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contribution in the conduct of this study and the preparation of this report.

### COMMUNITY ASSISTANCE PLANNING REPORT NUMBER 186

# A LAND USE AND STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER: 2010 WASHINGTON COUNTY, WISCONSIN

Prepared by the

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

August 1995

Inside Region \$10.00 Outside Region \$20.00 (This page intentionally left blank)

# SOUTHEASTERN

WISCONSIN REGIONAL

916 N. EAST AVENUE

P.O. BOX 1607

WAUKESHA, WISCONSIN 53187-1607

PLANNING



VAUKESHA

August 25, 1995

The Honorable Richard Kohl President of the Village of Slinger and Members of the Village Board and Village Plan Commission 220 Slinger Road Slinger, Wisconsin 53086

Ladies and Gentlemen:

By letter dated January 13, 1988, the Village of Slinger requested that the Southeastern Wisconsin Regional Planning Commission assist the Village in the preparation of a land use and street system plan for the Village and environs. The planning effort was initiated in late 1989 and the Regional Planning Commission staff, working with the Village staff, officials, and the Slinger Master Plan Advisory Committee, has now completed the requested plan, which is presented in this report. The plan is intended to be used over time by Village officials as a tool to help guide and shape land use development and redevelopment in the Village and environs. Consistent application of the plan over time will help to ensure that individual development proposals are properly related to the sound development of the community as a whole.

In addition to setting forth a land use and street system plan and supporting plan implementation devices for the Village, this report presents pertinent information on the major factors affecting land use development in the Slinger area, including information on existing and probable future resident population, household, and employment levels, the natural resource base, existing land uses, and existing local plan implementation devices. The plan includes a set of recommended development objectives, together with supporting principles, standards, and urban design criteria. The land use and street system plan presented in this report was adopted by the Village Plan Commission on May 10, 1995, and by the Village Board on May 15, 1995.

The Regional Planning Commission staff is appreciative of the assistance provided by the Village staff, Village officials, and Slinger Master Plan Advisory Committee in the preparation of this plan. The Commission staff stands ready to assist the Village in implementing the adopted plan over time.

Sincerely,

Kurt W. Bauer Executive Director

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#### INTRODUCTION

#### BACKGROUND

The State municipal planning enabling act, as set forth in Section 62.23 of the Wisconsin Statutes, provides for the creation of municipal plan commissions and charges those commissions with the responsibility and function of making and adopting a "master"-or comprehensive-plan for the physical development of the municipality, including any areas outside its boundaries which bear relation to the development of the municipality. The scope and content of the comprehensive plan, as set forth in the Statutes, is very broad, extending to all aspects of the physical development of a community. The Statutes indicate that the master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, prosperity, and general welfare, as well as efficiency and economy, in the process of development.

Acting in accordance to this statutory charge, the Village of Slinger in January of 1988 asked the Southeastern Wisconsin Regional Planning Commission to assist the Village Plan Commission in the development of two of the key elements of a comprehensive plan for the Village—a land use plan and a street system plan. This report sets forth the findings and recommendations of the planning effort undertaken in response to that request.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use and street system development within the Slinger planning area, including the preparation of projections of the possible range of future population and economic activity levels within the planning area; extensive inventories of the natural and man-made resource base of the Village and surrounding area; an inventory of existing local plan implementation devices; the formulation of a set of recommended development and urban design objectives and historic preservation objectives for the Village; careful analyses of the inventory findings; the preparation of plans which could accommodate the forecast population and employment levels; and the selection of a recommended plan which best meets the village objectives. The plan, when adopted by the Village Plan Commission and the Village Board, is intended to serve as a guide to the making of development decisions within the Slinger planning area. The work also suggests amendments to the Village of Slinger Zoning Ordinance which would help carry out the recommended land use plan over time.

#### THE PLANNING STUDY AREA

The planning study area considered herein is located in the central portion of Washington County, as shown on Map 1, and consists of the Village of Slinger together with adjacent portions of the Towns of Hartford and Polk. The total study area consists of U. S. Public Land Survey Sections 12, 13, 24, and 25 in Township 10 North, Range 18 East and Sections 7 through 9, 16 through 21, and 28 through 30 in Township 10 North, Range 19 East.

The planning study area encompasses an area of approximately 15.7 square miles. Of this total area, the Village of Slinger—based on June 1989 corporate limits—encompasses about 2.1 square miles, or about 13 percent; the Town of Hartford encompasses about 3.9 square miles, or about 25 percent; and the Town of Polk encompasses about 9.7 square miles, or about 62 percent.

#### EARLY COMMUNITY HISTORY

The Slinger study area was initially an important trading center for both the Indians and European settlers. The heavily used Winnebago Trail crossed the area and was the easiest route through the densely forested kettle moraines—a range of hills formed from glacial deposits. The U. S. Public Land Survey was completed in the area in 1836, and by 1840 European settlers had begun to move in. It was in this area, surrounded by beautiful lakes such as Silver, Pike, Big Cedar, and Little Cedar Lakes, that a German-



Source: SEWRPC.

#### Map 2



#### HISTORIC URBAN GROWTH IN THE VILLAGE OF SLINGER STUDY AREA: 1850-1985

Source: SEWRPC.

Alsatian settler, Baruch Schleisinger Weil, founded the settlement that became the Village of Slinger.

In 1845, with money intended for purchasing horses for the French government, Weil instead bought 20,000 acres of U.S. Government land. Of this land purchase, in the Town of Polk, 527 acres were platted for the unincorporated village which was to carry his name, Schleisingerville, for more than 75 years. The astute merchant initiated development in the village by building a store and dwelling, offering an assortment of merchandise to the settlers in the area. The village soon became a key trading center within an appreciable radius and eventually attracted tanners, blacksmiths, shoemakers, wagonwrights, and other artisans. A hotel was eventually built to accommodate the traveling public. Weil later constructed a distillery. In 1855, Weil was instrumental in gaining the location of the old La Crosse Railroad (now Wisconsin & Southern Railroad) through the village. Shortly thereafter, an influential pioneer from Bavaria, Lehman Rosenheimer, settled in the Slinger area. In 1856, he built a store and engaged in the trading of cattle, grain, hides, and other farm products. Five of his sons continued in this business, eventually managing a department store in the village.

Schleisingerville was incorporated as a village in 1869, and renamed Slinger in 1921. The name of the Village was changed for the sake of brevity and in response to the anti-Germanic hysteria which gripped the area in World War I. Two residents—Father W. B. Bruecker and Otto Wadewitz—led the movement to change the name since it sounded too Germanic. On April 5, 1921, village residents in a referendum changed the name of the Village to Slinger.

