

A PARK AND OPEN SPACE PLAN FOR THE CITY OF OCONOMOWOC

WAUKESHA COUNTY WISCONSIN

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Principal Planner, for his contribution to this report.

**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 72**

**A PARK AND OPEN SPACE PLAN
FOR THE CITY OF OCONOMOWOC
WAUKESHA COUNTY, WISCONSIN**

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

November 1987

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November 11, 1987

The Honorable Florence Whalen
Mayor of the City of Oconomowoc
and Members of the Common Council
City Hall
174 E. Wisconsin Avenue
Oconomowoc, Wisconsin 53066

Ladies and Gentlemen:

The City of Oconomowoc on June 19, 1984, requested that the Southeastern Wisconsin Regional Planning Commission assist the City in the preparation of a park and open space plan—a plan which would provide recommendations concerning the preservation, acquisition, and development of needed park and open space lands in the City. Acting in response to that request, and working under the direction of the City Park and Recreation Board, the Commission staff has now completed the requested park and open space plan for the City of Oconomowoc.

This report describes that plan. It sets forth recommended park and open space preservation, acquisition, and development objectives and supporting standards relevant to the needs and values of the citizens of the City; presents pertinent information on the supply of, and the need for, park, recreation, and related open space lands; and identifies the roles which the City and other units and agencies of government, including the Waukesha County Park and Planning Commission, should play in meeting park and related open space needs in the City.

Implementation of the plan presented in this report would, over time, provide for an integrated system of parks and open spaces within the City—a system that 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 City cannot be overemphasized. The City and immediate environs still contain many high-quality natural resource amenities, including rivers and streams, attractive and environmentally important wetlands, and good wildlife habitat. These amenities, often taken for granted, are as irreplaceable as they are invaluable and, once lost, will be lost forever. Action taken now will not only preserve these amenities, and therefore the natural beauty and cultural heritage of the City for all time, but will also facilitate the provision of a park and open space system that can provide the residents of the City with the opportunity to participate in a wide variety of wholesome outdoor recreational activities close to home.

The Regional Planning Commission is pleased to have been able to be of assistance to the City in planning this important program. The Commission stands ready, upon request, to assist the City in presenting the information and recommendations contained in this report to the public and to elected officials for review and evaluation prior to implementation.

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 wide variety of human activities ranging from rest and reflection to learning and teaching, from the development of personal and social skills to meeting challenges and recovering from failures. Recreation is 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.

A variety of parks and recreational facilities, including open space lands, should be provided to offer opportunities for participation in a wide range of active and passive recreational pursuits. The primary purpose of the park and open space plan for the City of Oconomowoc as herein presented, then, is to guide the preservation, acquisition, and development of land for park, outdoor recreation, and related open space purposes as needed to satisfy the recreational needs of the resident population of the City, and to protect and enhance the underlying and sustaining natural resource base. It is also intended that, through the preparation and adoption of this plan, the City will become eligible to apply for and receive federal and state aid in partial support of the acquisition and development of the needed park and open space sites and facilities.

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. The provision of park, recreation, and related open space lands affects, and is affected by, these concerns. In addition to providing land and facilities for outdoor recreation, park 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 of the boundaries of neighborhoods and communities. Park and open space lands can also be used to promote a sense of community and to 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. On December 1, 1977, the Southeastern Wisconsin Regional Planning Commission adopted SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, which sets forth park and open space objectives together with a plan intended to guide the preservation, acquisition, and development of lands needed for outdoor recreation and for the protection of the natural resource base of the seven-county Southeastern Wisconsin Region to the year 2000. Similarly, in 1981 the Wisconsin Department of Natural Resources published the State Comprehensive Outdoor Recreation Plan, which sets forth statewide park and open space acquisition and development objectives.

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 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 City of Oconomowoc Park and Recreation Board and the Common Council, on June 19, 1984, requested that the Commission prepare a park and open space plan for the City of Oconomowoc. The planning area chosen for the plan lies entirely within Waukesha County and includes the entire City of Oconomowoc and the Village of Lac La Belle, portions of the Towns of Oconomowoc and Summit, and portions of the Village of Oconomowoc Lake. The City of Oconomowoc Park and Recreation Board guided the necessary planning work.

The findings and recommendations of the park and open space planning effort are set forth in this report. Chapter II of this report describes the Oconomowoc study area, including the demographic base, the natural resource base, and the existing park sites and open space lands within the study area. Chapter III presents the park and open space preservation, acquisition, and development objectives, principles, and supporting standards which served as the basis for the development of the park and open space plan for the City of Oconomowoc. Chapter IV presents a discussion of park and open space needs for the City. Chapter V, the final chapter, presents the recommended park and open space plan and identifies the actions required to implement the plan.

Chapter II

THE MAN-MADE AND NATURAL RESOURCE FEATURES OF THE OCONOMOWOC PLANNING AREA

INTRODUCTION

An understanding of the important man-made and natural resource features of the Oconomowoc planning area is essential to the preparation of a sound park and open space plan. This chapter presents information on the existing population, land uses, park and open space sites, and natural resource base elements in the planning area. The first section of this chapter describes the planning area, and sets forth the population size and distribution of the area. The second section describes the existing land uses in the planning area, and the third section presents pertinent data on the existing park and open space sites and facilities. The fourth and final section describes the environmental corridors and prime agricultural lands in the planning area.

GENERAL DESCRIPTION OF THE OCONOMOWOC STUDY AREA

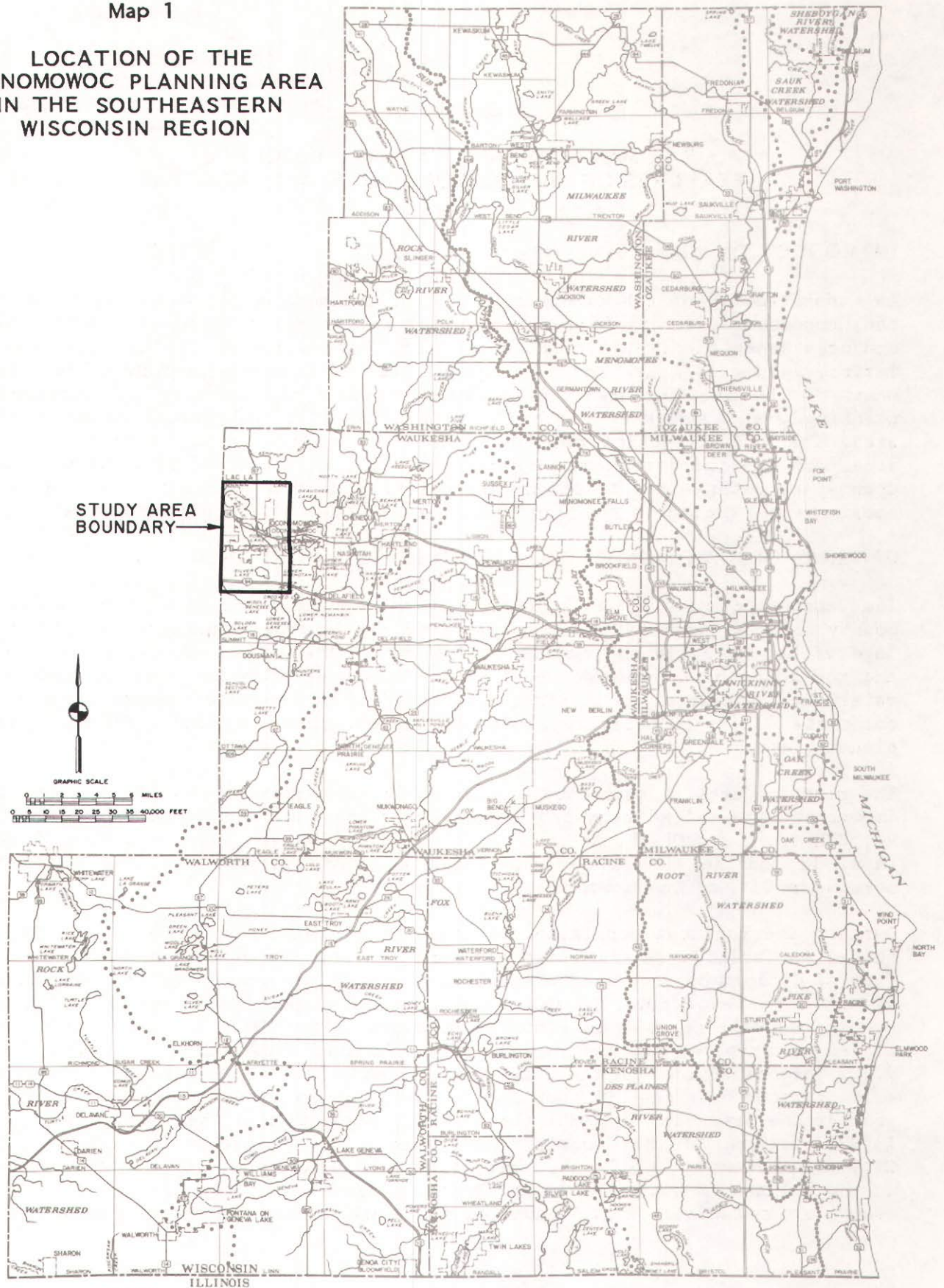
The Oconomowoc study area is located in the northwestern portion of Waukesha County and, as shown on Map 1, consists of the City of Oconomowoc and the Village of Lac La Belle and adjacent portions of the Village of Oconomowoc Lake and the Towns of Oconomowoc and Summit. The total planning area is approximately 24.1 square miles in size, with the City of Oconomowoc--based upon 1980 corporate limits--comprising about 5.5 square miles, or 23 percent of the planning area.

The planning area is served by a well-developed highway transportation system. Important arterial streets and highways serving the planning area include IH 94, STH 16, and STH 67, as well as a network of county and local trunk highways. In addition, the Soo Line Railroad traverses the planning area and serves the City of Oconomowoc.

Data on the resident population of the City of Oconomowoc since 1900 are presented in Table 1. As indicated in Table 1, the resident population of the City of Oconomowoc increased steadily since 1900, when the resident population of the City was 2,880. By 1950, the population had increased to 5,345, an average annual increase of almost 50 persons. After 1950, the population continued to increase, but more rapidly, with the 1980 census data indicating that 9,909 persons resided in the City of Oconomowoc. This represents an increase of 4,564 persons over the 1950 population level, or an average increase of about 150 persons per year. In 1980, the resident population of the planning area was 13,396 persons. Of this total, 9,909 persons, or 74 percent, resided in the City of Oconomowoc, while the remaining 3,487 persons, or 26 percent, resided in the Village of Lac La Belle and in those portions of the Village of Oconomowoc Lake and the Towns of Oconomowoc and Summit within the planning area.

Map 1

LOCATION OF THE
OCONOMOWOC PLANNING AREA
IN THE SOUTHEASTERN
WISCONSIN REGION



Source: SEWRPC.

Table 1

**POPULATION OF THE
CITY OF OCONOMOWOC:
SELECTED YEARS 1900-1980**

Year	Total Population		
	Number	Change From Preceding Census	
		Absolute	Percent
1900	2,880	--	--
1910	3,064	184	6.4
1920	3,301	237	7.7
1930	4,190	889	26.9
1940	4,562	372	8.9
1950	5,345	783	17.2
1960	6,682	1,337	25.0
1970	8,741	2,059	30.8
1980	9,909	1,168	13.4

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

LAND USE BASE

Land use is an important determinant of both the supply of, and the demand for, outdoor recreation and related open space sites and facilities. Accordingly, an understanding of the amount, type, and spatial distribution of the land uses--both urban and rural--within the City and the planning area is essential to the development of a sound park and open space plan for the City.

The amount of land devoted to the various types of land uses in the planning area in 1980 is indicated in Table 2 and shown on Map 2. As indicated in Table 2, while significant amounts of the planning area are devoted to urban use, much land is still in rural uses. Agricultural uses still accounted for about 6,169 acres in the planning area in 1980, or 40 percent of the total area. Other rural land uses in the planning area in 1980 included water, wetlands, woodlands, and other open lands, which combined totaled about 5,100 acres, or 33 percent of the planning area. Thus in 1980, about 11,269 acres in the planning area, or 73 percent, were still in rural land uses.

Residential lands accounted for 1,978 acres, or about 13 percent of the planning area and about one-half of the urban lands in the planning area, while commercial, manufacturing, transportation, recreational, and governmental land uses combined occupied the remaining 2,188 acres, or 14 percent of the planning area and the remaining one-half of the urban lands in the planning area. Thus, residential and other urban land uses occupy 4,166 acres, or about 27 percent of the total planning area.

As further indicated in Table 2, even within the City of Oconomowoc, about 1,614 acres, or 46 percent of the area of the City, were still in rural land uses. Residential uses occupied 924 acres, or about 26 percent of the area of the City and about 49 percent of the urban lands in the City, while commercial, industrial, transportation, recreational, and governmental land uses combined occupied an additional 975 acres, or 28 percent of the area of the City and about 51 percent of the urban lands in the City. Thus, urban land uses in the City of Oconomowoc accounted for about 1,899 acres, or 54 percent of the area of the City.

Table 2
EXISTING LAND USE IN THE OCONOMOWOC PLANNING AREA: 1980

Land Use Category	City of Oconomowoc				Remainder of Study Area				Total Study Area		
	Acres	Percent of Subtotal	Percent of City	Percent of Study Area	Acres	Percent of Subtotal	Percent of Other Civil Divisions	Percent of Study Area	Acres	Percent of Subtotal	Percent of Study Area
Urban Residential ^a	924	48.7	26.3	6.0	1,054	46.6	8.8	6.8	1,978	47.5	12.8
Commercial	65	3.4	1.9	0.4	35	1.5	0.3	0.2	100	2.4	0.6
Industrial ^b	50	2.6	1.4	0.3	21	0.9	0.2	0.1	71	1.7	0.4
Transportation ^c	458	24.1	13.0	3.0	621	27.4	5.2	4.0	1,079	25.9	7.0
Governmental and Institutional...	118	6.2	3.4	0.8	96	4.2	0.8	0.6	214	5.1	1.4
Recreational ^d	284	15.0	8.1	1.8	440	19.4	3.7	2.9	724	17.4	4.7
Subtotal	1,899	100.0	54.1	12.3	2,267	100.0	19.0	14.6	4,166	100.0	26.9
Rural Agricultural	659	40.8	18.7	4.3	5,510	57.1	46.2	35.7	6,169	54.7	40.0
Other Open Lands ^e	955	59.2	27.2	6.2	4,145	42.9	34.8	26.9	5,100	45.3	33.1
Subtotal	1,614	100.0	45.9	10.5	9,655	100.0	81.0	62.6	11,269	100.0	73.1
Total	3,513	--	100.0	22.8	11,922	--	100.0	77.2	15,435	--	100.0

^a Includes residential areas under development.

^b Includes wholesaling and storage.

^c Includes off-street parking, airports, terminals, communications facilities, and utilities.

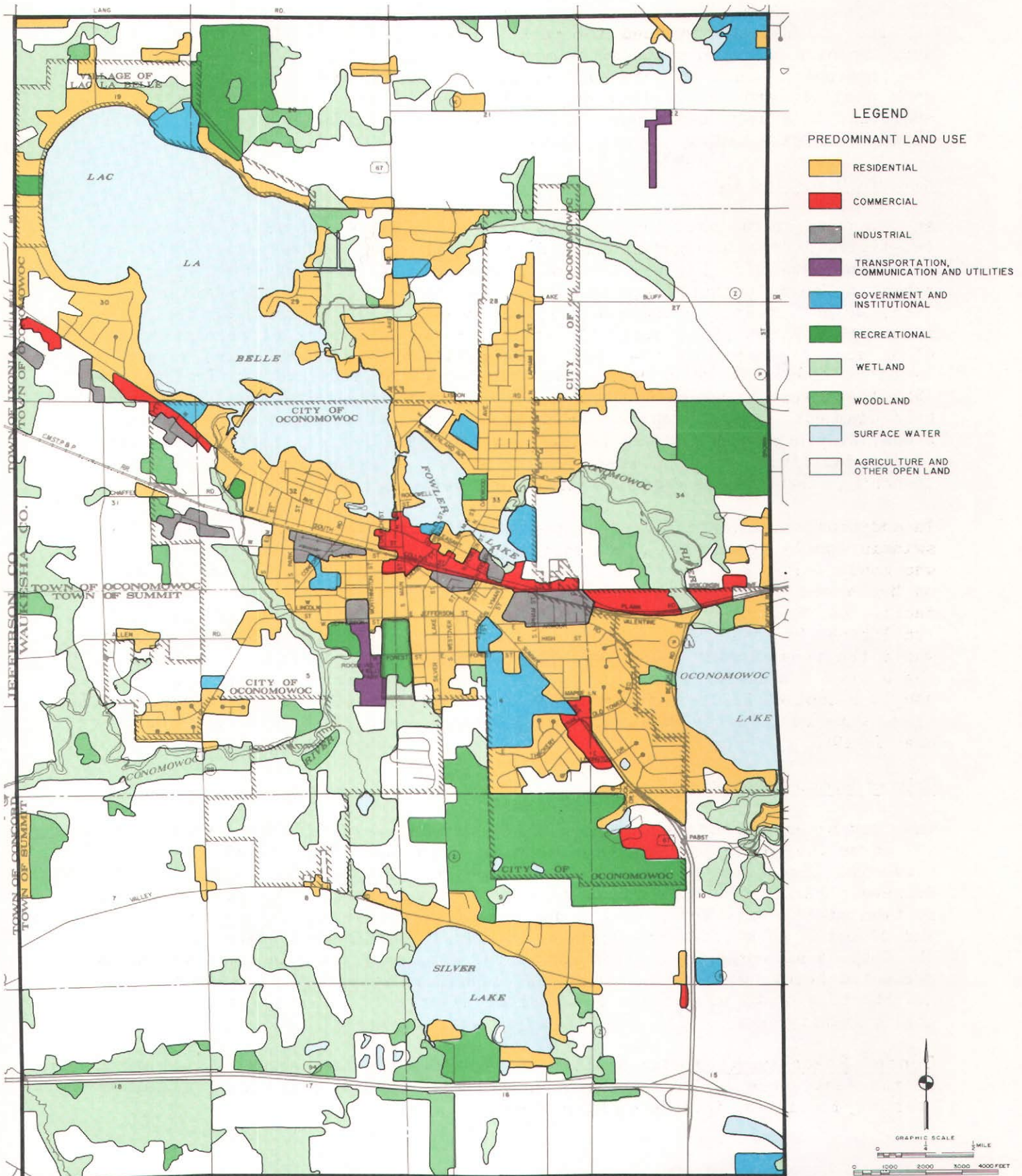
^d Consists of intensively used outdoor recreation lands.

^e Includes surface water, wetlands, woodlands, extractive uses, and landfills.

Source: SEWRPC.

Map 2

EXISTING LAND USE IN THE OCONOMOWOC PLANNING AREA: 1980



Source: SEWRPC.

PARK AND OPEN SPACE SITES

In order to assess the need for park and open space sites, an inventory of existing park and open space sites must be conducted. This section summarizes the findings of such an inventory in the Oconomowoc planning area, including both publicly and privately owned outdoor and indoor recreation sites. In addition, this section presents the findings of inventories of trail facilities and of sites having historic value.

Existing Park and Open Space Sites

An inventory of the existing park and open space sites and outdoor recreation facilities in the Oconomowoc planning area was conducted as part of the park and open space plan for the City of Oconomowoc. As shown on Map 3 and indicated in Table 3, there were 66 outdoor recreation sites in the study area in 1985, which combined encompassed 1,524 acres, or 10 percent of the total planning area. Of this total, 41 sites, and 408 acres, or 62 percent of the sites and 27 percent of the area, were publicly owned, while the remaining 25 sites and 1,116 acres were privately owned. As indicated in Table 4, in 1985 there were 4 baseball diamonds, 7 league softball diamonds, 21 sandlot ball diamonds, 4 golf courses, 11 soccer fields, 32 tennis courts, 11 picnic areas, 21 playgrounds, and 29 lake access sites and 5 river access sites providing facilities such as boat mooring slips, shoreline fishing areas, boat launching areas, boat and canoe rentals, and swimming beaches.

In addition, an inventory of selected indoor recreation facilities--including swimming pools, gymnasiums, auditoriums, meeting rooms, and reception halls--was conducted as a part of the park and open space planning program. As shown on Map 4 and indicated in Table 5, there were 27 sites with indoor recreation facilities, including 11 sites already identified as having outdoor recreation facilities. Of these 27 sites, eight sites, or 30 percent, were publicly owned, while the remaining 19 sites were privately owned. As indicated in Table 5, there were 3 swimming pools, 10 gymnasiums, 9 auditoriums, 16 meeting rooms, and 14 reception halls in the study area in 1985. It is important to note that there were no publicly owned indoor or outdoor swimming pools in the planning area in 1985.

City of Oconomowoc Park System

The City of Oconomowoc park system in 1985 consisted of 32 sites encompassing 197 acres (see Map 5 and Table 6), or about 6 percent of the total area of the City. The city-owned sites ranged in size from one acre to 99 acres, with Roosevelt Park, a 99-acre community park, being located in the south-central portion of the City and having a variety of outdoor recreational facilities, and 20 urban park sites one acre or smaller in size being located throughout the City. A site-by-site description of the City of Oconomowoc park system is presented below, with each park being classified as either a community park, neighborhood park, urban open space site, river access, lake access, or special community park.

Bender Beach Park: Bender Beach Park is a one-acre lake access site located on the east shore of Lac La Belle in the north-central portion of the City. Existing facilities include a picnic area and swimming beach.

Blain Street Park: Blain Street Park is a one-acre urban playlot located in the west-central portion of the City. Existing facilities at the site include two tennis courts, one basketball court, one horseshoe pit, and a playground.

Blain Street No. 2: Blain Street No. 2 is a one-acre river access site located in the northwestern portion of the City. This site provides fishing opportunities and access to the Oconomowoc River.

Boardwalk and Gazebo: The boardwalk and gazebo site is an urban open space site located on the southwest shore of Fowler Lake in the central portion of the City.

Chaffee Road Park: Chaffee Road Park is a five-acre neighborhood park located in the west-central portion of the City. Existing facilities include a baseball diamond, soccer field, picnic area, and playground.

Champion Field: Champion Field is a 19-acre community park located in the west-central portion of the City. Existing facilities at the site include two baseball diamonds, one softball diamond, a soccer field, a boat launch, and a shoreline fishing area. In addition, the site encompasses a wetland area adjacent to the Oconomowoc River.

Chestnut Street Park: Chestnut Street Park is a one-acre lake access site located on the south shore of Lac La Belle in the northwestern portion of the City. The site has boat mooring slips and a boat launch area.

Christopher Court: Christopher Court is a one-acre urban open space site located in the extreme northern portion of the City.

City Park (Lac La Belle Beach and Park): City Park is a three-acre special community park located on the south shore of Lac La Belle in the central portion of the City. Existing facilities at the site include a community center building, a bandshell, a playground, a swimming beach, boat mooring sites and boat launch, a picnic area, and a shoreline fishing area.

Collins Street Park: Collins Street Park is a one-acre urban open space site located in the central portion of the City.

Fowler Park: Fowler Park is a 10-acre neighborhood park located on the eastern shore of Fowler Lake in the north-central portion of the City. Existing facilities include a basketball goal, horseshoe pits, tennis courts, a picnic area, a playground, and a shoreline fishing area.

Glenview Avenue: Glenview Avenue is a one-acre urban open space site located in the northwestern portion of the City.

Heritage Heights Park: Heritage Heights Park is a four-acre neighborhood park located in the southeastern portion of the City. This site provides playground facilities.

Lake Road Terrace: Lake Road Terrace is a one-acre lake access site located in the north-central portion of the City between Lac La Belle and Fowler Lake. This site provides opportunities for shoreline fishing.

