectively, and combined represented about 61 percent of the total area of the Town. There were 87 farms totaling 35 acres or more in the Town of Eagle in 1975. In addition to agricultural land uses, rural land uses in the Town of Eagle in 1975 included, water, wetlands, woodlands, and recreation lands. Combined, these land uses totaled 7,862 acres, or about 35 percent of the area of the Town of Eagle. Finally, as shown on Table 2, nonrural land uses accounted for only a small percentage of the land area in the Town of Eagle. Nonfarm residential uses in the Town totaled 377 acres, or less than 2 percent of the Town area, and transportation uses including highway rights-of-way and railroad rights-of-way totaled 522 acres, or slightly more than 2 percent of the total area of the Town. It should be noted that other land uses

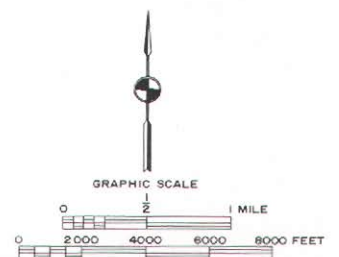
Map 2

LAND USE IN THE TOWN AND VILLAGE OF EAGLE: 1975



LEGEND

	WATER		FARM RESIDENCE
	WETLAND		NONFARM RESIDENCE
	WOODLAND		SUBDIVISIONS (1975-1978)
	RECREATION		OTHER
	AGRICULTURE		



Source: SEWRPC.

Table 2

LAND USE IN THE TOWN AND VILLAGE OF EAGLE: 1975

Land Use	Town of Eagle		Village of Eagle		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Water	434	1.9	--	--	434	1.9
Wetland	2,954	13.1	--	--	2,954	12.7
Woodland	4,269	19.0	19	2.8	4,288	18.5
Recreation	205	0.9	30	4.3	235	1.0
Agriculture	13,596	60.5	418	60.3	14,014	60.5
Farm Residence	74	0.3	2	0.3	76	0.3
Nonfarm Residence	377	1.7	150	21.6	527	2.3
Transportation	522	2.3	49	7.1	571	2.4
Other	64	0.3	25	3.6	89	0.4
Total	22,495	100.0	693	100.0	23,188	100.0

Source: SEWRPC.

including commercial, institutional, and extractive uses accounted for the remaining 64 acres, or less than 1 percent of the total area of the Town.

With respect to the Village of Eagle, as indicated in Table 2, agricultural and farm residence land accounted for 420 acres, or about 61 percent of the total area of the Village. The largest other land use category is nonfarm residential which totaled 150 acres, or more than 21 percent of the total area of the Village. Of the remaining 123 acres of land in the Village, 74 acres, or about 11 percent of the Village-area, were classified as transportation or other urban uses and 49 acres, or about 7 percent of the total area of the Village, were classified as open lands. Open lands consist of wetlands, woodlands and other open lands. There are no wetlands within the present limits of the Village of Eagle.

Since 1975, land use in various areas of the Town of Eagle has changed drastically. As previously noted in Table 2, the number of acres devoted to nonfarm residential land uses in the Town in 1975 total approximately 377 acres. Between May 1975 and August 1978, a total of 10 preliminary subdivision plats were approved by the Town of Eagle and by the Waukesha County Park and Planning Commission. Assuming total development of these subdivision plats, about 608 additional acres of nonfarm residential lands would result within the Town. The approximate size and geographic

location of these subdivisions are shown on Map 2. It should be noted that these lands, committed to urban uses during the three-year period, represent an increase of 161 percent over the 377 acres of land converted to urban uses during the 125-year period from 1850 to 1975. It should further be noted that scattered additional non-farm residences have been developed on parcels of five acres or more throughout the Town. This increase in urban land uses and attendant population increase has important implications for park and open space planning acquisition and development in the Town, especially if urban development continues to occur at similar rates. Between 1975 to 1978 there were also three approved subdivision plats within the Village of Eagle, adding approximately 61 acres of urban land to the Village (see Map 2). However, lands converted from rural to urban use within the Village do not pose any significant problems with respect to open space preservation, since under the Commission land use plan such lands were anticipated to be converted to urban use by the year 2000.

Existing Zoning

The community zoning ordinance represents one of the most important and significant tools available to local units of government in directing the proper use of lands within their area of jurisdiction. The zoning ordinance currently in effect within the Town of Eagle is administered jointly by the Town and the County. The ordinance was initially approved

and adopted by Waukesha County in 1946. A comprehensive revision of the ordinance was undertaken and adopted in 1959 and amended in 1972, and this revision remains in effect today. A summary of the general zoning districts included in this ordinance is presented in Table 3.

As shown in Table 3, there are a total of 17 zoning districts provided in the Waukesha County zoning ordinance. Of those 17 districts, eight districts were applied within the Town of Eagle in 1977: Agricultural (A-1), Rural Homes (A-2), Restricted Business (B-1), Local Business (B-2), Conservancy (C-1), Quarrying (Q-1), Residential (R-1), and Residential (R-3). It should be noted that all of the districts utilized in the Town of Eagle except the Conservancy (C-1) district permit, in effect, urban residential uses. The areas of land placed in each of these eight districts, as depicted on the Town of Eagle Zoning Map, dated July, 1977, are shown graphically in Map 3 and quantified in Table 4. One residential district, Rural Home (A-2), accounts for approximately 67 percent of the zoned lands in the Town. As previously noted, however, all other districts shown on Map 3, except the (C-1) Conservancy district, permit, in effect, urban residential uses. As a consequence, 80 percent of the total land area of the Town may presently be used for urban residential purposes on lots three acres or less in area (see Table 4) under the existing zoning ordinance and district map.

In addition to the general Waukesha County zoning ordinance, the Waukesha County Board of Supervisors adopted a Shoreland and Floodland Protection Zoning Ordinance in 1970. This ordinance, prepared pursuant to the requirements of the Wisconsin Water Resource Act of 1965, imposes special land use regulations on all lands located within 1,000 feet of the shoreline of any navigable lake, pond, or flowage, and within 300 feet of the shoreline of any navigable river or stream or to the landward side of the floodplain, whichever is greater. The shoreland and floodplain zoning map applicable to the Town of Eagle was prepared and adopted in 1970 and is shown on Map 4. It should be noted that certain conflicts exist between the general zoning map and the shoreland/floodland zoning map. These conflicts occur generally along Scuppernong Creek and Jericho Creek, and in the Eagle Spring Lake

area, and generally involve differences in the conservancy zoning district boundaries, but may also involve other zoning districts. For instance, the Town and County have, as recently as 1977, placed lands in U.S. Public Land Survey Section 35 in the A-2 Rural Home zoning district, thus requiring a minimum lot size of three acres for a single-family residence. The shoreland/floodland zoning district map, however, shows some of these same areas to be located in the R-1 Residential District, which requires a minimum lot size of one acre for a single-family residence. Where conflicts exist between the two zoning maps in the Town of Eagle, the shoreland/floodland zoning map supercedes the general zoning map.

The availability of 80 percent of the total area of the Town for essentially urban residential use under the existing zoning ordinance encourages the diffusion of urban-type development throughout the Town and may have costly economic and environmental consequences. Scattered urban development increases the costs of providing various public facilities and services; increases the likelihood of developing incomplete as well as scattered neighborhoods; and tends to create remnant areas which are difficult to utilize in appropriate rural uses and difficult to develop for more intensive urban uses if and when public services are made available. Scattered urban development also tends to create costly storm water drainage and water quality problems, destroys the viability of agricultural areas, and generally leads to the deterioration and destruction of the natural resource base.

In order for the Town to prevent undesirable urban development, it will be necessary for the Town Board, together with the County, to critically review the County zoning ordinance and accompanying zoning district map for the Town and to act to amend the ordinance and district map as necessary both to preserve and enhance the existing natural resource base of the Town and to prevent serious and costly developmental and environmental problems. The Town should further take steps to eliminate the conflicts between the general zoning map and the shoreland/floodland zoning map. The most pressing needs in this regard are for the creation and sound application of a true, exclusive agricultural zoning district which prohibits any urban uses, and a general agricultural

Table 3

**SUMMARY OF EXISTING GENERAL ZONING DISTRICTS
UNDER THE ADOPTED WAUKESHA COUNTY ZONING ORDINANCE**

Zoning District		Permitted Uses		Conditional/ Special Uses	Area Regulations		
					Lot Size		Minimum Open Space
		Principal	Accessory		Minimum Area	Minimum Average Width	
C-1	Conservancy District	Open Space Uses	--	Outdoor Recreation Facilities, Quarrying, Refuse Disposal Sites, Fish Hatcheries	--	--	--
A-E	Exclusive Agricultural District	Open Space Uses, Agricultural Uses	--	Outdoor Recreation Facilities, Quarrying, Refuse Disposal Sites, Fish Hatcheries	--	--	--
A-1	Agricultural District	Single-Family Residence, Agricultural Uses	Garages, Barns, Home Occupations	Airports, Gift Shops, Kennels, Churches, Cemeteries, Fish Hatcheries, Special Agricultural Uses, Laboratories, Mobile Home Parks, Motels and Hotels, Outdoor Theater, Planned Unit Development, Outdoor Recreation Facilities, Public Buildings, Quarrying, Refuse Disposal Sites, Restaurants and Taverns	3 Acres	200 Feet	2 Acres
A-1a	Agricultural District	Single-Family Residence, Agricultural Uses	Garages, Barns, Home Occupations	Airports, Churches, Cemeteries, Fish Hatcheries, Special Agricultural Uses, Laboratories, Mobil Home Parks, Motels and Hotels, Outdoor Theaters, Planned Unit Development, Outdoor Recreation Facilities, Public Buildings, Quarrying, Refuse Disposal Sites	1 Acre	150 Feet	30,000 Feet ²
A-2	Rural Home District	Single-Family Residence, Agricultural Uses	Garages, Barns, Home Occupations	Gift Shops, Churches, Cemeteries, Fish Hatcheries, Laboratories, Planned Unit Development, Outdoor Recreation Facilities, Public Buildings, Refuse Disposal Sites, Restaurants and Taverns	3 Acres	200 Feet	2 Acres
A-3	Suburban Estate District	Single-Family Residence, Agricultural Uses	Garages, Barns, Home Occupations	Gift Shops, Churches, Cemeteries, Fish Hatcheries, Planned Unit Development, Outdoor Recreation Facilities, Public Buildings, Refuse Disposal Sites, Restaurants and Taverns	2 Acres	175 Feet	75,000 Feet ²
R-1	Residential District	Single-Family Residence	--	Gift Shops, Churches, Cemeteries, Fish Hatcheries, Motels and Hotels, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Restaurants and Taverns	1 Acre	150 Feet	30,000 Feet ²
R-1a	Residential District	Single-Family Residence	--	Gift Shops, Churches, Cemeteries, Fish Hatcheries, Motels and Hotels, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Restaurants and Taverns	1 Acre	150 Feet	30,000 Feet ²

Table 3 (continued)

Zoning District	Permitted Uses		Conditional/ Special Uses	Area Regulations		
	Principal	Accessory		Lot Size		Minimum Open Space
				Minimum Area	Minimum Average Width	
R-2 Residential District	Single-Family Residence	--	Gift Shops, Churches, Cemeteries, Fish Hatcheries, Motels and Hotels, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Restaurants and Taverns	30,000 Feet²	120 Feet	25,000 Feet²
R-3 Residential District	Single-Family Residence	--	Gift Shops, Churches, Cemeteries, Fish Hatcheries, Motels and Hotels, Multiple-Family Dwellings, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Restaurants and Taverns	20,000 Feet²	120 Feet	15,000 Feet²
P-1 Public District	Recreation, Government, Institution	--	Churches, Cemeteries, Fish Hatcheries, Laboratories, Motels and Hotels, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Quarrying, Refuse Disposal Sites	--	--	--
B-1 Restricted Business	Single-Family, Multiple-Family, Limited Retail and Service	--	Churches, Cemeteries, Fish Hatcheries, Mobile Home Parks, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Refuse Disposal Sites, Restaurants and Taverns	20,000 Feet²	120 Feet	15,000 Feet²
B-2 Local Business District	Retail and Service, Single-Family, Multiple-Family	--	Service Stations, Kennels, Churches, Cemeteries, Fish Hatcheries, Drive-in Foods, Mobile Home Parks, Motels and Hotels, Multiple-Family Dwellings, Outdoor Theater, Planned Unit Recreational Facilities, Public Buildings, Quarrying, Refuse Disposal Sites	20,000 Feet²	120 Feet	15,000 Feet²
B-3 General Business District	Commercial Uses	Single-Family Residence	Service Stations, Kennels, Churches, Cemeteries, Fish Hatcheries, Drive-in Foods, Mobile Home Parks, Motels and Hotels, Multiple-Family Dwellings, Outdoor Theaters, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Quarrying, Refuse Disposal Sites	20,000 Feet²	120 Feet	15,000 Feet²
Q-1 Quarrying District	Quarrying, Open Space, Agricultural, Single-Family Residence	--	Churches, Cemeteries, Fish Hatcheries, Mobile Home Parks, Motels and Hotels, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Quarrying, Refuse Disposal Sites	3 Acres	200 Feet	2 Acres

Table 3 (continued)

Zoning District	Permitted Uses		Conditional/ Special Uses	Area Regulations		Minimum Open Space
				Lot Size		
	Principal	Accessory		Minimum Area	Minimum Average Width	
M-1 Limited Industrial District	Commercial, Limited Industrial (low impact on surrounding residential uses)	Single-Family Residence	Service Stations, Kennels, Cemeteries, Fish Hatcheries, Drive-in Foods, Special Agricultural Uses, Laboratories, Mobile Home Parks, Motels and Hotels, Outdoor Theaters, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Quarrying, Refuse Disposal Sites	1 Acre	150 Feet	—
M-2 General Industrial District	Quarrying, Industrial, Commercial	Single-Family Residence	Service Stations, Kennels, Cemeteries, Fish Hatcheries, Drive-in Foods, Special Agricultural Uses, Laboratories, Mobile Home Parks, Motels and Hotels, Outdoor Theaters, Planned Unit Development, Outdoor Recreational Facilities, Public Buildings, Quarrying, Refuse Disposal Sites	1 Acre	150 Feet	—

Source: Waukesha County Park and Planning Commission and SEWRPC.

Table 4

**EXISTING ZONING DISTRICTS
IN THE TOWN OF EAGLE: 1977**

Zoning District	Acres	Percent
Agricultural (A-1)	2,552	11.3
Rural Home (A-2)	15,124	67.2
Restricted Business (B-1) ...	2	— ^a
Local Business (B-2)	17	0.1
Conservancy (C-1)	4,512 ^b	20.1 ^b
Quarrying (Q-1)	20	0.1
Residential (R-1)	70	0.3
Residential (R-3)	192	0.9
Total	22,495	100.0

^aLess than 0.5 percent.

^bIncludes 373 acres shown as water on the zoning district map.

Source: Waukesha County Park and Planning Commission and SEWRPC.

district which permits residential country estate as well as agricultural and agricultural-related activities. In addition, consideration should be given to the creation of an exclusive park and recreation district and upland conservancy district, as well as a historic preservation overlay district.

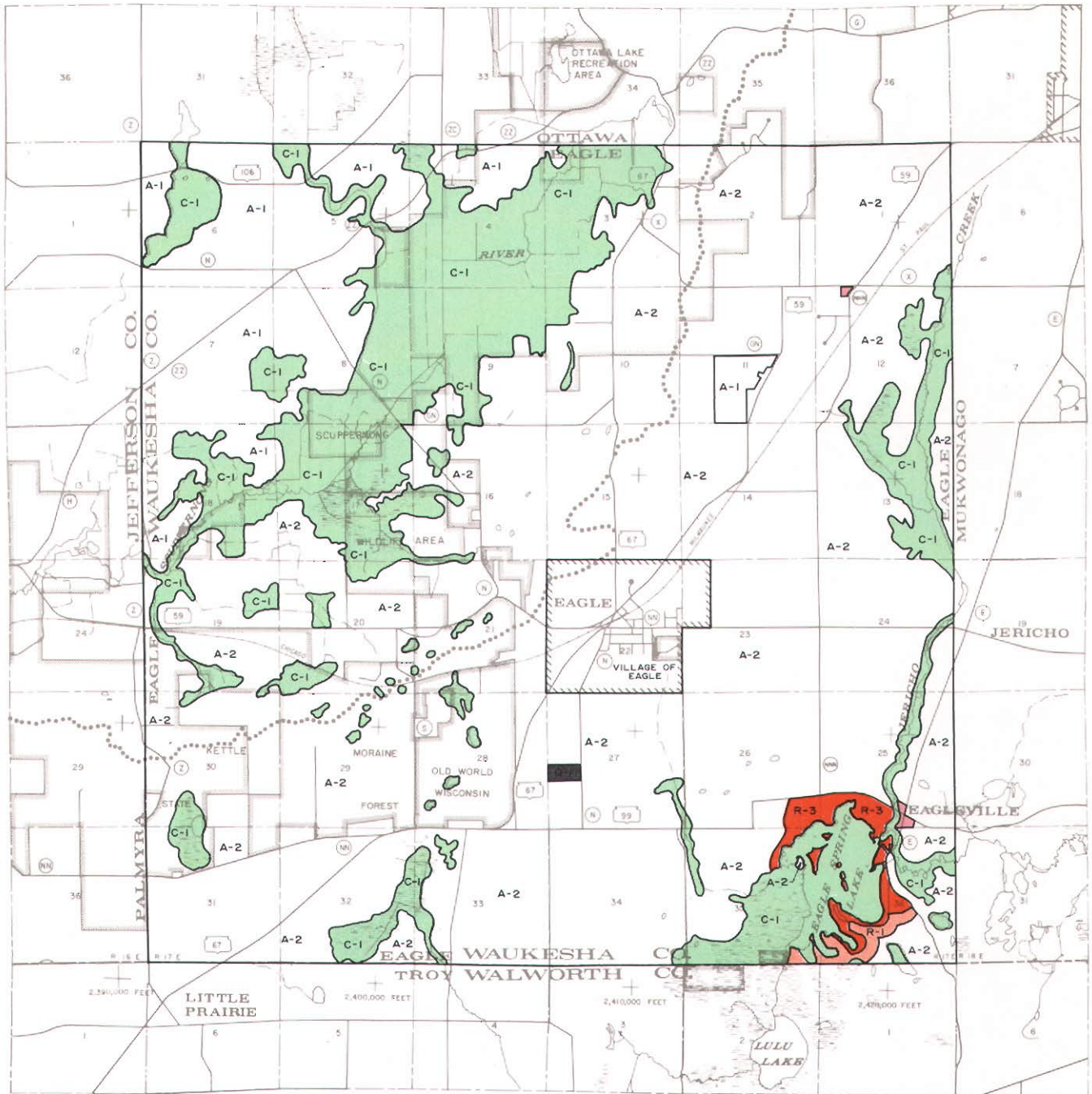
It should be noted that the Village of Eagle has enacted its own zoning ordinance to direct the development of land within the village limits. Virtually all lands in the Village are zoned to accommodate planned intensive urban uses, and the conversion of the remaining undeveloped lands in the Village to urban uses, if properly planned, should present no serious developmental or environmental problems since basic urban facilities and services can be readily and efficiently provided within the corporate limits of the Village.

EXISTING NATURAL RESOURCE BASE

The outstanding natural features and recreational resources of the Town of Eagle are associated with the glacial land forms and water resources of the Town. Of particular significance are the areas of rough topography found within the Kettle Moraine State Forest-Southern

Map 3

ZONING DISTRICTS IN THE TOWN OF EAGLE: 1977

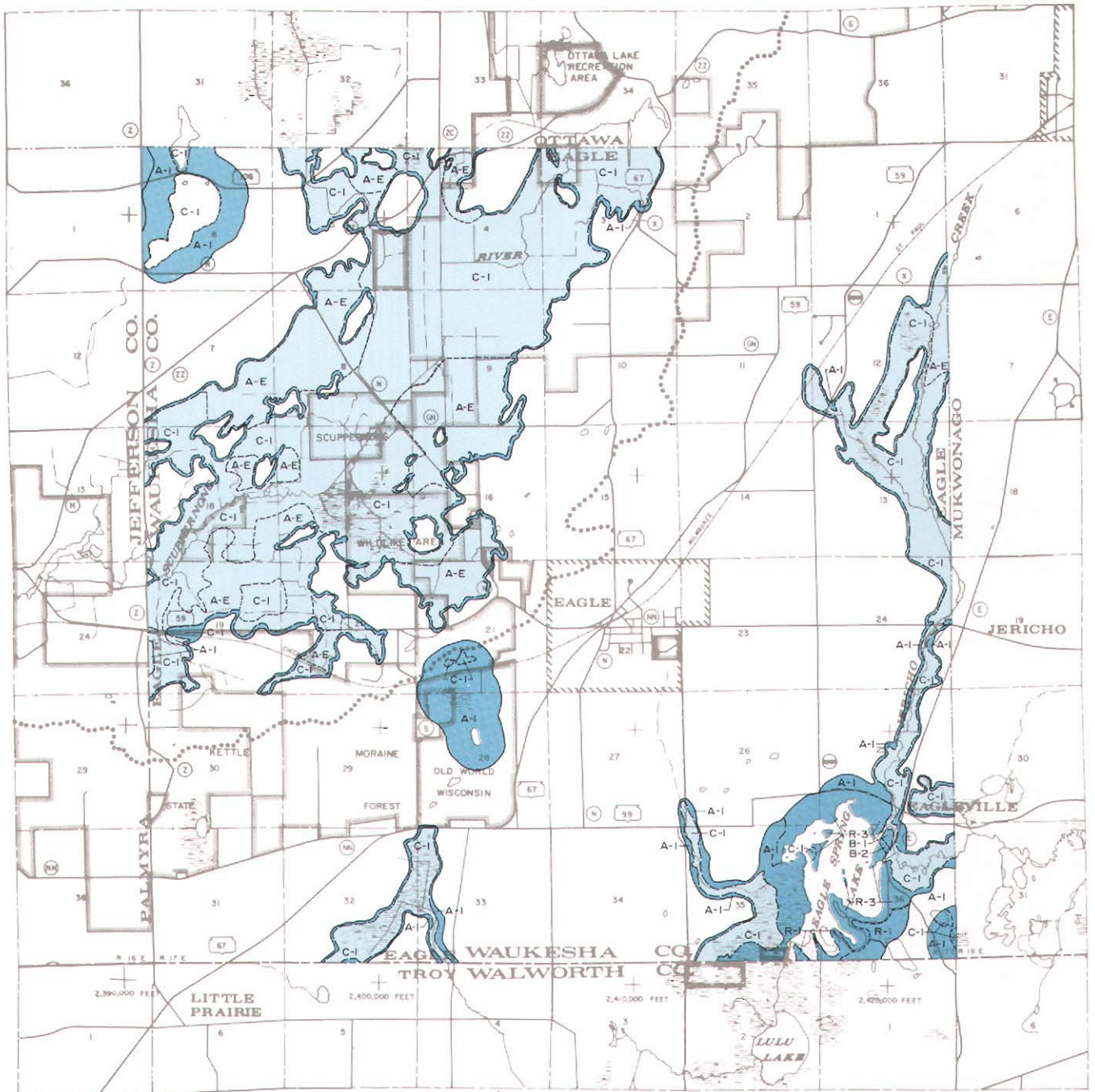


Source: Waukesha County Park and Planning Commission.




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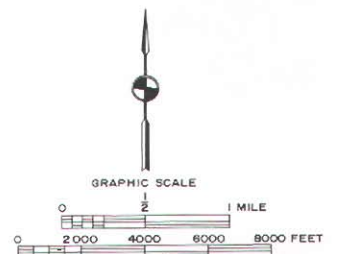
Map 4

EXISTING FLOODLANDS AND SHORELAND ZONING DISTRICTS IN THE TOWN OF EAGLE



LEGEND

	SHORELAND DISTRICT	A-E	EXCLUSIVE AGRICULTURAL
	FLOODLAND DISTRICT	R-1	RESIDENTIAL
	ZONING BOUNDARY	R-3	RESIDENTIAL
C-1	CONSERVANCY	B-1	BUSINESS
A-1	AGRICULTURAL	B-2	BUSINESS



Source: Waukesha County Park and Planning Commission.

Unit, the areas along the Scuppernong River and Jericho Creek, and the areas surrounding Eagle Spring Lake, which form outstanding scenic corridors particularly suited to outdoor recreation and open space uses. In addition, the climate within the Town, with its variation in temperature and precipitation, provides opportunities for a variety of seasonal recreation activities. Other important elements of the natural resource base of the Town include surface water and wetlands, aquifer recharge areas, woodlands, wildlife habitat areas, soils, and prairies, and are described below. Descriptions of the primary environmental corridors—a composite of the best remaining elements of the natural resource base—and the important agricultural lands of the Town conclude the discussion of the natural resource base.

Surface Water and Wetlands

Water and wetland areas are a striking feature of the Town landscape and enhance the setting of proximate land uses. Surface waters—lakes and streams—provide focal points for residential development as well as for water-related recreational activities. Lakes and streams provide attractive sites for properly planned residential development and, when viewed as open space, greatly enhance the aesthetic quality of the environment. The recreational value of lakes and streams, however, is highly susceptible to deterioration from human activities. Water quality can be degraded as the result of excessive nutrient loads from malfunctioning or improperly placed septic tank systems, inadequate waste treatment facilities, poor agricultural practices, and inadequate soil conservation and related land management practices. Lakes and streams may also be adversely affected by the excessive development of lakeshore and riverine areas and by the filling of wetlands, which serve as valuable nutrient and sediment traps.

There is only one major inland lake—a lake having a surface area of 50 acres or more—within the Town of Eagle: Eagle Spring Lake. This lake is located in the southeastern portion of the Town, and is approximately 310 acres in size. In addition, there are 27 inland lakes and ponds within the Town having a surface area less than 50 acres. These small inland lakes and ponds have a combined surface area of approximately 120 acres (see Map 2).

Major streams are defined as perennial streams—streams which maintain at least a small continuous flow throughout the year except under unusual drought conditions. In the Town of Eagle there are two such streams—the Jericho Creek and the Scuppernong River and their tributaries—with a combined total length of approximately 17 linear miles.

Wetlands serve important environmental and recreation functions. Wetlands are defined as areas in which the water table is located at or near the land surface. Such areas are generally unsuited or poorly suited for most agricultural or urban uses. Wetlands have important ecological value in a natural state and, since such areas naturally serve to temporarily store excess runoff and thereby reduce peak flood flows, contribute to flood control. Wetlands also contribute to the maintenance of good water quality, except during unusual periods of high runoff following prolonged drought, by serving as “traps” which retain nutrients and sediments, thereby preventing such nutrients and sediments from reaching streams and lakes. Wetlands with standing water are suitable habitats for waterfowl and marsh furbearers, while relatively drier types of wetlands support upland game because of the protection afforded by their vegetative cover. In recognition of the many valuable attributes of wetland areas, continued efforts should be made to protect this resource by discouraging costly—both in monetary and environmental terms—wetlands draining, filling, and conversion to other more intensive rural and urban uses.

In 1975 wetland areas within the Town of Eagle, including open lands which are intermittently covered with water or which are wet due to the presence of a high water table, covered a total of about 2,950 acres, or about 13 percent of the total area of the Town (see Map 2).

Closely related to surface waters and wetlands are the floodlands of rivers and streams. Floodlands are defined as the wide, gently sloping areas contiguous to and usually lying on both sides of a river or stream channel which are intermittently inundated by flood waters. Rivers and streams occupy their channels most of the time. However, during runoff events, stream discharges increase markedly and the channelway is not able to

convey all of the flow. As a result, stages increase and a river or stream will spread laterally over its floodlands. The periodic occupation by a river or stream of its floodlands is a normal phenomenon and, in the absence of major flood control works, will occur regardless of urban development on the floodlands.

For planning and regulatory purposes, floodlands are normally defined as the areas subject to inundation by the 100-year recurrence interval flood event. This is the event that would be equaled or exceeded in severity once on the average of every 100 years. Stated another way, there is a 1 percent chance that this event will be equaled or exceeded in severity in any given year.