The location and extent of urban growth in 1850 and in selected succeeding years in the Slinger study area are shown on Map 2. From 1850 to 1950, only a small amount of land was devoted to urban use in what is now the center of the Village, while the outlying areas consisted primarily of rural agricultural lands. Beginning in about 1950 urban development increased rapidly outward from the Village and in scattered enclaves throughout the study area.

#### PLANNING INFLUENCES

Sound planning practice dictates that local plans be prepared within the framework of adopted areawide plans. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the official areawide planning agency for the seven-county Southeastern Wisconsin Region, which includes Washington County and the Village of Slinger and environs. The Commission has, since its creation in 1960, pursued the preparation of an advisory plan for the physical development of the Region through the systematic formulation of those elements of such a plan most important to the units and agencies of government operating within the Region. The salient recommendations of the regional, county, and local land use plan elements applicable to the Village of Slinger planning study area are shown on Maps 3 through 7.

The findings and recommendations of the following regional, county, and local plan elements all have important implications for any comprehensive planning effort for the Village of Slinger study area. Pertinent recommendations of these plan elements are reflected in the plans presented herein, and are considered further in the inventory and analysis sections of this document.

#### Regional Land Use Plan

The adopted regional land use plan, as set forth in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, Volume One, April 1975, and Volume Two, May 1978, and related amendments thereto, provides recommendations regarding the amount, spatial distribution, and general arrangement of the various land uses required to serve the needs of the existing and probable future resident population and economic activity levels in the Region. Particularly pertinent to the preparation of a land use plan for the Village of Slinger study area are the recommendations for the preservation of the primary environmental corridors and prime agricultural lands of the Region, and for the encouragement of a more compact pattern of urban development. The regional plan recommends that urban development be encouraged to occur only in those areas of the Region which are covered by soils suitable for such use; which are not subject to hazards. such as flooding; and which can be readily served by such essential urban facilities as public sanitary sewerage, water supply, and mass transit. These important recommendations of the regional land use plan provided the basic framework around which the recommended land use plan for the Village of Slinger study area was developed. The adopted regional land use plan as it pertains to the Village of Slinger study area is shown on Map 3.

#### Regional Transportation System Plan

The adopted regional transportation system plan, also presented in SEWRPC Planning Report No. 25, describes how the regional land use plan can best be served by highway and transit facilities. It recommends a functional and jurisdictional system of arterial streets and highways to serve the Region through the design year 2000, together with a functional network of various types of transit lines. The regional transportation system plan was developed on the basis of careful quantitative analyses of existing and probable future traffic movements, and of existing highway and transit system capacity and use.

#### Map 3

#### ADOPTED REGIONAL LAND USE PLAN AS RELATED TO THE VILLAGE OF SLINGER STUDY AREA: 2000



Source: SEWRPC.

#### Washington County Jurisdictional Highway System Plan

On July 8, 1975, the Washington County Board of Supervisors adopted a jurisdictional highway system plan. That plan, set forth in SEWRPC Planning Report No. 23, <u>A Jurisdictional Highway System Plan for Washington County</u>, was based on a comprehensive study of the jurisdictional responsibilities for the construction, maintenance, and operation of arterial streets and highways in Washington County, including the Village of Slinger. The plan was intended to provide the County over time with an integrated highway transportation system that would

#### Map 4

#### **RECOMMENDED WASHINGTON COUNTY** JURISDICTIONAL HIGHWAY SYSTEM PLAN AS RELATED TO THE VILLAGE **OF SLINGER STUDY AREA: 2000**



CURRENT PLAN FREEWAY STATE TRUNK HIGHWAY INTERCHANGE STANDARD ARTERIAL STATE TRUNK HIGHWAY COUNTY TRUNK HIGHWAY NEW PLAN AMENDMENTS STATE TRUNK HIGHWAY COUNTY TRUNK HIGHWAY LOCAL TRUNK HIGHWAY HALF INTERCHANGE 1 NUMBER OF TRAFFIC LANES (2 WHERE UNNUMBERED)





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effectively serve and promote a desirable land use pattern in the County; abate traffic congestion; reduce travel time and costs; reduce accident exposure; and help concentrate appropriate resources and capabilities on corresponding areas of need, thus assuring the most effective use of public resources in the provision of highway transportation.

In June 1987, the Mayor of the City of Hartford requested that the Regional Planning Commission reexamine the arterial street and highway needs of the County, particularly with respect to the potential need for additional arterial capacity in the western portion of the County. The Regional Planning Commission, acting in response to the request, prepared an amendment to SEWRPC Planning Report No. 23 which is documented in a Commission report entitled Amendment to the Washington County Jurisdictional Highway System Plan-2000, November 1989. The report summarizes the original Washington County jurisdictional highway system plan as adopted and amended to date; summarizes the major actions taken to date to implement both the functional highway improvement and jurisdictional responsibility elements of the plan; documents proposed revisions to the plan emanating from the current study effort; and serves as a re-description of the Washington County jurisdictional highway system plan for use in the preparation of a new regional highway system plan. The recommended Washington County jurisdictional highway system plan as it pertains to the Village of Slinger study area is shown on Map 4.

#### Regional and County

#### Park and Open Space Plans

The adopted regional park, outdoor recreation, and related open space plan, as described in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, identifies existing and probable future park and open space needs within the Region and recommends a system of large regional resource-oriented parks, recreational corridors, and smaller urban parks, together with their attendant recreational facility requirements, to meet these needs and to provide form and structure to urban development within the Region. The adopted regional park and open space plan as it pertains to the Village of Slinger study area is shown on Map 5. The plan was refined and detailed by the Commission for Washington County in response to a request from the Washington County Board. The resulting park and open space plan for the County is documented in SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County. The adopted Washington County park and open space plan as related to the Village of Slinger and environs is shown in graphic summary form on Map 6.

#### Map 5

#### ADOPTED REGIONAL PARK AND OPEN SPACE PLAN AS RELATED TO THE VILLAGE OF SLINGER STUDY AREA: 2000



#### Regional Water Quality Management Plan

The findings and recommendations of the water quality management planning program for southeastern Wisconsin are presented in SEWRPC Planning Report No. 30, <u>A Regional</u>

Water Quality Management Plan for Southeastern Wisconsin: 2000. The plan documented in this report consists of a land use and sanitary sewer service area element, a point source water pollution abatement element, a nonpoint source water pollution abatement element, a wastewater sludge management element, and a water quality monitoring element. The adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility in the Region. These initially recommended sanitary sewer service areas were based upon the urban land use configuration identified in the Commission-adopted regional land use plan for the year 2000. As such, the delineation of the areas was necessarily general, and did not reflect detailed local planning considerations.