Map 3

PARK AND OPEN SPACE SITES IN THE CITY OF OCONOMOWOC PLANNING AREA: 1985

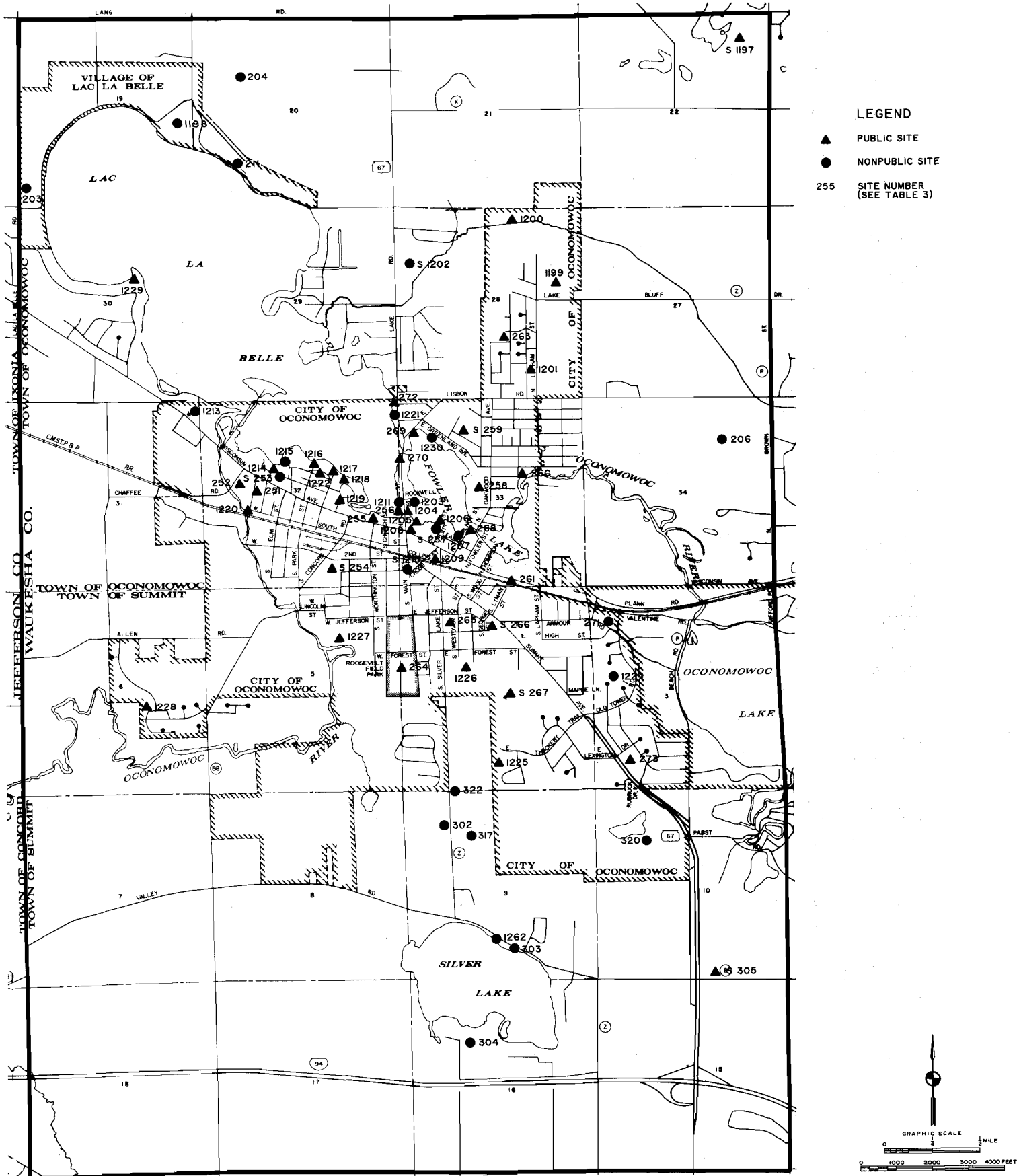


Table 3

OUTDOOR RECREATION SITES IN THE OCONOMOWOC PLANNING AREA: 1985

Site Name	Number on Map 3	Ownership	Acreage
Public			
Bender Beach Park.....	272	City	1
Blain Street Park.....	251	City	1
Blain Street Park No. 2.....	1220	City	1
Boardwalk and Gazebo.....	1205	City	1
Chaffee Road Park.....	252	City	5
Champion Field.....	1227	City	19
Chestnut Street Park.....	1214	City	1
Christopher Court.....	1201	City	1
City Park (Lac La Belle Beach and Park).....	255	City	3
Clark Farm.....	1199	School District	99
Collins Street Park.....	1209	City	1
Fowler Park.....	258	City	10
Glenview Avenue.....	1222	City	1
Greenland Elementary School.....	S259	School District	9
Heritage Heights Park.....	273	City	4
Lake Road Terrace.....	270	City	1
Library Park.....	256	City	1
Lily Road Park.....	263	City	2
Lisbon Road Park.....	269	City	1
Locust Street Lac La Belle Access..	1217	City	1
Mary Lane Lac La Belle Access.....	1229	Town	1
Meadowview Elementary School.....	S1197	School District	36
Midway Area.....	1204	City	1
Oakwood Avenue Terrace.....	268	City	1
Oconomowoc Junior High School.....	S266	School District	8
Oconomowoc Senior High School.....	S267	School District	34
Parklawn Elementary School.....	S254	School District	9
Park Street Park.....	1216	City	1
Parkview Place Park.....	1200	City	25
River Highlands Park.....	1228	City	1
Riverside Park.....	260	City	2
Roosevelt Park.....	264	City	99
St. Paul's Street Fowler Lake Access.....	1206	City	1
Shoe Factory Site.....	1226	School District	3
Summit Elementary School.....	S305	School District	12
Village Green.....	1208	City	1
Westover Park.....	265	City	2
Whitman Park.....	1225	City	4
Wisconsin Avenue East Park.....	261	City	2
Woodland Lane.....	1219	City	1
Woodland Lane Lac La Belle Lake Access.....	1218	City	1
Subtotal	--	41 Sites	408
Nonpublic			
Beach House.....	1262	Commercial	2
Chuck's Supper Club.....	303	Commercial	1
Clemen's Condominiums.....	211	Private	1
Country Christian School.....	S1202	Organizational	12
Draper Hall Condominiums.....	1203	Private	3
Hidden Ridge.....	1224	Organizational	5
Indian Mound Reservation BSA.....	304	Organizational	188
Knollwood Retirement Home.....	1221	Private	2
La Belle Shore Condominiums.....	1211	Private	2
Lac La Belle Golf Club.....	204	Commercial	145
Lake County Estates.....	271	Private	1
Maple Terrace.....	1215	Private	1
Oconomowoc Golf Club.....	206	Private	153
Olin-Sang-Ruby Union Institute.....	203	Organizational	8 ^a
Olympia Resort.....	320	Commercial	395
Paganica Golf Course.....	317	Commercial	120
Pine Terrace.....	1230	Private	1
Redemptorist Seminary.....	1198	Organizational	32
St. Jerome's Catholic School.....	S1210	Organizational	5
St. Matthew's Lutheran School.....	S253	Organizational	3
St. Paul's Lutheran School.....	S257	Organizational	3
Shorehaven Nursing Home.....	1213	Organizational	10
Stoneview Condominiums.....	1207	Organizational	1
Storm's Mini Golf and Driving Range.....	302	Commercial	15
Town and Country YMCA.....	322	Organizational	7
Subtotal	--	25 Sites	1,116
Total	--	66 Sites	1,524

^aThis site also encompasses 102 acres outside the planning area in Jefferson County.

Source: City of Oconomowoc Department of Recreation and Parks and SEWRPC.

Table 4

SELECTED OUTDOOR RECREATION FACILITIES IN THE OCONOMOWOC STUDY AREA: 1985

Site Name	Number on Map 3	Number of Facilities										
		Park Facilities										
		Regulation Baseball	League Softball	Sandlot Softball or Playfield	Basketball Goals	Regulation Golf Holes	Horseshoe Pits	Soccer Fields	Swimming Pools	Tennis Courts	Picnic Areas	Playgrounds
Public												
Bender Beach Park.....	272	--	--	--	--	--	--	--	--	--	1	--
Blain Street Park.....	251	--	--	--	2	--	4	--	--	2	--	1
Blain Street No. 2.....	1220	--	--	--	--	--	--	--	--	--	--	--
Boardwalk and Gazebo.....	1205	--	--	--	--	--	--	--	--	--	--	--
Chaffee Road Park.....	252	--	1	--	--	--	--	1	--	--	1	1
Champion Field.....	1227	1	2	--	--	--	--	1	--	--	--	--
Chestnut Street.....	1214	--	--	--	--	--	--	--	--	--	--	--
Christopher Court.....	1201	--	--	--	--	--	--	--	--	--	--	--
City Park (Lac La Belle Beach and Park).....	255	--	--	--	--	--	--	--	--	--	1	1
Clark Farm.....	1199	--	--	--	--	--	--	--	--	--	--	--
Collins Street.....	1209	--	--	--	--	--	--	--	--	--	--	--
Fowler Park.....	258	--	--	--	1	--	4	--	--	2	1	1
Glenview Avenue.....	1222	--	--	--	1	--	--	--	--	--	--	--
Greenland Elementary School.....	S259	--	--	2	2	--	--	--	--	--	--	1
Heritage Heights Park.....	273	--	--	--	1	--	--	--	--	--	--	1
Lake Road Terrace.....	270	--	--	--	--	--	--	--	--	--	--	--
Library Park.....	256	--	--	--	--	--	--	--	--	--	1	--
Lily Road Park.....	263	--	--	1	--	--	--	--	--	2	--	1
Lisbon Road Park.....	269	--	--	--	--	--	--	--	--	--	--	--
Locust Street Lac La Belle Access.....	1217	--	--	--	--	--	--	--	--	--	--	--
Mary Lane Lac La Belle Access.....	1229	--	--	--	--	--	--	--	--	--	--	--
Meadowview Elementary School.....	S1197	--	--	--	1	--	--	--	--	2	--	1
Midway Area.....	1204	--	--	--	--	--	--	--	--	--	1	--
Oakwood Avenue Terrace.....	268	--	--	--	--	--	--	--	--	--	--	--
Oconomowoc Junior High School.....	S266	--	--	2	12	--	--	1	--	4	--	--
Oconomowoc Senior High School.....	S267	1	3	--	--	--	--	2	--	8	--	--
Parklawn Elementary School.....	S254	--	--	2	4	--	--	--	--	--	--	1
Park Street.....	1216	--	--	--	--	--	--	--	--	--	--	--
Parkview Place Park.....	1200	--	--	--	--	--	--	--	--	--	--	--
River Highlands Park.....	1228	--	--	1	--	--	--	--	--	--	--	1
Riverside Park.....	260	--	--	--	--	--	--	--	--	--	1	1
Roosevelt Park.....	264	1	1	2	--	--	10	1	--	--	1	1
St. Paul's Street Fowler Lake Access.....	1206	--	--	--	--	--	--	--	--	--	--	--
Shoe Factory Site.....	1226	--	--	2	--	--	--	1	--	--	--	--
Summit Elementary School.....	S305	--	--	1	--	--	--	1	--	--	--	1
Village Green.....	1208	--	--	--	--	--	--	--	--	--	1	--
Westover Park.....	265	--	--	--	1	--	--	--	--	--	1	1
Whitman Park.....	1225	--	--	1	--	--	--	--	--	2	1	1
Wisconsin Avenue East.....	261	--	--	--	--	--	--	1	--	--	--	1
Woodland Lane.....	1219	--	--	--	--	--	--	--	--	--	--	--
Woodland Lane Lac La Belle Access.....	1218	--	--	--	--	--	--	--	--	--	--	--
Public Subtotal	--	3	7	14	25	0	18	9	0	22	10	15
Nonpublic												
Beach House.....	1262	--	--	--	--	--	--	--	--	--	--	--
Chuck's Supper Club.....	303	--	--	--	--	--	--	--	--	--	--	--
Clemen's Condominiums.....	211	--	--	--	--	--	--	--	--	--	--	--
Country Christian School.....	S1202	--	--	1	1	--	--	--	--	--	--	1
Draper Hall Condominiums.....	1203	--	--	--	--	--	--	--	--	--	--	--
Hidden Ridge.....	1224	--	--	--	--	--	--	--	--	--	--	--
Indian Mound Reservation Area BSA.....	304	--	--	--	--	--	--	--	--	--	--	--
Knollward Retirement Home.....	1221	--	--	--	--	--	--	--	--	--	--	--
Lac La Belle Shore Condominiums.....	1211	--	--	--	--	--	--	--	--	--	--	--
Lac La Belle Golf Club.....	204	--	--	--	--	18	--	--	--	--	--	--
Lake Country Estates.....	271	--	--	--	2	--	--	--	1	1	--	1
Maple Terrace.....	1215	--	--	--	--	--	--	--	--	--	--	--
Oconomowoc Golf Club.....	206	--	--	--	--	18	--	--	--	--	--	--
Olin-Sang-Ruby Union Institute.....	203	--	--	--	--	--	--	1	--	--	--	--
Olympia Resort.....	320	--	--	2	2	18	--	1	1	7	--	1
Paganica Golf Course.....	317	--	--	--	--	18	--	--	--	--	--	--
Pine Terrace.....	1263	--	--	--	--	--	--	--	--	--	--	--
Redemptorist Seminary.....	1198	--	--	1	--	--	--	--	--	--	--	--
St. Jerome's Catholic School.....	S1210	--	--	1	1	--	--	--	--	2	--	1
St. Matthew's Lutheran School.....	S253	--	--	1	1	--	--	--	--	--	--	1
St. Paul's Lutheran School.....	S257	--	--	--	2	--	--	--	--	--	--	1
Shorehaven Nursing Home.....	1213	--	--	--	--	--	--	--	--	--	--	--
Stoneview Condominiums.....	1207	--	--	--	--	--	--	--	1	--	1	--
Storm's Mini Golf and Driving Range.....	302	--	--	--	--	--	--	--	--	--	--	--
Town and Country YMCA.....	322	1 ^a	--	1	--	--	--	--	--	--	--	--
Nonpublic Subtotal	--	1	0	7	9	72	0	2	3	10	1	6
Total	--	4	7	21	34	72	18	11	3	32	11	21

Table 4 (continued)

Site Name	Number on Map 3	Number of Facilities							Other Facilities
		Lake Access Facilities					River Access Facilities		
		Boat Mooring Slips	Shoreline Fishing	Boat Launch Area	Boat Rental	Swimming Beach	Boat Launch Area	Shoreline Fishing	
Public									
Bender Beach Park.....	272	--	--	--	--	1	--	--	
Blain Street Park.....	251	--	--	--	--	--	--	--	--
Blain Street No. 2.....	1220	--	--	--	--	--	1	1	--
Boardwalk and Gazebo.....	1205	--	1	--	--	--	--	--	Urban open space site
Chaffee Road Park.....	252	--	--	--	--	--	1	1	Football fields, restrooms
Champion Field.....	1227	--	--	--	--	--	1	1	Concession stand, drinking fountain, restrooms
Chestnut Street.....	1214	20	--	1	--	--	--	--	--
Christopher Court.....	1201	--	--	--	--	--	--	--	Urban open space site
City Park (Lac La Belle Beach and Park).....	255	12	1	1	1	1	--	--	Band shell, concession stand, drinking fountains, restroom
Clark Farm.....	1199	--	--	--	--	--	--	1	Cross-country skiing, nature trails
Collins Street.....	1209	--	--	--	--	--	--	--	Urban open space site
Fowler Park.....	258	--	1	--	--	--	--	--	Drinking fountain, restrooms, shelter
Glenview Avenue.....	1222	--	--	--	--	--	--	--	Urban open space site
Greenland Elementary School.....	S259	--	--	--	--	--	--	--	--
Heritage Heights Park.....	273	--	--	--	--	--	--	--	--
Lake Road Terrace.....	270	--	1	--	--	--	--	--	--
Library Park.....	256	--	--	--	--	--	--	--	--
Lily Road Park.....	263	--	--	--	--	--	--	--	--
Lisbon Road Park.....	269	--	1	1	--	--	--	--	Restrooms
Locust Street Lac La Belle Access.....	1217	--	--	1	--	--	--	--	--
Mary Lane Lac La Belle Access.....	1229	--	--	1	--	--	--	--	--
Meadowview Elementary School.....	S1197	--	--	1	--	--	--	--	--
Midway Area.....	1204	--	1	--	--	--	--	--	--
Oakwood Avenue Terrace.....	268	--	1	--	--	--	--	--	--
Oconomowoc Junior High School.....	S266	--	--	--	--	--	--	--	Football field
Oconomowoc Senior High School.....	S267	--	--	--	--	--	--	--	Football fields (3), concession stand, drinking fountains (2), restrooms, cross-country skiing
Parklawn Elementary School.....	S254	--	--	--	--	--	--	--	--
Park Street.....	1216	--	--	1	--	1	--	--	--
Parkview Place Park.....	1200	--	--	--	--	--	--	--	--
River Highlands Park.....	1228	--	--	--	--	--	--	--	--
Riverside Park.....	260	--	--	--	--	--	--	--	--
Roosevelt Park.....	264	--	--	--	--	--	--	1	Restrooms, shelter
St. Paul's Street Fowler Lake Access.....	1206	--	--	1	--	--	--	--	Cross-country skiing, exercise trails, football field, shelter, volleyball, concession stand, drinking fountain, restrooms
Shoe Factory Site.....	1226	--	--	--	--	--	--	--	--
Summit Elementary School.....	S305	--	--	--	--	--	--	--	Football field
Village Green.....	1208	--	--	--	--	--	--	--	Football field, rugby
Westover Park.....	265	--	--	--	--	--	--	--	Urban open space site
Whitman Park.....	1225	--	--	--	--	--	--	--	Drinking fountains, restrooms
Wisconsin Avenue East.....	261	--	--	--	--	--	--	--	--
Woodland Lane.....	1219	--	--	--	--	--	--	--	Urban open space site
Woodland Lane Lac La Belle Access.....	1218	--	--	1	--	--	--	--	Urban open space site
Public Subtotal	--	32	8	8	1	3	3	5	--
Nonpublic									
Beach House.....	1262	--	--	--	--	1	--	--	--
Chuck's Supper Club.....	303	--	--	1	--	--	--	--	--
Clemen's Condominiums.....	211	--	--	--	--	1	--	--	--
Country Christian School.....	S1202	--	--	--	--	--	--	--	--
Draper Hall Condominiums.....	1203	6	1	--	--	--	--	--	--
Hidden Ridge.....	1224	--	--	--	--	--	--	--	--
Indian Mound Reservation Area BSA.....	304	--	1	1	--	1	--	--	Urban open space site
Knollward Retirement Home.....	1221	--	1	--	--	--	--	--	Cross-country skiing, nature trails, group camping
La Belle Shore Condominiums.....	1211	6	--	--	--	--	--	--	--
Lac La Belle Golf Club.....	204	--	--	--	--	--	--	--	--
Lake Country Estates.....	271	--	--	--	--	--	--	--	--
Maple Terrace.....	1215	18	--	--	--	--	--	--	--
Oconomowoc Golf Club.....	206	--	--	--	--	--	--	--	--
Olin-Sang-Ruby Union Institute.....	203	--	1	1	--	--	--	--	--
Olympia Resort.....	320	--	--	--	1	1	--	--	--
Paganica Golf Course.....	317	--	--	--	--	--	--	--	Cross-country skiing, horseback riding, polo, rugby, downhill skiing, concession stand, restrooms, bike rentals
Pine Terrace.....	1263	--	1	--	--	--	--	--	Cross-country skiing
Redemptorist Seminary.....	1198	--	--	--	--	--	--	--	--
St. Jerome's Catholic School.....	S1210	--	--	--	--	--	--	--	Handball courts, volleyball courts
St. Matthew's Lutheran School.....	S253	--	--	--	--	--	--	--	--
St. Paul's Lutheran School.....	S257	--	--	--	--	--	--	--	--
Shorehaven Nursing Home.....	1213	--	1	--	--	--	--	--	Urban open space site
Stoneview Condominiums.....	1207	7	1	--	--	--	--	--	Shuffleboard
Storm's Mini Golf and Driving Range.....	302	--	--	--	--	--	--	--	Miniature golf
Town and Country YMCA.....	322	--	--	--	--	--	--	--	--
Nonpublic Subtotal	--	37	8	3	1	4	0	0	--
Total	--	69	16	11	2	7	3	5	--

*Little league baseball diamond.

Source: City of Oconomowoc Department of Recreation and Parks and SEWRPC.

Library Park: Library Park is a one-acre lake access site located on the southeast shore of Lac La Belle in the central portion of the City of Oconomowoc. Existing facilities at the site include a picnic area and a shoreline fishing area.

Lily Road Park: Lily Road Park is a two-acre urban playlot located in the northern portion of the City. Existing facilities include two tennis courts, a playground, and a sandlot ball diamond.

Lisbon Road Park: Lisbon Road Park is a one-acre lake access site located on the north shore of Fowler Lake in the north-central portion of the City. This site provides a shoreline fishing area and a boat launch area.

Locust Street Lac La Belle Access: Locust Street Lac La Belle Access is a one-acre lake access site located on the southern shore of Lac La Belle in the north-central portion of the City. This site provides a boat launch area for lake access.

Midway Area: Midway Area is a one-acre lake access site located on the southwest shore of Fowler Lake in the central section of the City. This site provides a picnic area and a shoreline fishing area.

Oakwood Avenue Terrace: Oakwood Avenue Terrace is a one-acre lake access site located on the south shore of Fowler Lake in the central portion of the City. This site provides a shoreline fishing area.

Park Street Park: Park Street Park is a one-acre lake access site located on the south shore of Lac La Belle in the northwestern portion of the City. This site provides a boat launch area and a swimming beach.

Parkview Place Park: Parkview Place Park is a 25-acre undeveloped site located in the extreme northern portion of the City. The site encompasses a variety of natural resource features, including woodlands, wetlands, floodlands, and wildlife habitat.

River Highlands Park: River Highlands Park is a one-acre urban open space site located in the southwestern portion of the City. Existing facilities at the site include a sandlot softball diamond and a playground.

Riverside Park: Riverside Park is a two-acre river access site located on the Oconomowoc River in the east-central portion of the City. Existing facilities include a picnic area, a playground, and a shoreline fishing area.

Roosevelt Park: Roosevelt Park is a 99-acre community park located in the south-central portion of the City. Existing facilities include a baseball diamond, a league softball diamond, two sandlot softball diamonds, horseshoe pits, a soccer field, a picnic area, a playground, cross-country skiing and exercise trails, and a football field. A large portion of the site is undeveloped and covered by wetlands.

St. Paul's Street Fowler Lake Access: St. Paul's Street Fowler Lake Access is a one-acre lake access site located on the south shore of Fowler Lake in the central portion of the City. This site provides a boat launch area.

Village Green: Village Green is a one-acre urban open space site located in the central portion of the City. This site provides a small picnic area.

Map 4

SELECTED INDOOR RECREATION SITES IN THE OCONOMOWOC PLANNING AREA: 1985

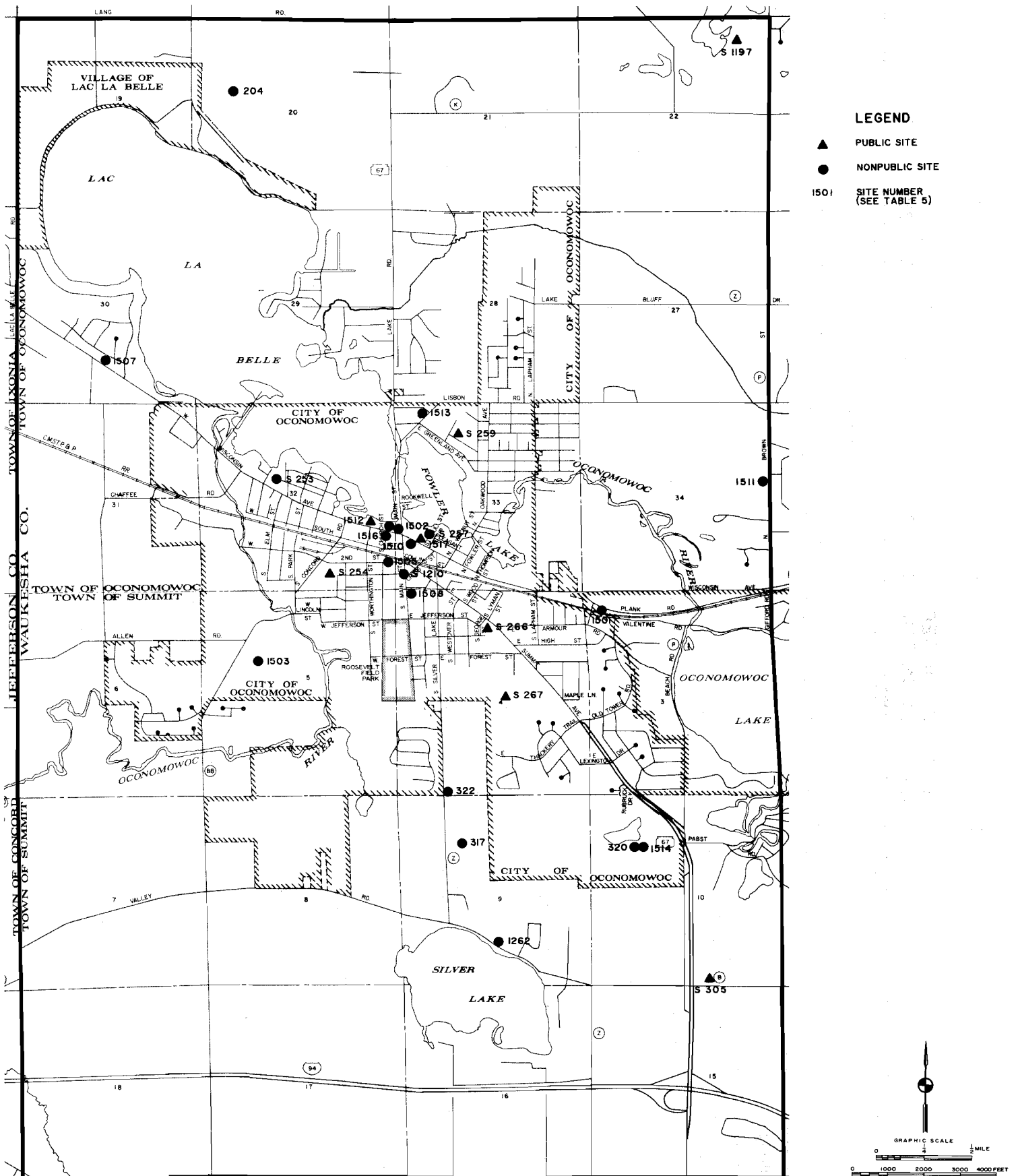


Table 5

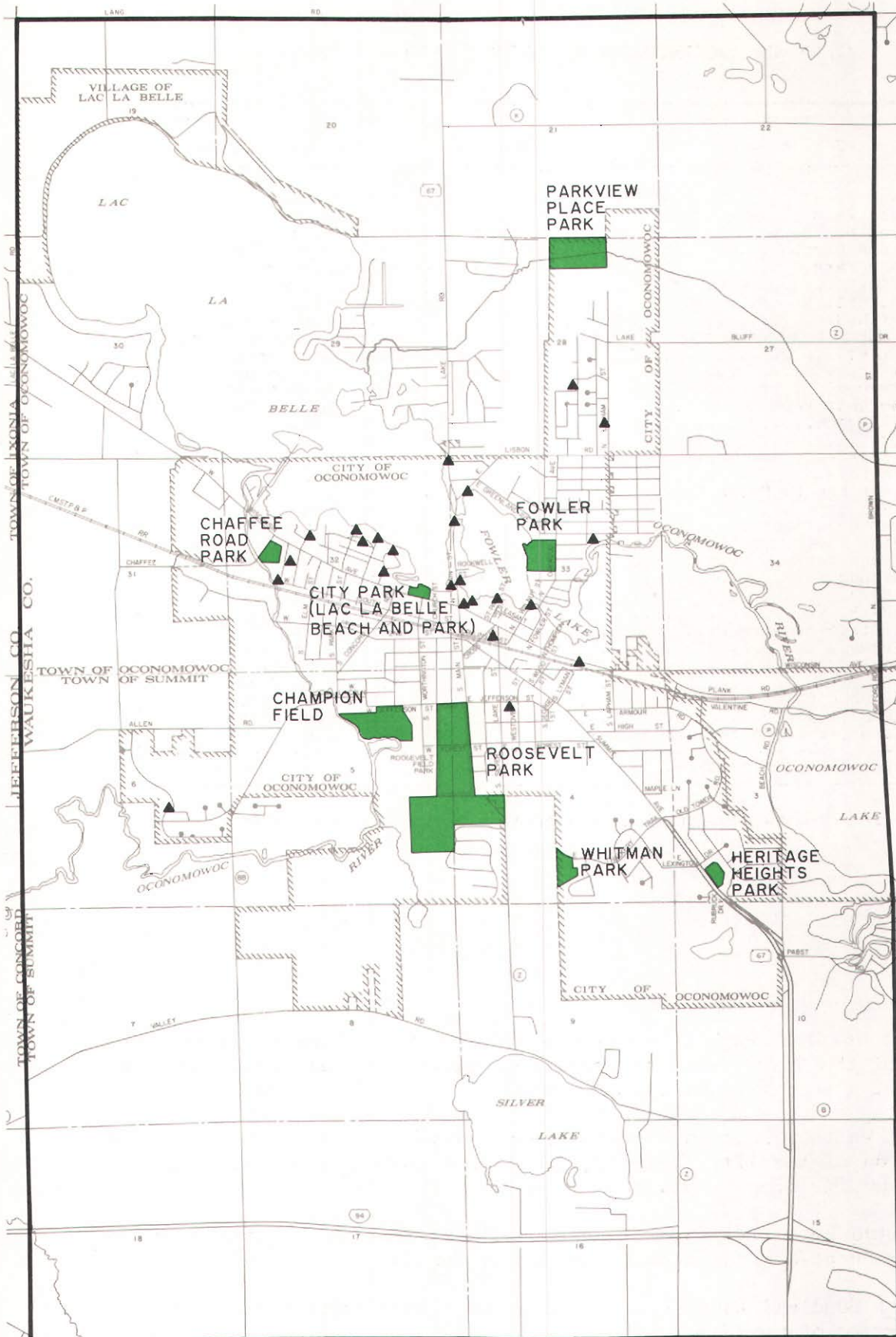
**SELECTED INDOOR RECREATION FACILITIES FOR INDOOR
RECREATION SITES IN THE OCONOMOWOC PLANNING AREA: 1985**