Floodland areas are not generally well suited to urban development, not only because of the flood hazard, but because of high water tables and the presence of soils poorly suited to urban use. Floodland areas, however, generally contain important elements of the natural resource base such as high-value woodlands, wetlands, and wildlife habitat areas, and, therefore, constitute prime locations for needed park and open space areas. Thus, every effort should be made to discourage indiscriminate and incompatible urban development on floodlands while encouraging compatible park and open space use.

Flood hazard data for the rivers and streams in the Town of Eagle—in particular, data on the limits of natural floodlands of the rivers and streams for a specified recurrence interval of the flood—are important considerations in any park and open space planning process. The Waukesha County Park and Planning Commission has delineated floodlands in the Town of Eagle on the basis of soil characteristics, and has established the boundaries of these floodlands in a shoreland and floodland zoning ordinance. Areas classified as floodlands under this ordinance are shown on Map 4. These floodlands encompass a total area of 5,024 acres, or 20.5 percent of the total area of the Town.

Aquifer Recharge Areas

There are three aquifers—formations that contain sufficient saturated permeable material to yield significant quantities of water to wells and springs—underlying the Southeastern

Wisconsin Region. The first of these aquifers consists of the sand and gravel deposits of the glacial drift that covers the Region. The second consists of the Niagara dolomite bedrock underlying the Region. These two aquifers are commonly referred to as shallow aquifers. The third, the deep sandstone aquifer, lies below the two shallow aquifers and is separated from them by a layer of relatively impervious shale. This shale acts as a barrier to the movement of water between the shallow and deep aquifers. Consequently, the deep aquifer is recharged largely from rainfall that occurs over the western portion of southeastern Wisconsin where the overlying shale layer is absent, although some recharge occurs from downward leakage through the shale. This deep sandstone aquifer serves as an excellent source of cool, high-quality water for both municipal and industrial use.

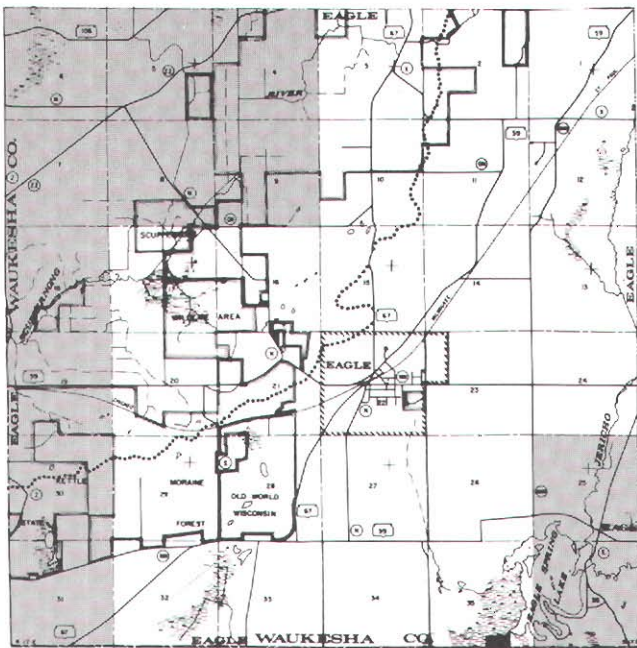
The western and extreme southeastern portions of the Town of Eagle lie within the deep sandstone aquifer recharge area (see Map 5). Approximately 7,750 acres, or 34 percent of the Town of Eagle, lie within this aquifer recharge area. It is important that this recharge area be protected from unnecessary and incompatible urban land use development in order to ensure and maintain the deep sandstone aquifer as a high-quality water supply source within the Region.

Woodlands

Woodlands have both economic and ecologic value, and under good management can serve a variety of uses providing multiple benefits. The quality of life within an area is greatly influenced by the overall condition of the environment as measured by clean air, clean water, scenic beauty, and ecological diversity. Primarily located on ridges and slopes, along lakes and streams, and in wetlands, woodlands provide an attractive natural resource of immeasurable value. Woodlands accentuate the beauty of lakes, streams, and glacial land forms, and are essential to the maintenance of the overall quality of the environment. In addition to contributing to clean air and water, woodlands can contribute to the maintenance of a diversity of plant and animal life in association with human life and can thereby provide important recreational opportunities. It should be noted, however, that woodlands, which required a century or more to develop, can be destroyed through mismanagement within

Map 5

**DEEP SANDSTONE AQUIFER RECHARGE AREA
IN THE TOWN OF EAGLE**



Source: U. S. Geological Survey.

a comparatively short time. The deforestation of hillsides contributes to the siltation of lakes and streams and the destruction of wildlife habitat. Woodlands can and should be maintained for their total value—scenic, wildlife habitat, educational, recreational, and watershed protection—as well as for their forest products. Under balanced use and sustained yield management, woodlands can provide many of these benefits simultaneously.

In 1975 woodlands in the Town of Eagle totaled approximately 4,269 acres, or 19 percent of the total area of the Town. As indicated on Map 2, woodlands are geographically distributed throughout the Town, and large areas of woodlands are located within the Kettle Moraine State Forest—Southern Unit.

Wildlife Habitat Areas

Wildlife in the Town of Eagle is composed primarily of small upland game such as rabbit and squirrel, some predators such as fox and

raccoon, and game birds including waterfowl. Deer are also found in some areas. Wildlife habitat areas must furnish food, cover, and protection. Consequently, areas of the Town having large proportions of forest, wetlands, pasture land, and cropland, and small proportions of land devoted to urban development, have the largest areas of remaining high-quality wildlife habitat.

The destruction of wildlife habitat areas is primarily a result of urbanization. While some wildlife habitat areas are lost to widening or new construction of transportation facilities, most of such areas are lost as a result of residential development. If the remaining wildlife habitat in the Town is to be preserved, the woodlands, wetlands, and related surface water, together with the adjacent crop and pasture lands, must be protected from mismanagement and continued urban encroachment.

As indicated on Map 6, in the Town of Eagle in 1970, approximately 7,897 acres, or about 35 percent of the total area of the Town, were identified as wildlife habitat land, including 3,861 acres identified as high-value wildlife habitat lands, 2,845 acres identified as medium-value lands, and 1,191 acres identified as low-value lands.

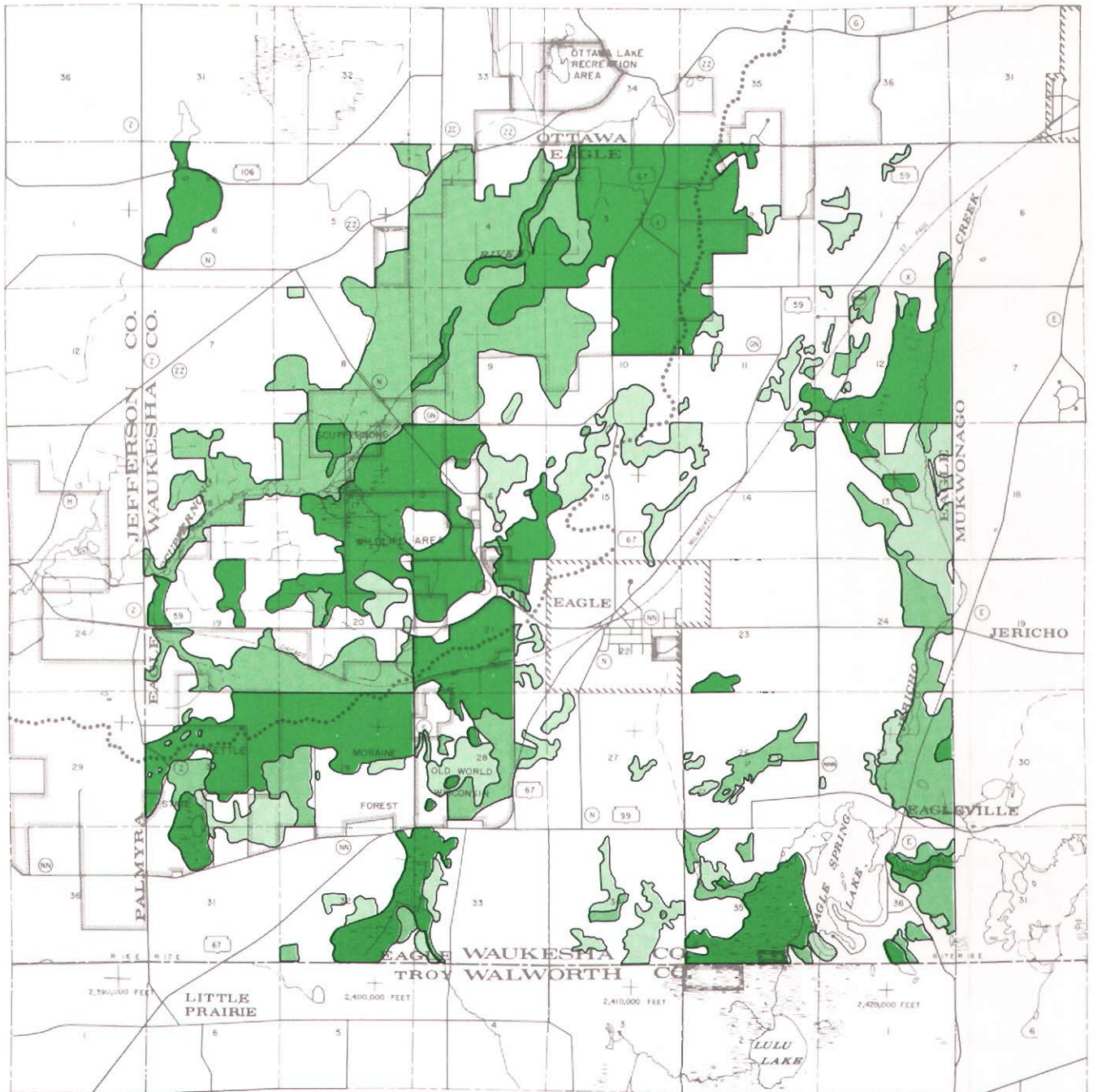
Soils

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 comprehensive planning program to examine not only how land and soils are presently used, but how they can be best used and managed. This requires a soils suitability study, which maps the geographic locations of various kinds of soils; identifies their physical, chemical, and biological properties; and interprets these properties for land use and public facilities planning.

Through the use of data provided by soil surveys, the Commission staff has prepared interpretive maps showing the suitability of certain soil types for residential, agricultural, and recreational land use purposes. Map 7 shows areas in the Town of Eagle which are covered by soils poorly suited for residential development without public sanitary sewer service

Map 6

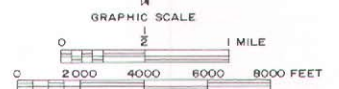
WILDLIFE HABITAT AREAS IN THE TOWN OF EAGLE: 1970



LEGEND

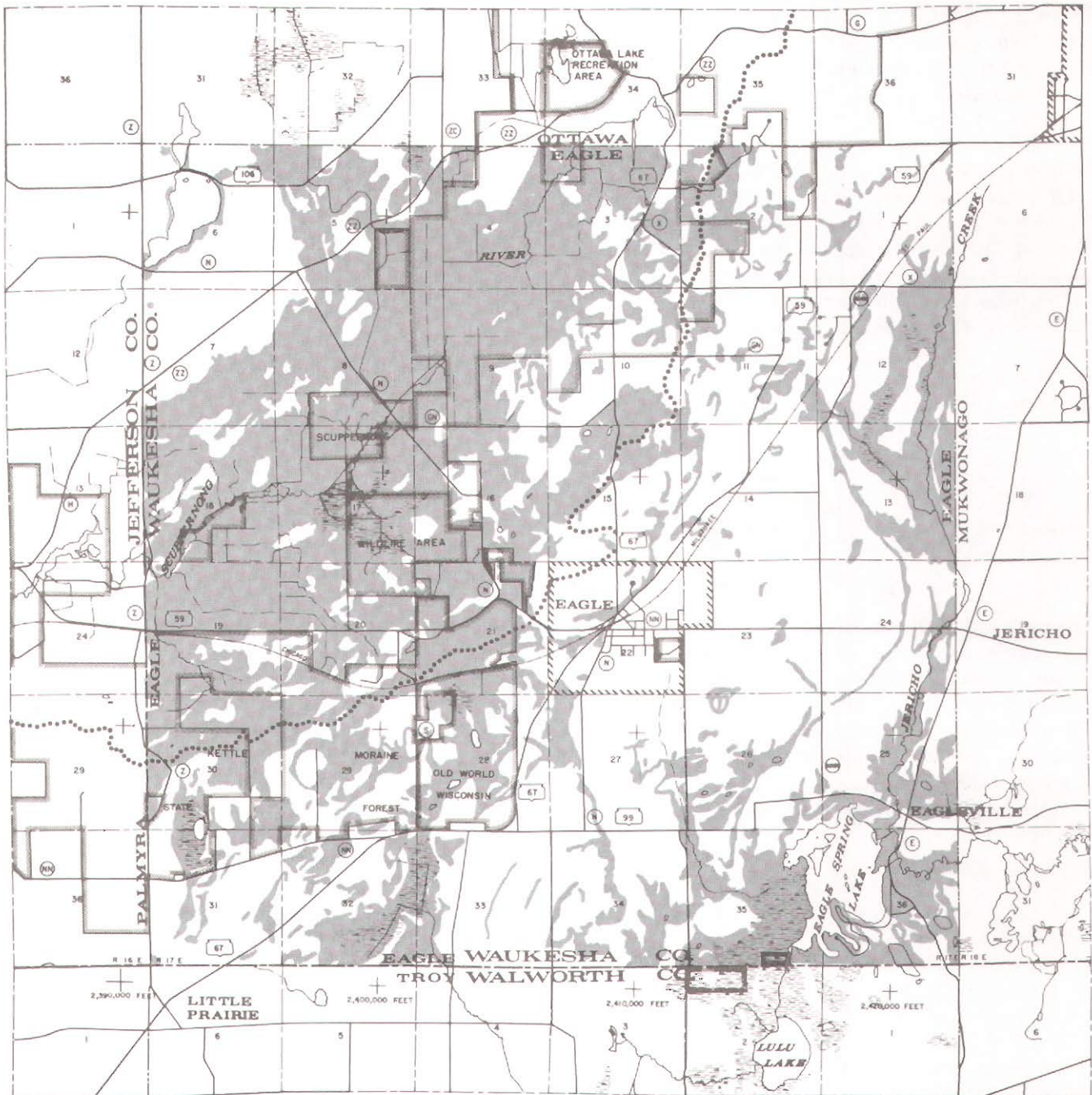
- HIGH VALUE
- MEDIUM VALUE
- LOW VALUE

Source: SEWRPC.



Map 7

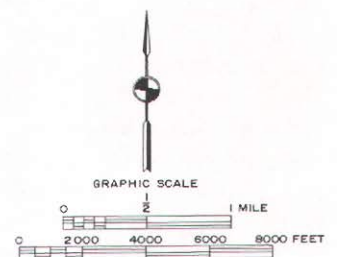
**SUITABILITY OF SOILS IN THE TOWN OF EAGLE FOR LARGE LOT
RESIDENTIAL DEVELOPMENT WITHOUT PUBLIC SANITARY SEWER SERVICE**



LEGEND



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



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

on lots one acre or larger in size. Approximately 10,727 acres, or 48 percent of the total area of the Town, are covered by soils of this type. Map 8 shows areas of the Town covered by soils which are poorly suited for residential development without public sanitary sewer service on lots smaller than one acre in size. Approximately 11,087 acres, or 49 percent of the area of the Town, are covered by such soils.

Map 9 shows those soils which are particularly well suited for agricultural purposes. As indicated on Map 9, about 4,985 acres, or 22 percent of the total area of the Town consisted of soils classed as prime agricultural soils of national significance;¹ 3,658 acres, or 16 percent of the Town consisted of soils classed as unique agricultural soils;² and 7,693 acres, or 34 percent of the total area of the Town, consisted of soils classed as good agricultural soils of statewide significance³.

¹ *Farmland with soils classed as prime agricultural soils of national significance is that farmland best suited for the production of food, feed, forage, fiber, and oilseed crops. Such farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to appropriate farming methods.*

² *Farmland with soils classed as unique agricultural soils is that farmland used for the production of specific high-value food and fiber crops. Such farmland has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to appropriate farming methods. In addition it should be noted that farmland with crops such as cranberries, apples, cherries, and mints are considered "unique."*

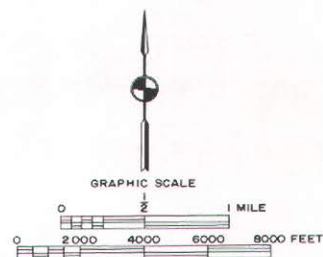
³ *Farmland with soils classed as agricultural soils of statewide significance is that farmland not classed as national prime or unique farmland which is significant for the production of food, feed, fiber, forage, and oilseed crops.*

Six soil suitability interpretations for recreational development have also been prepared, including soil limitation and suitability ratings for playgrounds and athletic fields, picnic areas, and other extensive use areas; bridle paths and nature and hiking trails; golf course fairways; cottages and service and utility buildings; and tent and trailer camp sites. Table 5 defines limitation and suitability categories as used in the soil survey interpretations for the Southeastern Wisconsin Region, and Table 6—an excerpt from Table 17 of SEWRPC Planning Report No. 8, Soils of Southeastern Wisconsin—presents examples of the suitability rating of selected soils for the six types of recreational developments.

Physiographic and Topographic Features

Glaciation has largely determined the physiography and topography as well as the soils of southeastern Wisconsin. There is evidence of four major stages of glaciation in the Southeastern Wisconsin Region, the last and most influential of which is believed to have ended about 11,000 years ago. The dominant physiographic and topographic feature is the Kettle Moraine, an interlobate glacial deposit, or moraine, formed between the Green Bay and Lake Michigan tongues, or lobes, of the continental glacier which moved in a generally southerly direction from its point of origin in what is now Canada. Topographically high points in the Kettle Moraine include areas in southwestern Waukesha County north of the Village of Eagle in the Town of Eagle. The Kettle Moraine, which is oriented in a general northeast-southwest direction in western Waukesha County, is a complex system of kames, or crudely stratified conical hills; kettle holes, marking the site of glacial ice blocks that became separated from the ice mass and melted to form depressions; and eskers, consisting of long, narrow ridges of drift deposited in abandoned drainageways. These glacial formations comprise some of the most attractive and interesting landscapes within southeastern Wisconsin, and are considered to comprise one of the finest examples of glacial interlobate moraine in the world. Because of its still predominantly rural character and its exceptional natural beauty, the Kettle Moraine and the surrounding areas in the Town of Eagle are, and may be expected to continue to be, subjected to increasing pressure for urban development.

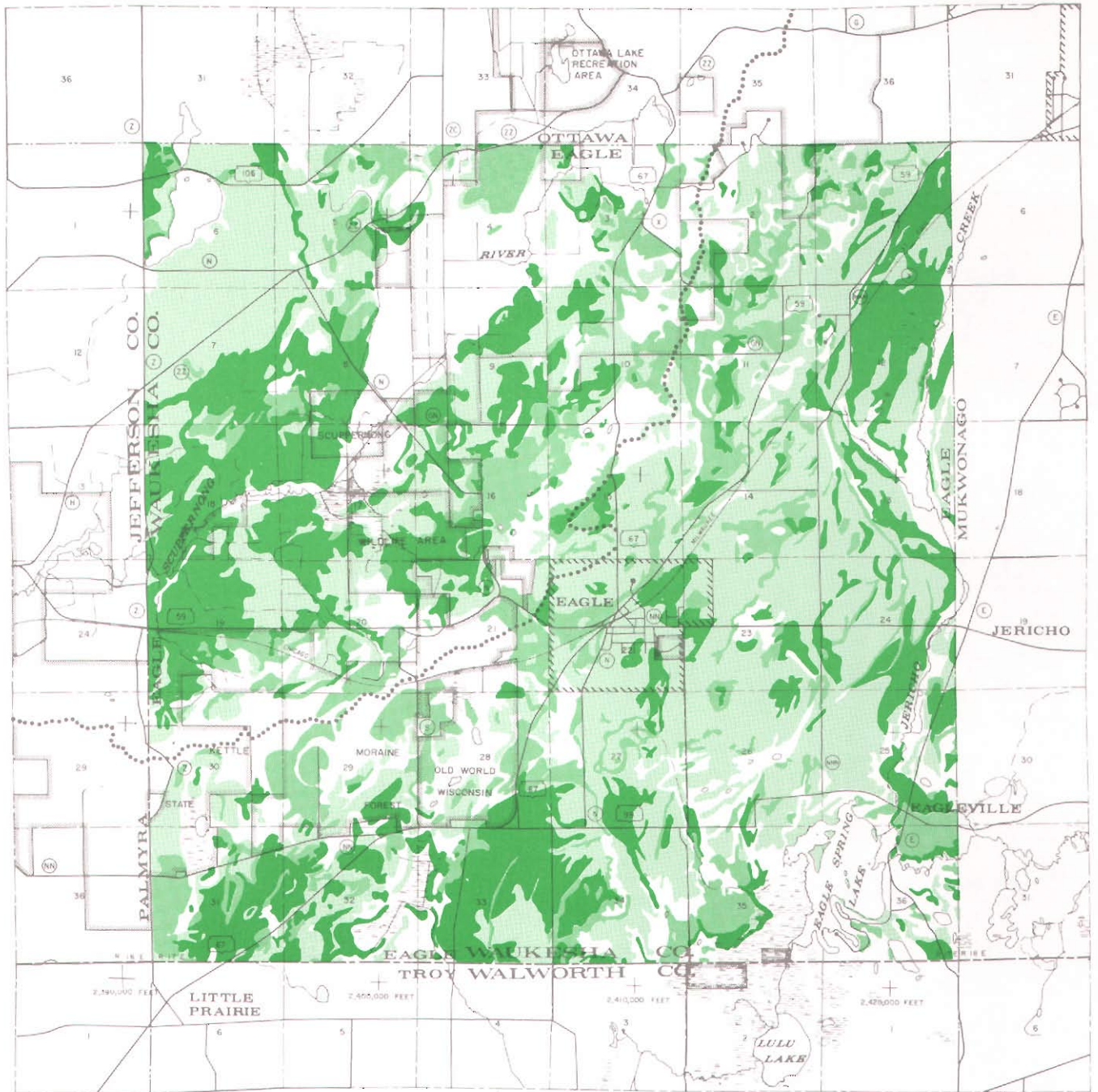
**SUITABILITY OF SOILS IN THE TOWN OF EAGLE FOR SMALL LOT
RESIDENTIAL DEVELOPMENT WITHOUT PUBLIC SANITARY SEWER SERVICE**



19

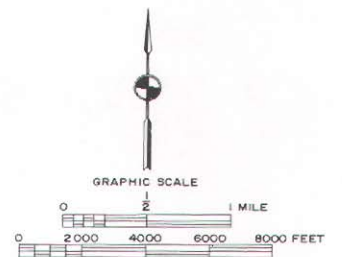
Map 9

SOIL CLASSIFICATION FOR AGRICULTURAL CAPABILITIES IN THE TOWN OF EAGLE



LEGEND

- NATIONAL PRIME FARMLAND
- UNIQUE FARMLAND
- FARMLAND OF STATEWIDE SIGNIFICANCE



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

Table 5

**DEFINITION OF LIMITATIONS AND SUITABILITY CATEGORIES AS USED
IN SOIL INTERPRETATIONS FOR THE SOUTHEASTERN WISCONSIN REGION**

Interpretive Categories		Definition
Limitations	Suitability	
Very slight	Very good or excellent	Few or no limitation for use.
Slight	Good	Slight limitations that are easy to overcome.
Moderate	Fair	Moderate limitations that can normally be overcome with proper planning, careful design, and average management.
Severe	Poor	Limitations that are difficult to overcome. Careful planning and above average design and management are required.
Very severe	Very poor or unsuitable	Problems and limitations are very difficult to overcome and costs are generally prohibitive. Major soil reclamation work is generally required.

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

Table 6

THE USE OF SOILS FOR RECREATIONAL DEVELOPMENTS^a

Map Number and Soil Name	Playgrounds, Athletic Fields and Other Intensive Play Areas	Picnic Areas, Parks and Other Extensive Use Areas	Bridle Paths, Nature and Hiking Trails	Golf Course Fairways	Cottages, Service and Utility Buildings	Tent and Trailer Camp Sites
47 Yahara loam	MODERATE - seasonal high water table; needs water management; erosive on slopes.	MODERATE - seasonal high water table; needs water management; heavy foot traffic may damage sod in wet seasons.	SLIGHT - trails and paths remain wet for short periods during seasonal high water table; sloping areas have an erosion hazard.	MODERATE - will support a firm turf; low relief; seasonal high water table; needs water management.	VERY SEVERE - sewage disposal questionable due to periodic high water table; low bearing capacity when wet; liquefies easily	MODERATE - surface tends to remain wet for short periods; areas may need drainage.
47Z Same as No. 370, Mosel sandy loam						
48 Keowns silt loam	SEVERE - high water table; needs drainage; limited in vegetation it will support; compacts easily when wet.	SEVERE - high water table; needs drainage; limited in vegetation it will support.	SEVERE - trails and paths are often wet for long periods due to high water table; muddy and slippery when wet; may need surfacing.	SEVERE - high water table; needs drainage; very low relief; turf easily damaged when wet.	VERY SEVERE - high water table; sewage disposal difficult; liquefies easily; low bearing capacity when wet.	SEVERE - high water table; sites remain wet and soft for long periods; poor trafficability when wet; walk and roads need surfacing.
48Z Same as No. 340, Navan silt loam						
49 Keowns fine sandy loam	SEVERE - high water table; needs drainage; limited in vegetation it will support.	SEVERE - high water table; needs drainage; sod is easily damaged unless soils are drained; limited in vegetation it will support.	MODERATE - trails and paths are often wet for long periods due to high water table.	SEVERE - high water table; needs drainage; heavy traffic during periods of high water table may damage turf; very low relief.	VERY SEVERE - high water table; sewage disposal difficult; liquefies easily; low bearing capacity when wet.	SEVERE - high water table; sites remain wet for long periods; areas need drainage or fill.
49Y Same as No. 49, Keowns fine sandy loam						
51 Aztalan loam	MODERATE - seasonal high water table; needs water management; erosive on slopes.	MODERATE - seasonal high water table; needs water management; heavy foot traffic may damage sod in wet seasons unless drained.	MODERATE - trails may be wet during periods of seasonal high water table.	MODERATE - seasonal high water table; needs water management; low relief; turf easily damaged when wet.	VERY SEVERE - sewage disposal is difficult; seasonal high water table; high shrink-swell potential.	MODERATE - surface tends to remain wet for short periods; areas may need drainage.
52 Aztalan sandy loam	MODERATE - seasonal high water table; needs water management; erosive on slopes.	MODERATE - seasonal high water table; needs water management; heavy foot traffic may damage sod in wet seasons unless drained.	SLIGHT - trails may be wet during periods of seasonal high water table.	MODERATE - low relief; seasonal high water table; needs water management; erosive on slopes.	VERY SEVERE - sewage disposal is difficult; seasonal high water table; high shrink-swell potential.	MODERATE - surface tends to remain wet for short periods; areas may need drainage.

^aAn excerpt from Table 17 of SEWRPC Planning Report No. 8.

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

Important considerations in any park planning effort are areas of steep slopes and high local relief. Such areas are generally subject to soil erosion and, therefore, are unsuited to any type of urban development. A slope of 13 percent or greater is generally considered a steep slope. As shown on Map 10, about 3,756 acres, or 17 percent of the area of the Town of Eagle, are covered with steep slopes.