#### Sanitary Sewer Service Area Plans for the Village of Slinger Study Area

In order to properly reflect local, as well as areawide, planning considerations relative to these sanitary sewer service areas, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to further refine and detail these sanitary sewer service areas in cooperation with the local units of government affected. Acting in response to these recommendations, the Village of Slinger on May 9, 1985, with the assistance of the Regional Planning Commission, refined and further detailed a sanitary sewer service area tributary to the Village of Slinger wastewater treatment facility. The refined sanitary sewer service area is documented in SEWRPC Community Assistance Planning Report No. 128, Sanitary Sewer Service Area for the Village of Slinger, November 1985. The adopted sanitary sewer service area is shown on Map 7. Certain water quality management plan recommendations, particularly those related to the delineation of a sanitary sewer service area for the Village of Slinger study area, are reflected in the recommended land use plan as documented herein.

The City of Hartford also adopted a refined and detailed sanitary sewer service area plan, documented in SEWRPC Community Assistance Planning Report No. 92, <u>Sanitary Sewer Service</u> <u>Area for the City of Hartford</u>, March 1984. In 1988, the City of Hartford requested that this plan be amended to include certain lands within the Town of Hartford, generally known as the

# ADOPTED WASHINGTON COUNTY PARK AND OPEN SPACE PLAN AS RELATED TO THE VILLAGE OF SLINGER STUDY AREA

Map 6



Map 7



#### ADOPTED SANITARY SEWER SERVICE AREA PLANS AS RELATED TO THE VILLAGE OF SLINGER STUDY AREA

#### Source: SEWRPC.

Pike Lake area and including Pike Lake State Park, where operational problems with onsite soil absorption sewage disposal systems had become widespread. The Regional Planning Commission, City of Hartford, Town of Hartford, and Village of Slinger approved the proposed addition of lands in the Town of Hartford to the Hartford sanitary sewer service area in 1988. This amendment covers a portion of the Village of Slinger study area, as shown on Map 7.

#### County and Village Overall

#### Economic Development Program Plans

On August 18, 1984, the Regional Planning Commission, acting in response to a request by the Washington County Board of Supervisors, began preparing an overall economic development program for Washington County. This plan is documented in SEWRPC Community Assistance Planning Report No. 117, Washington County Overall Economic Development Program Plan. The decision by the County Board to prepare such a plan was based, in part, upon a determination by the U.S. Department of Commerce, Economic Development Administration (EDA), that the County was qualified for designation as a "redevelopment area" under the federal Public Works and Economic Development Act of 1965. Such designation would make the County and the local units of government within the County eligible to apply for federal grants in support of public works and other

facility development which would result in the creation of permanent jobs. In addition, the designation of the County as a redevelopment area would enable private businesses to apply to the EDA through local financial institutions for business loan guarantees. The plan identifies historical economic development and related activities in the County; inventories and analyzes the economic development-related physical, social, and economic characteristics of the County; identifies economic development potentials and constraints within the County; and identifies the initial elements of an economic development program designed to help improve economic conditions in the County.

In September 1988, the Regional Planning Commission, acting in response to a request from the Village of Slinger, undertook the preparation of an overall economic development program plan for the Village which was adopted by the Village on August 14, 1989. The findings and recommendations of this local economic development program planning process are documented SEWRPC Memorandum Report No. 45, Overall Economic Development Program Plan, Village of Slinger, Washington County. This report summarizes the historical economic activities and present economic conditions of the Village; identifies economic development potentials and constraints in the Village; and provides an economic development program. The intent of this comprehensive economic development program is to help maintain and strengthen the economy of the Village. Through the implementation of local economic development activities that take advantage of local resources, local officials and economic development organizations can help to minimize the effects of negative national, state, and regional economic trends.

### <u>1963 Comprehensive Plan</u>

#### for the Village of Slinger

A comprehensive plan was prepared for the Village of Slinger in 1963 by Scheftell and Nill Planning Consultants, Milwaukee, Wisconsin. The plan was documented in a report entitled <u>Village of Slinger, Wisconsin - Comprehensive</u> <u>Plan Report</u>. The report presented a summary of pertinent data together with a master plan for the orderly growth and development of the Village. The land use plan recommended in this report is shown in graphic summary form on Map 8. The report indicated a high level of future economic activity for Slinger based on an anticipated population of 1,600 by the year 2000. The plan report basically consisted of three parts: economic and population analyses; a land use study and plan; and regulatory controls. The first part presented data on the economic and demographic history of the Village and environs, and an analysis of these data in order to identify the economic and population growth potential of the Village. The second part presented the findings of inventories of existing public and private land uses and the location and extent of sewer and water service installations. The second part also presented recommendations for residential, commercial, industrial. and agricultural land use development and for a system of traffic ways to serve the incremental land use pattern. The third and last part of the report contained detailed recommendations for a zoning ordinance and a subdivision control ordinance to implement the objectives of the total planning program.

A comparison of the 1963 master plan to the existing land use pattern for 1985 shown on Map 20 in Chapter IV indicates that the pattern of land use development since 1963 has generally followed the pattern recommended in the master plan. However, the amount of land actually developed for residential, commercial, and industrial uses has been less than envisioned in the 1963 plan.

The master plan indicated a need for, and was successful in attaining, more recreational areas and a new municipal center-village hall-to serve the community. Fireman's Park became a public park developed and maintained by the Village in accordance with the plan recommendation. In addition, the Village developed a playfield east of the Slinger elementary, middle, and high schools. The report further recommended acquisition and development of two parkways, one each in the northeast and southwest part of the Village, as part of the Ice Age Trail project. These parkways have not been acquired or developed. A new multi-use village hall, on the other hand, was developed east of Slinger Road but not in the existing village park as recommended in the 1963 plan. The 1963 plan further suggested that the old village hall be retained to house municipal equipment or to serve as a fire station; however, this building was razed and a new fire station constructed on the site.

Improvement and expansion of the Village's street system was also recommended in the 1963 plan. The report recommended that the

.