Site Name	Number of Facilities						Other Facilities
	Number on Map 4	Pools	Gymnasiums	Auditoriums	Meeting Rooms	Reception Halls	
<u>Public</u>							
Greenland Elementary School.....	S259	--	1	1	1	--	--
Meadow View Elementary School....	S1197	--	1	--	1	--	--
Parklawn Elementary School.....	S254	--	1	1	--	--	--
Oconomowoc City Hall.....	1517	--	--	--	1	--	--
Oconomowoc Community Center.....	1512	--	--	--	1	1	--
Oconomowoc Junior High School....	S266	--	1	1	1	--	Weight room
Oconomowoc Senior High School....	S267	--	1	1	1	--	Weight room
Summit Elementary School.....	S305	--	1	1	--	--	--
Subtotal	--	--	6	5	6	1	--
<u>Nonpublic</u>							
Classic Lanes Oconomowoc.....	1501	--	--	--	--	1	Bowling, video/game room
European Tan Spa.....	1502	--	--	--	--	--	Weight room, tanning beds
First Congregational Church.....	1503	--	--	--	1	1	--
Knights of Columbus Hall.....	1505	--	--	--	1	--	--
Lac La Belle Golf Club.....	0204	--	--	--	--	1	--
Mapleway Bowl.....	1507	--	--	--	--	--	Bowling
Dr. Martin Luther Church.....	1508	--	--	1	1	--	--
No Place Restaurant.....	1510	--	--	--	--	1	--
Oconomowoc Golf Club.....	1511	--	--	--	--	1	--
Olympia Resort.....	0320	2	--	1	1	1	Weight room, video/game room, spa, sauna, whirl- pool, tanning bed
Our Savior Lutheran Church.....	1513	--	--	--	1	1	--
Paganica Golf Club.....	317	--	--	--	--	1	--
St. Jerome's Catholic School....	S1210	--	1	--	1	1	--
St. Matthew's Lutheran School....	S253	--	1	1	1	1	--
St. Paul's Lutheran School.....	S0257	--	1	1	1	1	--
Scotsland Theater.....	1514	--	--	--	--	--	Movie theater
The Beach House.....	1262	--	--	--	--	1	--
Town and Country YMCA.....	0322	1	1	--	1	--	Sauna
United Methodist Church.....	1516	--	--	--	1	1	--
Subtotal	--	3	4	4	10	13	--
Total	--	3	10	9	16	14	--

Source: City of Oconomowoc Department of Recreation and Parks and SEWRPC.

Map 5

THE CITY OF OCONOMOWOC PARK SYSTEM: 1985



Source: City of Oconomowoc Department of Recreation and Parks and SEWRPC.

Table 6
CITY OF OCONOMOWOC PARK SYSTEM: 1985

Site Name	Acreage	Site Description
Bender Beach Park.....	1	Lake access
Blain Street Park.....	1	Urban playlot
Blain Street No. 2.....	1	River access
Boardwalk and Gazebo.....	1	Urban open space
Chaffee Road Park.....	5	Neighborhood park
Champion Field.....	19	Community park
Chestnut Street.....	1	Lake access
Christopher Court.....	1	Urban open space
City Park (Lac La Belle Beach and Park)...	3	Special community park
Collins Street.....	1	Urban open space
Fowler Park.....	10	Neighborhood park
Glenview Avenue.....	1	Urban open space
Heritage Heights Park.....	4	Neighborhood park
Lake Road Terrace.....	1	Lake access
Library Park.....	1	Lake access
Lily Road Park.....	2	Urban playlot
Lisbon Road Park.....	1	Lake access
Locust Street Lac La Belle Access.....	1	Lake access
Midway Park.....	1	Lake access
Oakwood Avenue Terrace.....	1	Lake access
Park Street.....	1	Lake access
Parkview Place Park.....	25	Undeveloped open land
River Highlands Park.....	1	Urban playlot
Riverside Park.....	2	River access
Roosevelt Park.....	99	Community park
St. Paul's Street Fowler Lake Access.....	1	Lake access
Village Green.....	1	Urban open space
Westover Park.....	2	Urban playlot
Whitman Park.....	4	Neighborhood park
Wisconsin Avenue East.....	2	Urban open space
Woodland Lane.....	1	Urban open space
Woodland Lane Lac La Belle Lake Access...	1	Lake access
Total	32 Sites	197
		--

Source: City of Oconomowoc Department of Recreation and Parks and SEWRPC.

Westover Park: Westover Park is a two-acre urban playlot located in the central portion of the City. Existing facilities include a basketball goal, two tennis courts, a playground, and a picnic area.

Whitman Park: Whitman Park is a four-acre neighborhood park located in the southern portion of the City. Existing facilities include a sandlot softball diamond, a soccer field, and a playground.

Wisconsin Avenue East Park: Wisconsin Avenue East Park is a two-acre urban open space site located in the central portion of the City.

Woodland Lane: Woodland Lane is a one-acre urban open space site located in the western portion of the City.

Woodland Lane Lac La Belle Access: Woodland Lane Lac La Belle Access is a one-acre lake access site located on the south shore of Lac La Belle in the north-central portion of the City. The site provides a boat launch.

Trail Facilities

Trail activities, such as hiking, cross-country skiing, and nature study, are resource-oriented, relying on suitable natural resource amenities to enhance the quality of the recreational experience. There were five sites in the Oconomowoc planning area in 1985 providing trail facilities. Roosevelt Park provides a cross-country ski trail and an exercise trail; Olympia Resort provides a cross-country ski trail; Paganica Golf Course provides a cross-country ski trail; Parkview Place Park, including facilities in Clark Farm, provides a cross-country ski trail and a nature trail; and Indian Mound Reservation Boy Scout Camp provides a cross-country ski trail and a nature trail.

Historic Sites

Historic sites may be classified into one of three general categories: historic structures, archaeological features, and other cultural features. In general, historic structures include architecturally or historically significant buildings, including homes, churches, inns, government buildings, mills, and schools. Archaeological sites include areas occupied or utilized by man in a way and for a sufficient length of time so as to be marked by certain features--such as burial or effigy mounds--or to contain artifacts. Such sites are generally associated with early American Indian settlements. Other cultural features are sites of early European settlements and include, for example, the location of old plank roads and cemeteries. While a comprehensive inventory of historic sites has not been conducted within the Oconomowoc planning area, certain individual historic sites have been identified and evaluated and have been entered on the National Register of Historic Places.

The National Historic Preservation Act of 1966 authorized the Secretary of the U. S. Department of the Interior "to expand and maintain a national register of historic sites, buildings, structures, and objects significant in American history, architecture, archeology, and culture," thereby establishing the National Register of Historic Places. In the Oconomowoc planning area in 1984, there were four sites listed on the National Register of Historic Places--Oconomowoc City Hall, located at 174 E. Wisconsin Avenue in the City of Oconomowoc; the Oconomowoc Passenger Station, located at 115 Collins Street in the City of Oconomowoc; the Oconomowoc Public Library, located at 212 N. Lake Road in the City of Oconomowoc; and the 127th Regiment Infantry, Company G, National Guard Armory, located at 102 W. Jefferson Street in the City of Oconomowoc.

ENVIRONMENTAL CORRIDORS AND PRIME AGRICULTURAL LAND

Ecological balance and natural beauty within an area are important determinants of the ability of that area to provide a pleasant and habitable environment for all forms of life and to maintain its social and economic well-being. Preservation of the most significant aspects of the natural resource base, including environmental corridors and prime agricultural lands, is therefore essential to the well-being of an area. This section describes the environmental corridors and important agricultural lands in the Oconomowoc planning area.

Environmental Corridors

One of the most important tasks completed under the regional planning effort was the identification and delineation of those areas in southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur, and which, therefore, should be preserved and protected in essentially natural, open uses. 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 southeastern Wisconsin: 1) lakes, rivers, and streams and their associated shorelands and floodlands; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high-relief topography.

While the foregoing elements make up integral parts of the natural resource base, there are five additional elements which, although not part of the natural resource base per se, are closely related to, or centered upon, that base, and are a determining factor in identifying and delineating areas with recreational, aesthetic, ecological, and cultural value. These five elements are: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) significant scenic areas and vistas; and 5) natural and scientific areas.

The delineation of these 12 natural resource and resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission.¹ Primary environmental corridors include a wide variety of the important resource and related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors generally connect with the primary environmental corridors and are at least 100 acres in size and one mile in length.

In any discussion of environmental corridors and important natural features, it is important to point out that such features can assist in noise pollution abatement, glare reduction, water pollution abatement, and favorable climate modification. In addition, because of the many interacting relationships existing between living organisms and their environment, the destruction or deterioration of an important 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 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 source of domestic, municipal, and industrial water supply, and upon which low flows of rivers and streams may depend. Similarly, the destruction of ground cover may result in soil erosion, stream siltation, more rapid runoff, and increased

¹A detailed description of the process of refining the delineation of environmental corridors in southeastern Wisconsin is presented in SEWRPC Technical Record, Vol. 4, No. 2, pages 1 through 21.

flooding, as well as the destruction of wildlife habitat. Although the effects of any one of the environmental changes may not in and of itself be overwhelming, the combined effects must eventually lead to a 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 and important natural resource features in the Oconomowoc study area should thus be apparent.

The location and extent of the environmental corridors in the Oconomowoc planning area in 1980 are shown on Map 6. As already noted, there is a wide variety of resource features within the environmental corridors. A number of individual resource features often occupy the same location within these corridors. For example, a single area may be classified as wetlands, floodlands, shorelands, wildlife habitat, and poor soils. As another example, a single area may be classified as woodlands, an area of steep slope, a scenic viewpoint, and wildlife habitat. However, certain resource features within the environmental corridors are mutually exclusive. Moreover, these features characterize the types of resources generally found in individual environmental corridor segments. In order to characterize the types of natural resource base and related elements within the primary and secondary environmental corridors and isolated natural areas, the following four resource categories have been identified: 1) surface water; 2) wetlands; 3) woodlands; and 4) other resource features--which generally include wildlife habitat areas and either areas of steep slopes or areas of wet, poorly drained, or organic soil. An additional nonresource category consists of those lands devoted to intensive urban uses. The natural resource composition of the environmental corridors is shown on Map 7.

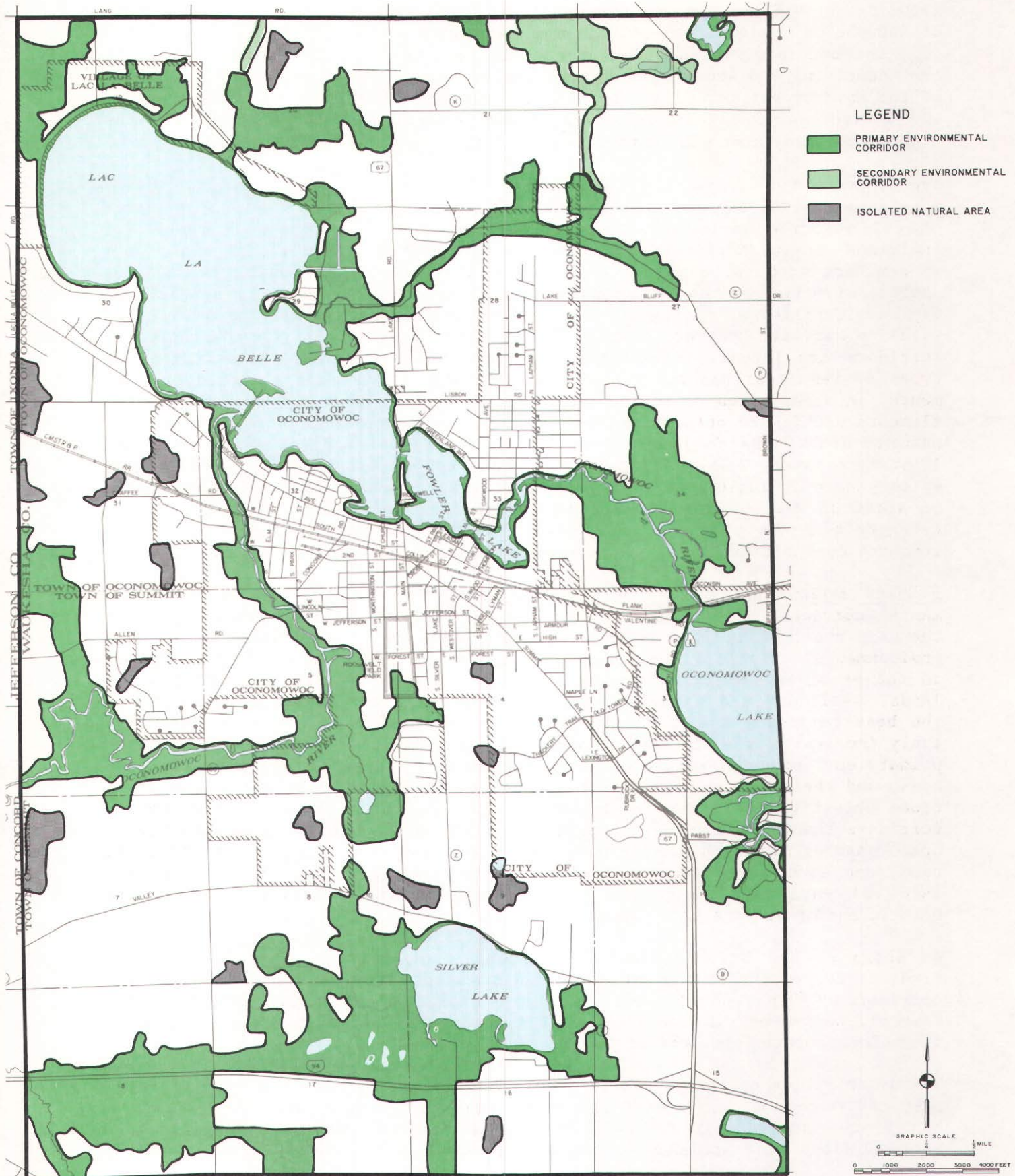
Primary Environmental Corridors: As shown on Map 6, the primary environmental corridors in the Oconomowoc planning area are located primarily along the main stem of the Oconomowoc River and around the major lakes. The primary environmental corridors contain almost all of the resource features described in the previous section of this chapter, including the best remaining woodlands, wetlands, and wildlife habitat areas; are, in effect, a composite of the best remaining residual elements of the natural resource base; and have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses, and thereby from degradation and destruction, should be one of the principal objectives of the park and open space plan. The primary environmental corridors should be considered inviolate. Their preservation in an essentially open, natural state--including park and open space uses, limited agricultural uses, and country estate-type residential uses--will serve to maintain a high level of environmental quality in the planning area, protect its natural beauty, and provide valuable recreation opportunities.

As shown on Map 6 and indicated in Table 7, about 4,469 acres in the study area, or 29 percent of the area, are encompassed within primary environmental corridors. Of this total, about 651 acres, or 15 percent, are located in the City of Oconomowoc. The remaining 3,818 acres, or 85 percent, are located in the unincorporated portions of the planning area.

The distribution of the generalized natural resource categories within the primary environmental corridor in the study area is shown on Map 7. As shown on Map 7 and indicated in Table 7, the largest natural resource categories are surface waters and wetlands, encompassing about 1,876 acres, or 42 percent,

Map 6

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE OCONOMOWOC PLANNING AREA: 1980



and 1,874 acres, or 42 percent, respectively, of the total primary environmental corridors in the planning area. Woodlands encompass about 323 acres, or 7 percent; other natural resources encompass about 148 acres, or 3 percent; and urban uses encompass the remaining 248 acres, or 6 percent. As further shown on Map 7 and indicated in Table 7, of the 651 acres of primary environmental corridors in the City of Oconomowoc, surface waters encompass about 331 acres, or 51 percent of the primary environmental corridors in the City, and wetlands encompass an additional 202 acres, or 31 percent. Woodlands encompass about 39 acres, or 6 percent, of the primary environmental corridors in the City; other natural resource features encompass only 4 acres, or about 1 percent, and urban uses encompass the remaining 75 acres, or 11 percent.

Secondary Environmental Corridors: As shown on Map 6, secondary environmental corridors in the Oconomowoc planning area are located primarily along small, intermittent streams in the northern portion of the study area. Secondary environmental corridors also contain a variety of resource elements, often remnant resources from primary environmental corridors that have been developed for intensive agricultural and urban purposes. Secondary environmental corridors facilitate surface water drainage, maintain pockets of natural resource features, and provide corridors for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. Such corridors, while not as important as the primary environmental corridors, should also be preserved in essentially open, natural uses as development proceeds within the planning area, particularly when the opportunity is presented to incorporate the corridors into urban stormwater detention areas, associated drainageways, and neighborhood parks. About 139 acres in the study area, or 1 percent of the area, are encompassed within secondary environmental corridors. There are no secondary environmental corridors in the City of Oconomowoc.

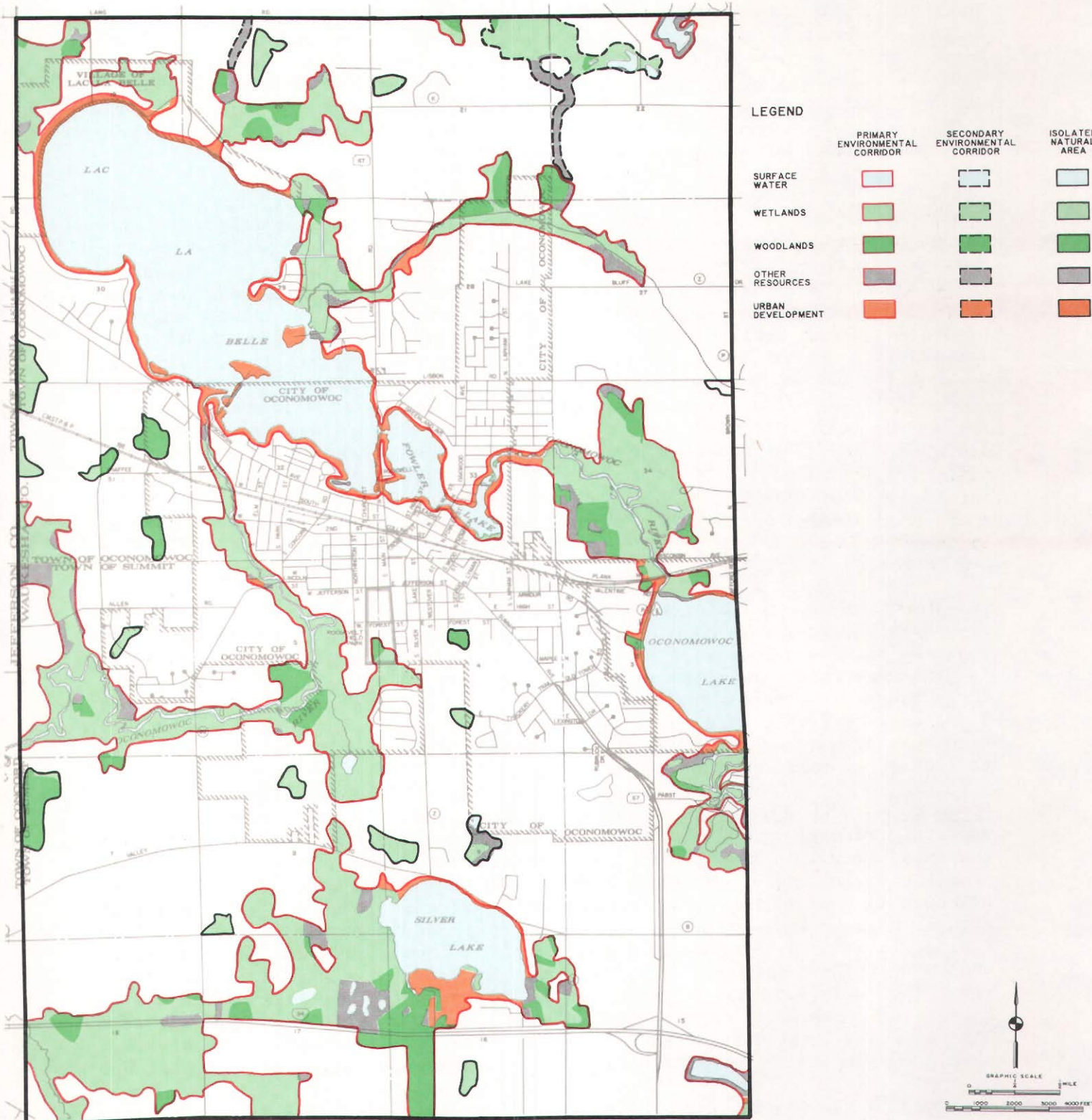
The distribution of the generalized natural resource categories within the secondary environmental corridors in the planning area is shown on Map 7. As shown on Map 7 and indicated in Table 7, the largest natural resource category is wetlands, which encompass about 98 acres, or 71 percent, of the secondary environmental corridors in the planning area. Woodlands encompass 4 acres, or 3 percent; surface waters encompass 10 acres, or 7 percent; and other natural resources encompass the remaining 27 acres, or 19 percent, of the secondary environmental corridors in the planning area.

Isolated Natural Areas: In addition to the primary and secondary environmental corridors, other, small pockets of natural resource base elements are concentrated within the Oconomowoc planning area. These pockets are isolated from the environmental corridors by urban development or agricultural use, and, although separated from the environmental corridor network, have important natural values. Isolated natural areas may provide the only available wildlife habitat in an area, provide good locations for local parks and natural areas, and lend unique and aesthetic character and natural diversity to an area. Important isolated natural areas in the Oconomowoc study area are shown on Map 6 and include a variety of isolated wetlands, woodlands, and wildlife habitat areas located throughout the study area. These isolated natural areas should also be protected and preserved in a natural state whenever possible.

As shown on Map 6 and indicated in Table 7, about 256 acres in the study area, or 2 percent of the area, are encompassed within isolated natural areas. Of

Map 7

GENERALIZED NATURAL RESOURCE COMPOSITION
OF THE ENVIRONMENTAL CORRIDORS AND ISOLATED
NATURAL AREAS IN THE OCONOMOWOC PLANNING AREA: 1980



Source: SEWRPC.