Prairies

Prairies are defined as open, treeless areas of the landscape which are dominated by grasses. Four basic types of prairies exist in the Town of Eagle: low prairie, mesic or moderately moist prairie, dry prairie, and oak openings. The low prairies typically occupy ancient glacial lake beds and are dominated by the chord, bluejoint, big bluestem, and prairie muhly grasses. In addition, they contain such forbs as New England aster, gayfeather, prairie dock, culvers root, and golden alexanders. Mesic prairies tend to occur on the glacial outwash plains, the glacial till of recessional moraines, and the loessial or residual soils which cover the dolomitic bedrock. These prairies are dominated by Indiangrass, switch, and big blue stem grasses. Typical mesic prairie forbs include, among others, smooth aster, wild indigo, rattlesnake master, New Jersey tea, and compass plant. Dry prairies occur on well-drained soils, usually on steep hillsides. The dominant grasses include prairie drop seed, little blue stem, side-oats, grama grass, panic grass, and needle grass. Forbs characteristic of dry prairies in the Town of Eagle include pasque flower, silky aster, yellow paccoon, leadplant, prairie smoke, and purple prairie clover. Oak openings are savannas dominated by the dry prairie grasses with up to 17 oak trees per acre. The characteristic forbs in the oak openings are also the dry prairie species.

In 1836, as shown on Map 11, about 12,600 acres, or 55 percent of the total area of the Town, were in prairies and oak opening. By 1977, as indicated on Map 12, only 335 acres of such prairies and oak openings remained. Specifically, the remaining 335 acres of prairie and oak opening included 130 acres identified as being of statewide significance, 37 acres identified as being of county or regional significance, and 168 acres identified as being of local significance. The loss of prairie and oak

opening was primarily a result of agricultural practices and the suppression of wild fires, which kept back the advancing shrubs and trees which shade out the prairie plants. In order to protect the aesthetic, cultural, historic, educational, ecological, and scientific values of the prairies and oak openings in the Town, the remaining prairies and oak openings should be protected and preserved.

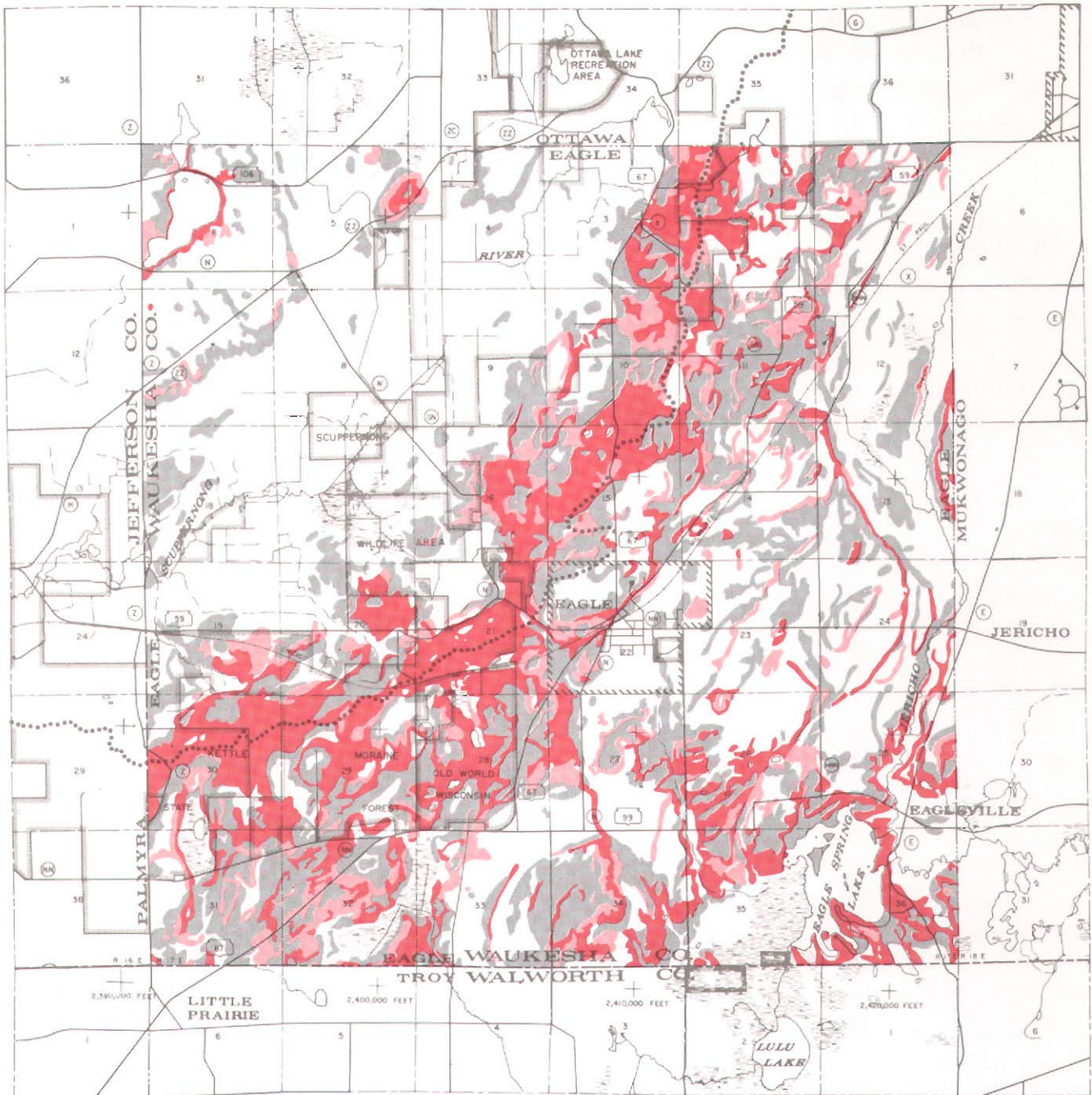
An important step in the protection and preservation of remaining prairie remnants and oak openings is the identification of those areas which have a concentration of prairie-related features. For purposes of this report, these areas have been termed prairie corridors.⁴ A prairie corridor is an area which possesses the climatic and soil characteristics, the natural seed sources in native prairie remnant stands, and the seed dispersion vehicles necessary to allow natural succession processes to restore, develop, and maintain a native prairie without extensive management practices. The relative importance and quality of a prairie corridor is based upon four main factors: the quantity of individual prairie species within the prairie remnant stands, the density and quantity of individual prairie remnant stands, the quality of individual prairie remnant stands, and the size of individual prairie remnant stands within that corridor. Those corridors possessing a high density and large quantity of individual prairie remnant stands are designated as primary prairie corridors, while those corridors with a lower density and smaller quantity of individual prairie remnant stands are designated as secondary prairie corridors. As shown on Map 12, in the Town of Eagle the primary prairie corridor encompasses approximately 11,874 acres,⁵ or 53 percent of the Town, while the secondary prairie corridor encom-

⁴ For a detailed description of the prairie corridor concept, see Donald M. Reed and J. A. Schwarzmeier, "The Prairie Corridor Concept: Possibilities for Planning Large-Scale Preservation and Restoration," *Proceedings of the Fifth Midwest Prairie Conference, August 22-24, 1976*.

⁵ This acreage total does not include the prairie corridor lands in the Village of Eagle.

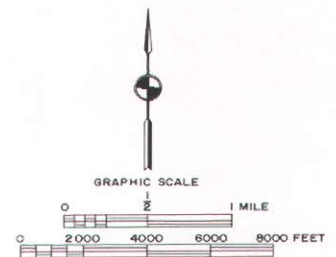
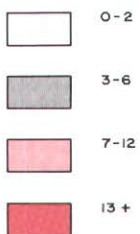
Map 10

AREAS OF STEEP SLOPES IN THE TOWN OF EAGLE



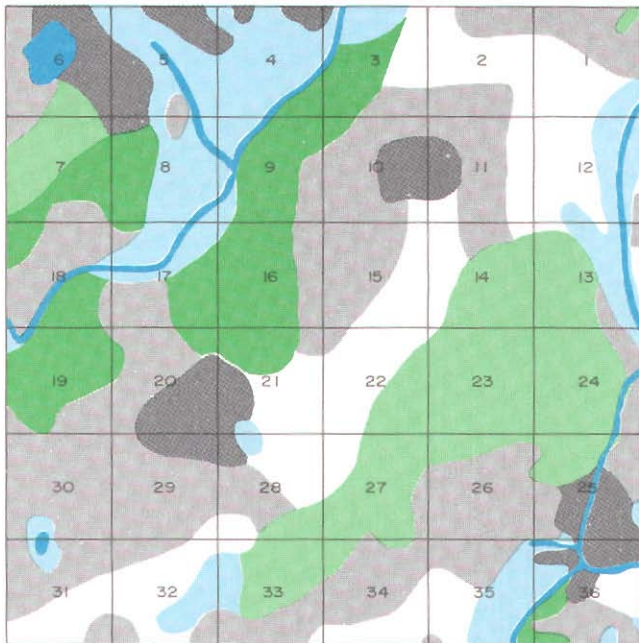
LEGEND

PERCENT OF SLOPE

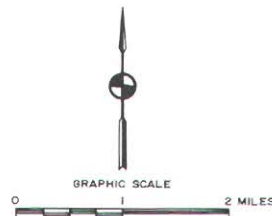


Map 11

**PRESETTLEMENT VEGETATION COVER
OF THE TOWN OF EAGLE: 1836**



LEGEND



Source: Marlin Johnson and J. A. Schwarzmeier.

passes approximately 5,513 acres,⁶ or 25 percent of the Town. Since the primary and secondary prairie corridors in the Town of Eagle are well suited for the restoration of native prairie vegetation, these corridors should be preserved as much as possible in open space uses.

⁶*Ibid.*

Primary Environmental Corridors

Among the most important tasks in any comprehensive park and open space planning effort are the identification and delineation of scenic, recreational, and historic resource areas which should be preserved and protected in order to maintain the overall quality of the environment. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of an area:

1. Lakes, rivers and streams and the associated undeveloped shorelands and floodlands;
2. Wetlands;
3. Woodlands;
4. Wildlife habitat areas;
5. Rugged terrain and high relief topography;
6. Significant geological formations and physiographic features; and
7. Wet, poorly drained and organic soils.

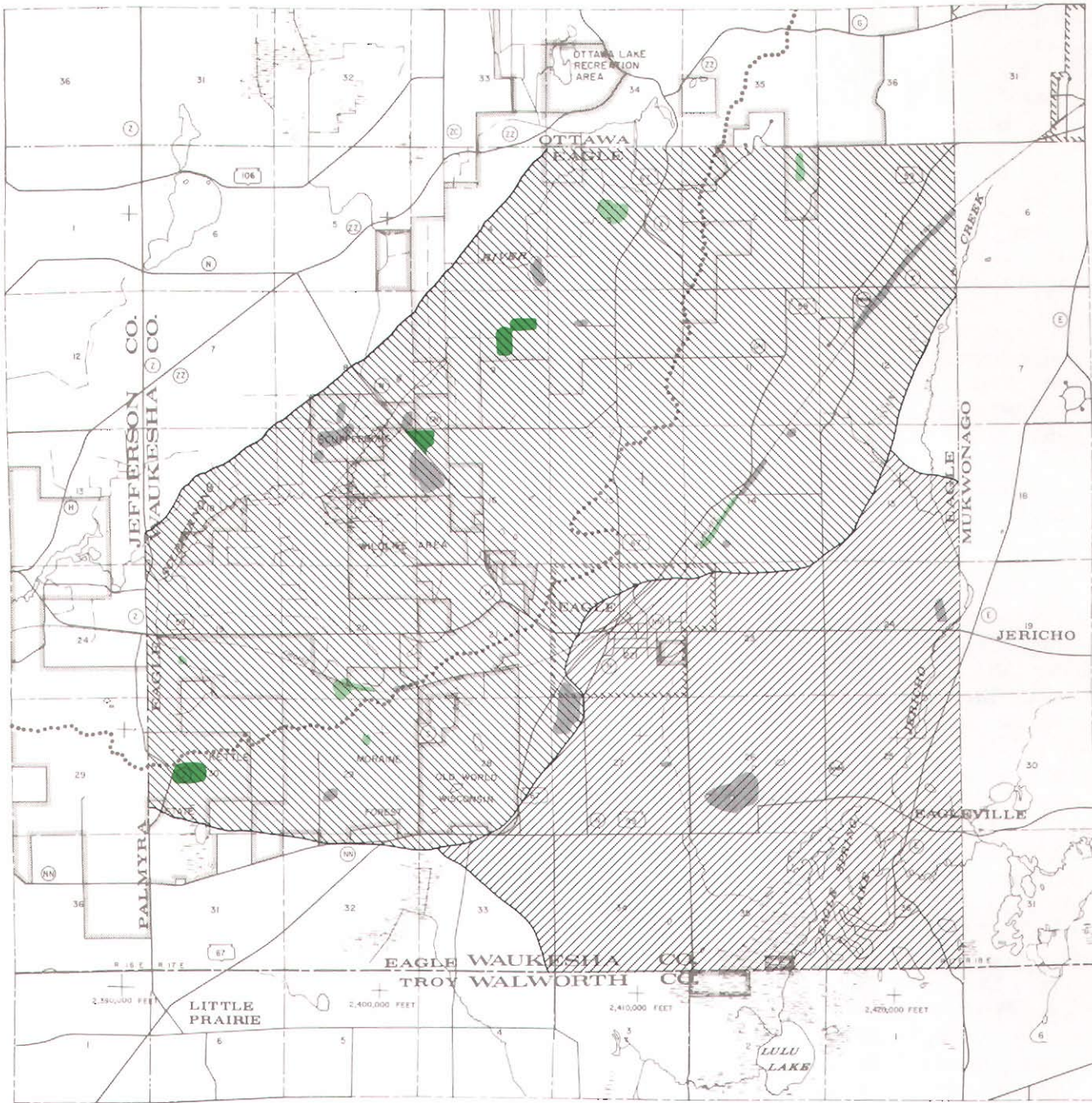
The foregoing seven elements are integral parts of the natural resource base. Four additional elements are not part of the natural resource base per se, but are closely related to or centered on that base, and thus are important to the identification and delineation of areas with scenic, recreational, and educational value. These additional elements are:

1. Existing outdoor recreation sites;
2. Potential outdoor recreation and related open space sites;
3. Historic and other cultural sites and structures; and
4. Significant scenic areas and vistas.

The delineation of these 11 natural resource and natural resource-related elements on a map results in an essentially linear pattern of relatively narrow elongated areas which have been termed "environmental corridors" by the Commission. Primary environmental corridors are defined as those areas which

Map 12

PRAIRIE FEATURES IN THE TOWN OF EAGLE: 1977



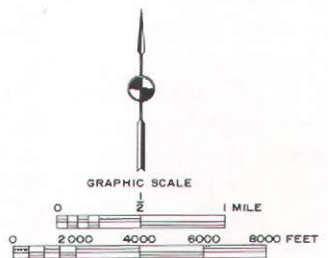
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PRAIRIES AND OAK OPENINGS

- STATE SIGNIFICANCE
- COUNTY OR REGIONAL SIGNIFICANCE
- OTHER LOCAL SIGNIFICANCE

PRAIRIE CORRIDORS

- PRIMARY
- SECONDARY



Source: SEWRPC.

encompass 3 or more of the aforementioned 11 environmental elements,⁷ while secondary environmental corridors are contiguous areas encompassing 1 or 2 of the 11 elements.

It is important to point out that, because of the many interlocking and interacting relationships existing between living organisms and their environment, the destruction or deterioration of one element of the total environment may lead to a chain reaction of deterioration and destruction. The drainage of wetlands, for example, may have far-reaching effects since such drainage may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and natural filtration and floodwater storage areas of interconnecting lake and stream systems. The resulting deterioration of surface water quality may, in turn, lead to a deterioration of the quality of the groundwater, which serves as a source of domestic, municipal, and industrial water supply and on which low flows of rivers and streams may depend. Similarly, the destruction of woodland cover, which may have taken a century or more to develop, may result in soil erosion, stream siltation, a more rapid runoff, and increased flooding as well as destruction of wildlife habitat. Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects must eventually lead to serious deterioration of the underlying and supporting natural resource base and of the overall quality of the environment for life. The need to maintain the integrity of the remaining environmental corridors within the Town then becomes apparent.

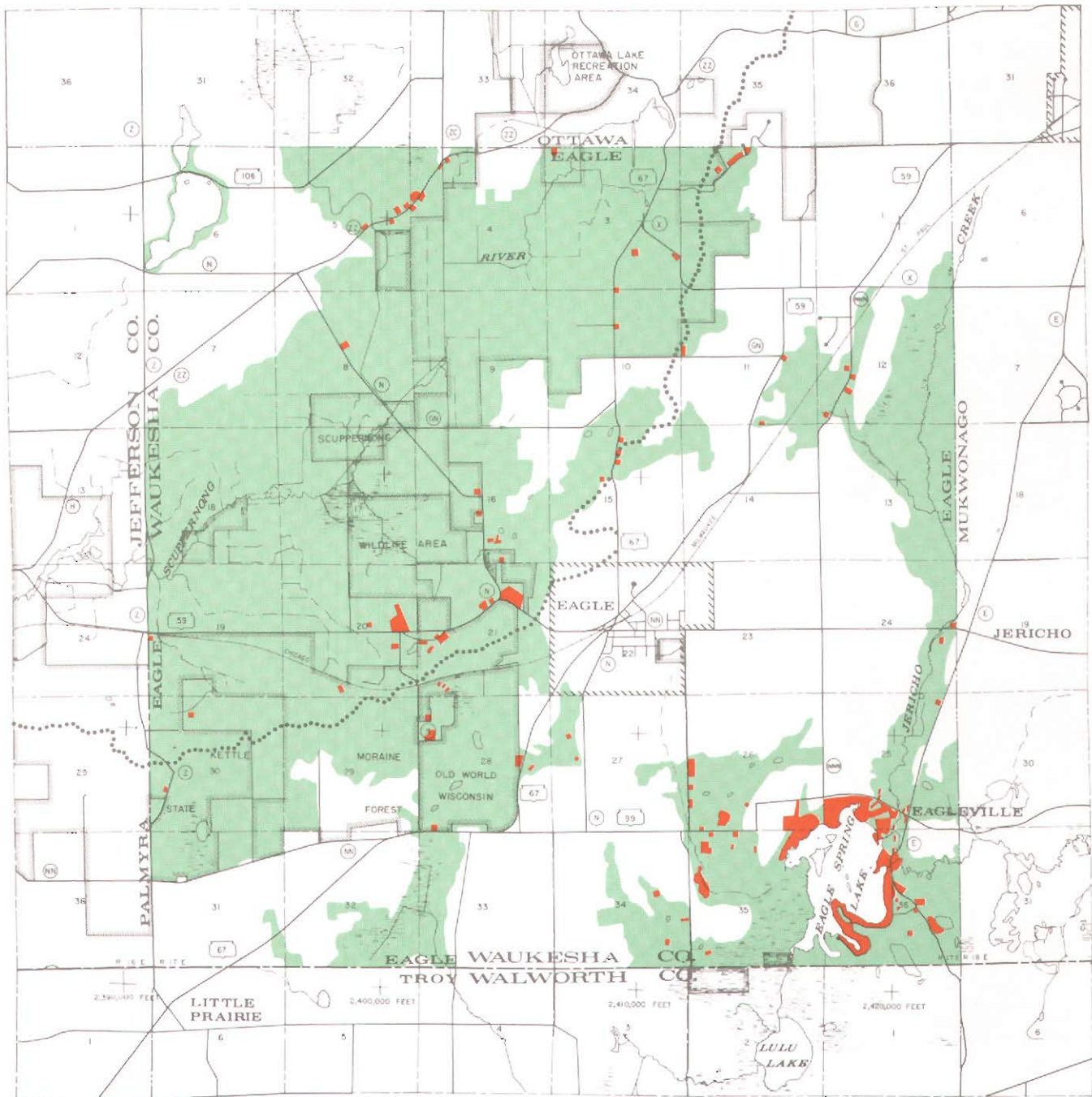
⁷In the Commission's initial comprehensive regional land use and transportation planning program, which was completed in 1966, a comprehensive inventory of remnant prairies in the Southeastern Wisconsin Region was not available for use in the identification and delineation of primary environmental corridor lands. However, remnant prairies are an important element of the existing natural resource base of the Town of Eagle, and, under the park and open space plan for the Town of Eagle, prairie remnants have been included, along with the aforementioned 11 elements of the natural resource base, as determinants of environmental corridor lands.

The primary environmental corridors in the Town of Eagle are located generally in the Kettle Moraine area in the western portion of the Town, along the Jericho Creek in the eastern portion of the Town, and around Eagle Spring Lake in the southeastern portion of the Town. These primary environmental corridors contain almost all of the remaining high-value woodlands, wetlands, and wildlife habitat areas in the Town and all of the major bodies of surface water and related undeveloped floodlands and shorelands (see Map 13). The primary environmental corridors are, in effect, a composite of the best individual elements of the natural resource base of the Town and have truly immeasurable environmental and recreational value. The preservation of the primary environmental corridors from degradation should be one of the principal objectives in any park and open space plan. The corridors should be considered inviolate; their preservation in an essentially natural state—including park and related open space uses, limited agricultural uses, and country estate-type residential uses—will serve to maintain a high level of environmental quality in the Town, protect its unique natural beauty, and provide valuable recreation opportunities. As shown on Map 13, about 12,626 acres, or 56 percent of the total area of the Town, are encompassed within the net primary environmental corridors.

It should be noted that the Wisconsin Department of Natural Resources owns large portions of the existing primary environmental corridor lands in the Town of Eagle. As shown on Map 14, the Kettle Moraine State Forest—Southern Unit and the Scuppernong Wildlife Area are located in the western portion of the Town. These state holdings and other state lands occupy about 5,145 acres of primary environmental corridor lands, or 41 percent of the total primary environmental corridor lands located in the Town of Eagle. As further shown on Map 14, under the project boundaries proposed by the Wisconsin Department of Natural Resources for the Kettle Moraine State Forest—Southern Unit and the Scuppernong Wildlife Area, an additional 2,642 acres of net primary environmental corridor lands would be acquired by the State, while under the regional park and open space plan adopted by the Waukesha County Board, the Waukesha County Park and Planning Commission would acquire 1,578 acres of primary environmental corridor lands along

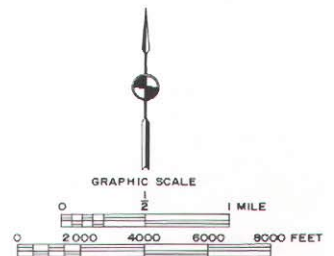
Map 13

NET PRIMARY ENVIRONMENTAL CORRIDORS IN THE TOWN OF EAGLE



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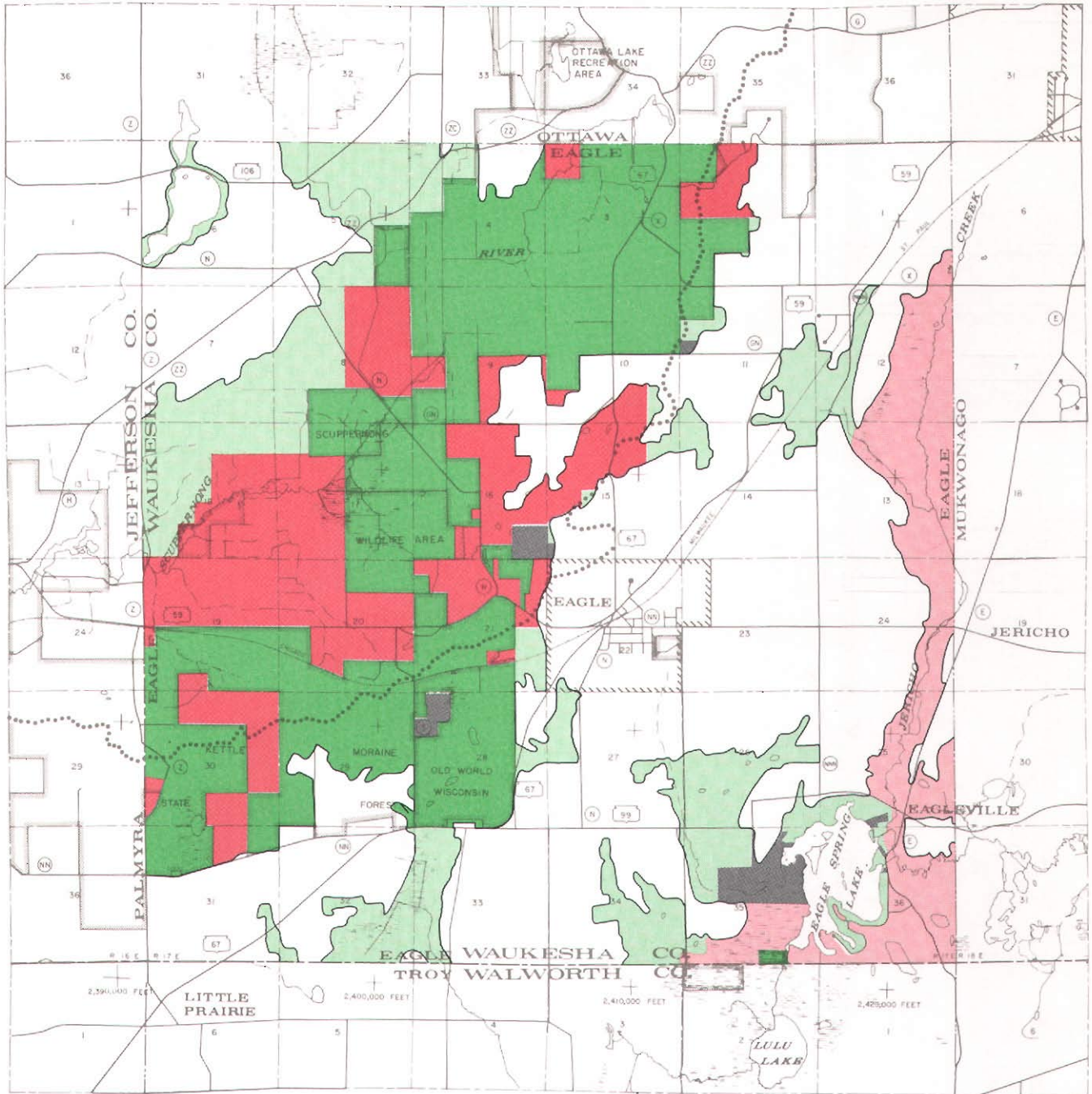
- NET PRIMARY ENVIRONMENTAL CORRIDOR LANDS
- URBAN DEVELOPMENT WITHIN PRIMARY ENVIRONMENTAL CORRIDORS



Source: SEWRPC.

Map 14

PROPOSED OWNERSHIP OF PRIMARY ENVIRONMENTAL CORRIDORS UNDER THE
ADOPTED REGIONAL PARK AND OPEN SPACE PLAN FOR SOUTHEASTERN WISCONSIN: 2000



LEGEND

NATURAL RESOURCE PRESERVATION

PRIMARY ENVIRONMENTAL CORRIDORS



EXISTING PUBLIC OWNERSHIP



EXISTING COMPATIBLE PRIVATE
OUTDOOR RECREATION USE



PROPOSED STATE OWNERSHIP



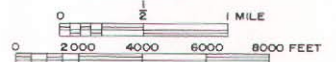
PROPOSED COUNTY OWNERSHIP



PROPOSED TO BE PROTECTED THROUGH
PUBLIC LAND USE REGULATION



GRAPHIC SCALE



Source: SEWRPC.

the Jericho Creek in the eastern portion of the Town. Thus, the existing state-owned primary environmental corridor lands and the primary environmental corridor lands proposed for acquisition by the State and Waukesha County combined would total approximately 9,365 acres, or approximately 74 percent of the total net primary environmental corridor lands in the Town of Eagle. Finally, it should be noted that 199 acres, or approximately 2 percent of the corridor lands in the Town, are held in compatible private outdoor recreational uses.

Agricultural Lands

Agricultural lands, in addition to providing food and fiber, can supply significant wildlife habitat; contribute to maintaining an ecological balance between plants and animals; offer locations proximal to urban centers for the production of certain food commodities which may require nearby population concentrations for an efficient production-distribution relationship; support the agricultural and agricultural-related economy of the Town and surrounding areas; and provide open space lands. The preservation of those agricultural lands which are covered by the most productive soils; which occur in large enough tracts—in terms of both the individual farm sizes and the collective blocks of land farmed—to make farming a viable enterprise and to sustain supporting agri-business; which have had large amounts of capital invested in good soil and water conservation practices as well as in such agricultural facilities as irrigation and drainage systems; and which have consistently displayed higher than average crop yields is necessary for economic reasons as well as to maintain the natural beauty and unique cultural heritage of the Town of Eagle. In the Town of Eagle in 1975 there were a total of 13,596 acres or 61 percent of the total area of the Town, in agricultural use. The spatial distribution of agricultural lands is shown on Map 2.