#### THE 1963 MASTER PLAN FOR THE VILLAGE OF SLINGER



Source: Scheftell and Nill, Planning Consultants, Milwaukee; and SEWRPC. 10

Map 8

right-of-way widths of existing major and secondary highways such as STH 144-Kettle Moraine Drive—and STH 175—Washington Street, CTH AA, Hartford Road, and Thom Road (now called Slinger Road)—be increased to meet minimum acceptable widths for anticipated traffic conditions. A proposed new roadway was recommended to extend from Thom Road-Slinger Road-to Washington Street. This roadway was to serve traffic generated from the industrial and manufacturing land use development recommended to be located in the northwest portion of the Village. The additional rightof-way width for the highways has not been acquired and the proposed industrial road has not been constructed.

# Stormwater Drainage Study

for the Village of Slinger

On October 14, 1988, a stormwater drainage study for the Village of Slinger was completed by Ruekert and Mielke, Inc., of the Town of Pewaukee, Wisconsin. The findings and recommendations of the study are documented in a report entitled <u>A Drainage Study for the Village</u> of Slinger, Washington County, Wisconsin. The study evaluated the viable impacts of a 10-year recurrence interval storm event upon the stormwater conveyance facilities within the Village and recommended measures to abate those impacts.

The study identified three historical flooding problem areas in the Village of Slinger: 1) the village park; 2) the old Chicago, Milwaukee, St. Paul & Pacific railway corridor; and 3) the Lawndale Subdivision area. The study found no significant surcharging of the storm sewer facilities aside from these three problem areas. The report recommended a solution for each of the three flooding problem areas. For the village park, the report recommended the construction of two detention ponds with a grass-lined channel in between. For the railway corridor, the report recommended the expansion of an existing detention pond and the improvement of a culvert crossing. For the Lawndale Subdivision, the report recommended the installation of an outlet structure discharging to a location that can convey the water away from lowland areas. The Village of Slinger is in the process of establishing a budget for implementing these recommendations over a five-year period.

#### DEFINITION OF STUDY PURPOSE

The primary purpose of the this planning effort is to provide the Village of Slinger with two elements of a comprehensive community development plan-a land use plan and a supporting street system plan. These plans, while primarily intended to meet local development objectives, are also intended to carry related regional plan elements into greater depth and detail as necessary for sound local and regional planning. In conducting this planning effort, an attempt was made to identify the physical development constraints imposed upon, and the development opportunities open to, the Village of Slinger and environs; to set forth a set of development objectives and supporting standards, including urban design criteria, for the Village; to determine probable future land use and related requirements within the Village and adjacent areas to the plan design year 2010; and to set forth a recommended land use pattern and supporting street system plan to meet those requirements and objectives in an effective and efficient manner. Finally, plan implementation measures and devices needed to effectively carry out the recommended plans were identified, with particular emphasis upon any needed revisions to the Village's zoning and land division ordinance.

# THE COMMUNITY COMPREHENSIVE PLANNING PROCESS

The recommended plans presented in this report were developed through a planning process consisting of the following seven steps: 1) a comprehensive inventory of the factors affecting land use development and redevelopment in the Village and environs; 2) a careful analysis of the inventory data; 3) the formulation of community development objectives, principles, standards, and related urban design criteria; 4) the identification of land use and related facility needs in the study area through the year 2010 based, in part, upon the resident population and employment forecasts and the agreed-upon development objectives and standards; 5) the development and evaluation of alternative land use plans and supporting street system plans; 6) the selection of a recommended land use plan and a recommended street system plan; and 7) the recom-

#### Figure 1



THE COMMUNITY COMPREHENSIVE PLANNING PROCESS

Source: SEWRPC.

mendation of plan implementation measures. The comprehensive planning process utilized is graphically summarized in Figure 1.

### Inventory and Analysis

Reliable basic planning data are essential to the formulation of workable development plans.

Consequently, inventory becomes the first operational step in the planning process. The crucial nature of factual information in the planning process should be evident, since no intelligent forecasts can be made or alternative courses of action evaluated without knowledge of the current state of the system being planned. The sound formulation of land use and supporting street system plans for the Village of Slinger requires that factual data be developed on the existing development pattern, on the location and configuration of the existing jurisdictional highway systems, on the potential demand for travel and for each of the various major land use categories, on the major determinants of these demands, and on local development potentials and constraints, as well as on the underlying natural resource and public utility base and its ability to support development.

The necessary inventory and analyses not only provide data describing the existing conditions but also provide a basis for identifying existing and potential problems in the study area, as well as opportunities and potentials for good development. The inventory data are also crucial to the forecasting of community land use and facility needs, formulation of alternative plans, and evaluation of such plans.

#### Formulation of Community Development Objectives, Principles, and Standards

An objective may be defined as a goal or end toward the attainment of which plans and policies are directed. Planning is a rational process for formulating and attaining objectives. The objectives serve as a guide in the preparation of alternative plans and provide an important basis for the evaluation of these alternatives and the selection of a recommended plan from among the alternatives considered. The community development plan should be clearly related to the defined objectives through a set of standards and urban design criteria. Objectives may change as new information is developed, as objectives are fulfilled through plan implementation, or as objectives fail to be implemented owing to changing public attitudes and values. The formulation of objectives should involve the active participation of local officials and citizens. To this end, the Village Plan Commission includes citizen members, and that body provided active guidance to the entire planning process.

### Identification of Community Land Use and Facility Requirements

Although the preparation of forecasts is not planning, a land use plan and a street system plan must, to the extent possible, anticipate future land and facility requirements as a basis for the development of alternative plans. In the planning effort, forecasts are required of future events and conditions that are outside the scope of the system to be planned. The future demand for land use and travel will depend primarily upon the size of the future population and the nature of future economic activity within the Village. Control of changes in population and economic activity levels, however, lie largelyalthough not entirely-outside the scope of government activity at the local level, and therefore outside the scope of the local planning process. Therefore, future population and economic activity levels must be forecast. These levels, in turn, can be used to determine the probable future demand for various types of land uses and travel. This is not to say that governmental policies at the local level cannot influence the course of urban growth and development, and, consequently, of population and economic activity growth rates.

Development and Evaluation of Alternative Plans and Selection and Adoption of a Recommended Plan

Having estimated the probable future demand for a variety of land uses and facilities, including street system development, alternative plans which meet the demands can be developed. The alternative plans should be evaluated based upon their relative ability to attain the agreedupon development objectives, and the plans that are judged best to meet those objectives should be selected for adoption. The evaluation should be made by the Village Plan Commission. Such evaluation and selection involves the application of information obtained during the inventory and analysis stages of the planning process, as well as during the later plan design stages.