Table 7

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE OCONOMOWOC PLANNING AREA: 1980

Civil Division	Primary Environmental Corridors											
	Surface Waters (acres)	Percent of Civil Division	Wetlands (acres)	Percent of Civil Division	Woodlands (acres)	Percent of Civil Division	Other Resources (acres)	Percent of Civil Division	Urban (acres)	Percent of Civil Division	Total (acres)	Percent of Study Area
City of Oconomowoc.....	331	50.9	202	31.0	39	6.0	4	0.6	75	11.5	651	14.6
Remainder of Study Area.....	1,545	40.5	1,672	43.8	284	7.4	144	3.8	173	4.5	3,818	85.4
Study Area Total	1,876	42.0	1,874	41.9	323	7.2	148	3.3	248	5.6	4,469	100.0
Civil Division	Secondary Environmental Corridors											
	Surface Waters (acres)	Percent of Civil Division	Wetlands (acres)	Percent of Civil Division	Woodlands (acres)	Percent of Civil Division	Other Resources (acres)	Percent of Civil Division	Urban (acres)	Percent of Civil Division	Total (acres)	Percent of Study Area
City of Oconomowoc.....	--	--	--	--	--	--	--	--	--	--	--	--
Remainder of Study Area.....	10	7.2	98	70.5	4	2.9	27	19.4	--	--	139	100.0
Study Area Total	10	7.2	98	70.5	4	2.9	27	19.4	--	--	139	100.0
Civil Division	Isolated Natural Areas											
	Surface Waters (acres)	Percent of Civil Division	Wetlands (acres)	Percent of Civil Division	Woodlands (acres)	Percent of Civil Division	Other Resources (acres)	Percent of Civil Division	Urban (acres)	Percent of Civil Division	Total (acres)	Percent of Study Area
City of Oconomowoc.....	2	3.1	27	42.2	34	53.1	1	1.6	--	--	64	25.0
Remainder of Study Area.....	--	--	127	66.2	59	30.7	6	3.1	--	--	192	75.0
Study Area Total	2	0.8	154	60.2	93	36.3	7	2.7	--	--	256	100.0

Source: SEWRPC.

this total, about 64 acres, or 25 percent, are located in the City of Oconomowoc. The remaining 192 acres, or 75 percent, are located in the other civil divisions of the planning area.

The distribution of the generalized natural resource categories within the isolated natural areas in the planning area is shown on Map 7. As shown on Map 7 and indicated in Table 7, wetlands encompass about 154 acres, or 60 percent; woodlands encompass about 93 acres, or 36 percent; surface waters encompass 2 acres, or 1 percent; and other natural resources encompass the remaining 7 acres, or 3 percent. As further shown on Map 7 and indicated in Table 7, of the 64 acres of isolated natural areas in the City of Oconomowoc, surface waters encompass 2 acres, or 3 percent; wetlands encompass 27 acres, or 42 percent; woodlands encompass 34 acres, or 53 percent; and other natural resources encompass 1 acre, or 2 percent.

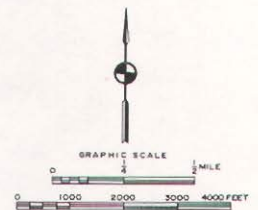
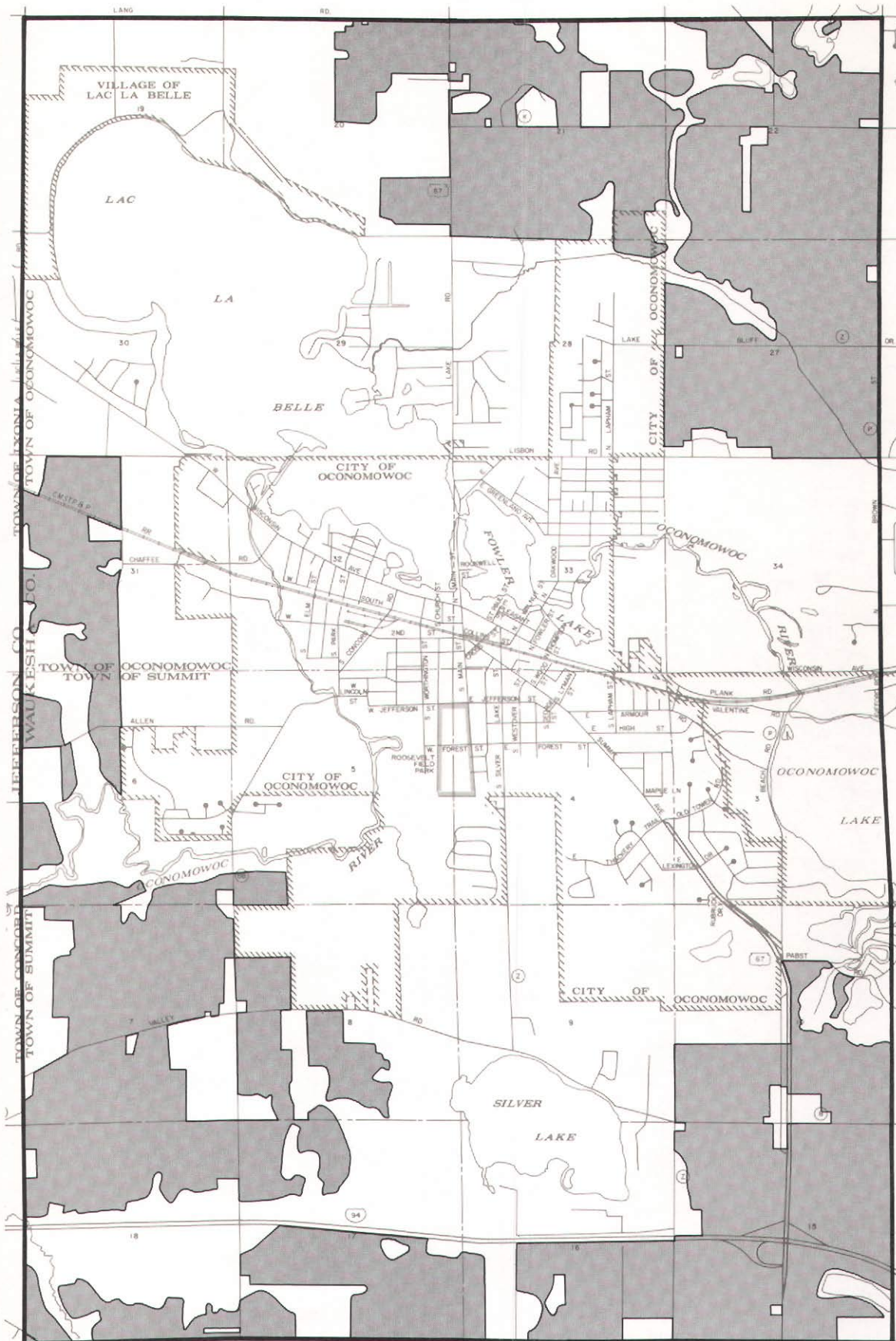
Prime Agricultural Land

For planning purposes it is useful to distinguish between prime agricultural lands and other farming areas. Prime agricultural lands are those lands which, in terms of farm size and soil characteristics, are best suited for the production of food and fiber. The Regional Planning Commission has identified prime agricultural land as areas containing farm units which meet the following criteria: 1) the farm unit is at least 35 acres in area; 2) at least 50 percent of the farm unit is covered by soils which meet U. S. Soil Conservation Service standards for national prime farmland or farmland of statewide importance; and 3) the farm unit is located in a block of farmland of at least 100 acres in size. The Waukesha County Park and Planning Commission, using these same criteria for the identification of prime agricultural lands, prepared a farmland preservation plan for Waukesha County, including those farmlands in the Oconomowoc planning area. This plan, documented in Waukesha County Agricultural Land Preservation Plan, 1981, was adopted by the County in 1984. The prime agricultural lands identified in this plan within the Oconomowoc planning area are shown on Map 8. These areas encompass about 4,058 acres, or 26 percent of the planning area. Of this total, only about 20 acres, or less than 1 percent, are located in the City of Oconomowoc.

A number of important public purposes would be served through the preservation of these agricultural lands. These public purposes include the maintenance of agricultural reserves, energy conservation, the maintenance of open space, the protection of environmentally significant areas, the control of public costs, the preservation of the local economic base, and the preservation of the rural lifestyle. Recommendations for the preservation of prime agricultural lands in the planning area are presented in Chapter V of this report.

Map 8

PRIME AGRICULTURAL LANDS IN THE OCONOMOWOC PLANNING AREA: 1980



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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, meeting those objectives. The formulation of objectives, therefore, is an essential task which must be undertaken before plans can be prepared. The Regional Planning Commission, as part of the regional park and open space planning program completed in 1977, formulated a comprehensive set of park and related open space preservation, acquisition, and development objectives. Because the study viewed all park and open space facilities as an integral part of an areawide system, the objectives addressed community and neighborhood, as well as regional, park and open space facilities. This chapter sets forth the park and open space objectives that will guide the formulation of a park and open space plan for the City of Oconomowoc.

PARK AND OPEN SPACE 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 were adapted to and utilized in the development of the park and open space plan for the City of Oconomowoc.

1. The provision of an integrated system of public outdoor recreation sites and related open space areas which will afford the resident population of the City of Oconomowoc adequate opportunities to participate in a wide range of outdoor recreation activities.
2. The provision of sufficient outdoor recreation facilities to afford the resident population of the City adequate opportunities to participate in intensive nonresource-oriented outdoor recreation activities.
3. The provision of sufficient outdoor recreation facilities to afford the resident population of the City adequate opportunities to participate in intensive resource-oriented outdoor recreation activities.
4. The provision of sufficient outdoor recreation facilities to afford the resident population of the City adequate opportunities to participate in extensive land-based outdoor recreation activities.
5. The provision of sufficient surface water access areas to afford the resident population of the City adequate opportunities to participate in extensive water-based outdoor recreation activities consistent with safe and enjoyable inland lake and river use and the maintenance of adequate water quality.

6. The preservation of sufficient lands in essentially natural, open uses to assure the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well being and environmental quality of the City.
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 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 objectives in plan design, test, and evaluation. It should be noted that while the attainment of all objectives is considered desirable to provide the residents of the City of Oconomowoc with the fullest possible opportunity for high-quality recreational experiences, the responsibility for providing the necessary parks, open space land, and associated recreational facilities is shared by the private sector and the public sector, the latter composed of the various levels, units, and agencies of government operating in the Oconomowoc area. In this regard, under the adopted regional park and open space plan, state and county units of government are responsible for the provision of open space, large resource-oriented parks, recreation corridors, and resource-oriented recreational facilities, while local units of government are responsible for the provision of smaller community and neighborhood parks and associated intensive nonresource-oriented recreation facilities, and for the protection of certain natural features within their area of jurisdiction. Importantly, the responsibility for the provision of certain recreational facilities is left with the private sector, which, in the Southeastern Wisconsin Region, currently provides about one-fourth of all the park and open space lands.

APPLICATION OF PARK AND OPEN SPACE STANDARDS

Since the application of park and open space standards is an important step in the design of a park and open space plan, a brief discussion of the considerations involved in applying standards is in order. First, it should be recognized that the standards are of two basic types--per capita standards and accessibility standards. The application of per capita standards--expressed as the number of acres of a given site type or the number of facilities of a given facility type per thousand resident population--is intended to help determine whether the overall recreational site acreage and the attendant facilities in a given area are sufficient to satisfy the recreation demands of the resident population. The application of accessibility standards--expressed as a maximum service radius or area around recreation sites and facilities--is intended to determine whether the existing recreation sites and facilities are spatially distributed in a manner convenient to the resident population intended to be served. In some situations, per capita standards for recreation sites and facilities may be met, but a need may still exist for additional sites and facilities because of the relative inaccessibility of some of the existing recreation areas to some of the resident population of the planning area.

Second, it should be recognized that the application of recreational site standards and recreational facility standards may result in several different "need situations." An area of analysis--such as a community or a neighborhood

within the community--may lack both the facilities and the site area necessary to satisfy the recreation demands of its residents; in such a case both types of needs--site and facility--can be met at the same location. An area, however, may have sufficient recreation sites but lack the required facilities. In this situation, it may be necessary to add recreation site acreage in order to accommodate the needed facilities if development of the needed facilities at an existing recreation site is impractical, thereby exceeding the recreation site acreage requirement. In still other situations there may be a need for additional recreation lands even though the demand for certain facilities is met; in such situations, only additional recreation site acreage is required.

Third, as already noted, nonpublic recreation sites and facilities may satisfy a significant portion of the outdoor recreational demand of the resident population. In the development of the objectives and standards it was assumed that about the same proportion of nonpublic outdoor recreation sites and facilities would be provided in the future as are provided at the present time. It is important to note, however, that nonpublicly owned sites and facilities may not be open to the general public, or may be unavailable to certain segments of the general public because of an inability to pay for their use. Because adequate opportunities to participate in outdoor recreational activities should be available to all residents, the park and open space standards are intended to be used to ensure an adequate quantity and proper geographic distribution of publicly owned recreation sites and facilities.

Fourth, it should be recognized that indoor recreation facilities, such as community centers, senior centers, and youth centers, are often provided in larger communities to meet communitywide special recreation program needs. Indoor facilities are often provided in large community parks having a wide range of recreation facilities. Since the regional park and open space plan provided a framework for the provision of outdoor recreation facilities, and since there are no commonly used or generally accepted per capita or accessibility standards for special indoor recreation facilities, it was determined that, for purposes of the park and open space plan for the City of Oconomowoc, indoor recreation facilities should be provided in existing or proposed community parks in the City as required to meet specific needs identified by the City Park and Recreation Board and its staff.

Fifth, it should be recognized that while forecasts of population levels and distribution must be prepared and utilized in the application of outdoor recreation site and facility standards, these forecasts involve uncertainty, and therefore must be used with caution. Forecasts cannot take into account events that are not predictable but which may have major effects upon future conditions. The validity of need determined through the application of standards to forecast population levels must therefore be periodically reexamined.

Finally, it should be noted that while many of the objectives and standards relate to the resident population to be served, one of the most important of the objectives--that relating to the preservation and protection of the underlying and sustaining natural resource base--is, in effect, independent of any resident population level. Preservation of the environmental corridors in an essentially open, natural state and preservation of important agricultural lands in agricultural use is required in any case to largely achieve this important objective.

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Chapter IV

OUTDOOR RECREATION SITE AND FACILITY NEEDS

INTRODUCTION

As already noted, the primary purpose of the park and open space planning program for the City of Oconomowoc 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 City and to protect and enhance the underlying and sustaining natural resource base. Important steps in the development of such a plan are a determination of the quantity and type of outdoor recreation sites and facilities needed to satisfy existing and future outdoor recreation demands, and a determination of the quantity and type of open space sites needed to protect and enhance the underlying and sustaining natural resource base.

The first section of this chapter presents information on the existing and probable future population levels and distribution in the Oconomowoc study area. The second section describes the outdoor recreation site and facility needs in the Oconomowoc area, as identified through the application of the adopted planning standards to the existing and probable future resident population levels of Oconomowoc. The third section identifies the need for natural resource base preservation and protection.

EXISTING AND PROBABLE FUTURE POPULATION LEVELS AND DISTRIBUTION

The need for outdoor recreation sites and facilities is defined, for purposes of this report, as the shortfall in the number and area of such sites, and in the number and type of such facilities, as indicated by a comparison of the existing supply of such sites and facilities to the existing and probable future demands for such sites and facilities. The existing supply of recreation sites and facilities was described in Chapter II of this report. The existing and future demand for recreation sites and facilities was determined by applying the adopted planning standards to the existing and probable future resident population levels of the Oconomowoc study area. The adopted park and open space planning standards specify requirements for the quantity and spatial distribution of outdoor recreation sites and facilities. The application of these standards to the existing and future population levels in the study area provides an estimate of the probable future demand for specific types of outdoor recreation sites and facilities. This demand, when compared to the existing supply of such sites and facilities, yields an estimate of the probable future need. Because the existing and probable future population levels and distribution within the study area are an important determinant of existing and probable future outdoor recreation needs, data on the existing and future size and distribution of the population are required.

As noted in Chapter II of this report, the resident population of the Oconomowoc study area was 13,396 persons in 1980, and the resident population of the City of Oconomowoc was 9,909 persons. The City of Oconomowoc, like many other

communities in southeastern Wisconsin, experienced a high rate of population increase up to 1980, and then experienced a significant decline in the rate of population increase. The city population has remained essentially stable since 1980. The January 1, 1985, population estimate for the City, as prepared by the Wisconsin Department of Administration, is 10,070 persons, an increase of only 161 persons, or about 2 percent, over the 1980 population level.

The future population data presented in this section are based upon information presented in SEWRPC Technical Report No. 11 (2nd Edition), The Population of Southeastern Wisconsin. The forecast conditions presented in this report attempt to deal with the current uncertainty about future population conditions by evaluating birth, death, migration rates, changing lifestyles, and the changing age distribution of the population. The planned future population of the Region, Waukesha County, and the Oconomowoc urban service area is described below.

Planned Future Population--the Region and Waukesha County

Traditionally, long-range planning has involved the preparation of a single forecast of future levels of population. This approach has worked well in periods of relative stability, when historic trends could be reasonably expected to extend over the plan design period. During periods of major changes in social and economic conditions, however, when there is great uncertainty about whether historic trends will continue, an alternative to this traditional approach may be required. One such alternative approach proposed in recent years is termed "alternative futures." Under this approach, the development and evaluation of alternative plans is based not upon a single, most probable forecast of future conditions, but rather on a number of futures chosen to represent a range of conditions which may be expected to occur over the plan design period. The alternative futures used under this approach are selected to represent the reasonable extremes of a range of future conditions.

The Commission utilized the alternative futures approach to develop the series of projections presented herein. Using this approach, three alternative future scenarios are postulated--two intended to identify extremes and one intended to identify an intermediate future; that is, a future that lies between the extremes. Critical social and economic factors that could be expected to have an impact upon mortality, fertility, and migration rates over the next 25 years within the United States, the State, and the Region were examined; and a reasonably extreme range of values was established for each component of population change. The "most reasonably optimistic" scenario of population change was provided by combining all factors that were internally consistent to create favorable conditions for population growth in the Region, and the "most reasonably pessimistic" scenario was provided by similarly combining all factors that would create unfavorable conditions for population growth in the Region.¹

¹A more detailed description of the forecast for the resident population of southeastern Wisconsin for the year 2010, including a description of the optimistic, pessimistic, and intermediate scenarios, is presented in SEWRPC Technical Report No. 11 (2nd Edition), The Population of Southeastern Wisconsin, June 1984.

The population projections for the seven-county Southeastern Wisconsin Region for the year 2010 range from a high of approximately 2,316,100 persons under the optimistic population scenario to about 1,517,100 persons under the pessimistic scenario, with the intermediate population level being 1,872,100 persons. These population levels represent an increase of about 31 percent and 6 percent under the optimistic and intermediate projections, respectively, and a decrease of about 14 percent under the pessimistic projection, when compared with the 1980 regional population of 1,764,900 persons.

The alternative future conditions described above may be expected to result in a year 2010 resident population level in Waukesha County of 481,700 persons under the optimistic scenario; 378,000 persons under the intermediate scenario; and 261,800 persons under the pessimistic scenario. These alternative futures indicate increases of about 201,500 persons, or about 72 percent, under the optimistic projection, and 97,800 persons, or about 35 percent, under the intermediate projection, and a decrease of about 18,400 persons, or about 7 percent, under the pessimistic projection in comparison to the 1980 resident population level of 280,200 persons in Waukesha County.

Planned Future Population--Oconomowoc Urban Service Area

For park planning purposes, an urban service area is often defined as an area marked by a closely spaced network of land access streets, and consists of concentrations of the residential, commercial, industrial, governmental, and institutional uses having a minimum total area of about one-fourth of a square mile and a minimum total resident population of 500 persons. The 1980 land use inventory, as presented in Chapter II of this report, served as the basis for the identification of the location and extent of the existing urban service area of the City of Oconomowoc. This urban service area is shown on Map 9 and encompasses virtually all of the urban land located within the corporate limits of the City in 1980, as well as small concentrations of residential uses north of the City in the Town of Oconomowoc and south of the City in the Town of Summit. The population of the urban service area of the City in 1980 was about 10,500 persons.

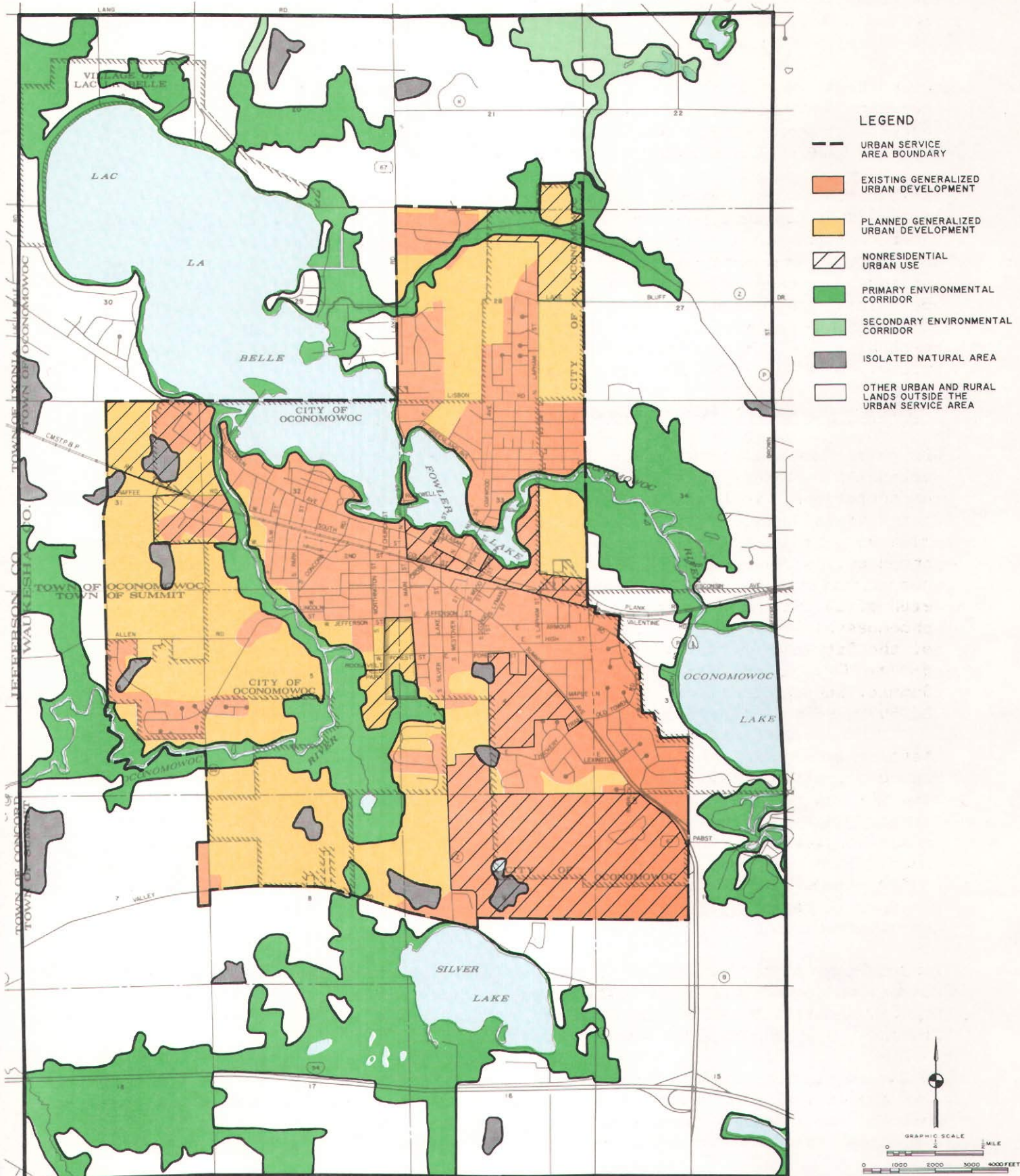
Assuming a centralized population allocation framework, the population of the Oconomowoc urban service area requiring park and open space sites and facilities by the year 2010 would be about 21,700 persons under the optimistic scenario, 16,800 persons under the intermediate scenario, and 11,700 persons under the pessimistic scenario. These population levels represent increases of about 11,200 persons, or 107 percent, under the optimistic scenario; about 6,300 persons, or 60 percent, under the intermediate scenario; and 1,200 persons, or 11 percent, under the pessimistic scenario, over the 1980 Oconomowoc urban service area population level of about 10,500 persons.

Information on population distribution is also important in determining outdoor recreation needs. This information helps in identifying areas needing neighborhood and community parks and outdoor recreational facilities, such as ball diamonds, playgrounds, and tennis courts.

As already noted, under the intermediate scenario and assuming a centralized distribution of population, the population of Oconomowoc urban service area would be about 16,800 persons in the year 2010. The additional urban residential areas that would require recreation sites and facilities by the year 2010

Map 9

GENERALIZED EXISTING AND PLANNED
FUTURE OCONOMOWOC URBAN SERVICE AREA



Source: SEWRPC.

are also shown on Map 9. Urban parks and outdoor recreation facilities would be provided only in the existing and planned urban residential areas shown on Map 9.

OUTDOOR RECREATION SITE AND FACILITY NEEDS

The park and open space acquisition and development objectives, as presented in Chapter III of this report, and the accompanying standards, as set forth in Appendix A, are concerned with the provision of adequate outdoor recreation sites and facilities for the resident population. The standards under Objective No. 1 specify per capita acreage and accessibility requirements for outdoor recreation sites, and per capita linear mileage and accessibility requirements for recreation corridors. Standards under Objective Nos. 2 through 5 specify per capita outdoor recreation facility and accessibility requirements for a variety of types of outdoor recreation facilities. For the purposes of this report, outdoor recreation sites and facility needs are divided into two general categories: 1) resource-oriented sites and facilities, including major parks, recreation corridors, and facilities such as camp sites, swimming beaches, and golf courses; and 2) urban park and nonresource-oriented outdoor recreation facilities, such as ball diamonds, playgrounds, and tennis courts. This section discusses briefly the need for resource-oriented and nonresource-oriented sites and facilities.