It should be noted that the Waukesha County Park and Planning Commission has applied for assistance funds authorized by the Farmland Preservation Act of 1977 to identify prime agricultural lands within Waukesha County. Under the mapping and planning program, the Waukesha County Park and Planning Commission would prepare maps of the county identifying soil capability classes I and II,⁸ existing incompatible land uses, topography, and areas

which are currently or could potentially be utilized for farming. Utilizing this data, the County Park and Planning Commission staff would develop criteria for the identification of farmland areas for preservation, with the ultimate objective of the planning process being the preservation of farmland areas through placement of such lands in exclusive agricultural zoning districts. Map 15, a composite map indicating suitable agricultural soils, topography, and lands which are currently or would potentially be utilized for farming excluding those nonagricultural lands within the primary environmental corridor delineation, provides a general indication of the spatial distribution of lands which could be considered for inclusion in a farmland preservation plan. These lands encompass approximately 9,340 acres of the Town of Eagle, approximately 42 percent of the total area of the Town.

EXISTING PARK AND OPEN SPACE SITES

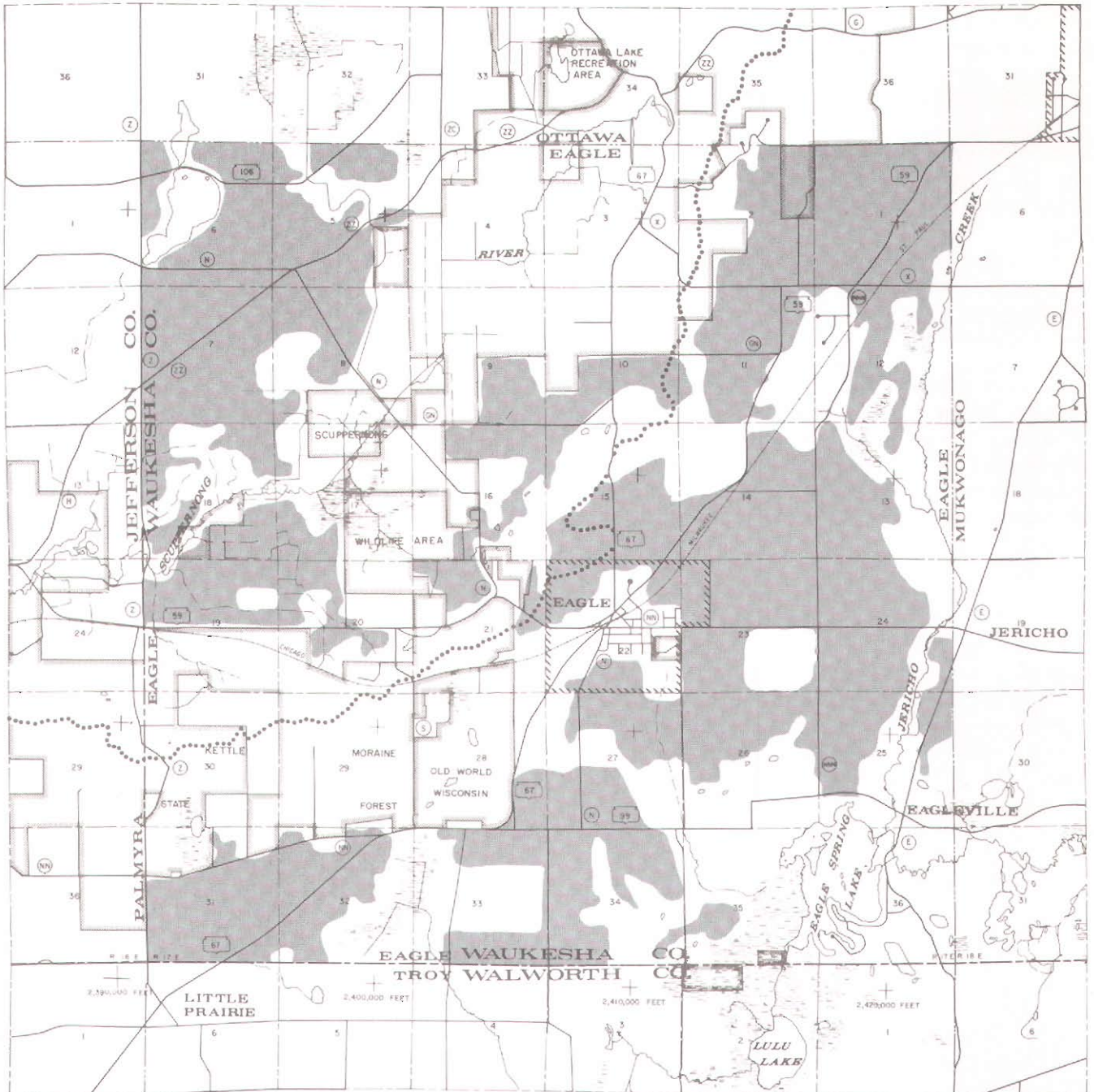
In order to assess the needs for park open space sites, an inventory of existing park open space sites must first be conducted. This section presents summary data concerning the number and acreage of general use outdoor recreation sites, special use outdoor recreation sites, natural areas, and historic and other cultural sites within the Town of Eagle.

General Use Outdoor Recreation Sites

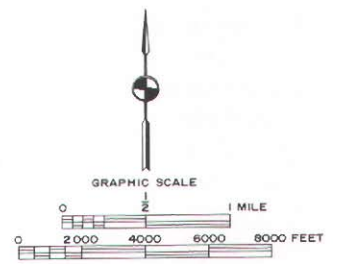
General use outdoor recreation sites may be defined as areas of land and water whose primary function is the provision of space and facilities for outdoor recreation activities. Such general use outdoor recreation sites, when publicly owned, are commonly known as parks. Thus, parks are a special form of publicly owned open space in which a major portion of needed outdoor recreation facilities is provided. School-related outdoor recreation areas are

⁸*Soils included in soil capability Class I are those deep, well-drained or moderately well-drained, nearly level soils with no serious limitations that restrict their use for cultivated crops. Soils included in soil capability Class II are those soils that have some limitations that reduce the choice of plants that can be economically produced or require some conservation practices.*

POTENTIAL FARMLAND PRESERVATION AREAS IN THE TOWN OF EAGLE



Source: SEWRPC.



also classified as general use outdoor recreation sites. In addition, nonpublic recreation areas which provide facilities similar to those provided at parks and school sites, including private golf courses, campgrounds, riding stables, and nonpublic school sites, have been categorized as general use outdoor recreation sites. As indicated in Table 7, there were 11 general use outdoor recreation sites totaling 280 acres, or 1 percent of the total area of the Town of Eagle, in 1978. Of this total, 3 sites and 48 acres, or 17 percent of the acreage, were publicly owned, and 8 sites and 232 acres, or 83 percent of the acreage, were nonpublicly owned (see Map 16).

Recognizing the need to preserve high-value resource areas to meet the recreational demand of the existing and future population in the Region as well as in the Town of Eagle, the Commission undertook a major work effort involving the identification of the best remaining potential park sites in the Region. This inventory was initially conducted in 1963 and subsequently updated in 1968 and 1975. Due to the already large acreage of lands currently in public ownership and presently being utilized for open space preservation and recreation use in the Town of Eagle, there was only one potential park site identified in this work effort, namely a low-value site in the extreme north-

Table 7

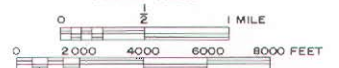
EXISTING OUTDOOR RECREATION AND OPEN SPACE SITES IN THE TOWN OF EAGLE: 1978

Group	Ownership	Site Name	Acres	Map Reference Number
General Use Sites	Public	Eagleville School	1	1
		Palestine School	2	2
		Undeveloped Town Park Site	45	17
	Nonpublic	Bit and Bridle Ranch	9	3
		Camp Keshena	44	4
		Clark's Park	6	5
		Eagle Springs Golf Resort	138	6
		Kettle Moraine Ranch	27	7
		Kroll's Resort	1	8
		Swinging W Ranch	6	9
		Eagle Pub Resort	1	10
Special Use Sites	Public	McMiller Sportsman's Center	23	11
		Old World Wisconsin	547	12
		Wayside	4	13
Natural Area Sites	Public	Kettle Moraine State Forest	4,369 ^a	14
		Scuppernong Wildlife Area	586	15
		State Wetland Area	17	16
Totals	Public	--	5,549	--
	Nonpublic	--	232	--
	Combined Public	--	5,781	--
	and nonpublic			

^aIncludes only those lands within the Kettle Moraine State Forest - Southern Unit located in the Town of Eagle and excludes lands within the boundary of Old World Wisconsin and McMiller Sportsman's Center.

Source: SEWRPC.

EXISTING OUTDOOR RECREATION AND OPEN SPACE SITES IN THE TOWN OF EAGLE: 1978



west portion of the Town. Examination of the site indicated development potential for both picnicking and nature study.

Special Use Outdoor Recreation Sites

Special use outdoor recreation sites differ significantly from general use outdoor recreation sites insofar as the special use sites are spectator- rather than user-oriented or offer very unique recreational pursuits. Special use outdoor recreation sites include both spectator-oriented sites, such as zoos and botanical gardens, and participant-oriented sites, such as skeet and trap shooting sites. As indicated in Table 7, there were three special use outdoor recreation sites totaling 574 acres, or about 3 percent of the total area of the Town in 1978.

Natural Areas

The previous section of this chapter describes various elements of the natural resource base within the Town of Eagle. As already noted, woodlands, wetlands, wildlife habitat areas, prairies, and lakes and streams and their associated undeveloped shorelands and floodlands have been generally termed "open space." It is the intent of this section of the chapter to further refine the data presented in the previous section by identifying the quantity and acreage of those "natural areas" of the Town which are publicly owned and, therefore, may be considered preserved or protected in the public interest. As indicated in Table 7, there were three natural area sites totaling 4,972 acres, or 22 percent of the total area of the Town, in 1978 (see Map 16). It is important to note that the Kettle Moraine State Forest and the Scuppernong Wildlife Area, both of which are located in the western portion of the Town, encompass some of the best remaining natural resource base elements in southeastern Wisconsin. In addition to those lands currently owned by the Wisconsin Department of Natural Resources, about 3,201 acres of additional lands adjacent to the existing state-owned lands—2,642 acres of which occur in the primary environmental corridor—have been proposed for acquisition (see Map 14). Also, under the regional park and open space plan prepared by the Southeastern Wisconsin Planning Commission and adopted by the Waukesha County Board as the park and open space plan for Waukesha County, an additional 1,578 acres along the Jericho Creek would be

acquired by the County for outdoor recreation and resource preservation purposes (see Map 14).

Historic Sites

Historic and other cultural sites comprise an important element of the unique heritage of the Town of Eagle. A historic site inventory identifying both marked and unmarked sites having historic, other cultural, or scientific value was conducted by the Commission in 1973 and updated in the Town of Eagle in 1978 with information furnished by the State Historical Society of Wisconsin. As shown on Map 17 and in Table 8, the inventory identified 15 sites of significance within the Town, including one cultural site, five natural features, and nine structures. In general, cultural sites are related to Indian or early European settlements and include old plank roads, early trails, and burial grounds and cemeteries. Natural features consist primarily of those wetland, woodland, or water areas which support plant and animal communities or contain geological features having potential importance for teaching or research. Historic structures

Table 8

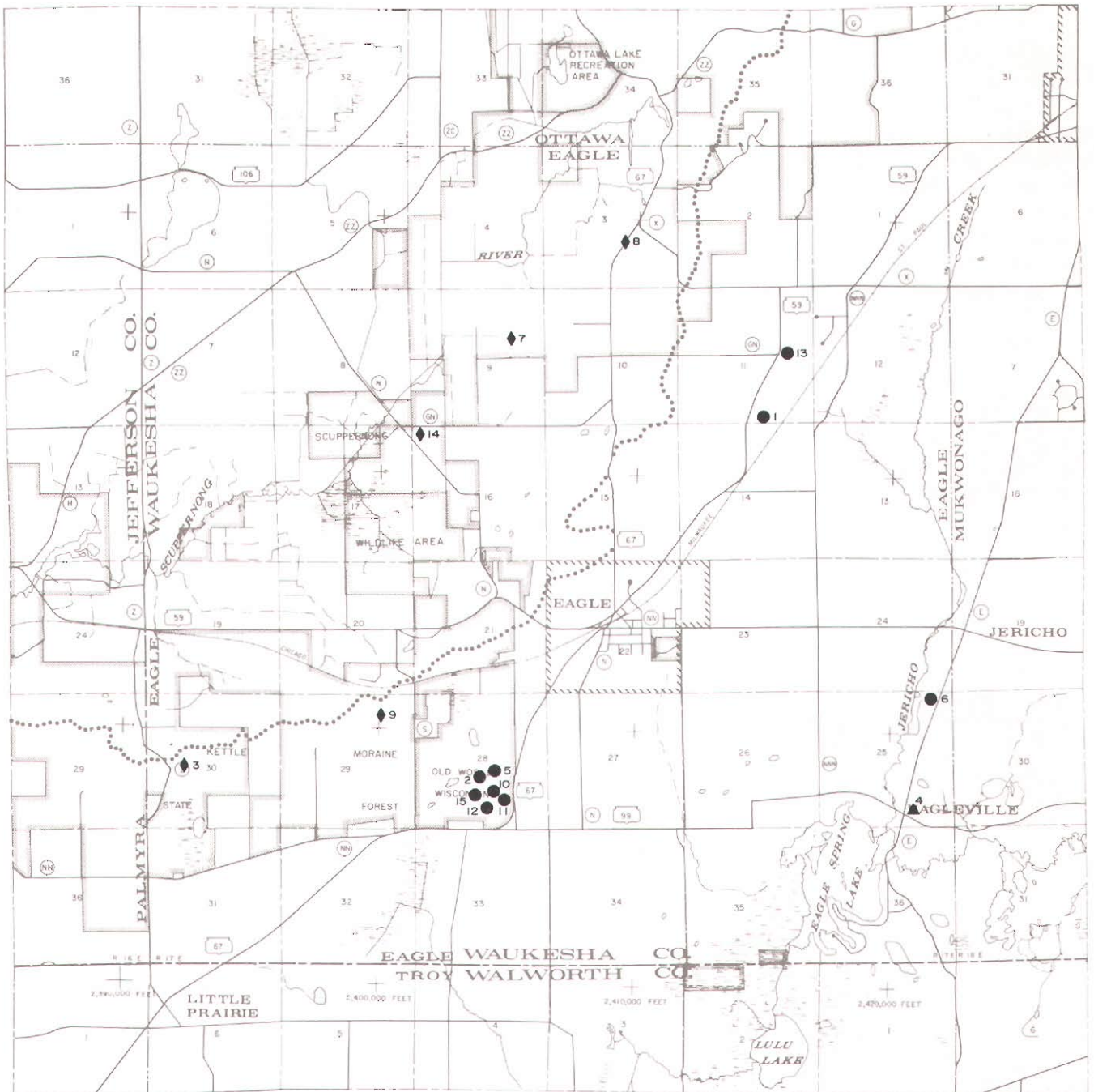
EXISTING HISTORIC AND OTHER CULTURAL SITES IN THE TOWN OF EAGLE: 1978

Site Name	Map Reference Number
Ahira R. Hinkley House	1
Christian Turck House	2
Eagle Oak Opening	3
Eagleville Settlement Site	4
Getto House	5
Jonathan Parsons Home	6
Kettle Moraine Fen and Low Prairie ..	7
Kettle Moraine Scenic Drive	8
Kettle Moraine State Forest	9
Koepsel House	10
Mueller House	11
Old World Wisconsin	12
Palestine Grade School	13
Scuppernong Prairie	14
St. Peter's Roman Catholic Church ...	15

Source: State Historical Society of Wisconsin and SEWRPC.

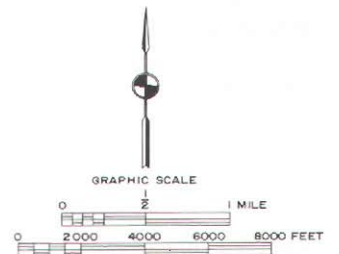
Map 17

HISTORIC SITES IN THE TOWN OF EAGLE: 1978



LEGEND

- ▲ CULTURAL
- STRUCTURAL
- ◆ NATURAL
- 7 SITE NUMBER
SEE TABLE B



Source: State Historical Society of Wisconsin and SEWRPC.

include homes, churches, inns, schools, government buildings, mills, and museums. As urbanization continues, many historic, other cultural, and structural sites which provide distinctive authentic links to the past may be expected to be threatened with destruction and, once destroyed, such sites cannot be replaced. Therefore, a park and open space plan should recognize sites of historical significance and, to the maximum extent possible, attempt to preserve such sites.

As previously noted, the natural features within the Town of Eagle are among the best in southeastern Wisconsin. Indeed, the Eagle Oak opening, the Kettle Moraine Fen and low prairie, and Scuppernong Prairie are classified as state scientific areas, while the Christian

Turck House, the Koepsel House, and the Ahira R. Hinkley House (the Cobblestone) are listed on the National Register of Historic Places.

Town Land

In addition to existing outdoor recreation facilities, natural area sites, and historic sites owned by various agencies of government and the private sector, the Town of Eagle has acquired a 45-acre parcel of land located in Section 23 (see Map 16, map reference site number 17). This site was acquired by the Town for use as a community center and recreation area for the residents of the Town of Eagle and has been classified as a general use outdoor recreation site, but has not yet been developed for such purposes.

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Chapter III

PARK AND OPEN SPACE OBJECTIVES, PRINCIPLES, AND STANDARDS

INTRODUCTION

Planning is a rational process for formulating objectives and, through the preparation and implementation of plans, for meeting those objectives. The formulation of objectives, therefore, is an essential task which must be undertaken before plans can be prepared. Under the Southeastern Wisconsin Regional Planning Commission regional park and open space planning program, a series of objectives directly related to park and open space preservation, acquisition, and development was formulated by informed, elected or appointed representatives legally assigned this task, assisted by planning technicians. The formulation of park and open space objectives also involved, through various surveys and inventories, the providers and users of park and open space facilities. Park and open space objectives formulated by the Commission were both regional and local in scope: regional in that they sought to achieve an areawide system of parks and open space lands to provide the resident regional population opportunities to participate in extensive water- and land-based resource-oriented recreational activities, and local in that they sought to achieve a system of local parks and associated intensive recreation facilities in urban communities and to preserve natural resource amenities and agricultural lands in rural communities. This chapter sets forth the park and open space objectives developed by the Commission, highlighting those objectives particularly applicable to the formulation of a park and open space plan for the Town of Eagle.

BASIC CONCEPT AND DEFINITION

The term "objective" is subject to a wide range of interpretation and application and is closely linked to other terms often used in planning work which are also subject to a wide range of interpretation and application. The following definitions will be employed accordingly:

1. Objective: a goal or end toward the attainment of which plans and policies are directed.

2. Principle: a fundamental, primary, or generally accepted tenet used to assert the validity of objectives and to prepare standards and plans.
3. Standard: a criterion used as a basis of comparison to determine the adequacy of alternative and recommended plan proposals to attain objectives.
4. Plan: a design which seeks to achieve the agreed-upon objectives.
5. Policy: a rule or course of action used to ensure plan implementation.
6. Program: a coordinated series of policies and actions to carry out a plan.

Although this chapter discusses only the first three of these terms, an understanding of the interrelationship of the foregoing definitions and the basic concepts which they represent is essential to the following discussion of objectives, principles, and standards.

PARK AND OPEN SPACE PRESERVATION, ACQUISITION, AND DEVELOPMENT OBJECTIVES

The following seven park and open space preservation, acquisition, and development objectives were formulated under the regional park and open space planning program and, after careful review by the Town Park Commission, were utilized in the development of the park and open space plan for the Town of Eagle:

1. The provision of an integrated system of public general use outdoor recreation sites and related open space areas which will allow the resident population of the Region—and its constituent parts—adequate opportunities to participate in a wide range of outdoor recreation activities.
2. The provision of sufficient outdoor recreation facilities to allow the resident population of the Region—and its constitu-

ent parts—adequate opportunity to participate in intensive nonresource-oriented outdoor recreation activities.

3. The provision of sufficient outdoor recreation facilities to allow the resident population of the Region—and its constituent parts—adequate opportunity to participate in intensive resource-oriented outdoor recreation activities.
4. The provision of sufficient outdoor recreation facilities to allow the resident population of the Region—and its constituent parts—adequate opportunity to participate in extensive land-based outdoor recreation activities.
5. The provision of opportunities for participation by the resident population of the Region—and its constituent parts—in extensive water-based outdoor recreation activities on the major inland lakes and rivers and on Lake Michigan consistent with safe and enjoyable lake use and maintenance of good water quality.
6. Preservation of sufficient high-quality open space lands for the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well being and environmental quality of the Region and its constituent parts.
7. The efficient and economical satisfaction of outdoor recreation and related open space needs meeting all other objectives at the lowest possible cost.

Complementing each of the foregoing specific park and open space objectives is a planning principle and a set of planning standards. These are set forth in Appendix A and serve to facilitate the quantitative application of the objective in plan design. It should be noted that while the attainment of all objectives is considered desirable if not essential to provide the residents of the Town of Eagle with a variety of outdoor recreation opportunities, the responsibility for providing the necessary parks, open space land, and associated recreation facilities is shared by various units and agencies of government, along with the private sector. In this regard, under the Commission's adopted regional park and open space plan, the

responsibility for the provision of open space, large resource-oriented parks, recreation corridors (trails), and resource-oriented recreational facilities is recommended to be assumed by the state and county levels of government, and the responsibility for the provision of urban parks and associated intensive facilities is generally recommended to be assumed by the city and village units of government.

Since rural towns do not generally have the population densities to warrant the provision of urban-type parks and intensive outdoor recreation facilities, the town level of government does not generally provide such outdoor recreation facilities. However, it is important that the town level of government protect the natural resource base within its area of jurisdiction. Specifically, standards under Objective No. 6 emphasize the importance of preserving primary environmental corridors and important agricultural lands.

It should also be recognized that, although the park and recreation facility acquisition and development standards presented in Appendix A of this report do not specifically prescribe the provision of a town-owned park or recreational facilities in rural town areas, the provision of a town-owned park and limited recreational facilities may be warranted in such areas in order to promote a desirable sense of community; to serve as a focal point for special local civic events; and to meet certain outdoor recreation needs, such as the need for softball diamonds and picnic areas. Historically, rural town residents lacking park and recreation facilities generally were permitted use of park sites and recreation facilities in nearby urban villages or cities where they came to sell their products and purchase goods and services. More recently, however, many of the rural town areas have taken on a mixed urban/rural character and, thus, some incorporated communities which previously provided rural residents with park and recreation facilities have taken the position that their park sites and recreation facilities are now intended to serve only the local citizenry. Rural town residents, thus, may be left with no ready access to park or recreation facilities to meet their own recreation needs. In order to accommodate the very basic park and recreation facility needs of residents of town units of government, rural town units of

government which currently lack town-owned park and recreation facilities should have the opportunity to acquire and develop, with available federal and state grant-in-aid support, one town park and associated recreation facilities to meet the basic local recreation needs of town residents and to promote a desirable

sense of community. As a community facility, the town park should be readily accessible to town residents, and, thus, such a town park should be located in conjunction with other community facilities which serve as a focal point for town residents, such as a town hall, school, or town fire department.

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Chapter IV

RECOMMENDED PLAN

INTRODUCTION

The primary purpose of the park and open space planning program for the Town of Eagle is the preparation of a sound and workable plan to guide the acquisition and development of lands and facilities needed to satisfy the outdoor recreation demands of the resident population of the Town and to protect and enhance the underlying and sustaining natural resource base. The determination of the quantity and type of outdoor recreation sites and facilities needed to satisfy existing and anticipated future recreation demands and of the quantity and type of open space sites needed to protect and enhance the underlying and sustaining natural resource base clearly is an important preliminary step in the development of such a plan.

Chapter III indicated that there are basically three different types of park and open space objectives to be attained by basically three different levels of government: namely, regional resource-oriented recreational objectives to be attained by state and county units of government; urban park and nonresource-oriented recreational objectives to be attained by city and village units of government; and natural resource base preservation and limited recreational objectives to be attained by town units of government. The regional park and open space plan includes recommendations directed at the attainment of regional or area-wide resource-oriented recreational objectives and urban park and nonresource-oriented recreational objectives. The first part of this chapter, thus, summarizes the Commission's plan recommendations—directed at the State, Waukesha County, and the Village of Eagle—which address the areawide resource-oriented recreation needs of Waukesha County residents, including residents of the Town of Eagle, and the urban outdoor recreation needs of the Village of Eagle. The remainder of the chapter—using the open space preservation standards as a point of departure—describes the existing and probable future outdoor recreation sites

and facility and open space needs of the Town of Eagle, sets forth a recommended plan for the Town, and outlines the activities which must be undertaken by the various levels and agencies of government concerned if the recommended park and open space plan for the Town is to be fully carried out by the plan design year 2000.

AREAWIDE CONSIDERATIONS

The Commission's regional park and open space plan contains specific recommendations which, if implemented, would provide residents of Waukesha County, including the residents of the Town of Eagle, opportunity to participate in a wide range of resource-oriented outdoor recreation activities. The recommendations are concerned with the provision of major parks, which provide opportunities for intensive resource-oriented outdoor recreation activities such as camping, swimming, and picnicking; the provision of recreation corridors, which provide opportunities for various trail-oriented outdoor recreation activities, including hiking, biking, and ski touring; and the provision of water access facilities, which provide opportunities for various water-based outdoor recreation activities including fishing, canoeing and motorboating. In addition, the plan contains specific recommendations for the acquisition of open space lands for the protection of the natural resource base. It should be noted that the Waukesha County Park and Planning Commission has approved the regional park and open space plan and that the Waukesha County Board adopted this plan as the county park and open space plan on June 6, 1978.

Major Parks

The first park and open space objective presented in Chapter III calls for the provision of an integrated system of public parks and related open space areas which will offer the resident population of the Region adequate opportunities to participate in a wide variety of outdoor recreation activities. Standards under Objective No. 1 specify both per capita

requirements and accessibility requirements for major parks,¹ while standards under Objective No. 2 specify per capita requirements and accessibility requirements for facilities for intensive resource-oriented activities such as camping, golf, picnicking, swimming, and downhill skiing. Since major parks attract users from relatively long distances and serve persons of all age groups residing in both urban and rural areas, the standards for major parks and resource-oriented outdoor recreation facilities are appropriately applied on an area-wide basis. It was also considered appropriate that state and county agencies of government be responsible for the provision of major park sites. Thus, under the regional park and open space plan for the year 2000, it is recommended that the Wisconsin Department of Natural Resources continue to maintain three major outdoor recreation areas in Waukesha County—Lapham Peak Park in the Town of Delafield, Ottawa Lake Recreation Area in the Town of Ottawa, and Resinosa Campground (Pine Woods Campground), also in the Town of Ottawa. It is also recommended that Waukesha County continue to maintain the following county parks which have been classified as major parks under the regional park and open space plan: Menomonee, Minooka, Mukwonago, Muskego, Nagawaukee, Retzer, and Wanaki Parks; develop Nashotah Park; and complete the acquisition and development of Monches Park. Finally, it is recommended that Waukesha County acquire and develop seven new major parks by the plan design year 2000. These sites, along with their proposed minimum acreage, would be located as follows:

1. A 185-acre site proposed to be located in the City of Muskego;
2. A 115-acre site proposed to be located along the Fox River west of the Village of Big Bend;
3. A 185-acre site proposed to be located in the Town of Mukwonago;

¹ Major parks (or Type I and Type II parks) are defined as large public general use outdoor recreation sites which provide opportunities for such activities as camping, golfing, picnicking, and swimming and have a large area containing significant natural resource amenities.