#### **Plan Implementation**

Implementation of the adopted land use plan and street system plan requires the use of several planning tools of a legal nature. A zoning ordinance and accompanying zoning map should be used to legally assure that private development and redevelopment occur in conformance with the adopted plan and plan elements. The zoning regulations should govern not only the types of land uses permitted in various parts of the community but the height and arrangement of buildings on the land, the intensity of the use of land, and needed supporting facilities, including streets required to carry out the intent of the development plan. Land subdivision regulations should be applied to assure that any proposed land subdivision plats and certified survey maps conform to the plans both with respect to the proposed land uses to be accommodated and with respect to such details as street, block, and lot layout and required infrastructure improvements. An official map should be used to assure that the land required for the streets, parkways, parks, and playgrounds recommended to serve the land use pattern is reserved for future public use. Implementation of the plan should also be furthered by the formulation of public policies which will ensure plan implementation. A capital improvements program is one particularly effective expression of such policies relating to the physical development and redevelopment of the community.

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#### Chapter II

#### POPULATION AND EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS

#### INTRODUCTION

Information on the size, characteristics, and distribution of the resident population; on economic activity; and on anticipated changes in these socioeconomic factors over time is essential to the preparation of a sound community land use and street system plan. In the final analysis, land use plans should benefit the resident population of the community by helping to maintain and enhance living and working conditions. The size and characteristics of the existing and probable future resident population and of employment in the planning study area have a direct influence on land use requirements and needs. The primary purpose of the land use and street system plan is to meet those requirements and needs in an environmentally sound as well as efficient and effective manner.

#### POPULATION AND EMPLOYMENT FORECASTS

The population and employment forecasts that were selected for use in the planning for the Slinger area were based upon consideration of a range of alternative future population and employment levels postulated for the sevencounty Southeastern Wisconsin Region by the Regional Planning Commission.

Three alternative future scenarios were postulated by the Commission for the purpose of preparing the new regional land use plan, with two intended to identify reasonable extremes and one intended to identify a most probable future between the extremes. Population and employment changes attendant to each future were projected. A "most reasonably optimistic" future scenario of population and employment change was postulated by combining those socioeconomic factors that were internally consistent and would create highly favorable conditions for economic and population growth within the Region. Similarly, a "most reasonably pessimistic" future scenario was postulated by combining those socioeconomic factors that would tend to create unfavorable conditions for

population and employment growth within the Region.<sup>1</sup>

#### **Optimistic Future Scenario**

The optimistic future scenario envisions that the Region as a whole will experience only a slight decline in household size, with a return to more conventional lifestyles and somewhat higher birthrates. This future also assumes that the Region will be economically competitive with other areas of the United States over the next two decades, and that the pattern of outmigration of population and of economic activities and jobs experienced in the recent past will subside. This greater attractiveness would be due to such factors as the availability of an ample, high-quality water supply; the availability of certain raw materials, particularly agricultural materials; the presence of a well-developed and -maintained transportation network; lowcost public utilities, including sanitary sewerage, public water supply, and electric power; a highquality environment; ample recreational opportunities: a high-quality labor force; an improved tax structure; and receptive community attitudes toward the needs of business and industry.

#### Intermediate Future Scenario

The intermediate future scenario assumes that although some out-migration of population and jobs will continue, the relative attractiveness of the Region will result in a stabilization of population and employment. Aggressive marketing of selectively targeted industries would serve to stimulate some new job growth within the planning study area. The assumptions underlying this future include replacement level birth-

<sup>&</sup>lt;sup>1</sup>For a description of the methodology used to develop these projections, see SEWRPC Technical Report No. 25, <u>Alternative Futures for</u> <u>Southeastern Wisconsin</u>; Technical Report No. 11 (2nd Edition), <u>The Population of Southeastern Wisconsin</u>; and Technical Report No. 10 (2nd Edition), <u>The Economy of Southeastern</u> Wisconsin.

rates and a slight decline in household size. There would be some decrease in the younger age groups, and the retirement age population would show a significant increase under this alternative future.

#### Pessimistic Future Scenario

The pessimistic future scenario envisions continued out-migration of population and jobs from the Region. This would be due, in part, to a decline in the ability of the Region to compete with other regions of the United States for economic activity, and in part to a growth in nontraditional lifestyles, including lower-thanreplacement level birthrates, continuing declines in household size, and increasing female participation in the labor force.

#### Degree of Centrality

An additional variable was added to the analysis in the preparation of land use plans for each scenario described above. That variable dealt with the degree of centrality of incremental urban land use development as measured by the relative nearness of new urban land uses to the major population centers of the Region. Two alternative population distributions, referred to as centralized and decentralized population distributions, were developed.

The centralized distribution concentrates population in the older urban centers of the Region and adjacent suburbs, with proportionately fewer people in outlying areas. The centralized distribution assumes that a significant proportion of the population will prefer to reside in an urban setting that provides a full range of urban facilities and services, such as public water supply and sanitary sewers. The decentralized distribution accommodates proportionately less people in the older urban centers of the Region and adjacent suburbs, and proportionately more in the outlying areas. The decentralized distribution assumes that a significant proportion of the population will prefer to reside in a suburban or rural setting with relatively large lots and few, if any, urban services.

# Intermediate-Centralized and

#### **Optimistic-Decentralized Forecasts**

For the purposes of the Slinger land use plan, two of the possible alternative future scenarios postulated by the Commission in its regional planning efforts were considered: an intermediate centralized scenario and an optimistic decentralized scenario. These two scenarios were believed to represent the range of possible futures for growth and development in the Slinger area. The population and employment levels envisioned under the two scenarios described above for the Southeastern Wisconsin Region, Washington County, the Slinger study area, and the Village of Slinger urban service area are set forth in Table 1.

Population and employment forecasts for the Village of Slinger assume that the corporate boundaries of the Village will be larger in the year 2010 than they are at present. Areas will be annexed into the Village in order to extend urban services, such as public water supply and sanitary sewers, to developing areas and thereby accommodate population growth in an environmentally sound manner. For this reason, population and employment forecasts are based on an "urban service area" that is larger than the existing corporate boundaries. Historic population and employment data for the Village are based on the corporate boundaries of the Village at the time the data were collected.