Resource-Oriented Sites and Facilities

Standards specifying resource-oriented site and facility requirements are appropriately applied at the regional level. The need for such sites and facilities--including the need for major parks and recreation corridors--was addressed in the regional park and open space plan. While no existing or planned major parks are located within the Oconomowoc study area, the regional plan recommended the maintenance of Nagawaukee Park, a regional park located southeast of the study area between Nagawicka and Pewaukee Lake; the development and maintenance of Nashotah Park, a major park located east of the study area near Okauchee Lake; the continued acquisition and development of Monches Park, a regional park located northeast of the Oconomowoc study area on the main stem of the Oconomowoc River in the Town of Merton; and the acquisition and development of one new major park proposed to be located in the vicinity of the Oconomowoc study area in the Town of Oconomowoc. In addition, the plan recommended the provision of trail facilities in a five-mile segment of recreation corridor proposed to be located in the study area.

Urban Park and Nonresource-Oriented Site and Facility Needs

Standards for urban parks and intensive nonresource-oriented outdoor recreation facilities are appropriately applied at the local level. A detailed analysis of the need for such sites and facilities in the Oconomowoc urban service area was conducted as part of this planning program through the application of the standards presented in Appendix A. The needs for both urban parks and selected outdoor recreation facilities identified in this analysis are summarized below.

Urban Outdoor Recreation Site Needs: Park and open space development Objective No. 1 calls for the provision of an integrated system of public parks and related open space areas which will offer the resident population adequate

opportunities to participate in a wide variety of outdoor recreation activities. Standards under this objective specify both per capita requirements and accessibility requirements for urban parks and other outdoor recreation sites. Urban parks and outdoor recreation sites that provide facilities for intensive nonresource-oriented activities have been termed "general-use" outdoor recreation sites. Type III general-use sites range in size from 25 to 99 acres and generally have a communitywide service radius, while Type IV general-use sites are less than 25 acres in size and have a neighborhood service area. Such sites typically provide opportunities for nonresource-oriented activities such as baseball, softball, and tennis. These sites generally attract users from a small service area and are provided primarily to meet the outdoor recreation demands of residents of urban areas. Accordingly, per capita and accessibility standards for public Type III community and Type IV neighborhood sites are appropriately applied only to the population of urban areas.

Urban Site Per Capita Needs--There are two kinds of public general-use sites--parks and public school-owned playgrounds and playfields. Although not generally perceived as parks, school outdoor recreation sites provide areas for the pursuit of intensive nonresource-oriented recreational activities in urban areas. As indicated in Table 8, the per capita acreage requirements for both urban parks and school-owned outdoor recreation areas were met for 1980. However, application of the standard acreage requirements to the design year 2010 Oconomowoc urban service area population indicates a per capita acreage need of about 15 acres for parks and three acres for school outdoor recreation sites. It is important to point out that this acreage need is for land which should be devoted to the development of intensive nonresource-oriented outdoor recreation facilities normally provided in urban parks.

Urban Site Accessibility Needs--Urban areas may have a need for additional urban parks if the spatial distribution of existing parks does not provide sufficient access for residents of the urban service area. Accordingly, in order to determine which portions of the Oconomowoc urban service area lack adequate access to urban parks, appropriate service areas are delineated around existing parks for both the existing urban service area and the plan design year 2010 urban service area. The existing and planned urban residential portions of the Oconomowoc urban service area not adequately served are thus identified.

According to the standards prescribed under Objective No. 1, community parks (Type III parks)--those parks ranging in size from 25 to 99 acres and providing community-oriented facilities such as baseball diamonds, softball diamonds, and swimming pools--should be provided within two miles of each resident of an urban area having a population greater than 7,500 persons. Thus, it was appropriate to apply the accessibility standards for community parks in the Oconomowoc urban service area. In the City of Oconomowoc in 1985, there were two community parks--Roosevelt Park and Champion Field. In addition, City Park (Lac La Belle Beach and Park) provided a swimming beach and community building and was classified as a special community park. These three sites were considered community parks, each having a service radius of two miles, in the community park accessibility need analysis. As shown on Map 10, the entire urban service area in 1980 was located within two miles of a community park. As further shown on Map 10, the planned additional urban service area for the year 2010 was located within a two-mile service distance of a community park. Thus, the existing distribution of community parks in the

Table 8

**PER CAPITA ACREAGE REQUIREMENTS FOR URBAN OUTDOOR
RECREATION SITES IN THE OCONOMOWOC URBAN SERVICE AREA**

Public General- Use Outdoor Recreation Sites	Minimum Standard Net Acreage Requirement (acres per 1,000 persons) ^a	Existing Net Acres ^b	1980 (Urban Population: 10,500)		Plan Design Year 2010 (Urban Population: 16,800)	
			Net Acreage Requirement ^c	Net Acreage Need ^d	Net Acreage Requirement ^c	Net Acreage Need ^d
Parks	3.9	51	41	--	66	15
Schools	2.5	39	26	--	42	3

^aStandard per capita acreage requirements are set forth under Objective No. 1 in Appendix A.

^bThis total includes the acreage of only the intensively used portions of city-owned sites within the plan design year urban area. Of the 197 acres in the city park system, about 51 acres are intensively used for outdoor recreation facilities; these intensively used acres have therefore been classified as "net" acres.

^cThe acreage requirement for public general-use outdoor recreation sites was determined by multiplying the standard acreage requirement times the appropriate population in thousands of persons.

^dAcreage need was determined by subtracting the existing acres from the acreage requirement. If the remainder was a negative number, the minimum acreage requirement was considered exceeded, and no per capita acreage need was identified.

Source: SEWRPC.

City of Oconomowoc generally meets the accessibility requirements for both the existing and plan design year urban service area.

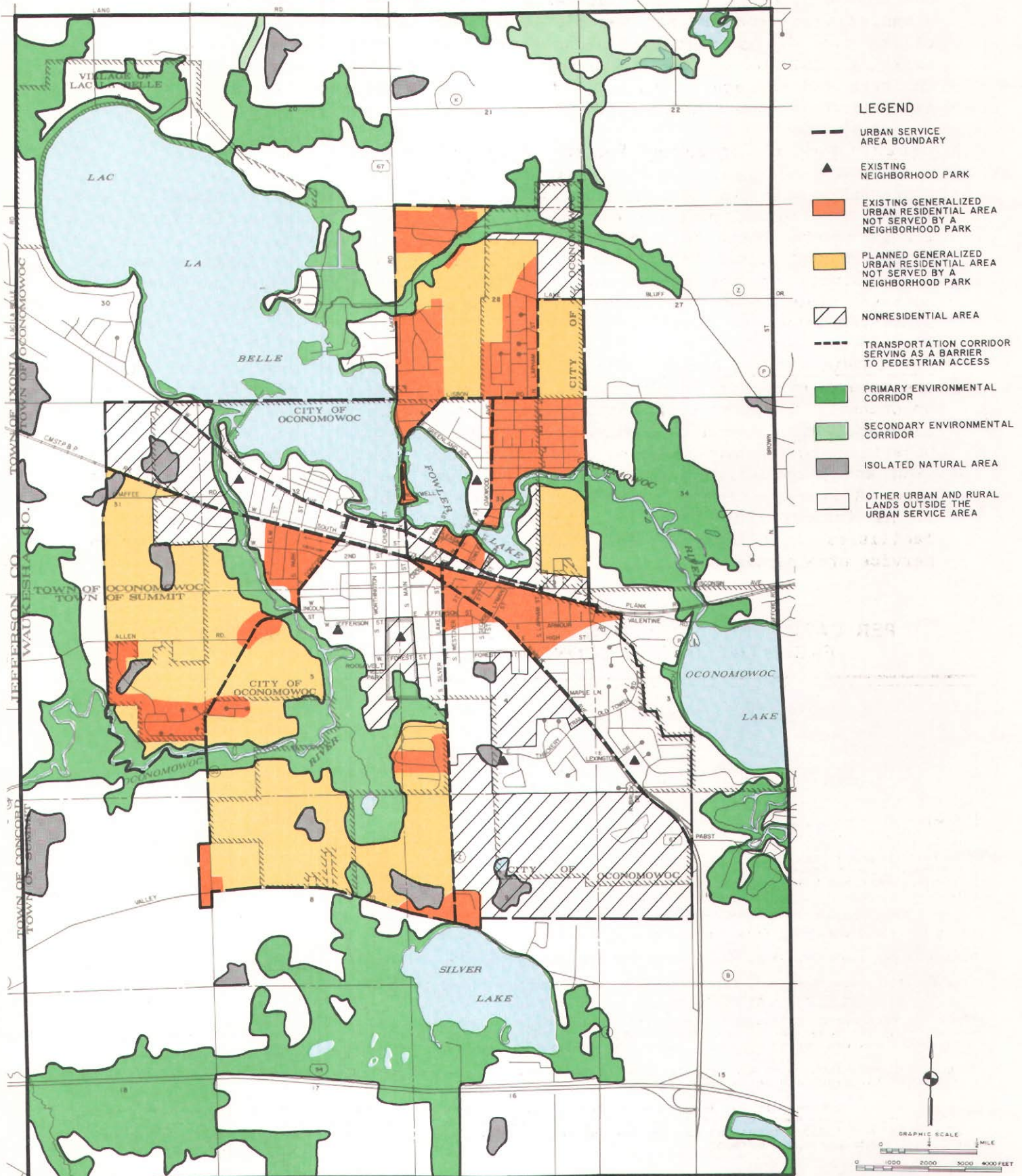
According to the standards prescribed under Objective No. 1, the service radius of Type IV neighborhood parks varies with population density. The service radius of a neighborhood park is 0.5 mile in a high-density urban area, 0.75 mile in a medium-density urban area, and 1.0 mile in a low-density urban area. The existing and planned urban density within the Oconomowoc urban service area has been classified as medium density; therefore, the 0.75-mile service radius for neighborhood parks was applied. Within the Oconomowoc urban service area, there were four existing neighborhood parks--Chaffee Road Park, Fowler Park, Heritage Heights Park, and Whitman Park. In addition, the three community parks were also considered to meet the need for a neighborhood park, and therefore seven parks were included in the neighborhood park accessibility analysis. It is important to note that, in this analysis, such sites generally provide facilities for children's outdoor recreation activities, such as playground and playfield activities, ice skating, and basketball and other court games. Such facilities within a neighborhood park should be accessible through a convenient and safe pedestrian circulation pattern. Therefore, in the accessibility analysis for such sites and facilities, certain natural and man-made features--including freeways and major arterials; railroads; surface water features, such as the Oconomowoc River; and other natural or man-made features which serve to clearly and physically separate urban residential areas from neighborhood parks and outdoor recreation facilities--were considered barriers preventing pedestrian access. As shown on Map 11, the distribution of existing

AREAS IN THE OCONOMOWOC URBAN SERVICE
AREA NOT SERVED BY A COMMUNITY PARK



Map 11

AREAS IN THE OCONOMOWOC URBAN SERVICE AREA NOT SERVED BY A NEIGHBORHOOD PARK



Source: SEWRPC.

parks generally serves the central portions of the City, while large areas in the northern, eastern, and southwestern portions of the existing Oconomowoc urban service area are not served. As further shown on Map 11, large portions of the plan design year 2010 urban service area would not be served by the existing distribution of neighborhood parks, including small portions of the northern and eastern portions of the planned urban service area, and large areas in the southwestern portion of the service area.

Urban Outdoor Recreation Facility Needs: Standards under Objective No. 2 specify the per capita and accessibility requirements for selected intensive nonresource-oriented outdoor recreation facilities, including baseball diamonds, playfields, playgrounds, softball diamonds, swimming facilities, and tennis courts. These facilities attract users from relatively short distances, being located primarily in community and neighborhood sites in urban areas. The analysis of per capita and accessibility needs for selected intensive nonresource-oriented facilities in the Oconomowoc urban service area is presented below.

Per Capita Facility Needs--Objective No. 2 calls for the provision of sufficient outdoor recreation facilities to allow the resident population adequate opportunity to participate in intensive nonresource-oriented outdoor recreation activities, such as baseball, softball, and tennis. The standards under Objective No. 2 for selected facilities were applied to both the existing 1980 and plan design year 2010 population of the Oconomowoc urban service area. A summary of the application of these standards is presented in Table 9. As indicated in Table 9, the per capita standards for the selected facilities have been met for both the existing and plan design year urban service area population.

Table 9

PER CAPITA REQUIREMENTS FOR SELECTED OUTDOOR RECREATION FACILITIES IN THE OCONOMOWOC URBAN SERVICE AREA

Facility	Existing Quantity of Facility ^a	Minimum Standard Requirements (facility per 1,000 persons) ^b	1980 (Urban Population: 10,500)		Plan Design Year 2010 (Urban Population: 16,800)	
			Facility Requirement ^c	Facility Need ^d	Facility Requirement ^c	Facility Need ^d
Baseball Diamond.....	3	0.10	1.1	--	1.7	--
Playfield.....	8 ^e	0.50	5.3	--	8.4	0.4
Playground.....	13	0.42	4.4	--	7.1	--
Softball Diamond (league) ^f	6	0.25	2.6	--	4.2	--
Softball Diamond (sandlot) ^f	13	0.35	3.7	--	5.9	--
Swimming Pool and Beach.....	1	0.015	0.2	--	0.3	--
Tennis Courts.....	20	0.60	6.3	--	10.1	--

^aThis total includes only facilities at public sites within the plan design year urban area.

^bStandard per capita facility requirements are set forth under Objective No. 2 in Appendix A.

^cThe facility requirement was determined by multiplying the minimum standard requirement times the appropriate population in thousands of persons.

^dFacility need was determined by subtracting the existing quantity of facility from the facility requirement and rounding the remainder to the nearest integer. If the remainder was a negative number, the minimum facility requirement was considered exceeded, and no per capita facility need was identified.

^eIncludes three sites which had no playfield facility. However, these sites had sandlot softball facilities which may be used for playfield activities.

^fThe per capita requirements for league and sandlot softball diamonds have been analyzed separately. A minimum per capita standard requirement of 0.25 diamond per 1,000 persons was applied for league softball and a requirement of 0.35 diamond per 1,000 persons was applied for sandlot softball. Thus, the total minimum requirement for softball was 0.60 diamond per 1,000 persons.

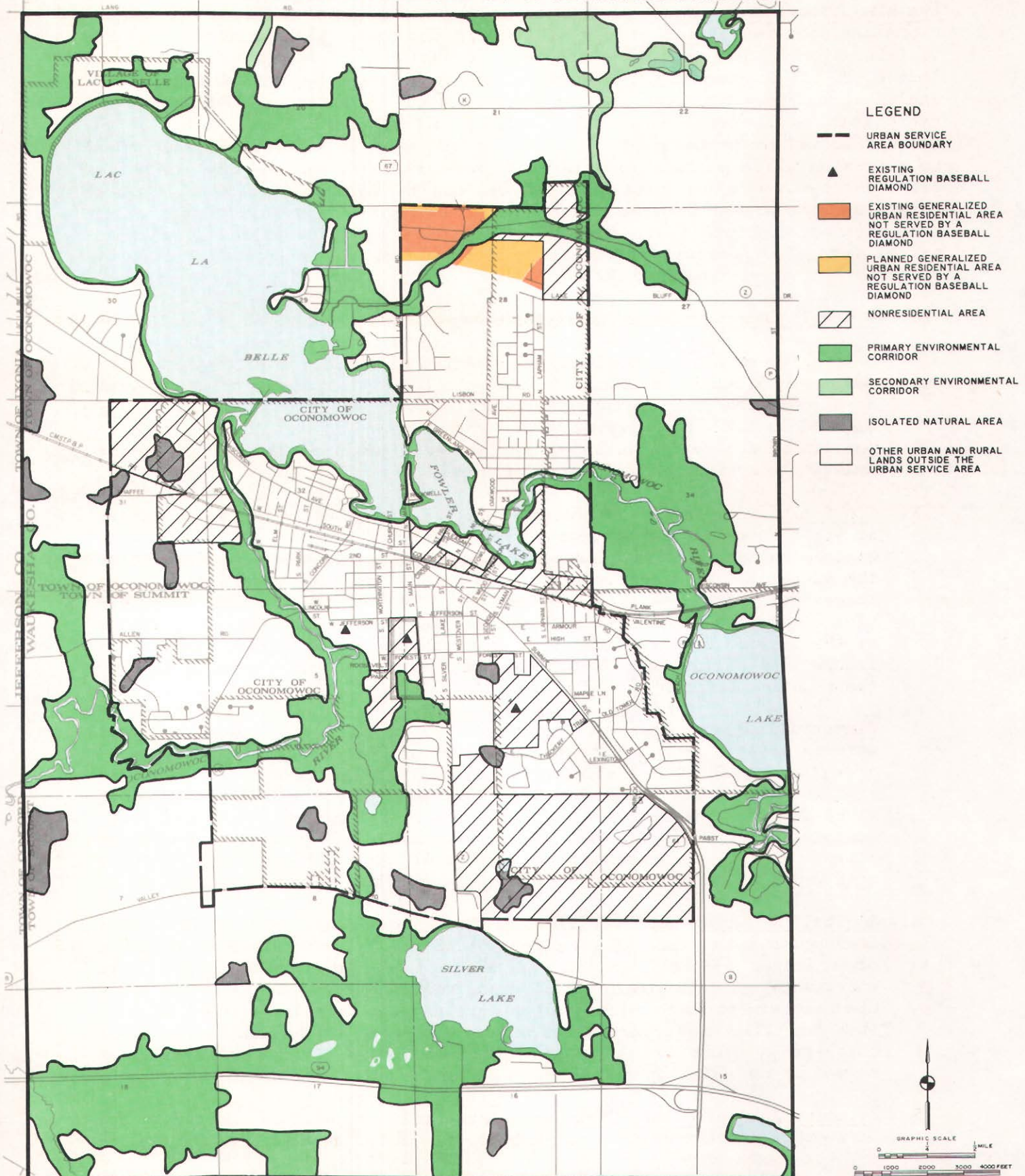
Source: SEWRPC.

Facility Accessibility Needs--Urban areas may also have a need for additional outdoor recreation facilities because the spatial distribution of such facilities does not provide sufficient access for residents of the area. Indeed, in the Oconomowoc urban service area there are many physical barriers--including man-made barriers such as railroads and highways, and natural barriers such as the Oconomowoc River and Lac La Belle and Fowler Lake--which disrupt access to parks within the urban service area. Accordingly, in order to determine which portions of the urban service area lack adequate access to certain intensive nonresource-oriented outdoor recreation facilities, appropriate service areas--as prescribed in the standards under Objective No. 2--were delineated around these facilities on a base map. The existing and plan design year 2010 portions of the urban service area not adequately served by such facilities are discussed below:

1. Baseball Diamond: Baseball diamonds were located at three sites in the Oconomowoc urban service area. Since the maximum service radius of a baseball diamond is two miles, application of the accessibility requirement for baseball diamonds in the developed Oconomowoc urban service area indicates that virtually the entire area was served by a baseball diamond in 1985 (see Map 12). As further shown on Map 12, the northern portion of the year 2010 urban service area would not be served by the existing distribution of baseball diamonds.
2. Playfield: Playfields, including sandlot softball diamonds, were located at eight sites in the Oconomowoc urban service area in 1985. Since the maximum service radius of a playfield is about 0.5 mile, application of the accessibility requirement for playfields indicates that portions of the existing urban service area are not served by the existing distribution of playfields, including areas in the central and eastern portions of the service area (see Map 13). As further shown on Map 13, large areas in the plan design year 2010 urban service area would not be served by the existing distribution of playfields.
3. Playground: Playgrounds were located at 13 sites in the Oconomowoc urban service area in 1985. Since the maximum service radius of a playground area is also about 0.5 mile, application of the accessibility requirement for playgrounds indicates that some small areas within the existing urban service area were not served by the existing distribution of playgrounds in 1985 (see Map 14). As further shown on Map 14, an additional large area in the southwestern portion of the year 2010 urban service area would not be served by the existing distribution of playgrounds.
4. Softball Diamond: Softball diamonds were located at four sites in the Oconomowoc urban service area in 1985. Since the maximum service radius of a league softball diamond is about 1.0 mile, application of the accessibility requirement for league softball diamonds indicates that the northern portions of the urban service area were not served in 1985 (see Map 15). As further shown on Map 15, areas in the southwestern and northern portions of the year 2010 urban service area would not be served by the existing distribution of league softball diamonds.
5. Swimming Pool or Beach: There were three swimming beaches located in the Oconomowoc urban service area in 1985. Since the maximum service radius

Map 12

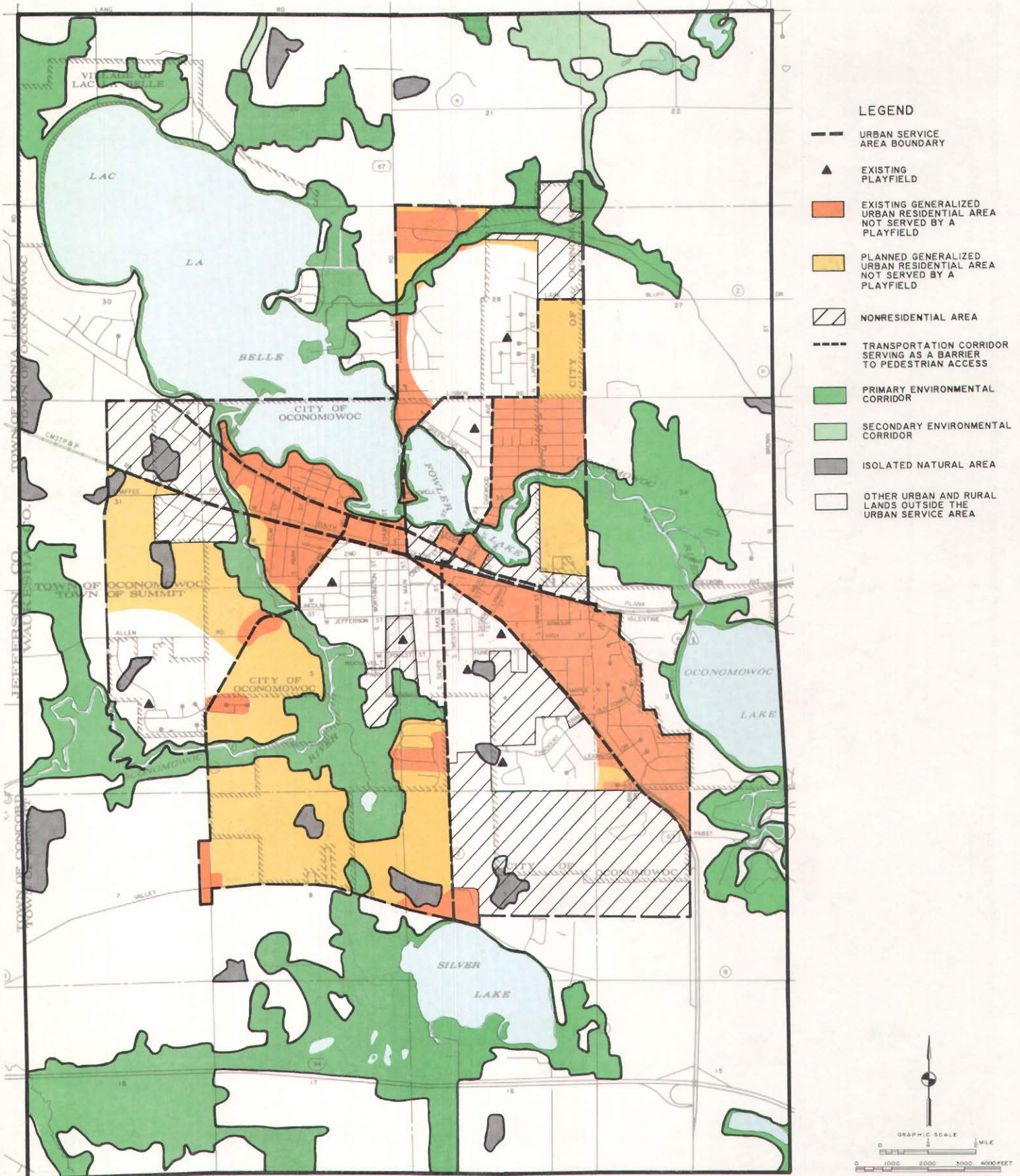
AREAS IN THE OCONOMOWOC URBAN SERVICE AREA NOT SERVED BY A BASEBALL DIAMOND



Source: SEWRPC.