4. A 115-acre site proposed to be located along the Fox River in the Town of Waukesha;
5. A 185-acre site proposed to be located in the City of New Berlin;
6. A 115-acre site proposed to be located in the Town of Pewaukee (Ryan Site); and
7. A 185-acre site proposed to be located in the Town of Oconomowoc (see Map 18).

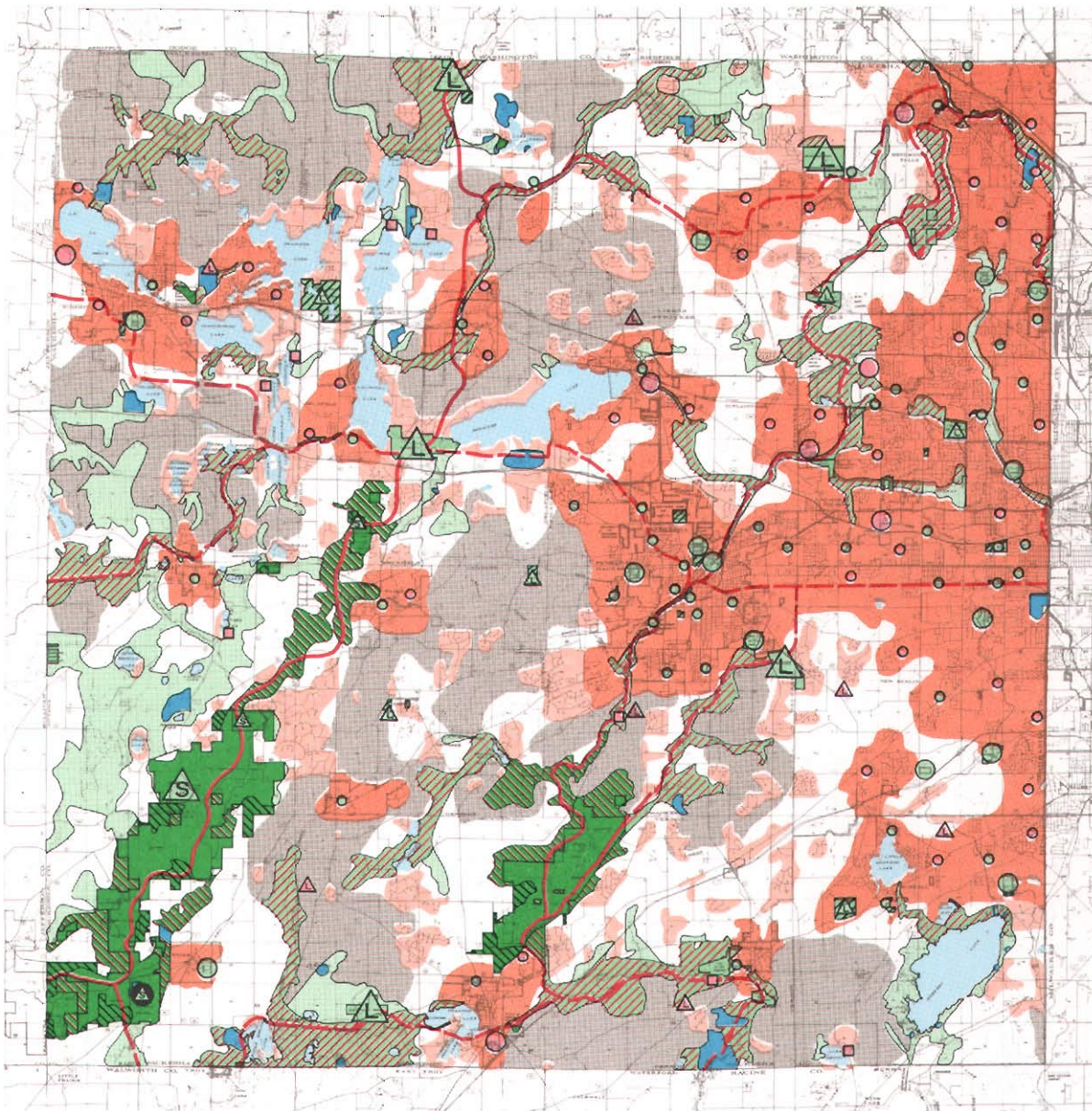
It is expected that these state-owned, county-owned, and proposed county-owned major parks would provide adequate opportunities for intensive resource-oriented outdoor recreation activities for the residents of Waukesha County, including the residents of the Town of Eagle. It should be noted that no additional major parks are recommended under the park and open space plan to be located in the Town of Eagle.

Recreation Corridors

Standards under Objective No. 1 also specified both per capita requirements and accessibility requirements for recreation corridors,² while standards under Objective No. 4 set forth the per capita and accessibility requirements for trail-oriented activities such as bicycling, hiking, horseback riding, nature study and ski touring. Like major parks, recreation corridors attract users from relatively long distances and serve persons of all ages residing in both urban and rural areas. Therefore, it is appropriate to apply these standards on an areawide basis. Currently there are no recreation corridors within Waukesha County. However, under the adopted regional park and open space plan, it is recommended that the Wisconsin Department of Natural Resources provide a recreation corridor in the western portion of the County through the Kettle Moraine, including through the northwestern portion of

² A recreation corridor is defined as a publicly owned continuous linear expanse which is generally located in scenic areas or areas of natural, cultural, or historical interest and which provides opportunity for participation in trail-oriented outdoor recreation activities, especially through the provision of trails designated for such activities as biking, hiking, horseback riding, nature study, and ski touring.

ADOPTED REGIONAL PARK AND OPEN SPACE PLAN AS IT RELATES TO WAUKESHA COUNTY: 2000



LEGEND

OPEN SPACE PRESERVATION ELEMENT

PRIMARY ENVIRONMENTAL CORRIDOR COMPONENT

- EXISTING STATE OWNERSHIP
- EXISTING LOCAL OWNERSHIP
- EXISTING COMPATIBLE PRIVATE OUTDOOR RECREATION USE (PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION)
- PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION
- PRIME AGRICULTURAL LAND COMPONENT
- PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

OUTDOOR RECREATION ELEMENT

RESOURCE ORIENTED COMPONENT

- MAJOR PUBLIC PARK SITE—TYPE I (250 OR MORE ACRES)
- EXISTING STATE OWNERSHIP
- EXISTING LOCAL OWNERSHIP
- OTHER PUBLIC PARK SITE—TYPE II (100-249 ACRES)
- EXISTING STATE OWNERSHIP
- EXISTING LOCAL OWNERSHIP
- PROPOSED STATE OWNERSHIP
- PROPOSED LOCAL OWNERSHIP

RECREATION CORRIDOR (TRAIL)

- PROPOSED STATE RESPONSIBILITY
- PROPOSED LOCAL RESPONSIBILITY
- PROPOSED RECREATIONAL BOATING WATER ACCESS POINT

MAJOR INLAND LAKE OR RIVER

URBAN ORIENTED COMPONENT

EXISTING OR PLANNED URBAN DEVELOPMENT REQUIRING TYPE III AND TYPE IV PUBLIC PARK SITES

MAJOR PUBLIC PARK SITE—TYPE III (25-99 ACRES)

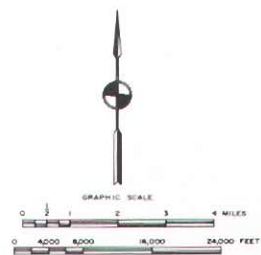
- EXISTING
- PROPOSED

OTHER PUBLIC PARK SITE—TYPE IV (5-24 ACRES)

- EXISTING
- PROPOSED

OTHER OUTDOOR RECREATION SITE OR LAND USE

- EXISTING MAJOR SPECIAL PURPOSE STATE OUTDOOR RECREATION SITE
- EXISTING OTHER STATE OUTDOOR RECREATION OR OPEN SPACE SITE
- EXISTING OTHER LOCAL OUTDOOR RECREATION OR OPEN SPACE SITE
- OTHER EXISTING URBAN DEVELOPMENT
- OTHER RURAL LAND
- WATER



the Town of Eagle. In addition, the County would provide recreation corridor segments along the main stem of the Fox River, along the Bark River, along the Wisconsin Electric Power Company right-of-way from the City of New Berlin to the City of Oconomowoc, along the Pebble Creek, and along the Mukwonago River west to the Kettle Moraine State Forest. The recreation corridor along the Mukwonago River would connect with the state recreation corridor in the Town of Eagle (see Map 18). Under the regional plan, then, a total of approximately 39 linear miles of recreation corridor would be provided by the Wisconsin Department of Natural Resources, and approximately 107 linear miles would be provided by Waukesha County. Of these totals, eight and four miles, respectively, would be located in the Town of Eagle. It is anticipated that, upon implementation of the regional park and open space plan for southeastern Wisconsin, adequate opportunities for trail-oriented outdoor recreation activities would be provided for the residents of Waukesha County, including the residents of the Town of Eagle.

Water Access Facilities

The standards under Objective No. 5 provide guidelines for boat access to major lakes. Such access facilities enable persons who do not own lake frontage to utilize the major inland lakes for such activities as canoeing, fishing, and motorboating. There are 33 major inland lakes in Waukesha County. Under the regional park and open space plan for southeastern Wisconsin, it is recommended that a new access point or improvement to an existing access point be provided at six lakes—Beaver Lake, Denoon Lake, Hunters Lake, Lower Nashotah Lake, Pine Lake, and Upper Nashotah Lake. The remaining 27 major inland lakes, including Eagle Spring Lake in the Town of Eagle, are already provided with water access points adequate to provide opportunities for participation in water-based outdoor recreation activities consistent with safe and enjoyable lake use and maintenance of good water quality.

Primary Environmental Corridors

In addition to recommending the provision of facilities for resource-oriented recreation activities, the regional park and open space plan recommends the preservation of high-quality open space lands for the protection of the underlying and sustaining natural resource

base and the enhancement of the social and economic well being and environmental quality of the Region. Standards under Objective No. 6 prescribe that all remaining primary environmental corridor lands be preserved. In order to ensure the preservation of these primary environmental corridor lands, the regional park and open space plan recommends that the Wisconsin Department of Natural Resources and the appropriate county agencies acquire certain primary environmental corridor lands, including those primary environmental corridor lands within and adjacent to urban areas and those primary environmental corridor lands especially important to the protection of the overall environmental quality of the Region. Under the regional park and open space plan in Waukesha County, it is recommended that the State acquire additional primary environmental corridor lands in the Kettle Moraine area and Vernon Marsh area, and that Waukesha County acquire primary environmental corridor lands along the main stem of the Fox River, along the Bark River, along the Oconomowoc River, along the Mukwonago River, along the Spring Creek, along the Jericho Creek, and along the Pebble Creek (see Map 18). These recommended acquisitions total 37,040 acres. Of this total, 4,220 acres are located in the Town of Eagle.

URBAN AREA CONSIDERATIONS

Under the regional park and open space plan, it is recommended that all urban areas in the Region be provided with an adequate quantity and proper geographic distribution of urban parks and intensive nonresource-oriented outdoor recreation facilities. Standards under Objective No. 1 specify both per capita and accessibility requirements for urban parks, while standards under Objective No. 2 specify per capita and accessibility requirements for intensive nonresource-oriented outdoor recreation facilities such as baseball diamonds, ice-skating rinks, and tennis courts. In contrast to the location of major parks and recreation corridors, the location of urban parks—or Type III and Type IV parks—depends on the developmental characteristics of the area to be served more than on natural resource amenities. Such sites generally attract users from a small service area and are provided primarily to meet outdoor recreation demands of residents within urban areas. Accordingly, the standards

for Type III and Type IV general use sites are appropriately applied only to the population of urban areas.

Of particular relevance in the development of a park and open space plan for the Town of Eagle are the plan considerations related to the Village of Eagle. Under the regional park and open space plan, the Village of Eagle urban service area will include all of Section 22 and a small portion in the northwestern corner of Section 23 (see Map 18). The appropriate urban park and intensive nonresource-oriented facility standards in the Village of Eagle urban service area for the year 2000 requirements have been met, and no additional urban parks and facilities are recommended under the regional plan.

TOWN CONSIDERATIONS— PARK AND OPEN SPACE NEEDS IN THE TOWN OF EAGLE

As previously noted, the adopted regional park plan envisions that the state and county levels of government assume responsibility for the provision of major parks, recreation corridors, water access facilities, and other open space lands, while the city and village levels of government assume responsibility for the provision of urban parks and intensive nonresource-oriented facilities. Under the regional plan, the town level of government would assume responsibility for the protection of the natural resource base within its area of jurisdiction. In addition, in the Town of Eagle there is concern for the provision of a town park and community center. Accordingly, park and open space needs in the Town of Eagle are discussed below, including the need to protect primary environmental corridor lands, agricultural lands, and other natural resource base preservation concerns. In addition, town park needs are discussed.

Primary Environmental Corridors

Standards under Objective No. 6 emphasize the importance of the preservation of primary environmental corridor lands. Primary environmental corridors, by definition, are elongated areas in the landscape which encompass the best remaining elements of the natural resource base. In the Town of Eagle, these corridors generally lie along the major stream valleys and lakeshore lines and in the Kettle

Moraine area, and contain most of the best remaining woodlands, wetlands, and wildlife habitat areas and bodies of surface water and associated undeveloped floodlands and shorelands in the Town. These corridors also encompass areas of rough topography and significant geological formations, and areas of wet or poorly drained soils. A description of the location and extent of the primary environmental corridor lands in the Town of Eagle was presented in Chapter II of this report. In order to maintain a high level of environmental quality, protect the natural beauty, and provide valuable recreational opportunities in the Town, it is important that all of the remaining primary environmental corridor lands be preserved.

Agricultural Lands

Standards under Objective No. 6 also emphasize the importance of the preservation of agricultural lands. As previously noted, it is important to preserve those agricultural lands which are covered by the most productive soils; which are in large tracts—in terms of both the individual farm sizes and the collective blocks of land farmed—to make farming a viable enterprise and to sustain supporting agribusiness; which have had large amounts of capital invested in good soil and water conservation practices as well as in such agricultural facilities as irrigation and drainage systems; and which have consistently displayed higher than average crop yields. The preservation of agricultural lands is important to the economic well being, natural beauty, and quality of life within the Town, and is especially important in consideration of the fact that, as noted in Chapter II, large areas in the Town have been, and are being, converted to nonfarm residential uses.

Other Open Space Needs

In addition to the need to preserve the primary environmental corridor lands and agricultural lands in the Town of Eagle, there are other park and open space site needs. These other needs consist of the preservation of historic and other cultural sites in the Town, including especially those sites on the National Register of Historic Places; the preservation of significant natural features, including the recognized state scientific areas and other important elements of the natural resource base not lying within the primary environmental corridor delineations; and the development of a town park.

Historic and Other Cultural Sites: Historic and other cultural sites comprise an important element of the unique heritage of the Town of Eagle, and such sites should be preserved. As previously noted, three historic structures in the Town of Eagle have been listed on the National Register of Historic Places—the Christian Turck House, the Koepsel House, and the Ahira R. Hinkley House. In order to maintain the integrity and enhance the total quality of these sites, it is important that adjacent surrounding agricultural lands, woodlands, or wetlands be retained in open space use. The Christian Turck House and the Koepsel House are located within the Old World Wisconsin Site. This site is administered by the State Historical Society of Wisconsin and located on about 550 acres of land within the Kettle Moraine State Forest—Southern Unit. The site is an outdoor museum containing buildings typical of those built by immigrant groups that settled in Wisconsin during the 19th century. These buildings have been moved to the museum site for preservation purposes, and, therefore, adequate adjacent surrounding open space lands are provided through public ownership. The Ahira R. Hinkley House, the home of the first settler in the Town of Eagle, is located in an area which includes important natural features such as prairies, woodlands, wetlands, and agricultural lands. In addition, other cultural features, including the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way—the first railroad line in Wisconsin—and the Palestine School—the last operating one-room school district in the State—are located in the vicinity of the Ahira R. Hinkley House. In order to preserve the historic and other cultural values of this site, it is important that the surrounding lands be maintained in open space uses.

Natural Features: Important natural features consist primarily of those wetland, woodland, prairie, and water areas which support plant and animal communities and which have historic, ecological, scientific, and recreational value. As previously noted, most of these areas lie within the primary environmental corridor lands within the Town, and the need to preserve such corridors cannot be overemphasized. In addition to those natural features located within the primary environmental corridor lands in the Town of Eagle, there are isolated natural features having such historic, ecological,

scientific, or recreational values located outside of the primary environmental corridor delineation. Particularly important natural features not located within the primary environmental corridors are the aquifer recharge areas; scattered prairie remnants along the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; and isolated wetlands, woodlands, prairies, and wildlife habitat areas scattered throughout the Town. These natural features should also be preserved in open space use. The geographical distribution and description of natural features in the Town of Eagle identified in a countywide natural areas inventory are presented in Appendix B.

Town Park: The park and outdoor recreation facility acquisition and development standards, which are presented in Appendix A of this report, do not specifically require the provision of a town-owned park or recreational facilities in rural town areas. As previously noted, however, the provision of a town-owned park and limited recreational facilities may be warranted in such areas in order to promote a desirable sense of community; to serve as a focal point for special local events; and to meet certain outdoor recreation needs, such as the need for softball diamonds and picnic areas. Historically, in the Town of Eagle, town residents were permitted use of the park and recreation facilities in the Village of Eagle, and the Town provided funds for the operation and maintenance of the Village park. As noted in Chapter II, the population of the Town of Eagle has increased rapidly and certain areas within the Town have taken on a mixed urban/rural character, and increased demand on the Village park facilities has occurred. In order to provide a community facility and limited outdoor recreation opportunities, the Town of Eagle has acquired a 45-acre site located approximately one mile east of the Village in Section 23 (see Map 16).

In addition to considering the need for town park facilities, the park and open space plan for the Town of Eagle must consider the recommendations set forth in state, regional, and county plans as they relate specifically to the Town of Eagle. Particularly important are the considerations for the acquisition of open space lands by the State and by the County and the provision of recreation corridors by the State and the County. As noted previously

in this chapter, it has been recommended that the State acquire additional lands in the Kettle Moraine Forest—Southern Unit and provide a recreation corridor in the state forest, and that Waukesha County acquire lands along the Jericho Creek and provide a recreation corridor linking the state forest corridor with the Fox River corridor and traversing the southern and southeastern portions of the Town of Eagle. In order to take full advantage of these proposed facilities, the Town of Eagle may find it desirable to maximize the accessibility of these facilities through the provision of supplementary recreation trails, particularly through the provision of a trail linking the town park with the proposed state and county recreation corridor segments.

RECOMMENDED PARK AND OPEN SPACE PLAN

Based on the analysis presented in the previous section of this chapter, there is a need for some local park and open space sites and facilities in the Town of Eagle. With respect to the provision of such sites and facilities, the primary responsibility of the town level of government is the protection of the natural resource base within its area of jurisdiction in order to maintain agriculture as a viable economic activity, maintain a high level of environmental quality, protect scenic natural beauty, and provide valuable recreation opportunities in the Town. An additional responsibility of the Town level of government is the provision of limited outdoor recreation facilities. To meet these park and open space needs, the park and open space plan for the Town of Eagle is comprised of the following six major recommendations:

1. The preservation of all remaining primary environmental corridor lands in the Town of Eagle.
2. The preservation of important agricultural lands in the Town.
3. The preservation of significant historic and other cultural sites, particularly those sites listed on the National Register of Historic Places.
4. The preservation of significant natural features not lying within the primary environmental corridor delineation in the Town of Eagle.

5. The provision of outdoor recreation facilities at the undeveloped town park site.
6. The provision of trails linking the town park to the proposed state and county recreation corridor segments in the Town of Eagle.

Each of these recommendations is discussed below.

Preservation of Primary Environmental Corridors

It is recommended that all of the remaining net primary environmental corridor lands within the Town of Eagle—12,626 acres—be preserved in essentially natural open use. A total of 7,787 acres of primary environmental corridors would be preserved through state ownership, including 5,145 acres of primary environmental corridor lands already in state ownership and an additional 2,642 acres of primary environmental corridor lands proposed for acquisition by the Wisconsin Department of Natural Resources. A total of 1,578 acres of primary environmental corridor lands would be preserved through proposed county ownership, while an additional 199 acres are currently preserved through compatible private outdoor recreation use. The remaining 3,062 acres of primary environmental corridor lands in the Town would be preserved through appropriate land use controls.

It should be noted that in addition to those primary environmental corridor lands already owned or proposed for ownership by the Wisconsin Department of Natural Resources, the State owns 401 acres of land within the Kettle Moraine State Forest—Southern Unit but outside the primary environmental corridor delineation. Under the park and open space plan for the Town of Eagle, these lands would be maintained in state ownership, and an additional 559 acres of land adjacent to existing state lands but outside the primary environmental corridor would be acquired by the State. Upon full implementation of this plan, then, the Wisconsin Department of Natural Resources would own 8,747 acres of land in the Town of Eagle, or 39 percent of the total area of the Town. These 8,747 acres of land would include 7,787 acres, or 89 percent, within the primary environmental corridor delineation and 960 acres, or 11 percent, outside the primary environmental corridor delineation.

Preservation of Agricultural Lands

It is recommended that agricultural lands within the Town of Eagle be preserved. Under this proposal, agricultural lands which are important to the economic well being, natural beauty, and quality of life within the Town would be preserved for agricultural use.

As previously noted, the Waukesha County Park and Planning Commission is currently preparing a farmland preservation plan. Under this plan, the County, in cooperation with the Town of Eagle, would identify all agricultural lands in the Town which should be preserved in agricultural use. Since this plan is in the initial stages, a preliminary proposal for the preservation of agricultural lands was developed under the park and open space plan for the Town of Eagle. As noted in Chapter II of this report, based on the 1975 land use data, the location of existing farms, and soils data, there are approximately 9,340 acres of agricultural lands in the Town which should be considered for preservation through the use of an appropriate agricultural zoning district, designed by the Town to reflect community needs, the pattern of land ownership, and the suitability of lands for farming.

Preservation of Historic and Other Cultural Sites

It is recommended that all sites of historic and other cultural significance in the Town of Eagle be preserved. In particular, it is recommended that all sites listed on the National Register of Historic Places—the Christian Turck House, the Koepsel House, and the Ahira R. Hinkley House—be maintained and that adequate open space surrounding such sites be provided.

Preservation of Other Natural Features

It is recommended that all significant wetlands, prairies, aquifer recharge areas, and wildlife habitat areas which lie outside of the delineated primary environmental corridors also be preserved in their natural state. In particular, the aquifer recharge areas and those prairie remnants lying adjacent to the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way should be maintained in natural open space.

Town Park

It is recommended that the existing 45-acre park site owned by the Town and located in Section 23 be developed as a town park. Under

this proposal, community facilities such as picnic areas, softball diamonds, and other playfield areas, as well as appropriate support facilities such as parking areas and rest rooms, would be provided.

Trail Facilities

It is recommended that a bikeway/walkway traversing lands between the Jericho Creek primary environmental corridor proposed for acquisition by the County and the recreation corridor proposed to be provided within the Kettle Moraine State Forest—Southern Unit be reserved and developed by the Town of Eagle. This trail facility would make the town park more accessible to town residents and would provide a link between state- and county-owned land, forming a 14-mile loop in the southern portion of the Town of Eagle and the northern portion of the Town of Troy in Walworth County.

It should be noted that the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way between the City of Waukesha and the City of Milton Junction in Rock County is being considered for abandonment. This right-of-way traverses lands in the Town of Eagle and, if abandoned, should be considered for use as a recreational trail facility. Indeed, the Town of Eagle Park Commission, in response to a survey by the Wisconsin Department of Transportation concerning potential alternative uses of this right-of-way, has recommended that the Wisconsin Department of Natural Resources acquire the property for use as a recreational trail facility.

PLAN IMPLEMENTATION

The park and open space plan for the Town of Eagle includes six major recommendations related to the town level of government. The implementation of these plan recommendations is based upon, and related to, existing governmental programs and predicated upon existing enabling legislation. Since the preservation of open space land and the provision of limited local recreation facilities is primarily a responsibility of the town level of government, this section presents a description of the park and open space laws and regulations which pertain specifically to the town level of government and a discussion of the specific implementation activities which should be performed at the town level. This section also presents a summary of plan implementation costs.

Existing Laws and Regulations

Towns have statutory authority and responsibilities relating to the provision of park and open space lands and facilities. This section discusses the various authorities and responsibilities of the town level of government related to the reservation, acquisition, development, and maintenance of parks and open space facilities. Also included is a discussion of park and open space planning and park and open space aids.

Parks: Section 27.13 of the Wisconsin Statutes states that towns may provide and maintain parks, parkways, boulevards, or pleasure drives pursuant to the provisions which grant park authority to cities. Section 60.181 states that a town may provide for a park commission comprised of seven members appointed by the town board. The powers of the commission include the authority to lay out, maintain, and approve parks and open spaces and to accept or acquire property for park purposes. In addition, towns are allowed to acquire land and engage in forestry practices for purposes of initiating or acquiring a community forest. Such forests must be located within the town limits.

Recreation Authority: Under Sections 66.527 and 60.18 (18n) of the Wisconsin Statutes, towns are given the power to establish a recreation authority consisting of three members appointed by the town chairman. In addition, two or more towns and/or school districts may jointly form such a recreation authority. This recreation authority is authorized to:

conduct the activities of such public recreation departments, to expend funds therefor, to employ a supervisor of recreation, to employ assistance, to purchase equipment and supplies, and generally to supervise the administration, maintenance and operation of such departments and recreational activities authorized by the board.³

In addition the recreation board is authorized to accept gifts and bequests of land.

Park and Recreation Planning: The town park commission is given authority to:

make a thorough study with reference to making reservation of lands therein for public uses and laying out ample open spaces, parks, highways, roads, boulevards; make plans and maps of a comprehensive town highway and park system; gather such information in relation thereto as it may deem expedient; and report the same to the town meeting.

In counties which have no county zoning ordinance, a town may enact an ordinance which relates, restricts, and determines the areas within which recreation, agriculture, and forestry may be conducted. In addition, town boards may be granted village powers pursuant to Section 60.18 (12) of the Wisconsin Statutes and, by a resolution adopted pursuant to this section of the statutes, may exercise planning functions and adopt zoning and official map ordinances in the same manner as cities and villages. However, where a county zoning ordinance has been adopted, the exercise of the above power shall be subject to approval by referendum of the town electors, and any zoning ordinance adopted by the town board shall be subject to county board approval.⁵

Park and Outdoor Recreation Aids to Towns: Towns are eligible to apply for and receive state and federal aid for the acquisition and development of park and open space lands and facilities. Requirements for aids which cover up to 50 percent of the total acquisition or development costs include the following: the project must be in accord with comprehensive plans submitted with the application and consistent with the state comprehensive outdoor recreation plan as prepared by the Wisconsin Department of Natural Resources; the town must have adopted a resolution which constitutes a formal request for the outdoor recreation aids grants; and the town must allocate local funds for the projects and maintain the area or facility upon acquisition.

The most important aids program for outdoor recreation site acquisition and development at the state level is the Outdoor Resource

⁴ Wisconsin Statutes section 60.183 (1975).

³ Wisconsin Statutes section 66.527 (2) (d) (1975).

⁵ Wisconsin Statutes Section 60.74 (7) (1975).

Action Plan (ORAP) program, while at the federal level the most important program is the Land and Water Conservation (LAWCON) fund. The purpose of ORAP is set forth in Section 23.30 of the Wisconsin Statutes as follows:

The purpose of this section is to promote, encourage, coordinate, and implement the long-range plan to acquire, maintain, and develop for public use those areas of the state best adapted to the development of a comprehensive system of state and local outdoor recreation facilities and services in all fields, including without limitation because of enumeration, parks, forests, camping grounds, fishing and hunting grounds, related historical sites, highway and scenic easements, and local recreation programs, except spectator sports, and to facilitate and encourage the public use thereof.⁶

Aids provided under this program are allocated on a county basis and apportioned to counties on the basis of 70 percent representing each county's proportional share of the population of the State and 30 percent allotted equally to each county. State aids under this program are limited by administrative rule to no more than 50 percent of the cost of acquiring or developing park and open space lands and facilities.