Intermediate-Centralized Forecasts: The intermediate centralized scenario envisions that the resident population of the Region will increase from about 1,742,700 persons in 1985 to about 1,872,200 persons by 2010, an increase of about 129,500 persons, or about 7 percent, over the 1985 level; and that the number of jobs will increase from about 871,900 in 1985 to about 1,051,300 by 2010, an increase of about 179,400 jobs, or about 21 percent. In Washington County, the intermediate centralized scenario envisions that the resident population will increase from about 87,250 persons in 1985 to about 111,700 persons by 2010, an increase of about 24,450 persons, or about 28 percent; and that the number of jobs will increase from about 30,100 in 1985 to about 45,200 by 2010, an increase of about 15,100 jobs, or about 50 percent.

In the 15.7-square-mile Slinger study area, the intermediate centralized scenario envisions that the resident population will increase from about 3,190 persons in 1985 to about 3,780 persons by 2010, an increase of about 590 persons, or about 19 percent; and that the number of jobs will increase from about 1,280 in 1985 to about 1,780 by the year 2010, an increase of about 500 jobs, or about 39 percent. For the Village of Slinger urban service area, this scenario envisions that the resident population will increase from about 1,660 persons in 1985 to about 2,680 persons by

#### Table 1

ALTERNATIVE POPULATION AND EMPLOYMENT FORECASTS FOR	
SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, THE SLINGER STUD	YC
AREA, AND THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1985-2010	)

	1095	Alternative Future Scenario: 2010		
Demographics	Estimates	Intermediate	Optimistic	
Region <sup>a</sup>	1,742,700	1,872,200	2,316,100	
Population	871,900	1,051,300	1,251,600	
Washington County	87,250	111,700	185,000	
Population	30,100	45,200	67,900	
Slinger Study Area	3,190	3,780	5,970	
Population	1,280	1,780	2,280	
Village of Slinger Urban Service Area	1,660	2,680	4,430	
Population	870	1,560	2,000	

<sup>a</sup>Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

Source: Wisconsin Department of Administration; Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

2010, an increase of about 1,020 persons, or about 62 percent, over the 25-year period; and that the number of jobs will increase from about 870 in 1985 to about 1,560 by 2010, an increase of about 690 jobs, or about 79 percent.

Optimistic-Decentralized Forecasts: The optimistic decentralized scenario envisions that the resident population of the Region will increase from about 1,742,700 persons in 1985 to about 2.316,100 persons by the year 2010, an increase of about 573,400 persons, or about 33 percent: and that the number of jobs will increase from about 871,900 in 1985 to about 1,251,600 by the year 2010, an increase of about 379,700 jobs, or about 44 percent. In Washington County, the optimistic decentralized scenario envisions that the resident population will increase from about 87,250 persons in 1985 to about 185,000 persons by the year 2010, an increase of about 97,750 persons, or about 112 percent; and that the number of jobs will increase from about 30,100 in 1985 to about 67,900 by the year 2010, an increase of about 37,800 jobs, or about 126 percent.

In the Slinger study area, the optimistic decentralized scenario envisions that resident population will increase from about 3,190 in 1985 to about 5,970 by the year 2010, an increase of about 2,780 persons, or about 87 percent; and that the number of jobs will increase from about 1,280 in 1985 to about 2,280 by the year 2010, an increase of about 1,000 jobs, or about 78 percent. For the Village of Slinger urban service area, the optimistic decentralized scenario envisions that the resident population will increase from about 1,660 persons in 1985 to about 4,430 persons by 2010, an increase of about 2,770 persons, or about 167 percent; and that the number of jobs will increase from about 870 in 1985 to about 2,000 by the year 2010, an increase of about 1,130 jobs, or about 130 percent.

<u>Urban Growth Pattern</u>: With respect to urban growth patterns for the Region, Washington County, the Slinger study area, and the Village of Slinger urban service area, the optimistic alternative future scenario projects modest growth for the Region and significant growth for Washington County, the Slinger study area, and

#### Table 2

#### COMPARISON OF HISTORIC POPULATION LEVELS FOR THE STATE OF WISCONSIN, SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, AND THE VILLAGE OF SLINGER: 1850-1989

	Wisconsin		Region		Washington County		Village of Slinger <sup>a</sup>	
Year	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period
1850	305,391		113,389		19,485 <sup>b</sup>			
1860	775,881	154.1	190,409	67.9	23,622	21.2		
1870	1,054,670	35.9	223,546	17.4	23,919	1.3		
1880	1,315,497	24.4	277,119	24.0	23,442	-2.0	358	
1890	1,693,330	28.7	386,774	39.6	22,751	-2.9	432	20.7
1900	2,069,042	22.2	501,808	29.7	23,589	3.7	549	27.7
1910	2,333,860	12.8	631,161	25.8	23,784	0.8	538	-2.0
1920	2,632,067	12.8	783,681	24.2	25,713	8.1	730	35.7
1930	2,939,006	11.7	1,006,118	28.4	26,551	3.3	760	4.1
1940	3,137,587	6.8	1,067,699	6.1	28,430	7.1	775	2.0
1950	3,434,575	9.5	1,240,618	16.2	33,902	19.2	919	18.6
1960	3,952,771	15.1	1,573,620	26.8	46,119	36.0	1,141	24.2
1970	4,417,933	11.8	1,756,086	11.6	63,839	38.4	1,216	6.6
1980	4,689,055	6.1	1,764,919	0.5	84,848	32.9	1,612	32.6
1985	4,779,021 <sup>c</sup>	1.9	1,742,742	-1.3	87,249	2.8	1,665	3.3
1989	4,863,154 <sup>c</sup>	1.8	1,767,757	1.4	92,971	6.6	2,140	28.5

<sup>a</sup>The Village of Slinger was originally incorporated as the Village of Schliesingerville in 1869. Its population was not separately reported in the census of 1870, however, but was included in the reported population for the Town of Polk in that year. In 1921, the village name was changed to Slinger.

<sup>b</sup>In 1853, seven towns (Belgium, Cedarburg, Fredonia, Grafton, Mequon, Port Washington, and Saukville) and the Village of Port Washington, then in Washington County and which contained a resident population of 8,281 persons in 1850, were detached from Washington County to form Ozaukee County.

<sup>c</sup>The 1985 and 1989 population data are estimates.

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

#### Figure 2

#### HISTORIC AND FORECAST FUTURE POPULATION LEVELS FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1880-2010<sup>a</sup>



<sup>3</sup>The Village of Slinger was originally incorporated as the Village of Schliesingerville in 1869. Its population was not separately reported in the census of 1870, however, but was included in the reported population for the Town of Polk in that year. In 1921, the village name was changed to Slinger.