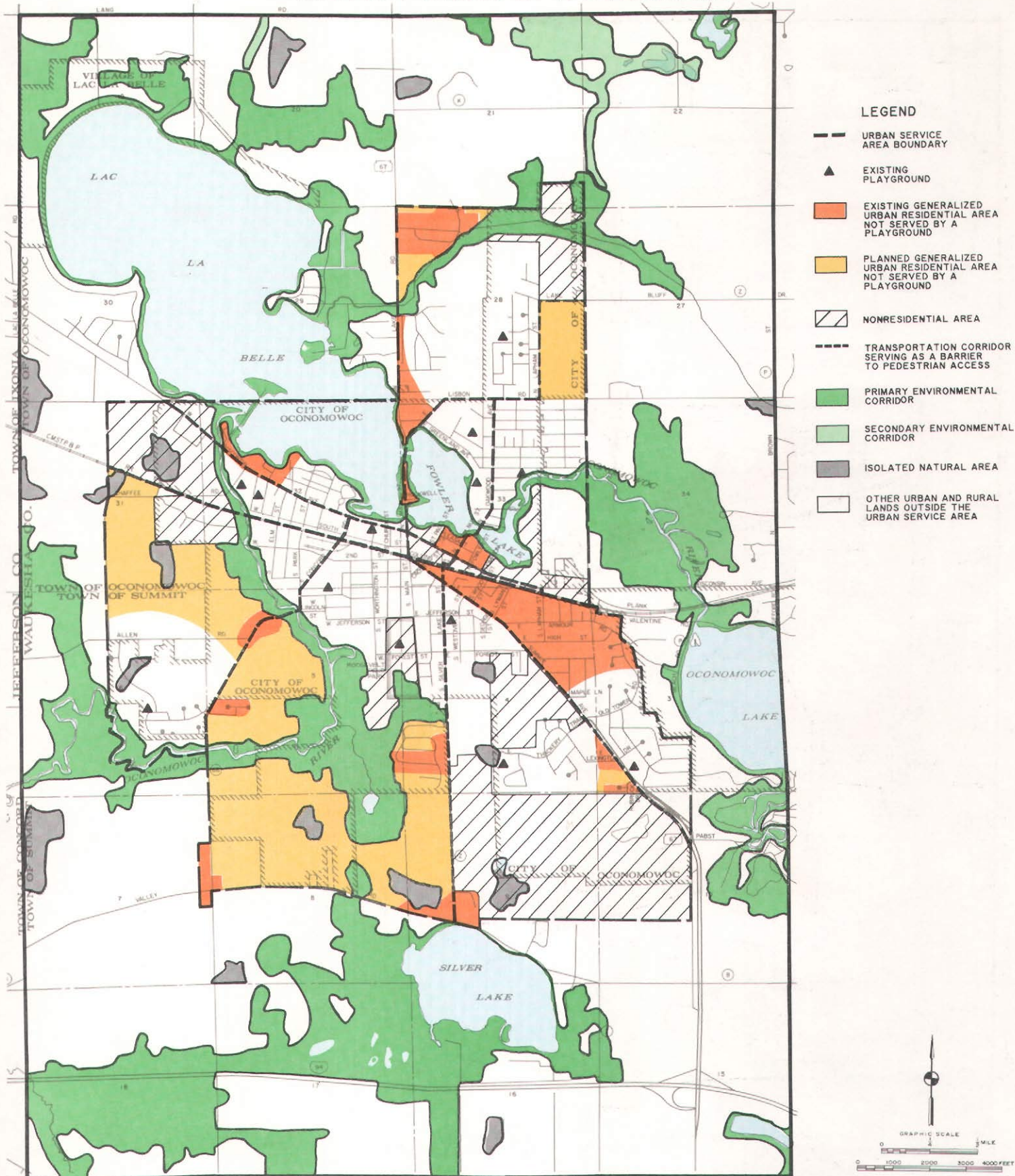
Map 13

AREAS IN THE OCONOMOWOC URBAN SERVICE AREA NOT SERVED BY A PLAYFIELD



Map 14

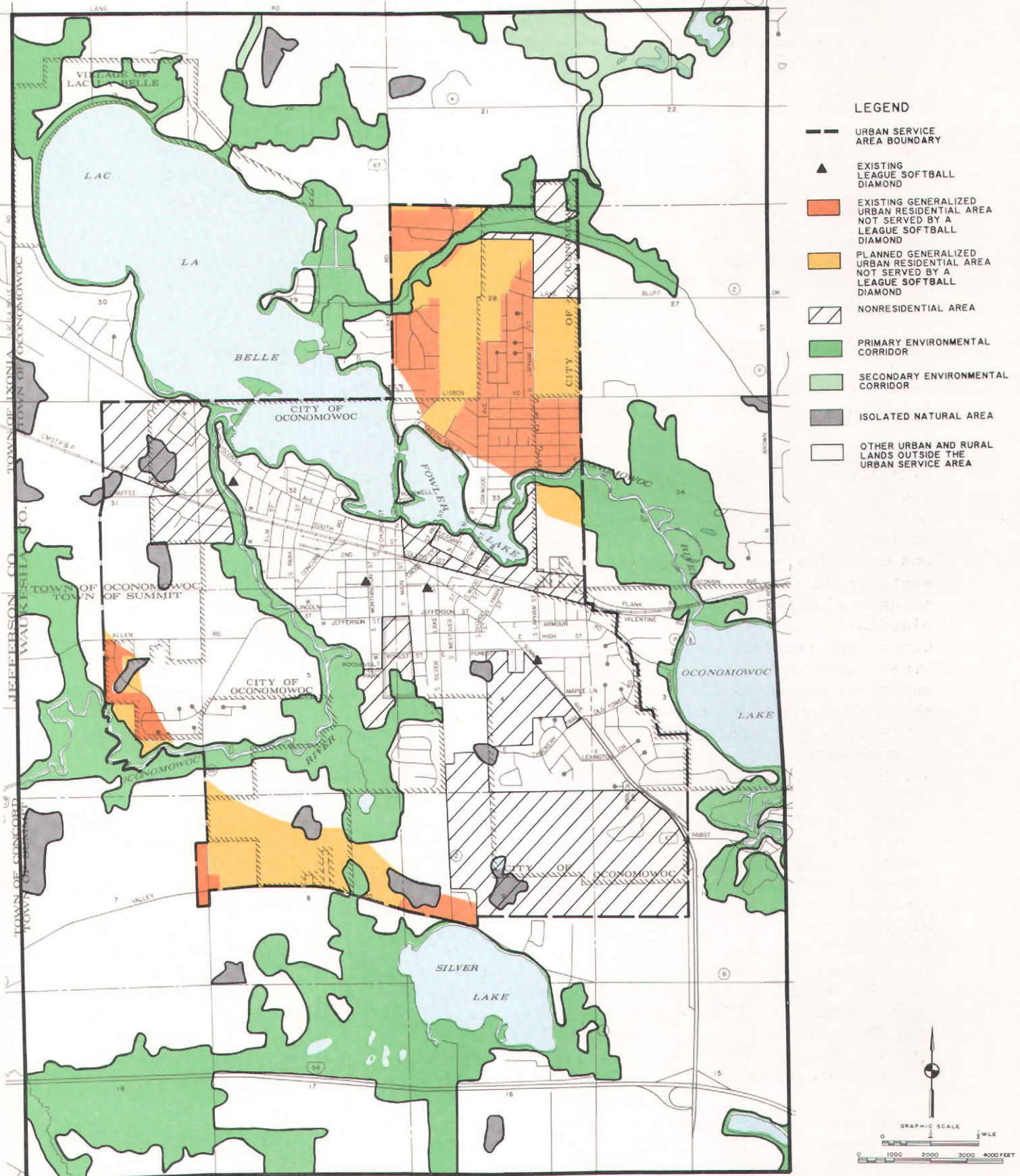
AREAS IN THE OCONOMOWOC URBAN SERVICE AREA NOT SERVED BY A PLAYGROUND



Source: SEWRPC.

Map 15

AREAS IN THE OCONOMOWOC URBAN SERVICE AREA NOT SERVED BY A SOFTBALL DIAMOND



Source: SEWRPC.

of a swimming beach is about three miles, application of the accessibility requirement for swimming facilities indicates that the entire urban service area was adequately served by a swimming beach in 1985, and would be adequately served in the year 2010. It is important to note that, while service area requirements for swimming facilities are met by the existing beaches, there are no publicly owned pools in the Oconomowoc urban service area, thereby limiting the ability of public agencies to conduct swimming lessons and other organized programs and competitions.

6. Tennis Court: Tennis courts were located at six sites in the Oconomowoc urban service area in 1985. Since the maximum service radius of a tennis court is about 1.0 mile, application of the accessibility requirement for tennis courts indicates that only a small area in the western portion of the urban service area was not served in 1985 (see Map 16). As further shown on Map 16, additional, larger areas in the southwestern portion of the urban service area would not be served by the existing distribution of tennis courts in the year 2010.

Other Urban Site and Facility Needs: Urban park and facility needs in addition to those indicated above have been identified by the City of Oconomowoc Park and Recreation Board and staff, including the need for additional outdoor and indoor recreation facilities.

Outdoor Recreation Facility Needs--A review of the types and condition of existing facilities in the city park system was completed by the City park staff, and needs for additional outdoor recreation facilities and for improvements at existing facilities were identified at 16 city sites. Needs for the following additional facilities were identified: a river access area, shelter, and other improvements at Chaffee Road Park; a play area, shelter, and improvements to existing ball diamonds at Champion Field; a storage building, concessions, and other improvements at City Park; nature study facilities and trails, playfields, and general site development at Parkview Place Park; a basketball court and general site development at River Highlands Park; soccer fields, other playfields, and other improvements at Roosevelt Park; and a picnic area and other improvements at Whitman Park. In addition, seawall, shoreline, other shore improvements, and other facilities were considered needed at Lake Road Terrace, Library Park, and Oakwood Avenue Terrace. Finally, needs for facility improvements were identified at Blain Street Park, Fowler Park, Heritage Heights Park, Lily Road Park, Riverside Park, and Westover Park.

Indoor Recreation Facility Needs--As already noted, while municipal recreation programs often require indoor facilities, such as community centers, senior centers, and youth centers, there are no commonly used or generally accepted per capita or accessibility standards for such facilities. When such standards have been prepared and utilized, a community center or recreation building has generally been recommended. A summary of selected standards for indoor recreation facilities is presented in Table 10. As indicated in Table 10, community centers and buildings are often located in parks ranging in size from 20 to 100 acres, and are intended to serve a large population--ranging from 7,500 to 15,000 persons under the State of South Carolina standards, to 40,000 to 100,000 persons under the State of Michigan standards. A large population, then, is required to warrant the provision of indoor recreation facilities according to the standards and guidelines utilized in other areas.

In the City of Oconomowoc, a community center is provided at City Park (Lac La Belle Beach and Park), and, under the above guidelines, would generally be sufficient to meet certain indoor recreation needs in the Oconomowoc urban

AREAS IN THE OCONOMOWOC URBAN SERVICE AREA NOT SERVED BY A TENNIS COURT

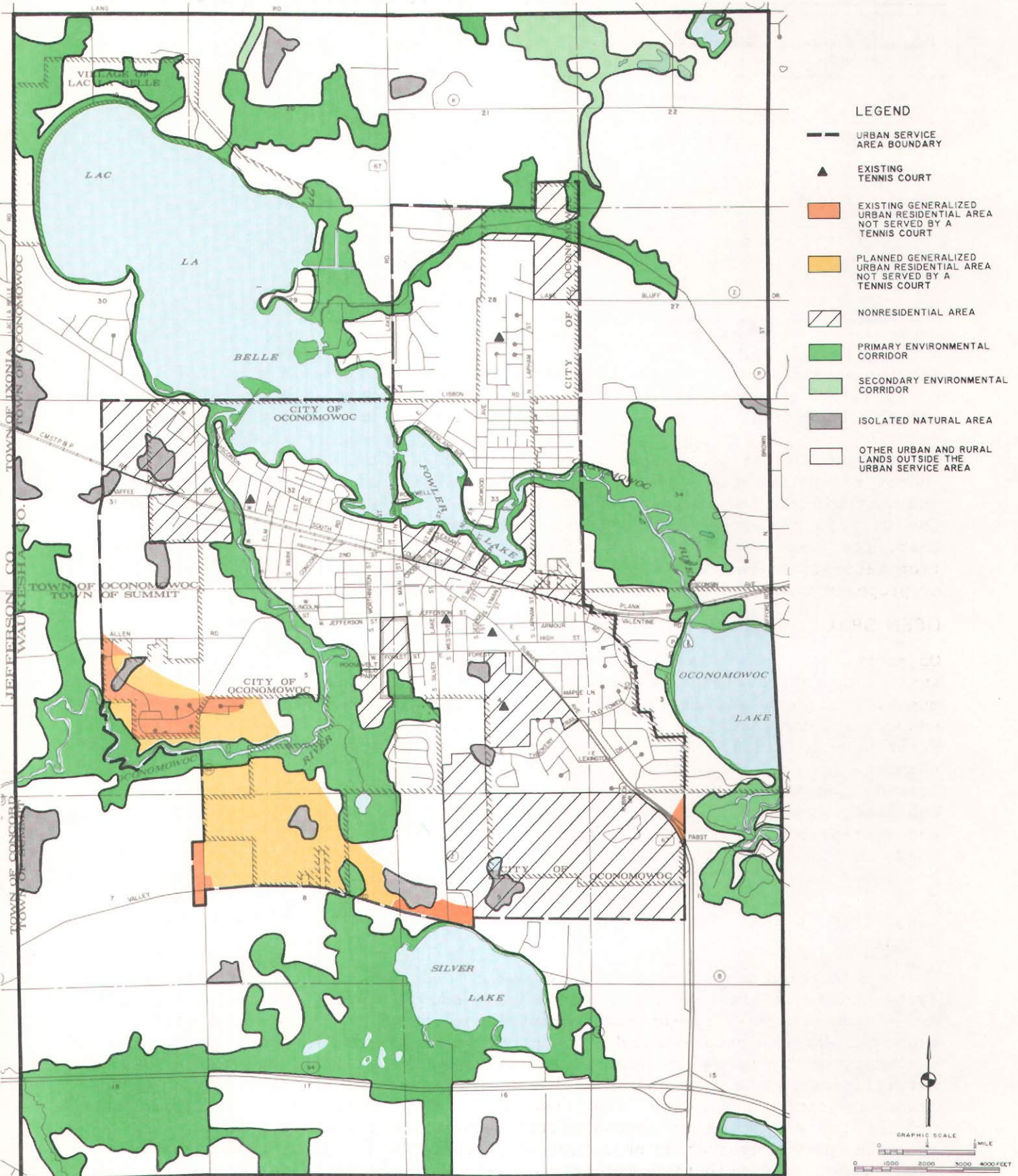


Table 10

SUMMARY OF INDOOR RECREATION FACILITY STANDARDS AND GUIDELINES

State or Community Preparing Standard	Park Site Type in Which Indoor Facility is Provided	Park Site Area	Recommended Indoor Facility	Population Served	Service Radius
Michigan	Major Community Park	20-35 acres	Pavilion	40,000-100,000	1-4 miles
South Carolina	Citywide Park	50-100 acres	Neighborhood Center Building, including gymnasium and indoor pool	7,500-15,000	2 miles
Jackson, Tennessee	--	--	Community Recreation Center Building	15,000	--
Dallas, Texas	--	--	Indoor Activity Building for such activities as arts and crafts, gymnastics, basketball, and club meetings	20,000-30,000	--

Source: National Recreation and Park Association and SEWRPC.

service area in both 1985 and the year 2010, when the population is anticipated to be 16,800 persons. It is important to note, however, that while certain indoor facilities, including community meeting rooms, are provided at the existing community building, there is no publicly owned swimming pool--indoor or outdoor--in the Oconomowoc urban service area. Also, a need for additional indoor recreation facilities for senior and youth groups, and for additional communitywide indoor recreation programs, was identified by representatives of the City Park and Recreation Board and staff. Therefore it was determined that, for purposes of the park and open space plan, additional indoor recreation facilities are needed and should be considered for provision in existing or proposed community parks in the City of Oconomowoc.

OPEN SPACE PRESERVATION NEEDS

Objective No. 6 addresses the need to preserve and protect the underlying and sustaining natural resource base of the City. As already noted, the environmental corridors and isolated natural features in the Oconomowoc study area encompass a wide variety of valuable natural resources. These resource features were described in Chapter II of this report and shown on Map 9 in this chapter. By protecting these resources, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife populations enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits. Conversely, the intrusion of urban land uses into these corridors can, because of the soil limitations, high groundwater table, and flood hazards, result in the creation of serious and costly problems such as faulty foundations for pavement and structures, wet basements, excessive clearwater infiltration and inflow into sanitary sewerage systems, and poor drainage.

The preservation of high-quality open space lands serves to protect the underlying and sustaining natural resource base and to enhance the general social and economic well being and environmental quality of the City. Such preservation can be achieved through the maintenance of the existing primary and secondary environmental corridors and isolated natural features in essentially natural, open space uses and through the maintenance of important agricultural lands in agricultural use. The need to protect these features cannot be related to per capita or accessibility requirements, since the achievement of the open space preservation objective is essentially independent of any population level or distribution and relates rather to the location, character, and expanse of the various elements of the natural resource base.

Chapter V

RECOMMENDED PARK AND OPEN SPACE PLAN

INTRODUCTION

Chapter IV of this report identified the need for additional outdoor recreation sites and facilities in the City, as well as the need to preserve high-quality open space lands. A sound park and open space plan should address both needs in a manner consistent with the agreed-upon park acquisition and development and open space preservation objectives, principles, and standards presented in Chapter III of this report.

This chapter presents a recommended park and open space plan for the City of Oconomowoc which addresses both areawide and local outdoor recreation needs, as well as open space preservation needs. In addition, this chapter outlines the steps required to implement the recommended plan, and presents estimates of the costs of plan implementation.

PARK AND OPEN SPACE PLAN RECOMMENDATIONS

As already noted, the recommended park and open space plan for the City of Oconomowoc addresses both outdoor recreation and open space preservation needs. Outdoor recreation needs may be generally categorized into needs for resource-oriented outdoor recreation sites and facilities, and needs for nonresource-oriented or urban outdoor recreation sites and facilities. Resource-oriented recreation sites and facilities rely heavily on natural resource amenities to provide or enhance the quality of the recreational experience, attract users from relatively long distances and large service areas, and generally serve residents of both urban and rural areas. In contrast, nonresource-oriented, or urban, sites and facilities rely less heavily on natural resource amenities, generally fulfill a greater need in urban areas than in rural areas, and have relatively small service areas. Usually such urban sites and facilities can be provided economically and efficiently only in areas having a significant population concentration.

Areawide Plan Recommendations

As noted in Chapter IV of this report, the adopted regional park and open space plan served as the basis for the identification in this report of the need for resource-oriented parks and outdoor recreation facilities, as well as for the identification of open space preservation needs. Thus, the City of Oconomowoc park and open space planning program recommendations presented herein are based upon and, to the extent necessary, represent refinements of the recommendations contained in the adopted regional park and open space plan.

Resource-Oriented Parks and Outdoor Recreation Facilities: Resource-oriented parks and outdoor recreation facilities include major parks and recreation corridors. Major parks are defined herein as Type I parks, which are 250 acres or larger in size and which have a multi-county service area; and Type II parks,

which range in size from 100 to 249 acres and which have a multi-community service area. Such parks usually provide intensive use outdoor recreation facilities, including campsites, golf courses, and swimming beaches, and have a large area containing significant natural resource amenities. Recreation corridors are linear bands of land and water located in scenic areas, or areas of natural, cultural, or historical interest. These corridors provide trails or routes for participation in such outdoor recreation activities as hiking, biking, cross-country skiing, horseback riding, and nature study.

There are no major parks within the Oconomowoc study area, and no such parks are proposed within the study area under the regional park plan. However, the regional park plan recommends the maintenance of Nagawaukee Park, a regional park located southeast of the Oconomowoc study area between Nagawicka Lake and Pewaukee Lake; the development and maintenance of Nashotah Park, a major park located east of the study area near Okauchee Lake; the continued acquisition and development of Monches Park, a regional park located northeast of the study area on the main stem of the Oconomowoc River in the Town of Merton; and the acquisition and development of one new major park proposed to be located in the vicinity of the study area in the Town of Oconomowoc.

The plan also proposes a recreation corridor located generally along the Wisconsin Electric Power Company (WEPCo) right-of-way in the northwestern portion of Waukesha County. About seven miles of this corridor would traverse the Oconomowoc study area. About three miles of this recreation corridor segment would be located along the WEPCo right-of-way in the southeastern and northwestern portions of the study area. The remaining four miles would be located along the primary environmental corridor within the Oconomowoc urban service area, and would be an important part of the proposed Oconomowoc River Parkway. It should be noted that this recreation corridor segment would connect with a system of existing and proposed county and state trails, thereby enabling the participation by the residents of the Oconomowoc study area in a variety of trail activities.

Open Space Preservation: A description of the location and extent of important open space lands in the Oconomowoc study area--including primary and secondary environmental corridors, isolated natural areas, and prime agricultural lands--was presented in Chapter II of this report. Preservation of these open space lands would serve to maintain a high level of environmental quality in the City and to protect the natural beauty of the City, as well as to provide valuable recreation opportunities for residents of the City. Such preservation would also prevent the creation of serious and costly environmental and developmental problems.

Primary Environmental Corridors--Primary environmental corridors encompass about 4,469 acres, or about 29 percent, of the Oconomowoc study area, and are located primarily along the main stem of the Oconomowoc River and around major lakes in the study area, and include the major lakes themselves. Under the plan, all primary environmental corridors would be preserved in essentially natural, open uses.

To the extent possible, preservation of these corridors would be achieved through proper zoning. Primary environmental corridor lands within the Oconomowoc urban service area that cannot be adequately protected through zoning, or that are required for public recreational use, are recommended to be

acquired by the public through dedication or purchase. Those lands specifically proposed for acquisition have been identified as the Oconomowoc River Parkway, and include the large wetlands located along both sides of the Oconomowoc River in the southwestern and extreme eastern portions of the Oconomowoc urban service area. It is envisioned that the remaining primary environmental corridor lands in the rural portion of the study area will be preserved through appropriate public land use regulation (see Map 17).

Secondary Environmental Corridors--The secondary environmental corridors in the Oconomowoc study area are located along intermittent streams in the northern portion of the study area. These corridors encompass about 139 acres, or about 1 percent of the study area. Under the plan, it is envisioned that these corridor lands--all of which are located in the rural portions of the study area--will be preserved through appropriate public land use regulation (see Map 17).

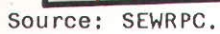
Isolated Natural Areas--In addition to the primary and secondary environmental corridors, other concentrations of natural resource base elements exist in the Oconomowoc study area. These concentrations are isolated from the environmental corridors by urban development or agricultural uses but, although separated from the environmental corridor network, may have important natural values. Isolated natural areas encompass about 256 acres, or about 2 percent of the study area. It is recommended that such areas also be preserved in essentially natural, open uses. Under this proposal, the isolated natural areas in the Oconomowoc urban service area would be protected through public land use regulation and, as more detailed drainage and neighborhood unit planning and engineering proceed, would be considered for public acquisition for park and open space uses through purchase or dedication. The remaining isolated natural areas in the rural portions of the study area would be protected through appropriate public land use regulation (see Map 17).

Prime Agricultural Land--Prime agricultural land in the Oconomowoc study area encompasses about 4,058 acres, or about 26 percent of the study area. Under the plan, about 84 acres, or about 2 percent of the prime agricultural land in the study area--all of which is located within the planned Oconomowoc urban service area--would be converted to urban use by the plan design year. The remaining 3,974 acres, which lie outside the planned urban service area, would be maintained in agricultural use and protected for such use through public land use regulation. Map 17 summarizes the open space preservation recommendations contained in the plan.

Local Plan Recommendations

The analysis of outdoor recreation needs presented in Chapter IV indicated that there is a need in the City of Oconomowoc for additional public outdoor recreation sites and facilities, including softball diamonds, playfields, and tennis courts. In contrast to the resource-oriented sites and facilities which are intended to meet areawide needs, nonresource-oriented outdoor recreation areas are intended to meet local needs within the Oconomowoc urban service area.

The plan recommendations for the provision of urban outdoor recreation sites and facilities include the acquisition and development of one new community park and three new neighborhood parks; the acquisition of additional land at two existing sites; and the development of additional facilities at 16 existing outdoor recreation sites within the Oconomowoc urban service area. In



addition, certain indoor facilities, including an indoor swimming pool and community meeting rooms, would be provided. It is also recommended that all existing outdoor recreation sites and facilities be maintained in park and open space uses. Finally, as already mentioned, an Oconomowoc River Parkway encompassing the primary environmental corridor lands along the Oconomowoc River and serving as the location for the recommended recreation corridor would be acquired. These recommendations are described in detail in the next section of this chapter.

PLAN IMPLEMENTATION

The recommended park and open space plan for the Oconomowoc study area provides a design for the attainment of the park acquisition and development objectives and open space preservation objectives presented in Chapter III of this report. In a practical sense, however, the recommended plan is not complete until the steps required to implement the plan have been specified. The remainder of this chapter, accordingly, is intended to serve as a guide for use in the implementation of the recommended park and open space plan for the City of Oconomowoc. The first section describes the actions that will be required on the part of the state, county, and local units and agencies of government responsible for the provision of park and open space within the study area in order to implement the plan. The second section sets forth the acquisition and development costs of the recommended plan.

Plan Implementation Activities

Because of the many governmental agencies operating within the Oconomowoc study area, it is important to identify those agencies having the legal authority and financial capability to most effectively implement the various elements of the recommended park and open space plan. Accordingly, these agencies are identified below, along with their required implementation actions.

Wisconsin Department of Natural Resources: The Wisconsin Department of Natural Resources has authority and responsibility in the areas of park development, natural resource protection, water quality control, and water use regulation. Because of this broad range of authority and responsibility, certain Department functions have particular importance in the implementation of the park and open space plan. The Department has the obligation to prepare a comprehensive statewide outdoor recreation plan and to develop long-range statewide conservation and water resource plans; the authority to protect, develop, and regulate the use of state parks, forests, fish and game, lakes and streams, certain plant life, and other resources; the authority to acquire conservation and scenic easements; and the authority to administer the federal grant program known as the Land and Water Conservation (LAWCON) fund program within the State. The Department also has the obligation to establish standards for floodplain and shoreland zoning and the authority to adopt, in the absence of satisfactory local actions, shoreland and floodplain zoning ordinances.

It is important that the Department approve and adopt the park and open space plan for the City of Oconomowoc in order to maintain the eligibility of the City for available state and federal outdoor recreation grants in support of plan implementation. In addition, the Department of Natural Resources should use available regulatory authority to guide urban development in accordance with the location and extent of the urban service area proposed under this

plan and to enhance environmental quality in the City. Finally, the Department should be directly responsible for the acquisition, development, and maintenance of major parks and recreation corridors adjacent to the Oconomowoc study area, including the acquisition and development of additional lands and facilities within the Kettle Moraine State Forest-Southern Unit, at Lapham Peak, and within certain existing and proposed recreation corridors located south and east of the Oconomowoc study area in the northwestern portion of Waukesha County.