A program similar to the Wisconsin ORAP program was created by the federal Land and Water Conservation Act of 1965.⁷ The types of projects funded under this program include land acquisition for new or existing parks and wildlife areas and development projects which contribute directly to outdoor recreation by the addition of basic facilities. LAWCON funds are apportioned to Wisconsin each year and are allocated in the following manner: 40 per-

cent to local agencies of government, 40 percent to state agencies of government, and 20 percent to a contingency fund for use by both local government agencies and state agencies.⁸ The combined Wisconsin ORAP program and federal LAWCON program apportionments for use in Waukesha County during the fiscal year 1977-1978 was \$131,638.

Plan Implementation Activities

The park and open space plan for the Town of Eagle includes recommendations for the preservation of primary environmental corridor lands and agricultural lands; the preservation of historic sites, other cultural sites, and significant natural features located outside the remaining primary environmental corridors; and the provision of limited outdoor recreation facilities. Full implementation of the park and open space plan for the Town of Eagle, along with the implementation of state, regional, and county plans, would result in the attainment of the specific park and open space preservation, acquisition, and development objectives presented in Chapter III of this report. As previously noted, plan implementation measures are based upon, and related to, existing government programs and predicated upon existing enabling legislation. Specific open space preservation and outdoor recreation facility provision implementation activities are discussed below.

Open Space Preservation: The park and open space plan for the Town of Eagle contains four major recommendations aimed at the preservation of various types of open space. It recommends the preservation of primary environmental corridor lands, agricultural lands, significant historic and other cultural sites, and other significant natural features.

There are two important means available for the protection of open space lands: public land acquisition and zoning. Public acquisition can fully protect open space values. Zoning, properly applied and utilized, can also serve to protect important elements of the natural resource base and direct the sound development of land. This section discusses recommended

⁶See also *Wisconsin Administrative Code, Chapter NR50 for Department of Natural Resources rules relating to the administration of outdoor recreation program grants.*

⁷*Public Law (PL) 88-578 as amended by PL 91-485.*

⁸*Wisconsin Administrative Code Chapter NR50, Administration of Outdoor Recreation Program Grants.*

plan implementation actions, including proposals for public acquisition and zoning, aimed at the preservation of open space in the Town. The first part of this section discusses possible modifications to the current Town zoning ordinance which would make zoning more effective in the preservation of open space, and the succeeding parts of this section discuss the implementation of each of the four major resource preservation recommendations.

Zoning Ordinance Modification: As noted in Chapter II, the Town of Eagle possesses an abundance of valuable natural resource base features and open space lands. In order for the existing zoning ordinance to be an effective tool for the preservation of open space as recommended under the park and open space plan for the Town of Eagle, certain modifications to the ordinance are required. As previously noted, the Town Board, together with Waukesha County, should critically review the existing zoning ordinance and accompanying zoning district map of the Town and amend and modify the ordinance and district map as necessary to better preserve and enhance the existing natural resource base of the Town while preventing serious and costly developmental and environmental problems. As a point of departure for such revisions, the following zoning districts should be considered for inclusion in any modification of the existing zoning ordinance.⁹ The application of these following districts to specific areas in the Town will be discussed in succeeding sections of this chapter.

Lowland Conservancy District: This district could be 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 existing County C-1 Conservancy District can be used.

⁹ *The zoning districts proposed for modification or addition to the existing zoning ordinance are intended to serve as a means for protecting and preserving open space lands in the Town of Eagle. It should be noted that the existing zoning districts described in Chapter II of this report and proposed for modification herein would be retained and utilized as appropriate by the Town.*

Upland Conservancy District: This district could be 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. This district would provide for a minimum lot size of five acres and would place limits on the removal of natural vegetation and on the number of domestic animals permitted. This district would be included in the county zoning ordinance as a new zoning district.

Agricultural Preservation District: This district could be used to preserve and enhance lands historically used for agricultural purposes. The district provides for a minimum parcel size of 35 acres in order to preserve workable farm units, and prohibits further intrusion of urban land uses. Conditional agricultural and agricultural-related industrial uses, such as a cheese factory, food processing plant, or agricultural supply center, would be permitted in this district. This district would also be included in the county zoning ordinance as a new zoning district.

Park and Recreation District: This district could be 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. This category would prohibit the conversion of a private recreational site to urban or other incompatible uses without town and county approval. This district would be included in the county zoning ordinance as a new zoning district and would necessitate the modification of the P-1 Public District presently included in the existing ordinance. Thus, only existing and proposed public and private park and outdoor recreation sites would be placed in the Park and Recreation District, while governmental and institutional land uses in the Town could be retained in the existing P-1 Public District.

General Agricultural District: This district could be used to preserve and protect open space lands in areas of the Town having marginal farmland value, while at the same time allowing for estate-type residential development that maintains the rural character of the countryside. The district provides for a minimum lot size of 10 acres and would permit a mixture

of farm sites and estate-type residences. This district would be included in the county zoning ordinance as a new zoning district.

Overlay Districts: In addition to the aforementioned zoning districts aimed at the preservation of open space lands, special Overlay Districts could be used to protect certain natural resource base and natural resource base-related elements within the Town. The existing floodland and shoreland zoning ordinance and a proposed historic preservation Overlay District could be utilized in the preservation of open space land. As previously noted, the shoreland and floodland zoning ordinance adopted by Waukesha County is currently in force in the Town of Eagle.

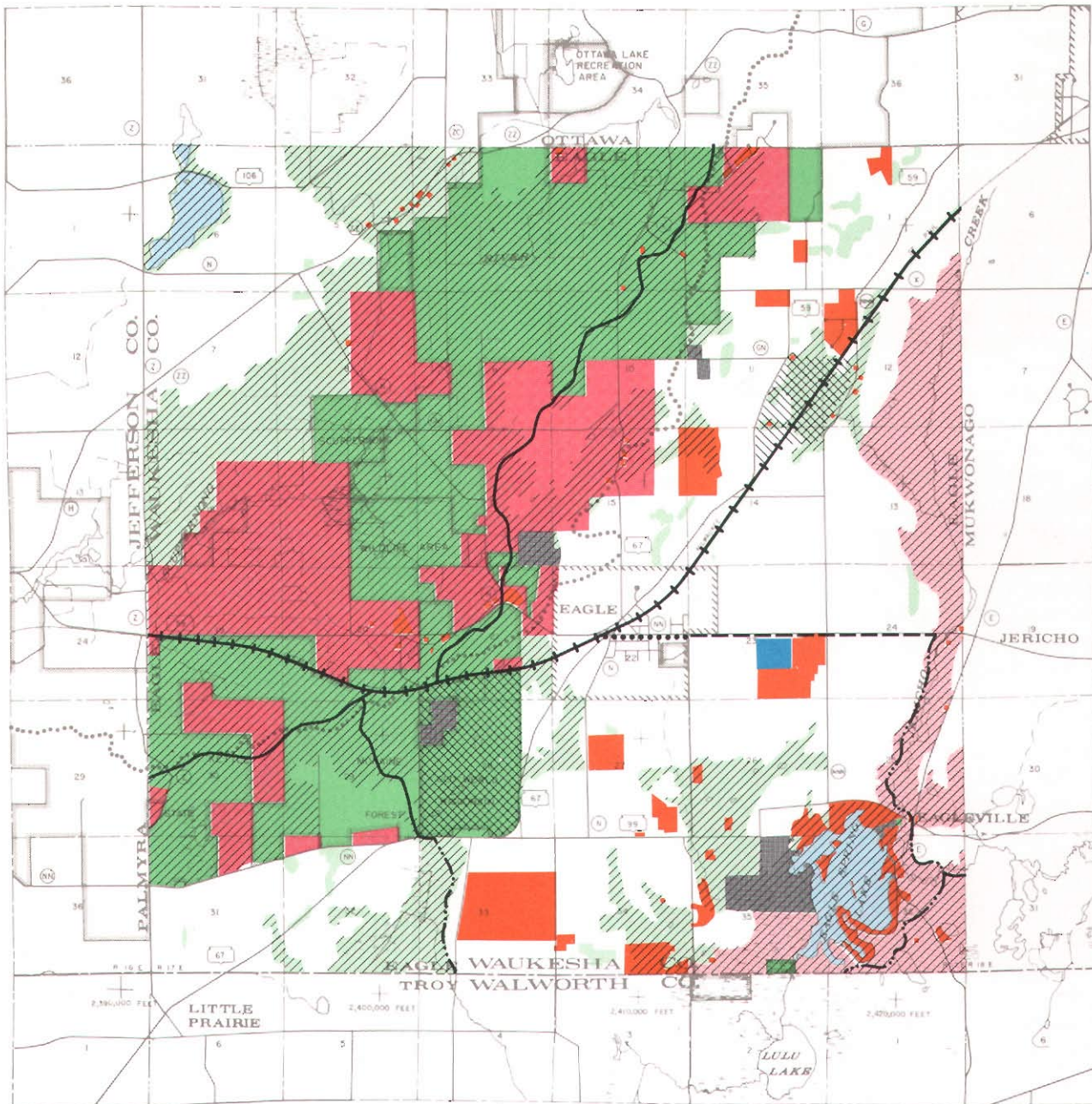
The Historic Overlay District could be used to preserve areas in which groups of architecturally significant buildings or features of cultural and natural significance are located. The district provides for the maintenance and preservation of historic, cultural, natural, structural, and aesthetic features. This district would be included in the county zoning ordinance as a new Overlay District.

Primary Environmental Corridors: Primary environmental corridors by definition are elongated areas in the landscape which encompass the best remaining elements of the natural resource base. In the Town of Eagle, these corridors generally lie along the major stream valleys and lake shorelines and in the Kettle Moraine area, and contain most of the best remaining woodlands, wetlands, and wildlife habitat areas and bodies of surface water and associated undeveloped floodlands and shorelands in the Town. These corridors also encompass areas of rough topography and significant geological formations, and areas of wet or poorly drained soils. A description of the location and extent of the primary environmental corridor lands in the Town of Eagle was presented in Chapter II of this report, along with a discussion of the importance of the preservation of these environmental corridors in order to maintain a high level of environmental quality, protect the scenic natural beauty, and provide valuable recreation opportunities in the Town.

Under the park and open space plan for the Town of Eagle, all remaining net primary environmental corridor lands in the Town would

be preserved through a combination of public ownership and land use regulations (see Map 19). Under this proposal, all 12,626 acres of net primary environmental corridor lands within the Town—including the 5,145 acres currently in public ownership, the 199 acres in compatible nonpublic outdoor recreation use, the 2,642 acres proposed for state ownership, and the 1,578 acres proposed for county ownership, as well as the remaining 3,062 acres of primary environmental corridor lands currently held in other nonpublic ownership—would be placed in appropriate zoning districts by the Town of Eagle and Waukesha County. Primary environmental corridor lands currently held in public as well as nonpublic outdoor recreation and open space use should be placed in a district which preserves and enhances the character of the existing natural resource base, permits the provision of compatible outdoor recreation facilities, and prohibits urban and other incompatible uses. Specifically, these lands should be placed in the proposed Park and Recreation District. It should be noted that all primary environmental corridor lands proposed for public acquisition would ultimately be placed in the Park and Recreation District. However, pending acquisition, lands proposed for public acquisition as well as the remaining primary environmental corridor lands not proposed for acquisition should be placed in a district which best preserves and enhances the character of the existing natural resource base, permits open space uses and limited development within suitable areas of the corridor, and prohibits urban and other incompatible uses. Specifically under this proposal, all low-lying woodlands, wetlands, and areas of poorly drained or wet soils should be placed within the existing C-1 Conservancy or Lowland Conservancy District. To further protect low-lying areas and areas adjacent to bodies of water, all lands within the 100-year recurrence interval flood hazard delineation, as compiled by the Waukesha County Park and Planning Commission, should be placed within the existing Floodland Overlay District, while all lands lying within 1,000 feet of a lake, pond, or flowage and within 300 feet of the bank of a river or stream or to the landward side of the floodplain, whichever is greater, should be placed within the Shoreland Overlay District. Other woodlands and prime wildlife habitat areas within the primary environmental corridor delineation which have not been placed in the Lowland Conservancy or Park and Recreation District should be

RECOMMENDED PARK AND OPEN SPACE PLAN FOR THE TOWN OF EAGLE: 2000



LEGEND

RESIDENTIAL AND OTHER URBAN DEVELOPMENT

WATER

NATURAL RESOURCE PRESERVATION

PRIMARY ENVIRONMENTAL CORRIDORS

- EXISTING PUBLIC OWNERSHIP
- EXISTING COMPATIBLE PRIVATE OUTDOOR RECREATION USE
- PROPOSED STATE OWNERSHIP
- PROPOSED COUNTY OWNERSHIP
- PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

AGRICULTURAL LANDS

PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

HISTORIC AND OTHER CULTURAL SITES

PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

NATURAL FEATURES NOT LOCATED WITHIN PRIMARY ENVIRONMENTAL CORRIDORS

- EXISTING STATE OWNERSHIP
- EXISTING COMPATIBLE PRIVATE OUTDOOR RECREATION USE
- PROPOSED STATE OWNERSHIP

PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

OUTDOOR RECREATION FACILITIES

TRAILS

- PROPOSED STATE TRAIL
- PROPOSED COUNTY TRAIL
- PROPOSED VILLAGE TRAIL
- PROPOSED TOWN TRAIL
- CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RIGHT OF WAY - PROPOSED FOR CONSIDERATION AS TRAIL FACILITY UPON ABANDONMENT

PARK

TOWN LAND PROPOSED FOR PARK DEVELOPMENT

GRAPHIC SCALE



Source: SEWRPC.

placed in the Upland Conservancy District. Finally, all other remaining primary environmental corridor lands should be placed in the Agricultural Preservation or General Agricultural District. Thus, all lands lying within the primary environmental corridor delineation would be preserved through placement in one of five zoning districts—the Park and Recreation District, the Lowland Conservancy District, the Upland Conservancy District, the Agricultural Preservation District, or the General Agricultural District.

As previously noted, in addition to those primary environmental corridor lands in the Kettle Moraine area proposed for acquisition by the Wisconsin Department of Natural Resources, other lands adjacent to or within the Kettle Moraine State Forest—Southern Unit, but not included within the delineation of the primary environmental corridors, are proposed for acquisition, or are currently held in public ownership, by the Wisconsin Department of Natural Resources. These other lands would initially serve as buffer areas to the resource amenities in the state forest and would eventually be restored and revitalized through reforestation and other land and wildlife habitat management programs. These lands—totaling 960 acres in the Town of Eagle—should also be placed in one of the five previously mentioned natural resource preservation districts.

Agricultural Lands: Agricultural lands important to the economic well being, natural beauty, and quality of life within the Town generally are those agricultural lands which are covered by the most productive soils, which are in large tracts—in terms of both the individual farm sizes and the collective blocks of land farmed—to make farming a viable enterprise and to sustain supporting agri-business, which have had large amounts of capital invested in good soil and water conservation practices as well as in such agricultural facilities as irrigation and drainage systems, and which have consistently displayed higher than average crop yields. Under the park and open space plan for the Town of Eagle, these agricultural lands within the Town would be preserved in agricultural use through appropriate local public land use regulations. Thus, those large areas of land within the Town of Eagle which are presently used for agricultural purposes; which are covered with soils classified as national

prime farmland, as farmland of statewide significance, and as unique farmland; and which are currently held in large parcels (35 acres or greater) and are, therefore, suited for agricultural use would be preserved for agricultural use in the appropriate agricultural district. Specifically, these lands would be placed in either the Agricultural Preservation or General Agricultural District (see Map 19).

It should be noted that, in order to encourage the preservation of agricultural lands, the Wisconsin State Legislature passed the Farmland Preservation Act on June 29, 1977. This new law was created to help county and local units of government preserve agricultural lands by providing tax relief to farmers who participate in an agricultural land preservation program. Under the Act, a farmland owner may agree not to develop his land for urban uses and in return becomes eligible for tax relief in the form of a state income tax credit. Each farmland owner also is exempt from special tax assessments to provide sewer, water, or other public services. In order for a farmland owner to be eligible for full tax credit benefits, his county of residence must have adopted a farmland preservation plan and an exclusive agricultural zoning ordinance. The Waukesha County Park and Planning Commission is currently developing a farmland preservation plan for the County, including the Town of Eagle. Under the farmland preservation planning program, the County and the Town of Eagle should consider the agricultural lands identified in this report for inclusion in the county farmland preservation plan and ultimately for inclusion in the Agricultural Preservation or General Agricultural Zoning District.

Historic and Other Cultural Sites: Historic sites include structures having historic or architectural significance and other cultural sites. Historic structures generally include homes, churches, inns, schools, government buildings, mills, and museums, while cultural sites are related to Indian or early European settlements and include old plank roads, early trails, and burial grounds and cemeteries. Under the park and open space plan for the Town of Eagle, such historic and other cultural sites would be preserved. In particular, all sites listed on the National Register of Historic Places would be maintained and provided with an appropriate buffer area of open space lands.

Under this proposal, the Christian Turck House and the Koepsel House, both of which are located within Old World Wisconsin, would be preserved through the placement of the entire Old World Wisconsin Site in the Historic Preservation Overlay District. Also recommended to be maintained and preserved through application of such a district are the Ahira R. Hinkley House and the adjacent surrounding agricultural lands, woodlands, prairielands, and wetlands (see Map 19).

Other Natural Features: In addition to the natural resource amenities lying within the primary environmental corridor delineation, there are many other natural resource elements in the Town of Eagle, including natural prairie remnants along the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; the aquifer recharge areas located in the western and extreme southeastern portion of the Town; scattered wetlands, woodlands, and wildlife habitat areas located throughout the Town; and intermittent streams, drainageways, and areas of poor soils located throughout the Town. Under the park and open space plan for the Town of Eagle, it is recommended that natural resource amenities lying outside the primary environmental corridor delineation also be preserved. Under this proposal, the Town of Eagle and Waukesha County should place such lands in appropriate zoning districts which preserve these existing scattered natural resource base amenities and which prohibit urban and other incompatible uses. Specifically, the remnant prairies along the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way should be placed in the Upland Conservancy District. In addition, insofar as some of these prairie remnants are an important part of the cultural and natural heritage of the Town, they should be included in the Historic Overlay District. The aquifer recharge areas of the Town which are not already proposed for inclusion in the Lowland Conservancy, Upland Conservancy, Park and Recreation, and Agricultural Presentation Districts should be placed in the Agricultural/Holding District; the scattered wetlands, low-lying woodlands, intermittent streams, drainageways, and areas of poor soils located throughout the Town should be placed in the Lowland Conservancy District; and the remaining scattered woodlands, areas of rough topography, and wildlife habitat areas should be placed in the Upland Conservancy District (see Map 19).

Summary of the Implementation of Natural Resource Preservation Recommendations: The preservation of the natural resource base in the Town of Eagle—including the preservation of primary environmental corridor lands, important agricultural lands, historic and other cultural sites, and other significant natural resource base amenities not located within the primary environmental corridor delineation requires that the town's natural resource base elements be protected through a combination of public acquisition and public land use regulation. Under the park and open space plan for the Town of Eagle, all natural resource base elements proposed for preservation, including those currently held in public ownership, should be placed in appropriate zoning districts. Under this proposal, the Town of Eagle and Waukesha County would examine the suitability of the existing zoning districts within the Town and, after careful review and evaluation, effect any required revisions and modifications to the existing county zoning ordinance, including the addition of new zoning districts. The generalized location of all the primary environmental corridor lands, agricultural lands, historic and other cultural sites, and other natural resource base amenities proposed for preservation are shown on Map 19.

Outdoor Recreation Facilities: Under the park and open space plan for the Town of Eagle, there are two major plan recommendations aimed at the provision of various outdoor recreation facilities—the provision of a town park and the provision of trail facilities.

Proposed Town Park: The park and open space plan for the Town of Eagle recommends that the existing 45-acre park site owned by the Town and located in Section 23 be developed as a town park (see Map 19). Under this proposal, the Town would provide community facilities such as picnic areas, softball diamonds, and other playfield areas as well as appropriate support facilities such as parking areas and rest rooms. In order to ensure that this park site is developed in an efficient manner and that proposed facilities are designed and constructed properly, the Town should have a site development plan prepared for this park.

Trail Facilities: The park and open space plan for the Town of Eagle recommends that a bikeway/walkway traversing lands between

the Jericho Creek primary environmental corridor proposed for acquisition by the County and the recreation corridor proposed to be provided within the Kettle Moraine State Forest—Southern Unit be reserved and developed by the Town of Eagle. This trail facility would provide accessibility to the town park and would provide a link between the state- and county-owned land forming a 14-linear-mile loop in the southern portion of the Town of Eagle and the northern portion of the Town of Troy in Walworth County. Under this proposal, the Town of Eagle would be responsible for the reservation of lands along a linear corridor stretching from the Jericho Creek through the proposed town park to the Village of Eagle. In addition, the Town would be responsible for the provision of a trail from Jericho Creek to the village boundaries while the Village of Eagle and the Wisconsin Department of Natural Resources would provide the remainder of the trail facility. The proposed location of this bikeway/walkway is shown on Map 19.

It should be noted that the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way may be proposed for abandonment between the City of Waukesha and the City of Whitewater. If this railroad right-of-way is in fact abandoned, the Wisconsin Department of Natural Resources or the Waukesha County Park and Planning Commission should consider the utilization of this

right-of-way for trail purposes, as recommended by the Town of Eagle Park Commission.

Plan Costs: Full implementation of the recommended park and open space plan for the Town of Eagle would require a capital expenditure of about \$5,036,200 (see Table 9). Of this total, \$4,602,200, or 91 percent, would be expended for the acquisition of primary environmental corridor and other open space lands, while the remaining \$434,000, or 9 percent, would be expended for the development of outdoor recreation facilities. Under the park and open space plan for the Town of Eagle, the Wisconsin Department of Natural Resources would expend a total of \$3,532,100 for the acquisition of primary environmental corridor lands and other open space lands and the development of recreation corridors within the Town of Eagle. Waukesha County would expend \$1,390,100 for the acquisition of primary environmental corridor lands and the development of trail facilities within the recreation corridor. The Town of Eagle would expend approximately \$98,000 for the development of the proposed town park and the development of a walkway/bikeway between the Jericho Creek primary environmental corridor on the eastern portion of the Town and the Kettle Moraine State Forest corridor in the western portion of the Town. It should be noted that these costs are expressed in 1975 dollars and that virtually all acquisition and development costs would be eligible for up to 50 percent state and federal aid.

Table 9

**ESTIMATED ACQUISITION AND DEVELOPMENT COSTS UNDER THE
PARK AND OPEN SPACE PLAN FOR THE TOWN OF EAGLE**

Responsible Agency	Acquisition of Net Primary Environmental Corridor Lands		Acquisition of Other Open Lands		Develop-ment of Town Park	Acquisition and Development of Recreation Trails				Total Costs ^a		
	Acres	Cost ^b	Acres	Cost ^b		Acquisition		Development		Acquisition	Development	Total
					Linear Miles	Cost	Linear Miles	Cost				
Wisconsin Department of Natural Resources	2,766	2,365,300	559	670,800	--	8	240,000	16	256,000	3,276,100	256,000	3,532,100
Waukesha County	1,578	1,296,100	--	--	--	1	30,000	4	64,000	1,326,100	64,000	1,390,100
Village of Eagle	--	--	--	--	--	--	--	1	16,000	--	16,000	16,000
Town of Eagle	--	--	--	--	66,000	--	--	2	32,000	--	98,000	98,000
Total	4,344	3,661,400	559	670,800	66,000	9	270,000	23	368,000	4,602,200	434,000	5,036,200

^aAll costs are expressed in 1975 dollars.

^bAssumes all land would be acquired in large parcels.

Source: SEWRPC.

CONCLUDING REMARKS

The primary purpose of the Town of Eagle park and open space planning program is the preparation of a sound and workable plan to guide the acquisition and development of lands and facilities needed to satisfy the outdoor recreation demands of the population of the Town and to protect and enhance the underlying and sustaining natural resource base. Upon full implementation of the recommended plan, a wide range and adequate quantity of outdoor recreation sites and facilities would be provided for the Town of Eagle residents. Opportunities for picnicking, nature study, and other passive outdoor recreation activities would be provided at the town park and various open space lands provided by state and county agencies; trail facilities would be provided throughout the town; and the remaining net

primary environmental corridor lands, the important agricultural lands, the historic and other cultural sites, and other significant natural resource features within the Town would be preserved through a combination of public acquisition and land use controls in an essentially natural state for natural resource base protection as well as for outdoor recreation purposes. These outdoor recreation and open space sites to be provided by the Town of Eagle, when viewed with the major parks and recreation corridors already provided and proposed to be provided by Waukesha County and the Wisconsin Department of Natural Resources, would assure a well-balanced, readily accessible variety of outdoor recreation sites and facilities to meet the recreation needs of the existing and future population of the Town of Eagle, and at the same time would protect and enhance the existing natural resource base.

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APPENDICES

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Appendix A

OUTDOOR RECREATION AND OPEN SPACE PLANNING OBJECTIVES, PRINCIPLES, AND STANDARDS

OBJECTIVE NO. 1

The provision of an integrated system of public general use outdoor recreation sites and related open space areas which will allow the resident population of the Region adequate opportunity to participate in a wide range of outdoor recreation activities.

PRINCIPLE

Attainment and maintenance of good physical and mental health is an inherent right of all residents of the Region. The provision of public general use outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of both intensive and extensive outdoor recreation activities. Moreover, an integrated park and related open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resource amenities. Finally, an integrated system of public general use outdoor recreation sites and related open space areas can contribute to the orderly growth of the Region by lending form and structure to urban development patterns.

A. PUBLIC GENERAL USE OUTDOOR RECREATION SITES

PRINCIPLE

Public general use outdoor recreation sites promote the maintenance of proper physical and mental health both by providing opportunities to participate in such athletic recreational activities as baseball, swimming, tennis, and ice-skating—activities that facilitate the maintenance of proper physical health because of the exercise involved—as well as opportunities to participate in such less athletic activities as pleasure walking, picnicking, or just rest and reflection. These activities tend to reduce everyday tensions and anxieties and thereby help maintain proper physical and mental well being. Well designed and properly located public general use outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thus contribute to the desirability and stability of residential neighborhoods and therefore the communities in which such facilities are provided.

STANDARDS

1. The public sector should provide general use outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resource or man-made amenities appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner which provides ready access by the resident population. To achieve this standard, the following public general use outdoor recreation site requirements should be met as indicated below:

Site Type	Size (gross acres)	Publicly Owned General Use Sites							
		Parks				Schools ^a			
		Minimum Per Capita Public Requirements (acres per 1,000 persons) ^d	Typical Facilities	Maximum Service Radius (miles) ^b		Minimum Per Capita Public Requirements (acres per 1,000 persons) ^f	Typical Facilities	Maximum Service Radius (miles) ^c	
				Urban ^e	Rural			Urban ^e	Rural
I ^g Regional	250 or more	5.3	Camp sites, swimming beach, picnic areas, golf course, ski hill, ski touring trail, boat launch, nature study area, playfield, softball diamond, passive activity area ^h	10.0	10.0	--	--	--	--
II ⁱ Multicommunity	100-249	2.6	Camp sites, swimming pool or beach, picnic areas, golf course, ski hill, ski touring trail, boat launch, nature study area, playfield, softball and/or baseball diamond, passive activity area ^h	4.0 ^j	10.0 ^j	--	--	--	--
III ^k Community	25-99	2.2	Swimming pool or beach, picnic areas, boat launch, nature study area, playfield, softball and/or baseball diamond, tennis court, passive activity area ^h	2.0 ^j	--	0.9	Playfield, baseball diamond, softball diamond, tennis court	0.5-1.0 ^m	--
IV ⁿ	Less than 25	1.7	Wading pool, picnic areas, playfield, softball and/or baseball diamond, tennis court, playground, basketball goal, ice-skating rink, passive activity area ^h	0.5-1.0 ^o	--	1.6	Playfield, playground, baseball diamond, softball diamond, tennis court, basketball goal	0.5-1.0 ^m	--

2. Public general use outdoor recreation sites should, as much as possible, be located within the designated primary environmental corridors of the Region.