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC. the Village of Slinger urban service area over the plan design period, while the intermediate alternative future scenario projects slight growth for the Region and modest growth for Washington County, the Slinger study area, and the Village of Slinger urban service area.

<u>Selected Forecast</u>: Upon consideration of the two alternative future scenarios postulated, the optimistic future, within the framework of a decentralized urban development pattern, was selected as the basis for the preparation of the land use plan for the Village of Slinger study area. This scenario was selected by the village officials based upon the historic and current trends that have occurred within the Slinger study area, including the steady and recently dramatic increase in the village resident population and housing development. In order to set this optimistic future in perspective, the historic population levels of the State, the Region, Washington County, and the Village of Slinger
are presented in Table 2. Figure 2 graphically shows the historic and forecast future resident population levels for the Village of Slinger urban service area based upon the two alternative future scenarios considered.

# HISTORICAL AND ALTERNATIVE FUTURE AGE DISTRIBUTION

The historical and probable future resident population levels for the Southeastern Wisconsin Region, Washington County, the Slinger study area, and the Village of Slinger urban service area by age and sex for both the intermediate centralized and optimistic decentralized scenarios are set forth in Table 3. The table indicates distinctly different population growth rates and changes for the various age groups under the two alternative scenarios. While the optimistic decentralized land use scenario was selected for use in plan preparation, age-sex data for the intermediate centralized land use scenario are provided for informational purposes.

The anticipated changes in the age composition of the resident population of the Slinger study area as set forth in Table 3 have important implications for land use. The school-age population—the five to 14 and 15 to 19 age groups within the study area may be expected to range from about 799 children under the intermediate forecast to about 1,258 children under the optimistic forecast. If the future population reaches the higher end of the forecast range, there may be need for additional educational facilities within the Slinger study area. Table 3 also indicates that the labor force-comprised primarily of persons in the 20 to 64 age group of the study area is expected to increase under the optimistic forecast by about 1,782 persons, representing a 105 percent increase over the year 1980 labor force. This increase may be expected to contribute to a significant increase in the number of people seeking work within the study area. Finally, the dramatic increase in the population 65 years of age and older indicated in the table may be expected to increase the demand for elderly housing units and special transportation and health care needs within the study area.

# HISTORICAL AND PROBABLE FUTURE HOUSEHOLD SIZE

Table 4 compares historical and probable future household sizes in the Southeastern Wisconsin Region, Washington County, the Slinger study area, and the Village of Slinger urban service area under the intermediate and optimistic population forecasts for the year 2010. As already noted, the optimistic growth decentralized land use scenario was selected for use in the preparation of the land use plan for the study area.

Table 4 indicates that in 1985, the average household size in the Village of Slinger urban service area was 2.75, compared to 2.85 in the Slinger study area, 3.03 in Washington County, and 2.64 in the Region. The table also indicates that under the optimistic forecast, the average household size may be expected to decline for all of the Washington County areas considered. This is in keeping with the trend exhibited from 1960 to 1985. These changes in average household size have important implications for housing and residential land use planning, since the average household size is used to convert a population forecast to the number of dwelling units needed over the planning period. Based upon a Village of Slinger urban service area decrease in average household size from 2.75 persons per household in 1985 to 2.71 by 2010 under the optimistic decentralized scenario, an additional 980 housing units, or about 38 units per year, may be expected to be needed over the period 1985 to 2010 in order to meet the housing needs of the resident population of 4,430 persons within the Village of Slinger urban service area. During the 1978 to 1989 time period, an average of 21 dwelling units were constructed each year within the Village.

# HOUSING CHARACTERISTICS

As shown in Table 5, the available data show a steady increase in housing units as well as population in the Southeastern Wisconsin Region, Washington County, the Slinger study area, and the Village of Slinger over the period 1960 to 1985. Table 5 indicates that while the total number of housing units increased by about 2.5 percent in the Region between 1980 and 1985, the number of housing units increased by 6.6 percent in Washington County, 10.9 percent in the Slinger study area, and 14.5 percent in the Village during this period. Table 5 indicates that between 1980 and 1985 the total number of persons per occupied housing unit decreased by about 4.2 percent in the Region, by about 3.5 percent in Washington County, by about 7.2 percent in the Slinger study area, and by about 9.8 percent in the Village of Slinger.

# HISTORIC AND ALTERNATIVE FORECAST RANGE FOR COMPOSITION OF THE RESIDENT POPULATION BY AGE GROUP AND SEX IN SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, THE SLINGER STUDY AREA, AND THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1980-2010

Southeastern Wisconsin Region: 1980									
	Ма	le	Female		Total				
Age Group	Number	Percent	Number	Percent	Number	Percent			
Under 5	65,588	7.7	62,497	6.9	128,085	7.3			
5 to 14	139,738	16.3	134,348	14.8	274,086	15.5			
15 to 19	84,952	10.0	83,945	9.2	168,897	9.6			
20 to 64	487,407	57.0	511,150	56.1	998,557	56.4			
65 and Older	76,440	9.0	118,854	13.0	195,294	11.2			
All Ages	854,125	100.0	910,794	100.0	1,764,919	100.0			

	Southeaster	n Wisconsin Re	gion Alternative	Forecast: 2010	)	a de la composition de la comp			
	Intermediate Future Scenario								
	Male		Female		Total				
Age Group	Number	Percent	Number	Percent	Number	Percent			
Under 5	56,481	6.2	54,347	5.6	110,828	5.9			
5 to 14	113,654	12.6	109,487	11.3	223,141	11.9			
15 to 19	63,740	7.0	61,308	6.3	125,048	6.7			
20 to 64	566,739	62.7	581,495	60.1	1,148,234	61.3			
65 and Older	103,777	11.5	161,056	16.7	262,833	14.2			
All Ages	904,391	100.0	967,693	100.0	1,872,084	100.0			

	Southeaster	n Wisconsin R	egion Alternative	Forecast: 2010	<b>D</b>	
			Optimistic Fut	ure Scenario		
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	76,709	6.8	73,831	6.2	150,540	6.5
5 to 14	151,724	13.5	145,845	12.2	297,569	12.8
15 to 19	82,371	7.3	79,282	6.7	161,653	7.0
20 to 64	686,009	61.0	696,770	58.5	1,382,779	59.7
65 and Older	128,041	11.4	195,503	16.4	323,544	14.0
All Ages	1,124,854	100.0	1,191,231	100.0	2,316,085	100.0