Waukesha County Park and Planning Commission: The Waukesha County Park and Planning Commission has the authority and responsibility for the remaining resource-oriented acquisition, development, and maintenance within existing and proposed major parks in the vicinity of the Oconomowoc study area. In addition, Waukesha County is responsible for the acquisition of an Oconomowoc River Parkway, including the acquisition of certain primary environmental corridor lands along the Oconomowoc River in the study area; the development of the proposed recreation corridor in the Oconomowoc study area; and, jointly with the towns in the study area, the protection of natural resources in the unincorporated portions of study area.

Under the park and open space plan for the City of Oconomowoc, Waukesha County would continue to acquire, develop, and maintain major parks in the vicinity of the Oconomowoc study area, including the maintenance of Nagawaukee Park, the additional development and maintenance of Nashotah Park, the continued acquisition and development of Monches Park, and the acquisition and development of one new major park proposed to be located in the vicinity of the Oconomowoc study area in the Town of Oconomowoc. In addition, under the recommended plan Waukesha County would be responsible for the acquisition of certain lands within the primary environmental corridor along the main stem of the Oconomowoc River in the Oconomowoc urban service area. Under this proposal, about 220 acres of land within the proposed Oconomowoc River Parkway would be acquired as part of the countywide system of parkways along major rivers in the County. A more detailed description of the Oconomowoc River Parkway is presented later in this chapter. The Waukesha County Park and Planning Commission would also be responsible for the provision of the recreation corridor in the study area. Under this proposal, about three linear miles of trails along the Wisconsin Electric Power Company right-of-way in the southeastern and northwestern portions of the study area, and about four miles of trails within the proposed Oconomowoc River Parkway in the urban service area, would be provided by Waukesha County.

The zoning ordinances currently in effect within the towns surrounding the City of Oconomowoc in the study area--the Towns of Oconomowoc and Summit--were enacted jointly by the respective Towns and Waukesha County. The Town of Oconomowoc zoning ordinance is currently administered by the County, while the Town of Summit zoning ordinance is administered by the Town. Under the recommended park and open space plan for the City of Oconomowoc, important natural resource features encompassed by the environmental corridors, isolated natural areas, and prime agricultural lands in the study area would be preserved in open space uses through appropriate public land use regulation.

Other Units and Agencies of Government in the Study Area: In addition to the City of Oconomowoc, portions of the Towns of Oconomowoc and Summit and the Village of Oconomowoc Lake and all of the Village of Lac La Belle are located

within the Oconomowoc study area. As noted above, the Towns of Oconomowoc and Summit have responsibilities jointly with the County to protect the important natural resource features and prime agricultural lands and to guide the development of land within the unincorporated areas of the Oconomowoc study area. Under the park and open space plan for the City of Oconomowoc, then, the Towns of Oconomowoc and Summit, along with Waukesha County, would apply conservancy and agricultural land preservation zoning districts, as appropriate, to the important natural resource features and prime agricultural lands within the study area. In addition, the Villages of Lac La Belle and Oconomowoc Lake--both of which encompass primary environmental corridor lands, including wetlands, within the study area--would protect and preserve environmental corridor lands within their areas of jurisdiction through the proper application of appropriate conservancy zoning districts. Proper application of the appropriate conservancy and agricultural land preservation zoning districts to the natural resource features and prime agricultural lands in the unincorporated portions of the study area and in the Villages of Lac La Belle and Oconomowoc Lake would result in the attainment of the open space preservation objectives presented in Chapter III of this report.

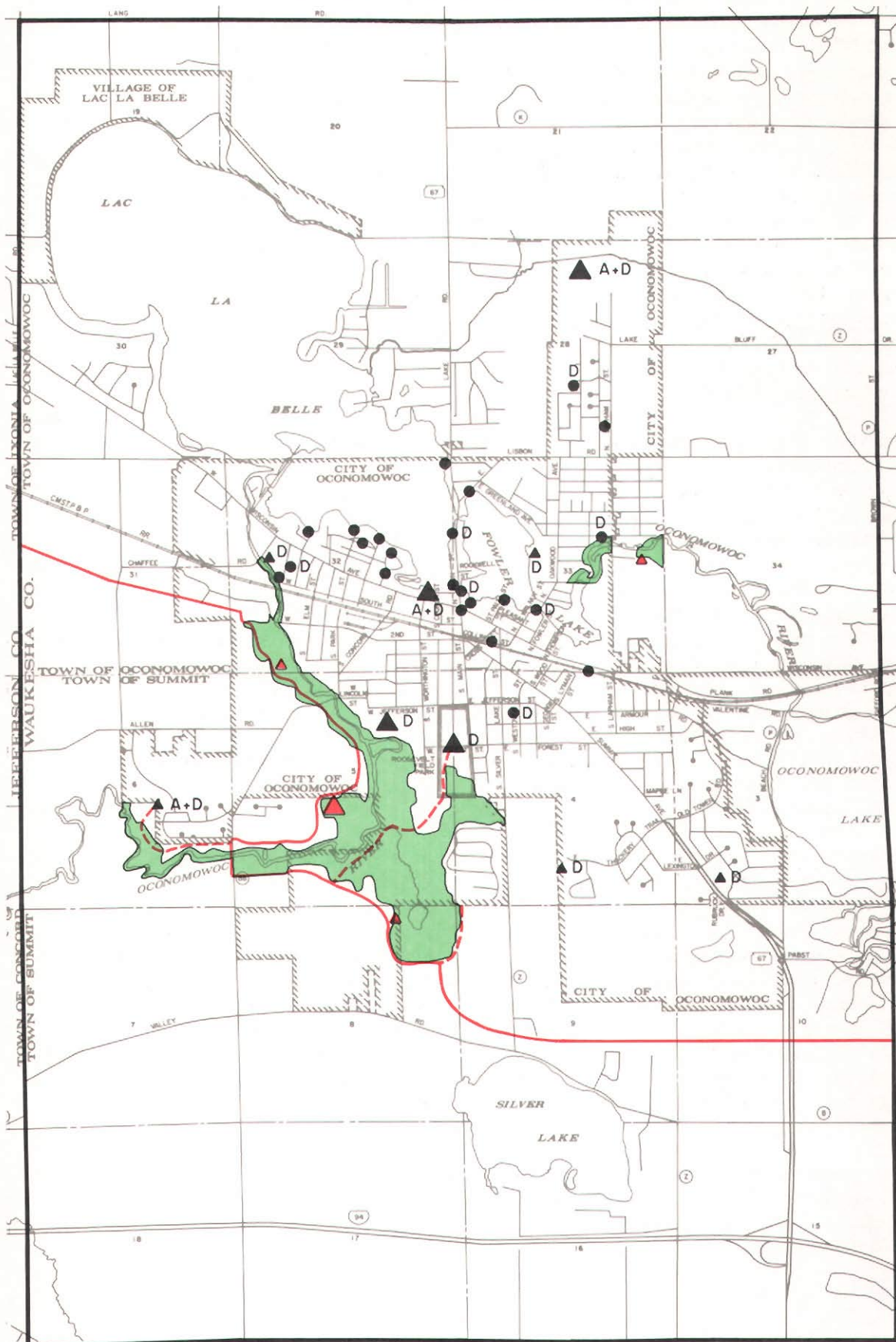
City of Oconomowoc: The park and open space plan for the City of Oconomowoc recommends the acquisition and development of one additional community park within the Oconomowoc urban service area; the acquisition and development, as needed, of three additional neighborhood parks; the acquisition of additional lands at two existing park sites and the development of additional facilities at 16 existing park sites; the preservation of primary environmental corridor lands in the urban service area; and the preservation of other important natural resource features--specifically, the isolated natural areas--within the Oconomowoc urban service area. In addition, the plan recommends the provision of certain additional indoor recreation facilities. These recommendations are shown on Map 18, while a more detailed description is presented below. Full implementation of these plan recommendations would result in the attainment of the park acquisition and development and open space preservation objectives presented in Chapter III of this report for the Oconomowoc urban service area. The implementation of these recommendations would primarily be the responsibility of the City of Oconomowoc.

Proposed New Community Park--It is recommended that the City of Oconomowoc acquire and develop one additional community park. This community park, identified as Park Site A on Map 18, is proposed to be located along the Oconomowoc River in the southwestern portion of the Oconomowoc urban service area. The site would encompass about 35 acres of land, including about 17 acres of woodlands in the primary environmental corridor. Facilities proposed at this site include a league softball diamond, tennis courts, other ball diamonds and playfield areas, playground facilities, an area for picnicking and other passive recreational activities, and support facilities including restrooms. In addition, this site is proposed to be located along the recreation corridor proposed to traverse the Oconomowoc River Parkway, and trail facilities would extend from the recreation corridor through this site.

Proposed New Neighborhood Parks--It is recommended that the City of Oconomowoc acquire and develop, as needed, three additional neighborhood park sites. The size and location of, and proposed facilities for, each of the neighborhood sites are set forth below.

Map 18

RECOMMENDED PARK AND OPEN SPACE SITES IN THE OCONOMOWOC URBAN SERVICE AREA



Source: SEWRPC.

1. Park Site B--Park Site B is proposed to be located along the Oconomowoc River in the western portion of the Oconomowoc urban service area (see Map 18). The site would encompass approximately 19 acres, including about 10 acres of wetlands within the primary environmental corridor. Facilities proposed for this site include a playfield area, a playground area, an area for picnicking and other passive recreational activities, and appropriate support facilities including restrooms. This site is proposed to be located along the proposed recreation corridor traversing the Oconomowoc River Parkway, and trail facilities would extend from the recreation corridor through this site.
2. Park Site C--Park Site C is proposed to be located along the Oconomowoc River in the southern portion of the Oconomowoc urban service area (see Map 18). The site would encompass about 18 acres, including about nine acres of wetlands along the Oconomowoc River within the primary environmental corridor. Facilities proposed for this site include playfield areas, a playground, an area for picnicking and other passive recreational activities, and appropriate support facilities including restrooms. This site is also proposed to be located along the proposed recreation corridor traversing the Oconomowoc River Parkway, and trail facilities would extend from the recreation corridor through this site.
3. Park Site D--Park Site D is proposed to be located along the Oconomowoc River in the eastern portion of the Oconomowoc urban service area (see Map 18) and would encompass approximately 12 acres, including about three acres of wetlands along the Oconomowoc River within the primary environmental corridor. Facilities proposed for this site include playfield areas, a playground area, an area for picnicking and other passive recreational activities, and appropriate support facilities.

The acquisition and development costs for these three neighborhood sites and the one proposed new community site are estimated to total \$900,000, of which about \$350,000, or 39 percent, would be expended for parksite acquisition (see Table 11), and about \$550,000 or about 61 percent, would be expended for parksite development (see Table 12).

Existing Outdoor Recreation Sites and Facilities--It is recommended that the City acquire additional lands and provide additional recreational facilities at two existing sites: Parkview Place Park and River Highlands Park. In addition, it is recommended that the City consider the expansion of City Park, as well as additional development at that park. A description of proposed acquisition and development at these sites is presented below.

1. Parkview Place Park--This site is located in the extreme northeastern portion of the Oconomowoc urban service area and is about 25 acres in size. The site encompasses woodlands and wetlands within the primary environmental corridor. It is recommended that, in order to meet the identified needs for community park facilities in the northeastern portion of the Oconomowoc urban service area, an additional 16 acres of land suitable for outdoor recreation facility development be acquired at this site. Proposed facilities at this site include a nature study area and trails, a league softball diamond, playfield areas, an area for picnicking and other passive recreational activities, and appropriate support facilities including picnic shelters and restrooms.

Table 11

**ACQUISITION COSTS OF PROPOSED COMMUNITY AND
NEIGHBORHOOD PARK SITES UNDER THE PARK AND
OPEN SPACE PLAN FOR THE CITY OF OCONOMOWOC**

Proposed Park Site	Lands Within the Primary Environmental Corridor						Lands Outside the Primary Environmental Corridor		Total	
	Wetlands		Woodlands		Subtotal		Acres	Cost	Acres	Cost
	Acres	Cost	Acres	Cost	Acres	Cost				
Community A	2	\$ 1,000	17	\$127,500	19	\$128,500	16	\$ 80,000	35	\$208,500
Neighborhood B	10	5,000	--	--	10	5,000	9	45,000	19	50,000
C	9	4,500	--	--	9	4,500	9	45,000	18	49,500
D	3	1,500	--	--	3	1,500	9	45,000	12	46,500
Total	24	\$12,000	17	\$127,500	41	\$139,500	43	\$215,000	84	\$354,500

NOTE: All costs are estimated in 1986 dollars.

Source: SEWRPC.

Table 12

**DEVELOPMENT COSTS OF PROPOSED COMMUNITY AND NEIGHBORHOOD PARK SITES
UNDER THE PARK AND OPEN SPACE PLAN FOR THE CITY OF OCONOMOWOC**

Proposed Park Site	Proposed Facility Development	Costs	Development Costs	Acquisition Costs ^a	Total Costs
Community A	League softball and lights Four tennis courts and lights Playfield Playground General development	\$ 65,000 60,000 15,000 6,000 173,000	\$ 319,000	\$ 208,500	\$ 527,500
Neighborhood B	Playfield Playground General development	\$ 15,000 6,000 42,000	\$ 63,000	\$ 50,000	\$ 113,000
C	Playfield Playground Shelter, restrooms General development	\$ 15,000 6,000 40,000 42,000	\$ 103,000	\$ 49,500	\$ 152,500
D	Playfield Playground General development	\$ 15,000 6,000 42,000	\$ 63,000	\$ 46,500	\$ 109,500
Total		\$ 548,000	\$ 548,000	\$ 354,500 ^a	\$ 902,500

NOTE: All costs are estimated in 1986 dollars.

^aAcquisition costs for each proposed park site are presented in detail in Table 11.

Source: SEWRPC.

2. River Highlands Park--This site is located along the Oconomowoc River in the southwestern portion of the Oconomowoc urban service area and is about one acre in size. It is recommended that an additional nine acres be acquired at this site. Proposed additional facilities at the site consist of playground areas and an area for picnicking and other passive recreational activities. In addition, this site is proposed to be located along the proposed recreation corridor traversing the Oconomowoc River Parkway, and trail facilities would extend from the recreation corridor through this site.
3. City Park--This site is located along the shore of Lac La Belle in the center of the Oconomowoc urban service area. The site is about three acres in size and is classified as a special community park, providing beach facilities, boat launching facilities, a community center building, and other facilities. Additional development proposed at this site includes boat moorings and marina facilities, a storage and concession building, and additional park and beach lighting. In addition, band shell repairs, parking lot improvements and expansion, and additional landscaping improvements would be provided. Finally, it is recommended that the City consider the expansion of the existing community center building to provide additional recreation program and community meeting rooms, and the acquisition of additional land for the provision of such indoor facilities.

As indicated in Table 13, it is recommended that additional facilities be provided at 16 existing city park sites. The acquisition and development costs for expansion or additional development at the 16 park sites is estimated at \$800,000. Of this amount, about \$116,000, or 14 percent, would be required for the acquisition of additional parklands, and about \$684,000, or 86 percent, would be required for the development of additional facilities.

Under the park and open space plan for the City of Oconomowoc, it is also recommended that the City maintain all existing and proposed park sites and facilities. Maintenance activities at these sites include the paving and resurfacing of parking lots and walkways; the resurfacing of volleyball, basketball, and tennis courts; making existing facilities handicapped-accessible; the provision, repair, or replacement of sports field lighting, park benches, picnic tables, and drinking fountains; the provision, repair, or replacement of restrooms, water supply facilities, maintenance buildings, picnic shelters, community buildings, bath houses, and band shells; and the provision or maintenance of lawns, gardens, and other landscape plantings.

Oconomowoc River Parkway--Under the park and open space plan for the City of Oconomowoc, it is recommended that the primary environmental corridor lands along the main stem of the Oconomowoc River from Chaffee Road Park downstream to the proposed addition to River Highlands Park serve as the basis for the

Table 13

**ADDITIONAL DEVELOPMENT COSTS AT EXISTING PARK AND OPEN SPACE SITES
UNDER THE PARK AND OPEN SPACE PLAN FOR THE CITY OF OCONOMOWOC**

Existing City Site Proposed for Additional Development	Proposed Facility Development	Development Cost
Blain Street Park	Resurface tennis courts and provide lights; provide additional play equipment; provide restrooms	\$ 36,500
Chaffee Road Park	Provide shelter; provide river access and canoe launch area; improve parking area	30,000
Champion Field	Provide shelter; provide play equipment; and provide additional lighting and other improvements at ball diamonds	76,000
City Park	Provide storage and concession building; repair band shell; improve boat launch area and provide marina facilities; expand parking area; provide access to island; and provide additional lighting and landscaping	100,000
Fowler Park	Expand parking area; resurface tennis courts	10,500
Heritage Heights Park	Landscaping; provide playfield and play area	26,000
Lake Road Terrace	Repair seawall; provide fishing pier; landscaping	30,000
Library Park	Repair seawall; provide fishing pier; provide parking; landscaping	50,000
Lily Road Park	Resurface tennis courts; repair fence	6,500
Oakwood Avenue Terrace	Repair seawall; provide fishing pier; landscaping	30,000
Parkview Place Park ^a	Provide nature trails; provide shelter; provide league softball diamond and other playfield facilities; general site development	127,000
River Highlands Park ^b	Provide basketball court; general site development	48,000
Riverside Park	Improve parking area; improve restrooms	15,000
Roosevelt Park	Provide soccer and playfield area; improve restrooms; provide additional restrooms	45,000
Westover Park	Resurface tennis courts; provide additional play equipment; improve restrooms; landscaping	23,500
Whitman Park	Provide picnic area; provide restrooms; improve parking area	30,000
Total		\$ 684,000

NOTES: 1. All costs are estimated in 1986 dollars.

2. These development proposals are specifically recommended under the park and open space plan for the City of Oconomowoc. In addition, under the plan it is recommended that the City maintain or improve, as necessary, all facilities in existing and proposed city park and open space sites. This maintenance and improvement will include such activities as the paving or resurfacing of parking lots, walkways, and service roads; the resurfacing of volleyball, basketball, and tennis courts; making existing facilities handicapped-accessible; the provision, repair, or replacement of sports field lighting, park benches, picnic tables, drinking fountains, and general park lighting; and the provision, repair, or replacement of restrooms, water supply facilities, maintenance buildings, picnic shelters, pavilions, beach houses, and band shells. The City will also continue to provide and maintain lawns, gardens, and other landscape plantings.

^aIt is also recommended that the City acquire an additional 16 acres of land at Parkview Place Park at an estimated acquisition cost of \$80,000.

^bIt is also recommended that the City acquire an additional nine acres of land, including two acres of wetlands within the primary environmental corridor, at River Highlands Park at an estimated acquisition cost of \$36,000.

Source: SEWRPC.

acquisition and development of the Oconomowoc River Parkway¹ within the urban service area. As already noted, the proposed parkway would be acquired by Waukesha County and would provide multiple benefits to the City of Oconomowoc, including the protection of the important elements of the natural resource base encompassed within the primary environmental corridor, and the provision of natural, open areas within the City to lend form and structure to the urban land use pattern, to enhance the beauty of the community, and to increase property values.

Under the plan, the Oconomowoc River Parkway would encompass about 375 acres of land located within the primary environmental corridor, chiefly in the southwestern portion of the Oconomowoc urban service area. About 112 acres, or about 30 percent of the primary environmental corridor lands within the parkway, were held in public ownership in 1985, including about 38 acres of surface water, 53 acres of existing city park sites, and 21 acres of other publicly owned lands. As indicated in Table 14, about 43 additional acres, or about 11 percent of the corridor lands, are proposed to be acquired by the City at an estimated cost of \$140,500 for the proposed new community park, the proposed three new neighborhood parks, and the addition to River Highlands Park. About 220 additional acres, or the remaining 59 percent of the corridor lands, are proposed to be acquired by the Waukesha County Park and Planning Commission for parkway purposes. Of these 220 acres, 187 acres are wetlands that would be acquired at an estimated cost of \$93,500; 19 acres are woodlands that would be acquired at an estimated cost of \$142,500; and 14 acres are other resource lands within the environmental corridor that would be acquired at an estimated cost of \$42,000.

Under the plan, the Oconomowoc River Parkway would link five existing city parks--Chaffee Road Park, Blain Street No. 2, Champion Field, Roosevelt Park, and River Highlands Park--and three proposed new parks--proposed community park site A and proposed neighborhood park sites B and C. The Parkway would also provide a continuous system of recreation trails in the southwestern portion of the urban service area and would connect with the recreation corridor system proposed to be developed in Waukesha County. As already noted, about four miles of trails within the recreation corridor would be provided by the County in the Oconomowoc River Parkway. In addition, about two miles of trails linking existing and proposed city parks to the recreation corridor would be provided by the City. Finally, although not specifically herein recommended, a three-mile parkway drive could be provided as the Oconomowoc River Parkway is developed. It is important to note that, under the plan,

¹The term "parkway" is defined as an elongated area of publicly owned land generally encompassing important natural resource features and other open space lands. A parkway is usually located along a stream valley, ridge line, or other linear natural resource feature, and is intended to provide aesthetic and natural resource continuity and, at the same time, link park, outdoor recreation, and other open space lands within a total park and open space system. Linear outdoor recreation facilities are usually located within and adjacent to a parkway, providing trails for such activities as nature study, hiking, and cross-country skiing. In addition, parkway drives for pleasure driving can be provided within or adjacent to a parkway.

Table 14

**ACQUISITION COSTS OF PRIMARY ENVIRONMENTAL CORRIDORS
WITHIN THE PROPOSED OCONOMOWOC RIVER PARKWAY**

Primary Environmental Corridor Lands Proposed for Acquisition	Resources within the Primary Environmental Corridor							
	Wetlands		Woodlands		Other Resources		Total	
	Acres	Cost	Acres	Cost	Acres	Cost	Acres	Cost
Lands within a Proposed Park or an Existing Park Addition along the Oconomowoc River ^a	26	\$ 13,000	17	\$127,500	--	\$ --	43	\$140,500
Other Lands within the Proposed Oconomowoc River Parkway ^b	187	93,500	19	142,500	14	42,000	220	278,000
Total	213	\$106,500	36	\$270,000	14	\$42,000	263	\$418,500

NOTE: All costs are estimated in 1986 dollars.

^aIncludes primary environmental corridor lands along the Oconomowoc River proposed for acquisition by the City as part of proposed community park site A; proposed neighborhood park sites B, C, and D; and a proposed addition to River Highlands Park.

^bConsists of primary environmental corridor lands along the Oconomowoc River proposed for acquisition by the County as part of the proposed countywide system of parkways along the major rivers in Waukesha County.

Source: SEWRPC.

about eight acres of primary environmental corridor land along the main stem of the Oconomowoc River in the extreme eastern portion of the urban service area would also be considered part of the Oconomowoc River Parkway. These eight acres represent only about 2 percent of the total 375-acre parkway area, and consist of about one acre of primary environmental corridor land in Riverside Park, about three acres in proposed neighborhood park site D, and about four acres of wetland along the Oconomowoc River south of Riverside Park.

Open Space Preservation--The location and extent of primary environmental corridors and isolated natural areas within the Oconomowoc urban service area--there are no secondary environmental corridors in the area--are set forth in Chapter II of this report. Under the plan, it is recommended that the important natural resource features in the urban service area be protected and preserved. Primary environmental corridors in the urban service area--not including the surface waters of Fowler Lake and Lac La Belle--encompass approximately 555 acres. As already noted, under the plan, about 375 acres, or about 68 percent of the total corridor area, would be located within the proposed Oconomowoc River Parkway. The remaining 180 acres of primary environmental corridor lands are located around Fowler Lake and Lac La Belle in the central portion of the urban service area, and along Rosenow Creek in the northern portion of the urban service area. Of these 180 acres, about 65 acres are held in public ownership, including lands located within Fowler Park, Parkview Place Park, Clark Farm, and a variety of small lake access sites owned by the City of Oconomowoc. The remaining 115 acres generally have been developed for urban use and would be considered for acquisition by the City only as they become available for conversion to park and parkway uses.

Isolated natural areas encompass about 94 acres, or about 2 percent, of the Oconomowoc urban service area. Under the plan, it is recommended that these lands be protected and preserved, to the extent possible, as needed for urban stormwater retention and detention, for drainageways, or for urban open spaces.

Indoor Recreation Facilities--Under the park and open space plan for the City of Oconomowoc, it is recommended that an indoor swimming pool be provided. Under this proposal, the school system would construct an indoor swimming pool and related facilities at Oconomowoc High School, according to the guidelines and recommendations set forth by the areawide citizens' committee studying the provision of a pool. In addition, it is recommended that the City of Oconomowoc Department of Recreation and Parks be given access to the pool for lifesaving programs, swimming lesson programs, and year-round swimming competitions and other aquatic programs, as well as for recreational swimming purposes.

Under the park and open space plan, it is also recommended that additional community meeting rooms and recreation program rooms be provided in the City of Oconomowoc. As already noted, under this proposal, the City would consider the expansion of the existing community building located in City Park, in accordance with the guidelines and recommendations of the Senior Citizen Task Force committee studying needs for a senior center.

Finally, it is important to note that the city recreation programs use the Oconomowoc public schools for a wide range of activities. It is recommended that the City Department of Recreation and Parks continue to have access to these facilities.

Other Plan Implementation Considerations--The park and open space plan for the City of Oconomowoc proposes that the City acquire and develop four additional new parks, provide additional lands or facilities at 16 existing parks, and provide one linear mile of recreation trails in existing or proposed parks, as well as provide for the preservation of important natural resource features in the urban service area. The boundaries of the proposed new parks and of proposed additions to existing parks, and the location of proposed trail facilities, should be determined within the context of detailed neighborhood unit development plans for the City. The preparation of such plans will promote the efficient provision of community facilities and services of all kinds. Such plans would show the proposed location of collector and local land access streets; drainageways; school sites; and parks and parkways. Future growth and development in the urban service area should be accommodated in an orderly fashion through the development of complete neighborhood units, thereby enabling the City to provide facilities and services, including parks and parkways, economically and efficiently as urban development occurs.