B. RECREATION RELATED OPEN SPACE

PRINCIPLE

Effective satisfaction of recreation demands within the Region cannot be accomplished solely by providing public general use outdoor recreation sites. Certain recreational pursuits such as hiking, biking, pleasure driving, and ski touring are best provided for through a system of recreation corridors located on or adjacent to linear resource-oriented open space lands. A well designed system of recreation corridors offered as an integral part of linear open space lands also can serve to physically connect existing and proposed public parks, thus forming a truly integrated park and recreation related open space system. Such open space lands, in addition, satisfy the human need for natural surroundings, serve to protect the natural resource base, and ensure that many scenic areas and areas of natural, cultural, or historic interest assume their proper place as form determinants for both existing and future land use patterns.

STANDARDS

The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreation corridors to meet the resident demand for extensive trail-oriented recreation activities. To fulfill these requirements the following recreation-related open space standards should be met:

1. A minimum of 0.16 linear mile of recreation related open space consisting of linear recreation corridors^P should be provided for each 1,000 persons in the Region.
2. Recreation corridors should have a minimum length of 15 miles and a minimum width of 200 feet.
3. The maximum travel distance to recreation corridors should be five miles in urban areas and 10 miles in rural areas.
4. Resource-oriented recreation corridors should maximize use of:
 - a. Primary environmental corridors as locations for extensive trail-oriented recreation activities.
 - b. Outdoor recreation facilities provided at existing public park sites.
 - c. Existing recreation trail-type facilities within the Region.

OBJECTIVE NO. 2

The provision of sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunity to participate in intensive nonresource-oriented outdoor recreation activities.

PRINCIPLE

Participation in intensive nonresource-oriented outdoor recreation activities including basketball, baseball, ice-skating, playfield and playground activities, softball, pool swimming, and tennis provides an individual with both the opportunity for physical exercise and an opportunity to test and expand his physical capability. Such activities also provide an outlet for mental tension and anxiety as well as a diversion from other human activities. Competition in the various intensive nonresource-related activities also provides an opportunity to share recreational experiences, participate in team play, and gain understanding of other human beings.

STANDARD

A sufficient number of facilities for participation in intensive nonresource-oriented outdoor recreation activities should be provided throughout the Region. To achieve this standard, the following per capita requirements and design criteria for various facilities should be met as indicated below:

Minimum Per Capita Facility Requirements ^a				Design Standards					Service Radius of Facility (miles) ^f
Activity . . .	Facility	Owner	Facility Per 1,000 Urban Residents	Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirement (acres per facility)	
Baseball . .	Diamond	Public Nonpublic Total	0.09 0.01 0.10 ^e	Types II, III, and IV general use site	2.8 acres per diamond	Parking (30 spaces per diamond) Night lighting ^t Concessions and bleachers ^t Buffer and landscape	0.28 acre per diamond -- 0.02 acre minimum 1.40 acres per diamond	4.5	2.0
Basketball .	Goal	Public Nonpublic Total	0.91 0.22 1.13	Type IV general use site	0.07 acre per goal		--	0.07	0.5
Ice-Skating	Rink	Public Nonpublic Total	0.15 ^u -- 0.15	Type IV general use site	0.30 acre per rink minimum	Warming house	0.05 acre --	0.35 minimum	0.5
Playfield Activities .	Playfield	Public Nonpublic Total	0.39 0.11 0.50	Type IV general use site	1.0 acre per playfield minimum	Buffer area	0.65 acre minimum	1.65 minimum	0.5
Playground Activities .	Playground	Public Nonpublic Total	0.35 0.07 0.42	Type IV general use site	0.25 acre per playground minimum	Buffer and landscape	0.37 acre	0.62 minimum	0.5
Softball . .	Diamond	Public Nonpublic Total	0.53 0.07 0.60	Types II, III, and IV general use site	1.70 acre per diamond	Parking (20 spaces per diamond) Night lighting ^t Buffer	0.18 acre per diamond -- 0.80 acre per diamond	2.68	1.0
Swimming	Pool	Public Nonpublic Total	0.015 ^v -- 0.015	Types II and III general use site	0.13 acre per pool minimum	Bathhouse and concessions Parking (400 square feet per space) Buffer and landscaping	0.13 acre minimum 0.26 acre minimum 0.70 acre minimum	1.22 minimum	3.0 3.0
Tennis	Court	Public Nonpublic Total	0.50 0.10 0.60	Types II, III, and IV general use site	0.15 acre per court	Parking (2.0 spaces per court) Night lighting ^t Buffer	0.02 acre per court -- 0.15 acre per court	0.32	1.0

OBJECTIVE NO. 3

The provision of sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunity to participate in intensive resource-oriented outdoor recreation activities.

PRINCIPLE

Participation in intensive resource-oriented outdoor recreation activities including camping, golf, picnicking, downhill skiing, and stream and lake swimming provides an opportunity for individuals to experience the exhilaration of recreational activity in natural surroundings as well as an opportunity for physical exercise. In addition, the family can participate as a unit in certain intensive resource-oriented activities such as camping, picnicking, and beach swimming.

STANDARD

A sufficient number of facilities for participation in intensive resource-oriented outdoor recreation activities should be provided throughout the Region. To meet this standard, the following per capita requirements and design criteria for various facilities should be met as indicated below:

Minimum Per Capita Facility Requirement ^W				Design Standards						Service Radius of Facility (miles) ^X
Activity	Facility	Owner	Per Capita Requirements (facility per 1,000 residents)	Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirements (acres per facility)	Resource Requirements	
Camping..	Camp site	Public Nonpublic Total	0.35 1.47 1.82	Types I and II general use sites	0.33 acre per camp site	Rest rooms - showers Utility hookups Natural area backup lands	-- -- 1.5 acres per camp site	1.83	Ungrazed wooded area Presence of surface water Suitable topography and soils	25.0
Golf.	Regulation 18 hole course	Public Nonpublic Total	0.013 0.027 0.040	Types I and II general use sites	135 acres per course	Clubhouse, parking, maintenance Practice area Woodland-water areas Buffer acres	8.0 acres per course 5.0 acres per course 35.0 acres per course 2.0 acres per course	185.0	Suitable topography and soils Presence of surface water Form-giving vegetation desirable	10.0
Picnicking..	Tables	Public Nonpublic Total	6.35 ^Y 2.39 8.74	Types I, II, III, and IV general use sites	0.07 acre per table minimum	Parking Shelters and grills Buffer and parking overflow	0.02 acre per table (1.5 spaces per table) -- 0.02 acre per table	0.11	Topography with scenic views Shade trees Presence of surface water desirable Suitable soils	10.0
Skiing.	Developed Slope (acres)	Public Nonpublic Total	0.010 0.090 0.100	Types I, II and III general use sites	1.0 acre per acre of developed slope	Chalet Parking Ski tows (and lights) Buffer and maintenance Landscape	0.13 acre minimum 0.25 acre per acre of slope 0.40 tow per acre of slope 0.40 acre per acre of slope 0.35 acre per acre of slope	2.1	Suitable topography and soils (20 percent slope minimum) North or northeast exposure	25.0
Swimming..	Beach (linear feet)	Public Nonpublic Total	Major Inland Lakes Lake Michigan 6 12 18 16 -- 16	Types I, II, and III general use sites	40 square feet per linear foot (average)	Parking Bathhouse-concessions Buffer area	0.2 acre per acre of beach 0.10 acre minimum 10 square feet per linear foot	-- ^Z	Natural beach Good water quality	10.0

OBJECTIVE NO. 4

The provision of sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunity to participate in extensive land-based outdoor recreation activities.

PRINCIPLE

Participation in extensive land-based outdoor recreation activities including bicycling, hiking, horseback riding, nature study, pleasure driving, ski touring, and snowmobiling provides opportunity for contact with natural, cultural, historic, and scenic features. In addition, such activities can increase an individual's perception and intensify awareness of the surroundings, contribute to a better understanding of the environment, and provide a wider range of vision and comprehension of all forms of life both as this life may have existed in the past and as it exists in the present. Similar to intensive resource-oriented activity, the family as a unit also can participate in extensive land based recreation activities; such participation also serves to strengthen social relationships within the family. For activities like bicycling, hiking, and nature study, participation provides an opportunity to educate younger members of the family in the importance of environmental issues which may become of greater concern as they approach adulthood.

STANDARD

A sufficient number of facilities for participation in extensive land-based outdoor recreation activities should be provided throughout the Region. Public facilities provided for these activities should be located within the linear resource-oriented recreation corridors identified in Objective 1. To meet this standard, the following per capita requirements and design criteria for various facilities should be met as indicated below:

Minimum Per Capita Public Facility Requirements ^{aa}			Design Standards				
			Typical Location of Facility	Minimum Facility Requirements (acres per linear mile)	Suggested Support Facilities and Backup Lands	Minimum Support Facility Requirements (acres per linear mile)	Resource Requirements
Biking	Route	--bb	Scenic roadways	--	Route markers	--	--
	Trail	0.16	Recreation corridor	1.45	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography (5 percent slope average maximum) and soils
Hiking	Trail	0.16	Recreation corridor	0.73	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Horseback Riding	Trail	0.05	Recreation corridor Type I general use site	1.21	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Nature Study	Center	1 per county	Types I, II, and III general use sites		Interpretive center building Parking	--	Diversity of natural features including a variety of plant and animal species Suitable topography and soils
	Trail	0.02	Recreation corridor Types I, II, and III general use sites	0.73	Backup lands with resource amenities	24.2	Diversity of natural features, including a variety of plant and animal species Suitable topography and soils
Pleasure Driving	Route	--cc	Scenic roadways recreation corridor	--	Route markers	--	--
Ski Touring	Trail	0.02	Recreation corridor Types I and II general use sites	0.97	Backup lands with resource amenities	24.2	Suitable natural and open areas Rolling topography
Snowmobiling	Trail	0.11	Private lands (leased for public use)	1.45	Backup lands, including resource amenities and open lands	24.2	Suitable natural and open areas Suitable topography (8 percent slope average maximum) and soils

OBJECTIVE NO. 5

The provision of opportunities for participation by the resident population of the Region in extensive water-based outdoor recreation activities on the major inland lakes and rivers and on Lake Michigan, consistent with safe and enjoyable lake use and maintenance of good water quality.

PRINCIPLE

The major inland lakes and rivers of the Region and Lake Michigan accommodate participation in extensive water-based recreation activities, including canoeing, fishing, ice fishing, motorboating, sailing, and water skiing, which may involve unique forms of physical exercise or simply provide opportunities for rest and relaxation within a particularly attractive natural setting. Participation in extensive water-based recreation activities requires access to the major inland lakes and rivers and Lake Michigan and such access should be available to the general public.

STANDARDS

1. The maximum number of public access points consistent with safe and enjoyable participation in extensive water-based recreation activities should be provided on the major inland lakes throughout the Region. To meet this standard the following guidelines for access points available for use by the general public on various sized major inland lakes should be met as indicated below:

Size of Major Lake (acres)	Minimum Number of Access Points—Public and Private	Optimum Number of Parking Spaces
50 - 199	1	$\frac{A}{16.6} - \frac{D^{dd}}{10}$ Minimum: ^{ee} 6
200 or more	Minimum of 1 or 1 per 1,000 acres of usable surface ^{ff}	$\frac{A}{15.9} - \frac{D^{gg}}{10}$ Minimum: ^{ee} 12

2. The proper quantity of public access points consistent with safe and enjoyable participation in the various extensive water-based recreation activities should be provided on major rivers throughout the Region. To meet this standard the maximum interval between access points on canoeable rivers^{hh} should be 10 miles.

3. A sufficient number of boat launch ramps consistent with safe and enjoyable participation in extensive water-based outdoor recreation activities should be provided along the Lake Michigan shoreline within harbors-of-refuge. To meet this standard the following guidelines for the provision of launch ramps should be met:

Minimum Per Capita Facility Requirements (ramps per 1,000 residents)	Design Standards				Maximum Distance Between Harbors of Refuge
	Typical Location of Facility	Facility Area Requirements	Suggested Support Facilities, Services and Backup Lands	Support Facility Area Requirements	
0.025	Types I, II, and III general use sites	0.015 acre per ramp	Rest rooms Parking (40 car and trailer spaces per ramp)	-- 0.64 acre per ramp minimum	15 miles

4. A sufficient number of boat slips consistent with safe and enjoyable participation in extensive water-based outdoor recreation activities should be provided at marinas within harbors-of-refuge along the Lake Michigan shoreline. To meet this standard the following guidelines for the provision of boat slips should be met:

Minimum Per Capita Facility Requirements (boat slips per 1,000 residents)	Design Standards			Support Facility Area Requirements
	Typical Location of Facility	Facility Area Requirements	Suggested Support Facilities, Services, and Backup Lands	
1.3	Types I, II, and III general use sites	--	Fuel, concessions, rest rooms Parking Storage and maintenance	-- 0.01 acre per boat slip 0.01 acre per boat slip

OBJECTIVE NO. 6

The preservation of sufficient high-quality open-space lands for protection of the underlying and sustaining natural resource base and enhancement of the social and economic well being and environmental quality of the Region.

PRINCIPLE

Ecological balance and natural beauty within the Region are primary determinants of the ability to provide a pleasant and habitable environment for all forms of life and to maintain the social and economic well being of the Region. Preservation of the most significant aspects of the natural resource base, that is, primary environmental corridors and prime agricultural lands, contributes to the maintenance of ecological balance, natural beauty, and economic well being of the Region.

A. PRIMARY ENVIRONMENTAL CORRIDORS

PRINCIPLE

The primary environmental corridors are a composite of the best individual elements of the natural resource base including surface water, streams, and rivers and their associated floodlands and shorelands; woodlands, wetlands, and wildlife habitat; areas of groundwater discharge and recharge; organic soils, rugged terrain, and high relief topography; and significant geological formations and physiographic features. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

STANDARDS

All remaining nonurban lands within the designated primary environmental corridors in the Region should be preserved in their natural state.

B. PRIME AGRICULTURAL LANDS

PRINCIPLE

Prime agricultural lands constitute the most productive farm lands in the Region and, in addition to providing food and fibre, contribute significantly to maintaining the ecological balance between plants and animals; provide locations close to urban centers for the production of certain food commodities which may require nearby population concentrations for an efficient production-distribution relationship; provide open spaces which give form and structure to urban development; and serve to maintain the natural beauty and unique cultural heritage of southeastern Wisconsin.

STANDARDS

1. All prime agricultural lands should be preserved.
2. All agricultural lands should be preserved that surround adjacent high-value scientific, educational, or recreational sites and are covered by soils rated in the regional detailed operational soil survey as having very slight, slight, or moderate limitations for agricultural use.

OBJECTIVE NO. 7

The efficient and economical satisfaction of outdoor recreation and related open space needs meeting all other objectives at the lowest possible cost.

PRINCIPLE

The total resources of the Region are limited, and any undue investment in park and open space lands must occur at the expense of other public investment.

STANDARD

The sum total of all expenditures required to meet park demands and open space needs should be minimized.

- ^a In urban areas the facilities commonly located in Type III or Type IV school outdoor recreation areas often provide a substitute for facilities usually located in parks by providing opportunities for participation in intensive nonresource-oriented activities.
- ^b The identification of a maximum service radius for each park type is intended to provide another guideline to assist in the determination of park requirements and to assure that each resident of the Region has ready access to the variety of outdoor recreation facilities commonly located in parks.
- ^c The identification of a maximum service radius for each school site is intended to assist in the determination of outdoor recreation facilities requirements and to assure that each urban resident has ready access to the types of facilities commonly located in school recreation areas.
- ^d For Type I and Type II parks, which generally provide facilities for resource-oriented outdoor recreation activities for the total population of the Region, the minimum per capita acreage requirements apply to the total resident population of the Region. For Type III and Type IV sites, which generally provide facilities for intensive nonresource-oriented outdoor recreation activities primarily in urban areas, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.
- ^e Urban areas are defined as areas containing a closely spaced network of minor streets which include concentrations of residential, commercial, industrial, governmental, or institutional land uses having a minimum total area of 160 acres and a minimum population of 500 persons. Such areas usually are incorporated and are served by sanitary sewerage systems. These areas have been further classified into the following densities: low-density urban areas or areas with 0.70 to 2.29 dwelling units per net residential acre, medium-density urban areas or areas with 2.30 to 6.99 dwelling units per net residential acre, and high-density urban areas or areas with 7.00 to 17.99 dwelling units per net residential acre.
- ^f For public school sites, which generally provide facilities for intensive nonresource-oriented outdoor recreation activities, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.
- ^g Type I sites are defined as large outdoor recreation sites having a multicounty service area. Such sites rely heavily for their recreational value and character on natural resource amenities. Type I parks provide opportunities for participation in a wide variety of resource-oriented outdoor recreation pursuits. Figure A-1 provides an example of a Type I park.
- ^h A passive activity area is defined as an area within an outdoor recreation site which provides an opportunity for such less athletic recreational pursuits as pleasure walking, rest and relaxation, and informal picnicking. Such areas generally are located in all parks or in urban open space sites, and usually consist of a landscaped area with mowed lawn, shade trees, and benches.
- ⁱ Type II sites are defined as intermediate size sites having a countywide or multi-community service area. Like Type I sites, such sites rely for their recreational value and character on natural resource amenities. Type II parks, however, usually provide a smaller variety of recreation facilities and have smaller areas devoted to any given activity. Figure A-2 provides an example of a Type II park.
- ^j In general, each resident of the Region should reside within 10 miles of a Type I or Type II park. It should be noted, however, that within urban areas having a population of 40,000 or greater, each urban resident should reside within four miles of a Type I or Type II park.
- ^k Type III sites are defined as intermediate size sites having a multineighborhood service area. Such sites rely more on the development characteristics of the area to be served than on natural resource amenities for location. Figure A-3 provides an example of a Type III park.
- ^l In urban areas the need for a Type III site is met by the presence of a Type II or Type I site. Thus, within urban areas having a population of 7,500 or greater, each urban resident should be within two miles of a Type III, II, or I park site.
- ^m The typical service radius of school outdoor recreation facilities is governed by individual facilities within the school site and by population densities in the vicinity of the site. In high-density urban areas each urban resident should reside within 0.5 mile of the facilities commonly located in a Type III or Type IV school outdoor recreation area; in medium-density urban areas each resident should reside within 0.75 mile of facilities commonly located in a Type III or Type IV school outdoor recreation area; and in low-density urban areas each urban resident should reside within one mile of the facilities commonly located in a Type III or Type IV school outdoor recreation area.
- ⁿ Type IV sites are defined as small sites which have a neighborhood as the service area. Such sites usually provide facilities for intensive nonresource-oriented outdoor recreation activities and are generally provided in urban areas. Recreation lands should most desirably be provided through a joint community-school district venture with the facilities and recreational land area required to be provided on one site available to serve the recreation demands of both the school student and resident

neighborhood population. Using the Type IV park standard of 1.7 acres per thousand residents and the school standard of 1.6 acres per thousand residents, a total of 3.3 acres per thousand residents, or approximately 21 acres of recreation lands in a typical medium-density neighborhood, would be provided. These acreage standards relate to lands required to provide for recreation facilities typically located in a neighborhood and are exclusive of the school building site and associated parking area and any additional natural areas which may be incorporated into the design of the park site such as drainageways and associated storm water retention basins, areas of poor soils, and floodland areas. Figure A-4 provides a design for typical Type IV combined park-school sites.

^o The maximum service radius of Type IV parks is governed primarily by the population densities in the vicinity of the park. In high-density urban areas, each urban resident should reside within 0.5 mile of a Type IV park; in medium-density urban areas, each resident should reside within 0.75 mile of a Type IV park; and in low-density urban areas, each urban resident should reside within one mile of a Type IV park. It should be noted that the requirement for a Type IV park also is met by a Type I, II, or III park within 0.5-1.0 mile service radii in high-, medium-, and low-density urban areas, respectively. Further, it should be noted that in the application of the service radius criterion for Type IV sites, only multiuse parks five acres or greater in area should be considered as satisfying the maximum service radius requirement.

^p A recreation corridor is defined as a publicly owned continuous linear expanse of land which is generally located within scenic areas or areas of natural, cultural, or historical interest and which provides opportunities for participation in trail-oriented outdoor recreation activities especially through the provision of trails designated for such activities as biking, hiking, horse-back riding, nature study, and ski touring. In the Region in 1973 only Milwaukee County, with an extensive parkway system, and the Wisconsin Department of Natural Resources, with the Kettle Moraine State Forest—Southern Unit, possessed the continuous linear lands required to develop such a recreation corridor.

^q Facilities for intensive nonresource-oriented outdoor recreation activities generally serve urban areas. The minimum per capita requirements for facilities for intensive nonresource-oriented outdoor recreation activities, therefore, apply to the total resident population in each urban area of the Region.

^r For each facility for intensive nonresource-oriented activity, the service radius indicates the maximum distance a participant should have to travel from his place of residence to participate in the corresponding activity.

^s Each urban area having a population of 2,500 or greater should have at least one public swimming pool or beach.

^t Support facilities such as night lighting, concessions, and bleachers generally should not be provided in Type IV sites. These sites typically do not contain sufficient acreage to allow adequate buffer between such support facilities and surrounding neighborhood residences.

^u Each urban area should have at least one ice-skating rink.

^v Each urban area having a population of 7,500 or greater should have at least one public swimming pool or beach.

^w Facilities for intensive resource-oriented activities serve both rural and urban residents of the Region. The minimum per capita requirements for facilities for intensive resource-oriented activities, therefore, apply to the total resident population of the Region.

^x Participants in intensive resource-oriented outdoor recreation activity travel relatively long distances from their home. The approximate service radius indicates the normal maximum distance a participant in the respective resource-oriented activity should have to travel from his place of residence to participate in the corresponding activity.

^y The allocation of the 6.35 picnic tables per thousand residents to publicly owned general use sites is as follows: 3.80 tables per thousand residents of the Region to be located in Type I and Type II parks to meet the resource-oriented picnicking needs of the Region and 2.55 tables per thousand residents of urban areas in the Region to be located in Type III and Type IV parks to meet local picnicking needs in urban areas of the Region.

^z A picnic area is commonly provided adjacent to a swimming beach as a support facility. Thus, the total amount of acreage required for support facilities must be determined on a site-by-site basis.

^{aa} Both urban and rural residents of the Region participate in extensive land-based outdoor recreation activities. Thus, minimum per capita requirements for trails for extensive land-based activities apply to the total resident population of the Region.

^{bb} Bike routes are located on existing public roadways; therefore, no requirement is provided.

^{cc} Pleasure driving routes are located on existing public roadways; therefore, no requirement is provided. However, a recreation corridor may provide a uniquely suitable area for the development of a system of scenic driving routes.

^{dd} The survey of boat owners conducted under the regional park study indicated that for lakes of 50-199 acres, the typical mix of fast boating activities is as follows: water skiing—49 percent; motorboating—35 percent; and sailing—16 percent. The minimum area required per boat for safe participation in these activities is as follows: water skiing—20 acres; motorboating—15

acres; and sailing-10 acres. Assuming the current mix of boating activities in conjunction with the foregoing area requirements, it is found that 16.6 acres of "usable" surface water are required per boat on lakes of 50-199 acres. The number of fast boats which can be accommodated on a given lake of this size range is the usable surface area of that lake expressed in acres (A) divided by 16.6. The optimum number of parking spaces for a given lake is the number of fast boats which the lake can accommodate reduced by the number of fast boats in use at any one time by owners of property with lake frontage. The latter figure is estimated as 10 percent of the number of dwelling units (D) on the lake.

^{ee} The minimum number of parking spaces relates only to parking to accommodate slow boating activities such as canoeing and fishing and is applicable only in the event that the application of the standard indicated a need for less than six parking spaces for fast boating activities. No launch ramp facilities would be provided for slow boating activities.

^{ff} Usable surface water is defined as that area of a lake which can be safely utilized for motorboating, sailing, and water skiing. This area includes all surface water which is a minimum distance of 200 feet from all shorelines and which is free of submerged or surface obstacles and at least five feet in depth.

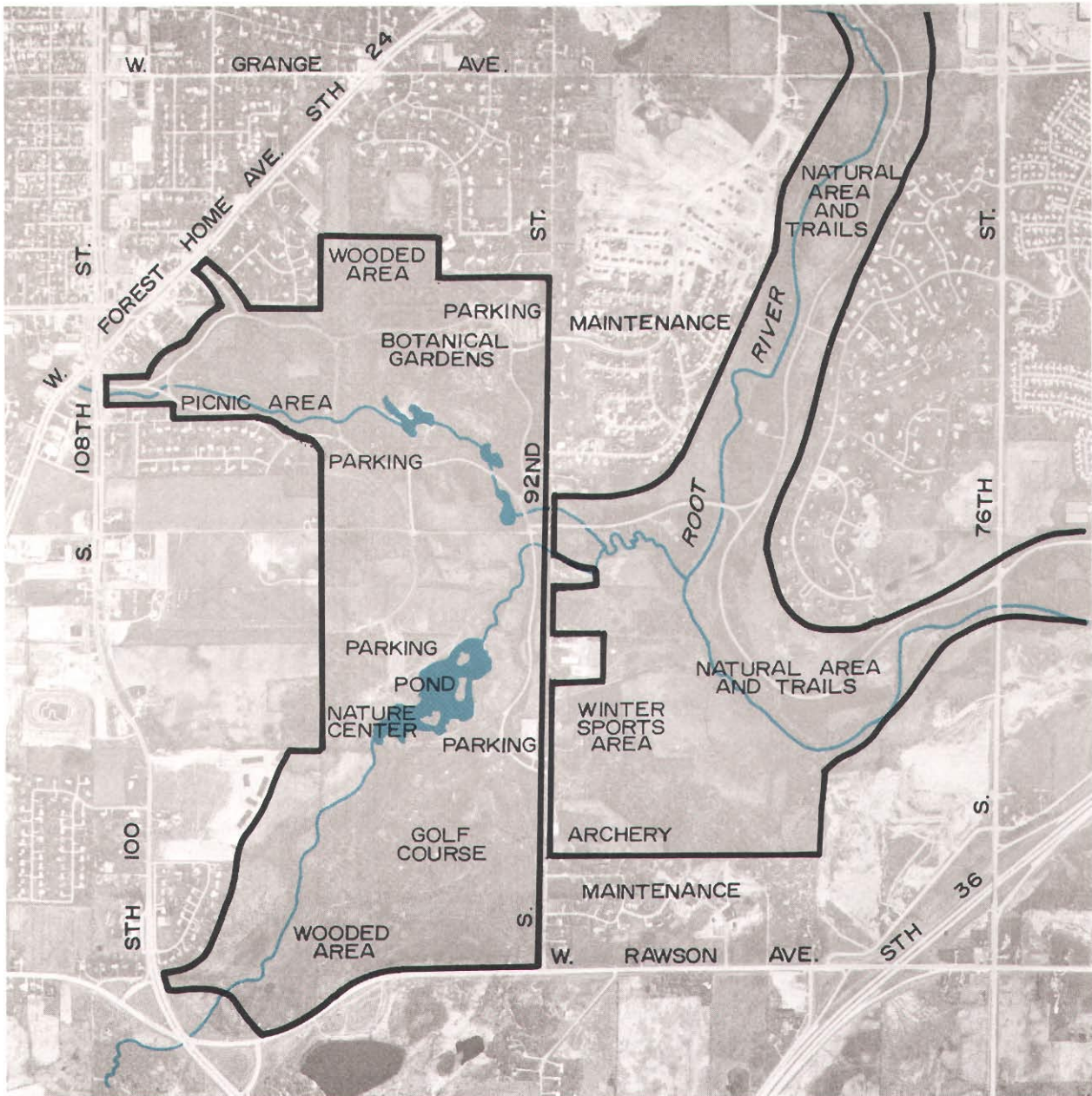
^{gg} The survey of boat owners conducted under the regional park study indicated that, for lakes of 200 acres or more, the typical mix of fast boating activities is as follows: water skiing-43 percent; motorboating-33 percent; and sailing-24 percent. The minimum area required per boat for safe participation in these activities is as follows: water skiing-20 acres; motorboating-15 acres; and sailing-10 acres. Assuming the current mix of boating activities in conjunction with the foregoing area requirements, it is found that 15.9 acres of "usable" surface water are required per boat on lakes of 200 acres or more. The number of fast boats which can be accommodated on a given lake of this size range is the usable surface area of that lake expressed in acres (A) divided by 15.9. The optimum number of parking spaces for a given lake is the number of fast boats which the lake can accommodate reduced by the number of fast boats in use at any one time by owners of property with lake frontage. The latter figure is estimated as 10 percent of the number of dwelling units (D) on the lake.

^{hh} Canoeable rivers are defined as those rivers which have a minimum width of 50 feet over a distance of at least 10 miles.

Source: SEWRPC.

Figure A-1

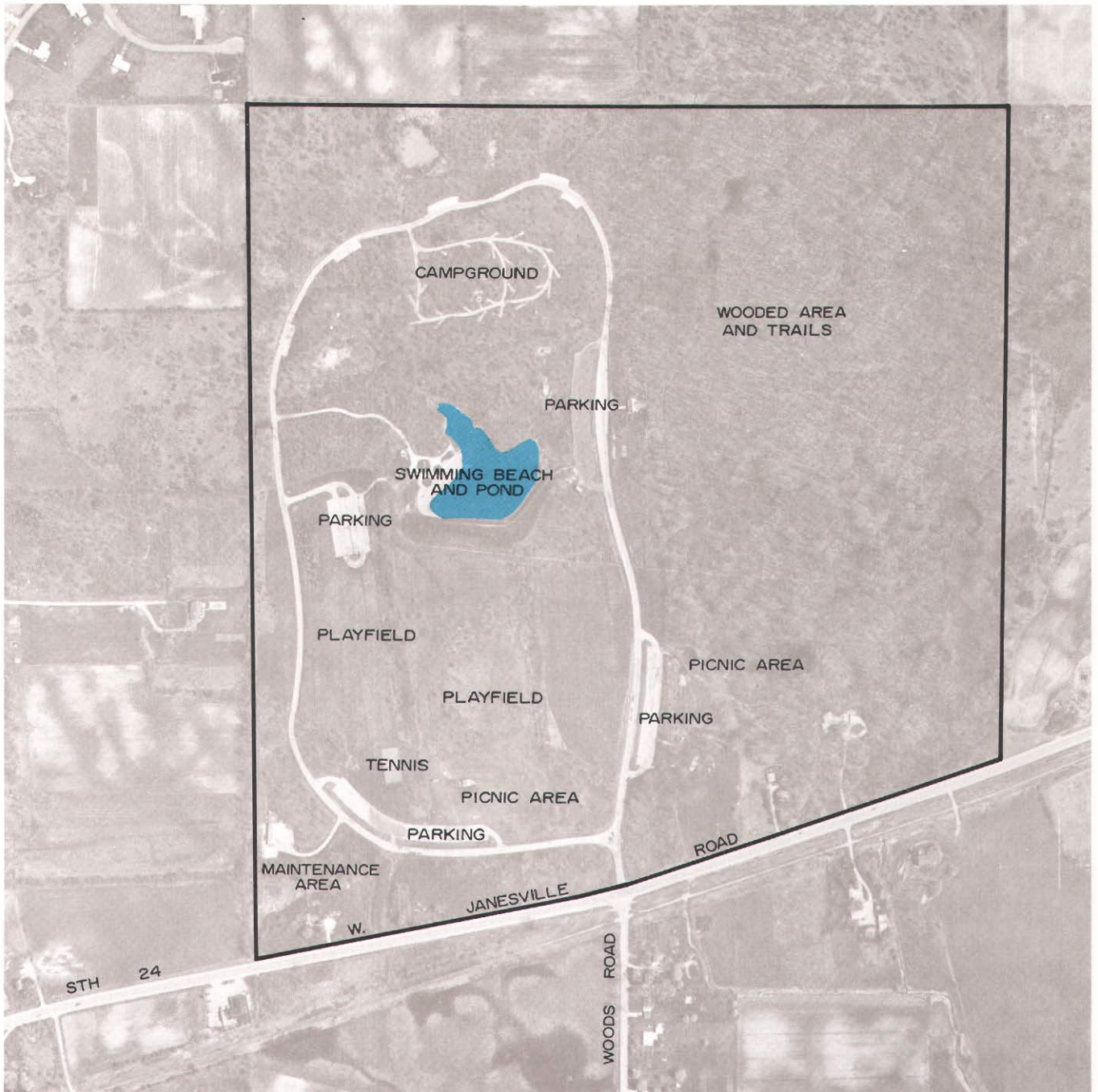
SAMPLE TYPE I PARK, WHITNALL PARK, MILWAUKEE COUNTY



Source: SEWRPC.

Figure A-2

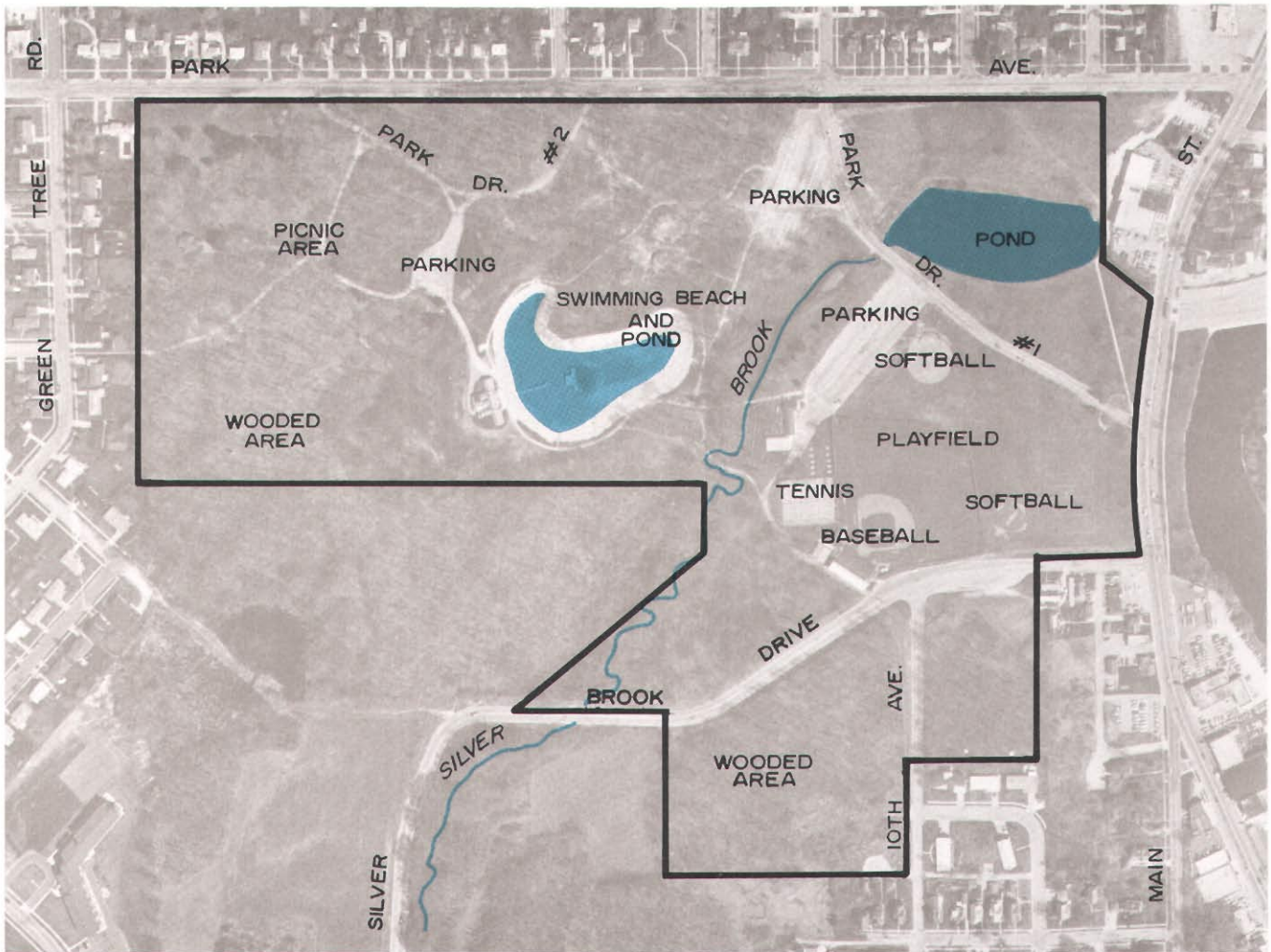
SAMPLE TYPE II PARK, MUSKEGO PARK, WAUKESHA COUNTY



Source: SEWRPC.

Figure A-3

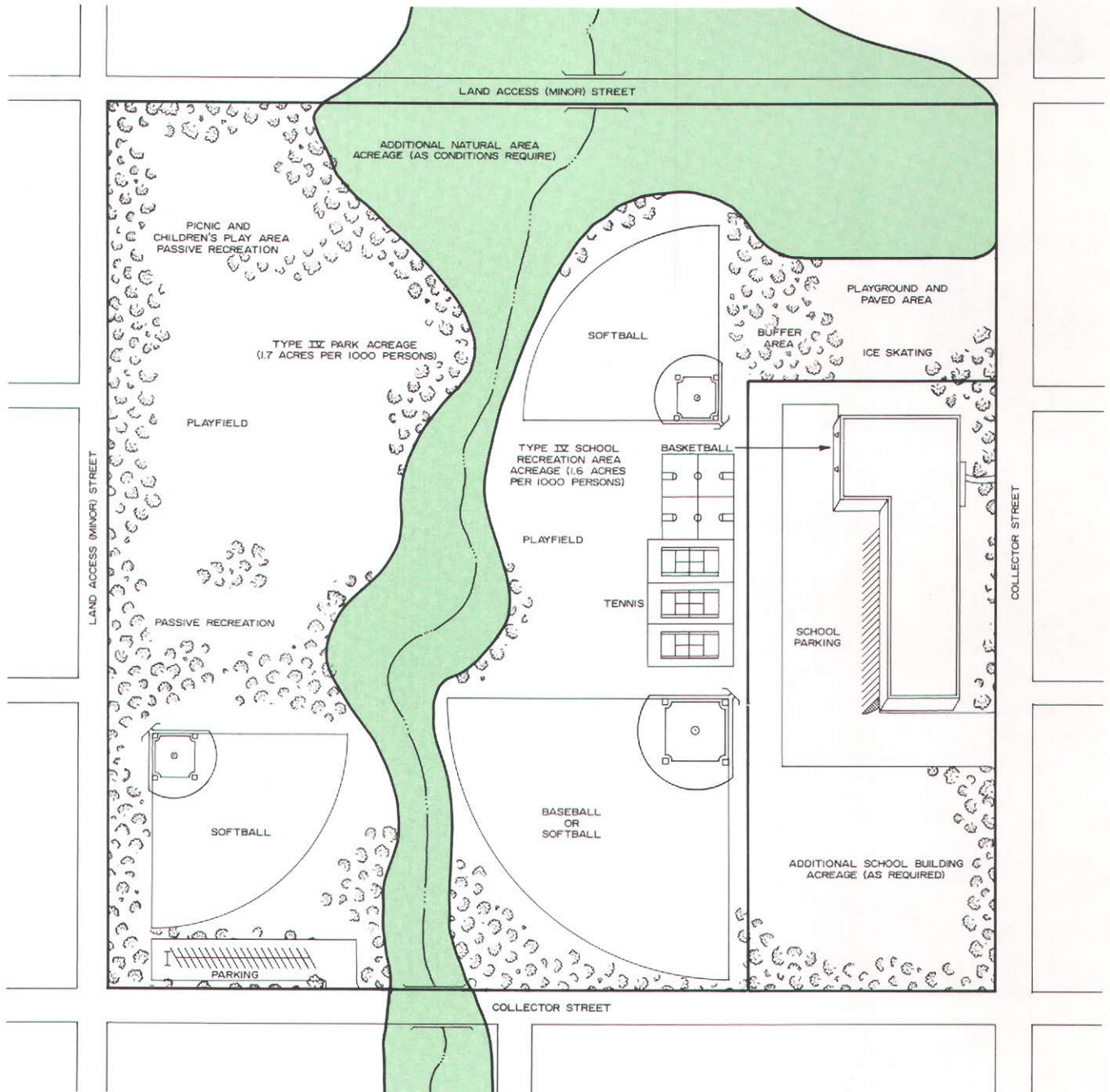
SAMPLE TYPE III PARK, REGNER PARK, WEST BEND, WASHINGTON COUNTY



Source: SEWRPC.

Figure A-4

TYPICAL TYPE IV NEIGHBORHOOD PARK AND SCHOOL RECREATION AREA



Source: SEWRPC.

A. Assumptions:

- 1) Neighborhood Density—Medium (2.30 to 6.99 dwelling units per net residential acre)
- 2) Population—6,500
- 3) Area—One Square Mile

B. Outdoor Recreation Site Requirements:

Site Type	Minimum Standard Acreage Requirement	Total Acreage Required
Park	1.7 per 1,000	11.05
School	1.6 per 1,000	10.40
Park and School Combined	3.3 per 1,000	21.45

C. Outdoor Recreation Facility Requirements.

Facility	Minimum Standard Public Facility Requirement	Number of Facilities Required	Total Acreage Required
Baseball Diamond	0.09 per 1,000	0.59 = 1 ^b	4.5
Basketball Goad	0.91 per 1,000	5.9 = 6	0.42
Ice-Skating Rink	0.15 per 1,000	0.98 = 1	0.35 Minimum
Playfield	0.39 per 1,000	2.5 = 3	4.95 Minimum
Playground	0.35 per 1,000	2.3 = 2	1.24 Minimum
Softball Diamond	0.53 per 1,000	3.4 = 2 ^b	5.36
Tennis Court	0.50 per 1,000	3.3 = 3	0.96
		Subtotal	17.78 Minimum
Passive Recreation Area	(+10 percent)		1.8
Other Recreation Area	(+ 10 percent)		1.8
Total			21.38 Minimum

In addition, facilities for picnicking should be provided in Type IV parks.

D. Additional Acreage Requirements:

- 1) School Building—The acreage requirement for the school building should be considered an addition to the Type IV park-school acreage standard.
- 2) —In the typical Type IV site shown on page 74, the area for this use is approximately acres.

Natural areas—Natural areas may be incorporated into the design of Type IV sites. However, acreages for areas with steep slopes, poor soils, floodwater storage, and drainage-ways, should be considered as additions to the Type IV park-school acreage standard.

—In the typical Type IV site shown on page 74, the area for this use is approximately seven acres.

^bThough the provision of a baseball diamond is not strictly required through application of the standards, one baseball diamond replaced a softball diamond in the typical Type IV site shown on page 74.

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Appendix B

NATURAL AREAS—TOWN OF EAGLE

Table B-1

NATURAL AREAS LOCATED IN THE TOWN OF EAGLE: 1977

Reference Map No.	Classification ^a	Area Name	Location		Size	Ownership	Community Type, Features, and Remarks
			Section	Quarter Section			
1	SA	Kettle Moraine Fen and Low Prairie	9	NE	50 acres	State of Wisconsin	Wet to wet-mesic prairie and fen associated with the Scuppernong Marsh area. Prairie dropseed (<i>sporobolus heterolepis</i>) is dominant in the prairie. The area has a past history of some grazing and mowing, particularly in the southwest portion
2	SA	Scuppernong Prairie	16 17	NW NE	25 acres	State of Wisconsin	Wet to wet-mesic prairie with a complete representation of low prairie plant species. A small stand of open-grown oaks lies in the center of the area
3	SA	Eagle Oak Opening	30	NE NW	55 acres	State of Wisconsin	Oak opening associated with dry and dry-mesic prairie elements. The area has a past history of grazing and is very brushy due to the absence of fire
4	NA-1	Eagle Spring Lake Wetlands	35	E	195 acres	State of Wisconsin and Private	A complex mosaic of fen and shrub carr with a wooded island; good diversity. This area extends into Walworth County and is associated with the Lulu Lake wetland complex
5	ASH-1	Scuppernong Marsh Southwest	17	SE	200 acres	State of Wisconsin	Sedge meadow, shallow marsh, low prairie, and shrub-carr complex with some oak and aspen stands. Nesting area for sandhill crane (<i>Grus canadensis</i>). Upland plover (<i>Bartramia longicauda</i>) and northern harrier (<i>Circus cyaneus hudsonius</i>) reported from this area
6	NA-2	North Prairie Cedar Glade	2	NE	7 acres	State of Wisconsin	Cedar glade with a good composition of dry prairie elements including white camas (<i>Zygadenus glaucus</i>). The area has a past history of grazing
7	NA-2	Dry Prairie	3	NW	15 acres	State of Wisconsin	Dry sand prairie and three acres of low prairie. Contains creamy wild indigo (<i>Baptisia leucophaea</i>), false foxglove (<i>Aureolaria grandiflora</i>), and rattlesnake master (<i>Eryngium yuccifolium</i>)
8	NA-2	Railroad Prairie	1 12	SE NW	4.6 acres	Private	Wet to wet-mesic prairie of a good quality
9	NA-2	Railroad Prairie	14	SW	1.2 acres	Private	Virgin and successional mesic prairie remnant
10	NA-2	Eric's Prairie	19	SW	1 acre	State of Wisconsin	Wet mesic prairie' good diversity
11	NA-2	Grotjan's Fen	20	SW	1.2 acres	Private	Fen and springs. Contains a rich flora including beaked spike-rush (<i>Eleocharis rostellata</i>), grass of parnassus (<i>Parnassia glauca</i>), ladies' tresses orchid (<i>Spiranthes cernua</i>), brook lobelia (<i>Lobelia kalmii</i>), fringed gentian (<i>Gentiana crinita</i>), and Ohio goldenrod (<i>Solidago ohioensis</i>)
12	NA-2	Dry Sand and Railroad Prairie	20	SE	13 acres	State of Wisconsin and Private	Dry sandy prairie and sand barrens with some past disturbance. Rich flora includes sand bur (<i>Cenchrus longispinus</i>), two races of prairie bush clover (<i>Lespedeza capitata</i>), pinweed (<i>Lechea intermedia</i>), Venus' looking-glass (<i>Specularia perfoliata</i>), and stiff aster (<i>Aster linariifolius</i>)
13	NA-2	Sand Barrens	29	NE	2.6 acres	State of Wisconsin	Dry sandy prairie elements. Contains earth stars (geaster sp.)

Table B-1 (continued)

Reference Map No.	Classification ^a	Area Name	Location		Size	Ownership	Community Type, Features, and Remarks
			Section	Quarter Section			
14	ASH-2	Beaver Lake Marsh	6	NW, SW	36 acres	Private	Shallow marsh. Nesting and feeding area for black terns (<i>Chlidonias nigra</i>), yellow-headed blackbirds (<i>Xanthocephalus xanthocephalus</i>), and pied-billed grebes (<i>Podilymbus podiceps</i>). Recent June sightings of Forster's tern (<i>Sterna forsteri</i>) and No. Shoveller (<i>Spatula clypeata</i>)
15	NA-3	Roadside Spring	3	NW	0.5 acre	State of Wisconsin	Calcareous spring associated with creek and fen; contains mare's tail (<i>Hippuris vulgaris</i>)
16	NA-3	Dry Prairie	4	SE	5 acres	State of Wisconsin	Dry prairie; plowed once; good diversity. Contains wood-lily (<i>Lilium philadelphicum</i>)
17	NA-3	Prairie Remnant	8 17	SW NW	11 acres	State of Wisconsin	Mesic prairie; also contains wet to wet-mesic prairie species, Compass plant (<i>Silphium laciniatum</i>), and prairie dropseed (<i>Sporobolus heterolepis</i>)
18	NA-3	Prairie Burn Area	8	SE	2.5 acres	State of Wisconsin	Degraded prairie; greatly improved by recent burn
19	NA-3	Prairie Burn Area	8	SE	5 acres	State of Wisconsin	Degraded prairie; greatly improved by recent burn
20	NA-3	Low Prairie	10	NW	5 acres	State of Wisconsin	Wet-mesic prairie; needs burning
21	NA-3	Limestone Outcrop	10	SW	12 acres	State of Wisconsin	Shaded and exposed rock cliff species including smooth cliff-brake (<i>Pellaea glabella</i>) and Walking fern (<i>Camptosorus rhizophyllus</i>)
22	NA-3	Flower Hill	14	NE	1 acre	Private	Showy pasque flower hill, cultivated up to edges
23	NA-3	Railroad Prairie	14	NE, NW	1 acre	Private	Mesic prairie
24	NA-3	Kettle Hole Prairie	14	SW	1 acre	Private	Mesic prairie species located in an outwash kettle hole
25	NA-3	Prairie Remnant	16	NW	30 acres	State of Wisconsin	Successional mesic prairie
26	NA-3	Sedge meadow	19	SE	1.7 acres	State of Wisconsin	Kettle-hole sedge meadow; very showy in August
27	NA-3	Haffner Oak Opening	22 27	SW NW	30 acres	Private	Oak opening with dry prairie understory dominated by little bluestem grass and side oats grama grass (<i>Bouteloua curtipendula</i>). Also contains sand dropseed (<i>Sporobolus cryptandrus</i>)
28	NA-3	Jericho Creek Oaks	24	NE	2.5 acres	Private	Oak opening containing mesic prairie elements
29	NA-3	Eagle Town Dump Oaks	26	SW	32 acres	Private	Oak opening containing mesic and dry-mesic prairie plants. Currently threatened by sanitary landfill activities
30	NA-3	Doman Remnant	27	NE	1 acre	Private	Mesic prairie; in need of burning
31	NA-3	Sand Barrens	29	NW	6.9 acres	State of Wisconsin	Sandy dry prairie; disturbed by shooting range
32	NA-3	Emergent Marsh	30 31	SW NW	73 acres	State of Wisconsin	Marsh community; contains some bog species
33	NA-3	Kettle Moraine Forest -- Southern Unit	2, 3, 4, 8, 9, 10, 16, 17, 19, 20, 21, 28, 29, 30, and 31		4,500 acres	State of Wisconsin and Private	Dry-mesic to dry hardwood forest on a Kettle Moraine topography. Includes remnant dry prairies, oak openings, small kettle lakes, and some of the best cedar glades in the County. Most parts of the forest have a past history of grazing and selective cutting

Table B-1 (continued)

Reference Map No.	Classification ^a	Area Name	Location		Size	Ownership	Community Type, Features, and Remarks
			Section	Quarter Section			
34	Geo.	Delta Kame	20	NE	10 acres	Private	Good example of a delta kame with a local relief of approximately 100 feet
35	Geo.	Esker	29 28 32	SE SW NW	10,500 feet	State of Wisconsin	Good example of an esker with a local relief of between 40 and 65 feet
36	Geo.	Kettle Hole	30	SW	15 acres	State of Wisconsin and Private	Deepest kettle hole in Waukesha County (approximately 90 feet deep)

^a SA: State Scientific Area

NA-1: Natural area of statewide or greater significance

ASH-1: Animal species habitat of statewide or greater significance

NA-2: Natural area of county or regional significance

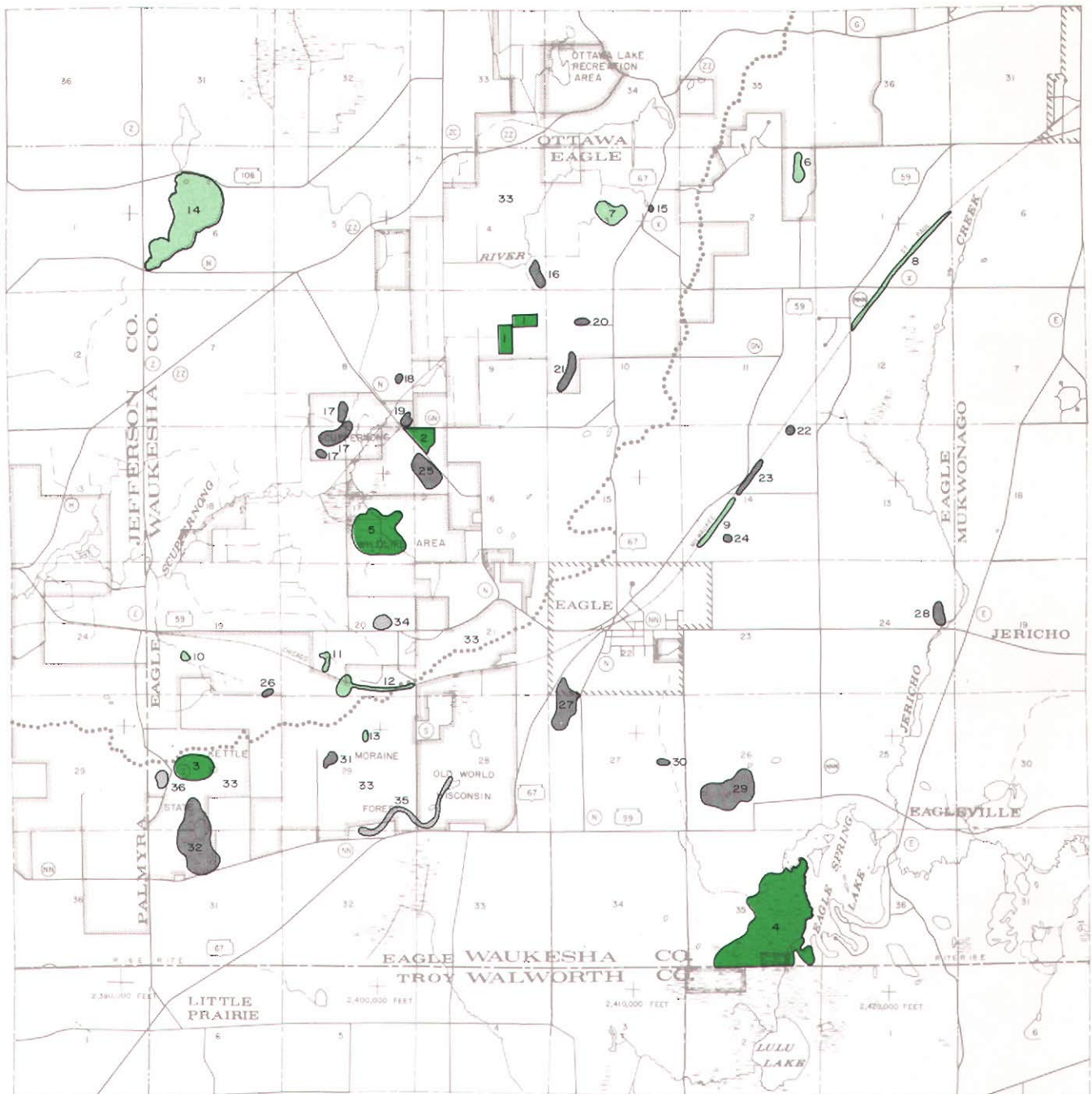
ASH-2: Animal species habitat of county or regional significance.

NA-3: Natural area of local significance

Geo: Geological site

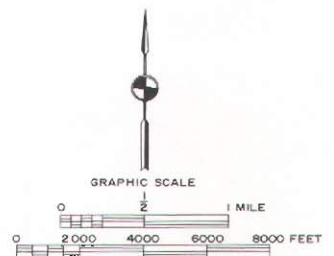
Source: Natural Areas Inventory, Waukesha County, 1977

NATURAL AREAS LOCATED IN THE TOWN OF EAGLE: 1977



LEGEND

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|---|---|---|------------------------------|
|  | NATURAL AREAS AND WILDLIFE HABITATS
OF STATEWIDE SIGNIFICANCE |  | GEOLOGICAL SITES |
|  | NATURAL AREAS AND WILDLIFE HABITATS
OF COUNTY OR REGIONAL SIGNIFICANCE | 7 | SITE NUMBER
SEE TABLE B-1 |
|  | NATURAL AREAS OF LOCAL SIGNIFICANCE | | |



Source: Natural Area Inventory, Waukesha County: 1977.