Once prepared, the detailed neighborhood unit development plans can be implemented by the City through the adoption of an official map, as well as through the enforcement of the City's zoning and local subdivision control ordinances. The adopted official map and the zoning ordinances can serve to protect lands proposed for parks and parkways from incompatible urban encroachment. Zoning of lands for outdoor recreation and open space preservation purposes may be supplemented, as necessary, by the joint exercise of the extra territorial zoning powers of the City of Oconomowoc with the towns, pursuant to section 62.23(7)(a) of the Wisconsin Statutes. In addition, the acquisition of outdoor recreation and open space preservation lands can be facilitated by the use of a subdivision control ordinance which contains parkland dedication provisions.

It is also important to note that, while the usual manner of acquisition of parkland is the purchase of fee simple interest, there are methods of acquiring less than fee simple interest in the land. These other methods include the purchase and resale of land upon condition, the purchase and lease back of land, the acquisition of land subject to life estate, the acquisition of tax delinquent land, the acquisition of conservancy easements, the acquisition of scenic easements, acquisition through gift or donation, and acquisition through dedication. In addition, "clustered" residential development design options can also be used to preserve open space and to reserve lands for outdoor recreation purposes.

This section of the chapter has identified specific responsibilities for the acquisition and development of park and parkway lands in the Oconomowoc study area. To summarize, it is recommended that the Waukesha County Park and Planning Commission acquire and develop the proposed Oconomowoc River Parkway within the study area as an integral part of an areawide parkway system along all of the major rivers of the Region, and develop the proposed recreation corridor within the study area as part of the system of recreation trails proposed to be located throughout the County within designated parkways and other environmental corridors, along the rights-of-way of railways and utilities, and on public roads. It is recommended that the City of Oconomowoc be responsible for the provision of urban park sites and facilities in the Oconomowoc urban service area which are logically part of the city park system. It is important to recognize, however, that while specific implementation responsibilities have been identified herein, the provision of needed park and

parkway sites and facilities in the public interest is of primary importance, and all units and agencies of government should cooperate to assure the timely reservation of land for and the ultimate provision of such sites and facilities.

More specifically in this regard, while the provision of the Oconomowoc River Parkway is proposed to be a county responsibility, the City should consult with the County to identify the specific lands required for parkway purposes. Once such lands are identified, the City should utilize its zoning and official map powers to reserve the needed lands in open space for eventual acquisition by the County. Further, it may be appropriate for the City to accept in dedication certain identified parkway lands as the land subdivision process proceeds, and then transfer ownership of such lands to the County for development. Similarly, it would be appropriate for the County to develop trail facilities in city parklands, as needed, to assure continuity and uniformity in the proposed countywide system of recreation corridors.

Plan Implementation Costs

Implementation of the recommended park and open space plan presented herein would require a total capital investment of about \$2.1 million over the 25-year plan implementation period. About \$362,000, or about 17 percent of the total plan costs, would be incurred by the Waukesha County Park and Planning Commission for the acquisition of lands within the proposed Oconomowoc River Parkway and for the development of trail facilities within the recreation corridor in the study area.

As indicated in Table 15, \$1,726,500, or about 83 percent of the total plan costs, would be incurred by the City of Oconomowoc. Of this total, about \$902,500, or about 52 percent, would be incurred for the acquisition and development of the proposed new community and neighborhood park sites; about \$800,000, or 46 percent, would be incurred for the expansion and additional development of existing park sites; and the remaining \$24,000, or 2 percent, would be incurred for the development of two linear miles of trail facilities within selected existing and proposed city parks and the Oconomowoc River Parkway.

The estimated City of Oconomowoc park and open space acquisition and development costs of \$1,726,500 would be distributed over the 25-year plan implementation period. Under the assumption that the population of the Oconomowoc urban service area would be about 16,800 persons by the year 2010, the average annual acquisition and development costs would be about \$69,100, or about \$5.06 per capita.²

It should be noted that, to the extent that acquisition and development proposals become eligible for state or federal aid, these costs could be reduced.

²The average annual per capita costs were derived by dividing the average annual cost by average annual population over the 25-year plan implementation period. The average annual population--determined by calculating the average of the 1980 population of 10,500 persons and the plan design year 2010 population of 16,800 persons--is 13,650 persons.

Table 15

SUMMARY OF ACQUISITION AND DEVELOPMENT COSTS FOR THE CITY OF OCONOMOWOC UNDER THE RECOMMENDED PARK AND OPEN SPACE PLAN

Sites and Facilities	Acquisition			Development		Total Costs
	Sites	Acres	Cost	Sites	Cost	
Proposed Parks.....	4	84	\$354,500	4	\$ 548,000	\$ 902,500
Existing Parks.....	2	25	116,000	16	684,000	800,000
Trail Facilities.....	-- a	--	--	--	24,000	24,000
Total	6	109	\$470,500	20	\$1,256,000	\$1,726,500

NOTE: All costs are estimated in 1986 dollars.

^aAbout two linear miles of trail facilities within existing and proposed city parks and the Oconomowoc River Parkway would be provided by the City to link selected parks along the main stem of the Oconomowoc River to the planned recreation corridor proposed to be developed by the Waukesha County Park and Planning Commission.

Source: SEWRPC.

Thus, if 50 percent of the acquisition and development costs for city park and open space sites and outdoor recreation facilities are obtained through state and federal aid, full implementation of the park and open space acquisition and development recommendations could be reduced to about \$863,000, and over the 25-year plan implementation period would be about \$34,520 per year, or about \$2.53 per capita per year.³ This cost could be offset further through the continued collection and use of subdivision dedication fees for the acquisition of park sites and facilities, and through use of the methods of acquiring land at less than fee simple interest discussed above.

CONCLUSION

The primary purpose of the park and open space planning program for the City of Oconomowoc 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 and open space needs of the existing and probable future population of the City and to protect and enhance the underlying and sustaining natural resource base. Implementation of the recommended plan would assure the protection and preservation of environmental corridors and isolated natural areas in the study area; the maintenance of important agricultural lands in agricultural uses; and the provision of an adequate number and variety of park, parkway, and open space sites geographically well distributed throughout the Oconomowoc urban service area, thereby meeting the existing and probable future recreational needs of the residents of the area.

³Ibid.

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 outdoor recreation sites and related open space areas which will afford the resident population of the Region, including the City of Oconomowoc, adequate opportunities 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 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 afford the resident population of the City adequate opportunities 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 ^g	Types II, III, and IV general use site	2.8 acres per diamond	Parking (30 spaces per diamond) Night lighting ^h Concessions and bleachers ⁱ 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 ^h 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
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 ^h 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 afford the resident population of the City adequate opportunities 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) ⁸
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 ^V 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 6 12 18	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	-.2	Natural beach Good water quality	10.0

OBJECTIVE NO. 4

The provision of sufficient outdoor recreation facilities to afford the resident population of the City adequate opportunities 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 sufficient surface water access areas to afford the resident population of the City adequate opportunities to participate in extensive water-based outdoor recreation activities consistent with safe and enjoyable inland lake and river use and the maintenance of adequate water quality.

PRINCIPLE

The major inland lakes and rivers of the study area accommodate participation in extensive water-based recreation activities, including canoeing, fishing, ice fishing, motor boating, 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 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 size 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	$\frac{A}{16.6} - \frac{D^{dd}}{10}$ <p>Minimum:^{ee} 6</p>
200 or more	Minimum of 1 or 1 per 1,000 acres of usable surface ^{ff}	$\frac{A}{15.9} - \frac{D^{gg}}{10}$ <p>Minimum:^{ee} 12</p>

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 study area. To meet this standard the maximum interval between access points on canoeable rivers^{hh} should be 10 miles.

OBJECTIVE NO. 6

The preservation of sufficient lands in essentially natural, open uses to assure the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well being and environmental quality of the City.

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 study area. 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 the 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.

STANDARD

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

B. PRIME AGRICULTURAL LANDS

PRINCIPLE

Prime agricultural lands constitute the most productive farmlands in the study area and, in addition to providing food and fiber, 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 the 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 facilities for intensive nonresource-oriented activities are commonly located in Type III or Type IV school outdoor recreation sites. These facilities often provide a substitute for facilities usually located in parks by providing opportunities for participation in intensive nonresource-oriented activities. It is important to note, however, that school outdoor recreation sites do not generally contain natural areas which provide space for passive recreation use.
- ^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 City has ready access to the variety of outdoor recreation facilities commonly located in parks, including space and facilities for both active and passive outdoor recreational use.
- ^c The identification of a maximum service radius for each school site is intended to assist in the determination of active outdoor recreation facility requirements and to assure that each urban resident has ready access to the types of active intensive nonresource-oriented 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 and 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 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 multicommunity 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 park is met by the presence of a Type II or Type I park. 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.

- ^m The service radius of school outdoor recreation sites, for park and open space planning purposes, is governed primarily by individual outdoor recreation facilities within the school site. For example, school outdoor recreation sites which provide such facilities as playfields, playgrounds, and basketball goals typically have a service radius of 0.5 mile—which is the maximum service radius assigned to such facilities (see standards presented under Objective No. 2). As another example, school outdoor recreation sites which provide tennis courts and softball diamonds typically have a service radius of 1.0 mile—which is the maximum service radius assigned to such facilities (see standards presented under Objective No. 2). It is important to note that areas which offer space for passive recreational use are generally not provided at school outdoor recreation sites, and therefore Type III and Type IV school sites generally do not meet Type III and Type IV park accessibility requirements.
- 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 at the neighborhood level 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. Such park sites generally provide areas which offer space for passive recreational uses, as well as facilities which provide opportunities for active recreational uses.
- ^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, horseback 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 baseball diamond.
- ^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 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; motor boating—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; motor boating—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 motor boating, 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.

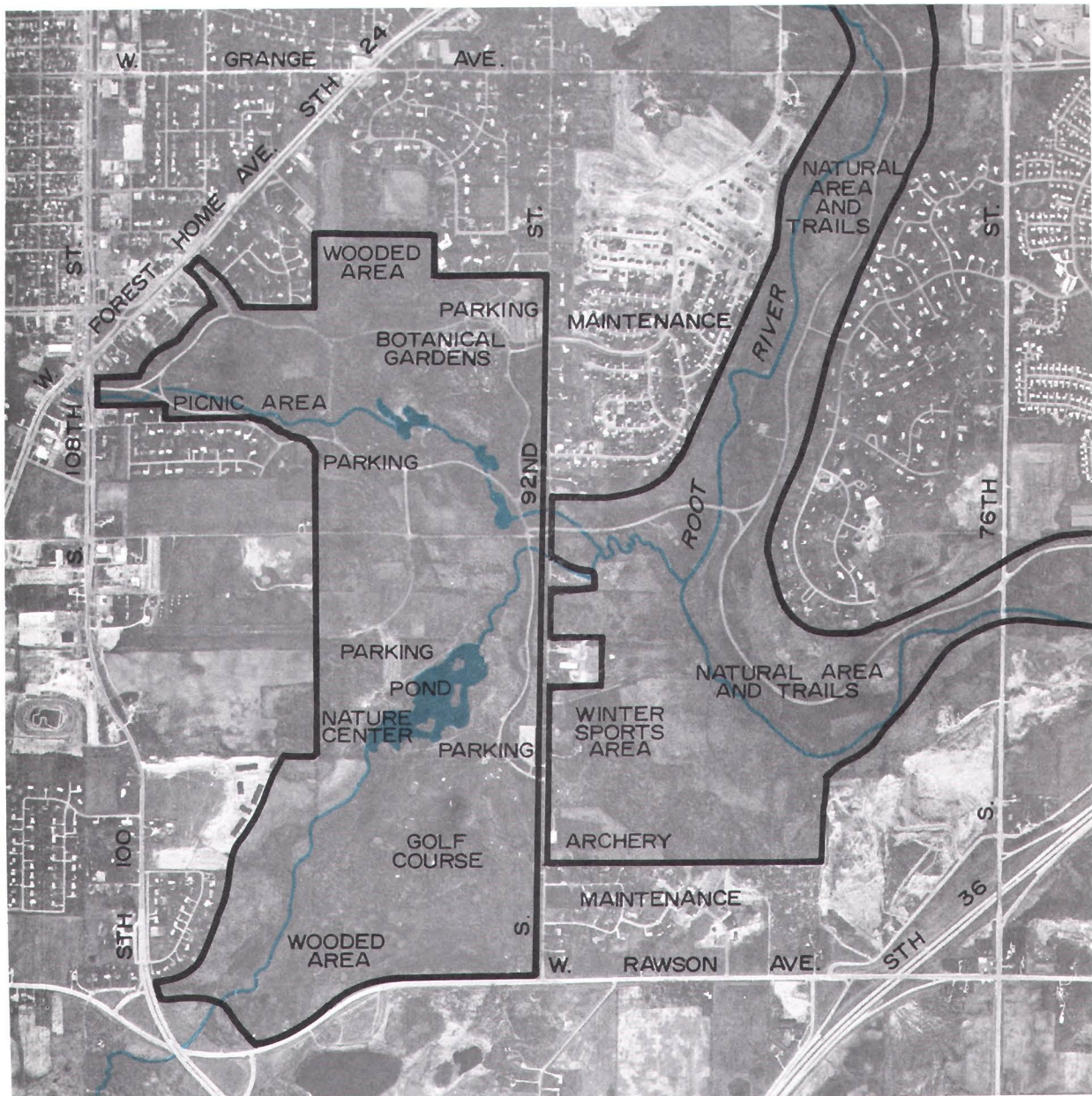
^{gg} The survey of boat owners conducted under the regional park study indicated that, for lakes of 200 acres or more, the typical mix of fast boating activities is as follows: water skiing—43 percent; motor boating—33 percent; and sailing—24 percent. The minimum area required per boat for safe participation in these activities is as follows: water skiing—20 acres; motor boating—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

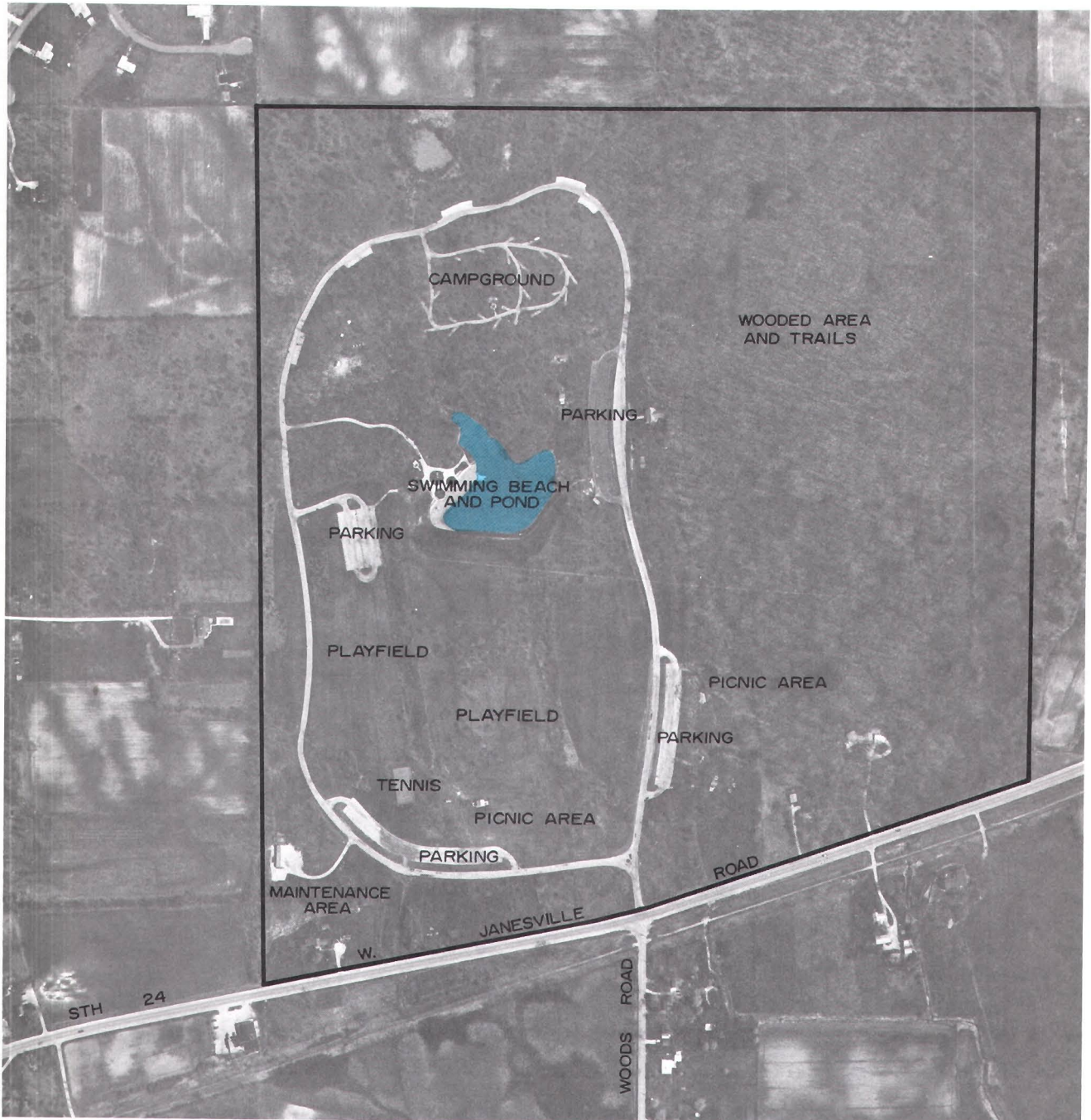
SAMPLE TYPE I PARK, WHITNALL PARK, MILWAUKEE COUNTY



Source: SEWRPC.

Figure A-2

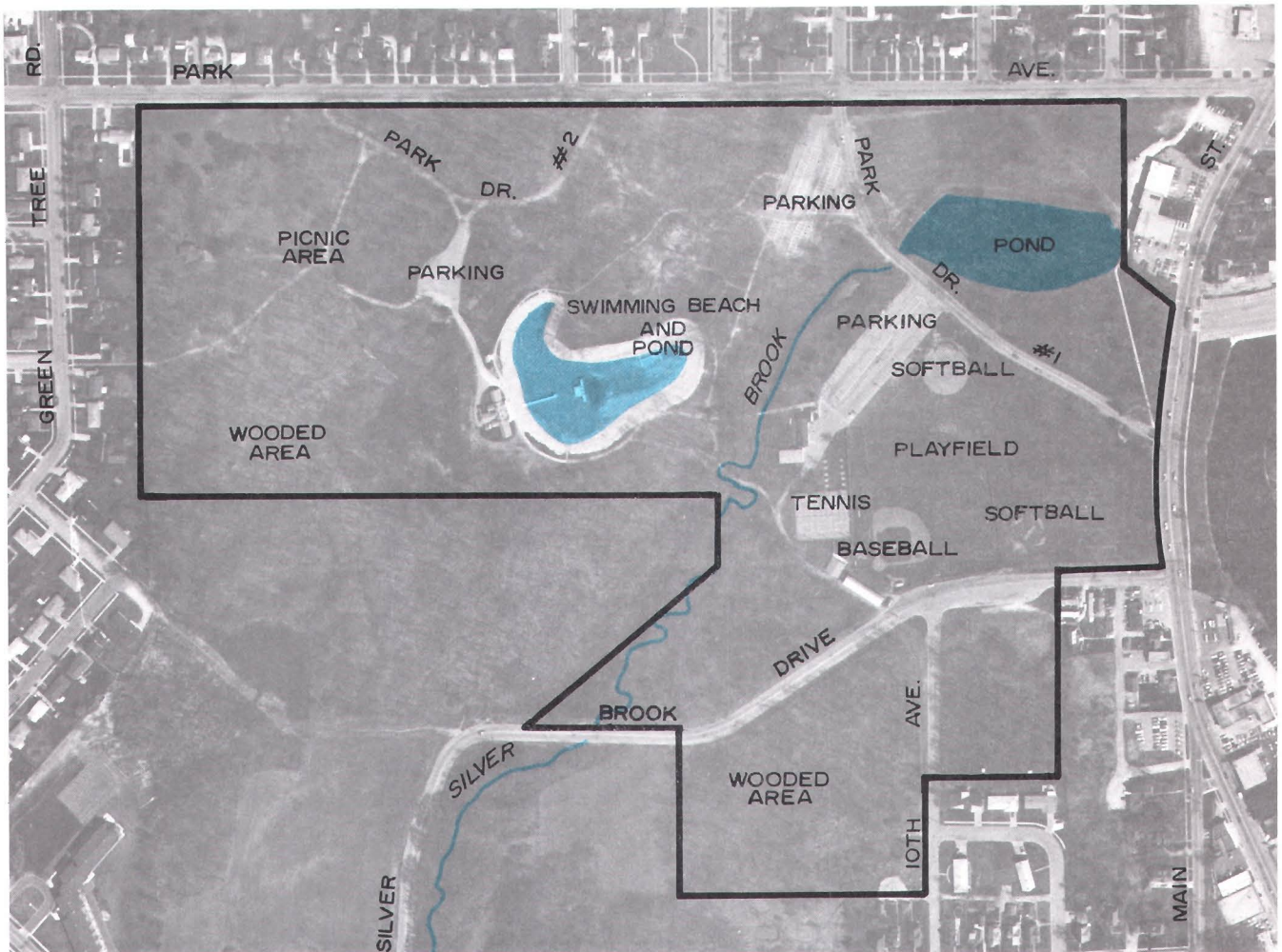
SAMPLE TYPE II PARK, MUSKEGO PARK, WAUKESHA COUNTY



Source: SEWRPC.

Figure A-3

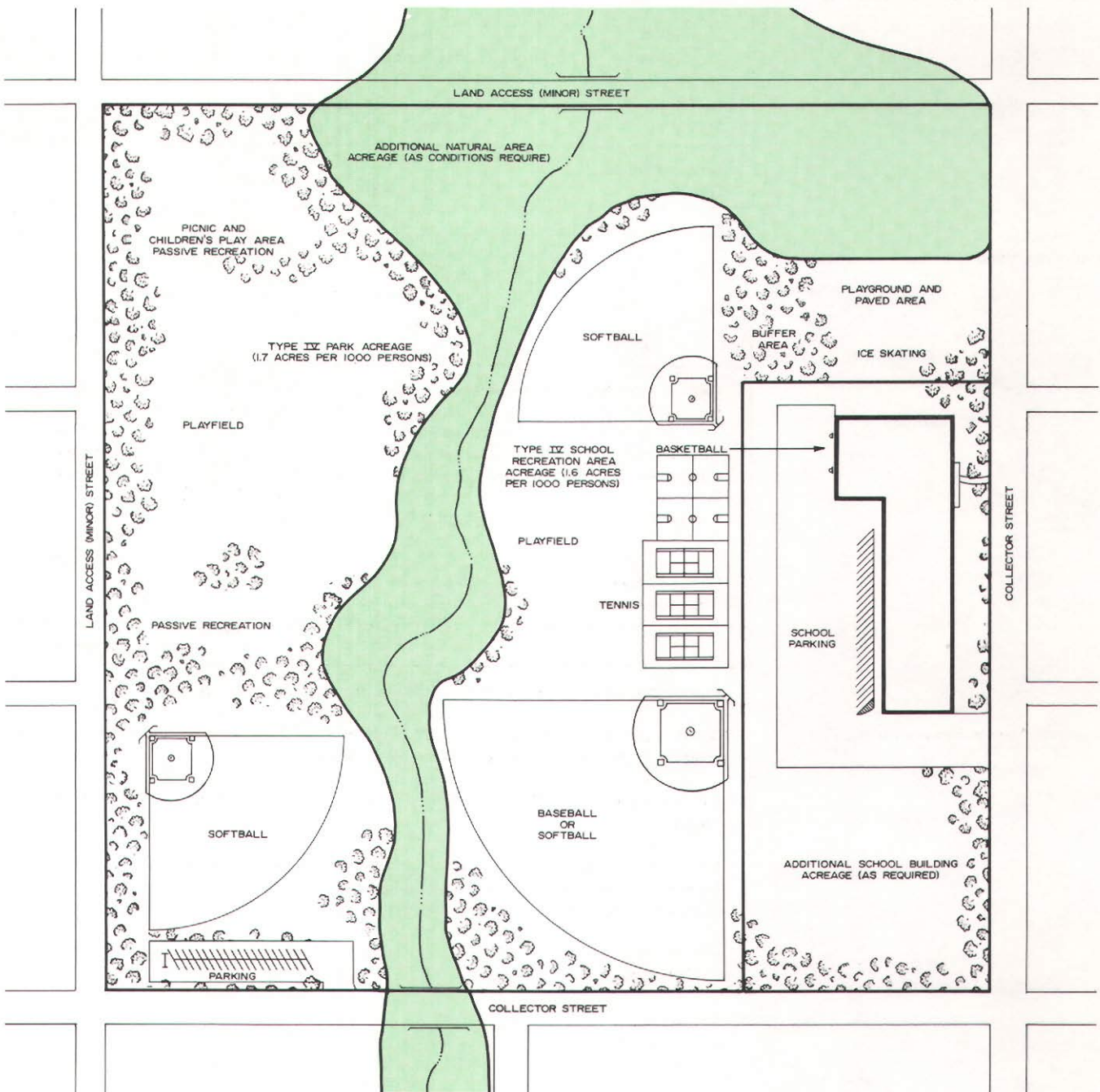
SAMPLE TYPE III PARK, REGNER PARK, WEST BEND, WASHINGTON COUNTY



Source: SEWRPC.

Figure A-4

TYPICAL TYPE IV NEIGHBORHOOD PARK AND SCHOOL RECREATION AREA



NOTE: See page Page 84 for the application of selected facility standards to a 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 ^a	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 ^d	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 83, 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 83, the area for this use is approximately seven acres.

^a Though 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 83.