# Table 3 (continued)

Washington County: 1980								
	Male		Female		Total			
Age Group	Number	Percent	Number	Percent	Number	Percent		
Under 5 5 to 14	3,637 8,177 4,343 23,106 3,000	8.6 19.3 10.3 54.7 7.1	3,471 7,724 4,239 23,026 4,125	8.1 18.1 10.0 54.1 9.7	7,108 15,901 8,582 46,132 7,125	8.4 18.7 10.1 54.4 8.4		
All Ages	42,263	100.0	42,585	100.0	84,848	100.0		

Washington County Alternative Forecast: 2010								
			Intermediate Fu	uture Scenario				
	Male		Female		Total			
Age Group	Number	Percent	Number	Percent	Number	Percent		
Under 5 5 to 14	3,884 8,105 4,168 32,642 6,139	7.1 14.7 7.6 59.4 11.2	3,742 7,818 4,030 32,793 8,377	6.6 13.8 7.1 57.8 14.7	7,626 15,923 8,198 65,435 14,516	6.8 14.3 7.3 58.6 13.0		
All Ages	54,938	100.0	56,760	100.0	111,698	100.0		

Washington County Alternative Forecast: 2010								
	Optimistic Future Scenario							
	Male		Female		Tot	al		
Age Group	Number	Percent	Number	Percent	Number	Percent		
Under 5	6,470 13,293 6,832 53,951 10,803	7.1 14.6 7.5 59.0 11.8	6,214 12,726 6,534 53,205 14,973	6.6 13.6 7.0 56.8 16.0	12,684 26,019 13,366 107,156 25,776	6.9 14.1 7.2 57.9 13.9		
All Ages	91,349	100.0	93,652	100.0	185,001	100.0		

· ·		Slinger Stu	dy Area: 1980			·
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	133	8.5	136	8.9	269	8.7
5 to 14	290	18.6	249	16.2	539	17.4
15 to 19	163	10.5	152	9.9	315	10.2
20 to 64	842	54.0	849	55.3	1,691	54.7
65 and Older	131	8.4	149	9.7	280	9.0
All Ages	1,559	100.0	1,535	100.0	3,094	100.0

Slinger Study Area Alternative Forecast: 2010								
			Intermediate Fi	uture Scenario				
	Male		Female		Total			
Age Group	Number	Percent	Number	Percent	Number	Percent		
Under 5 5 to 14	134 267 138 1,130 197	7.2 14.3 7.4 60.5 10.6	131 259 135 1,101 291	6.8 13.5 7.1 57.4 15.2	265 526 273 2,231 488	7.0 13.9 7.2 59.0 12.9		
All Ages	1,866	100.0	1,917	100.0	3,783	100.0		

	Sling	er Study Area A	Iternative Forec	ast: 2010	· · ·	
			Optimistic Fut	ure Scenario		
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	213	7.2	205	6.8	418	7.0
5 to 14	424	14.3	405	13.5	829	13.9
15 to 19	219	7.4	210	7.0	429	7.2
20 to 64	1,770	59.8	1,703	56.5	3,473	58.1
65 and Older	336	11.3	488	16.2	824	13.8
All Ages	2,962	100.0	3,011	100.0	5,973	100.0

		Village of S		τε	<u>, , , , , , , , , , , , , , , , , , , </u>	an a
·	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	75 143 83 426 76	9.3 17.8 10.3 53.1 9.5	80 123 73 449 84	9.9 15.2 9.0 55.5 10.4	155 266 156 875 160	9.6 16.5 9.7 54.3 9.9
All Ages	803	100.0	809	100.0	1,612	100.0

Village of Slinger Urban Service Area Alternative Forecast: 2010										
		Intermediate Future Scenario								
	Male		Female		Total					
Age Group	Number	Percent	Number	Percent	Number	Percent				
Under 5 5 to 14	97 189 98 813 133	7.3 14.2 7.4 61.1 10.0	93 182 94 787 197	6.9 13.4 6.9 58.2 14.6	190 371 192 1,600 330	7.1 13.8 7.2 59.6 12.3				
All Ages	1,330	100.0	1,353	100.0	2,683	100.0				

Village of Slinger Urban Service Area Alternative Forecast: 2010									
			Optimistic Fut	ure Scenario					
	Male		Female		Total				
Age Group	Number	Percent	Number	Percent	Number	Percent			
Under 5	159	7.2	153	6.8	312	7.0			
5 to 14	312	14.2	298	13.3	610	13.8			
15 to 19	158	7.2	153	6.8	311	7.0			
20 to 64	1,323	60.3	1,277	57.1	2,600	58.6			
65 and Older	244	11.1	358	16.0	602	13.6			
All Ages	2,196	100.0	2,239	100.0	4,435	100.0			

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

# COMPARISON OF HISTORIC AND PROBABLE FUTURE POPULATION PER OCCUPIED HOUSING UNIT IN SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, THE SLINGER STUDY AREA, AND THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1960-2010

Year	Southeastern Wisconsin Region	Washington County	Slinger Study Area	Village of Slinger Urban Service Area
1960	3.30	3.64	a	3.86 <sup>b</sup>
1970	3.20	3.63	3.61	3.59 <sup>b</sup>
1980	2.75	3.14	3.07	3.05 <sup>b</sup>
1985 <sup>c</sup>	2.64	3.03	2.85	2.75
2010				
(intermediate)	2.40	2.78	2.48	2.40
2010				
(optimistic)	2.67	2.93	2.77	2.71

<sup>a</sup>Data are not available.

<sup>b</sup>Data are based on the Village of Slinger corporate limits.

#### <sup>c</sup>The 1985 data are estimates.

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

### Village Housing Construction

# Activity 1978 to 1989

Table 6 provides a summary of residential building activity in the Village of Slinger from 1978 to 1989. During this 12-year period, a total of 251 dwelling units were constructed, of which 84 units, or about 34 percent, were single-family dwelling units; 14 units, or about 6 percent, were two-family dwelling units; and 153 units, or about 61 percent, were multi-family dwelling units. The table indicates that since 1978 multifamily dwelling units have been constructed in the Village of Slinger at a higher rate than either single-family or two-family dwelling units. As mentioned above, an average of 21 housing units were constructed each year from 1978 to 1989. Furthermore, 118 existing single-family dwelling units, including 97 mobile homes, were annexed into the Village during the same period.

## Housing Occupancy and Vacancy Rates

Table 7 provides data on the total number of owner-occupied and renter-occupied year-round housing units. From 1960 to 1980—1980 being the latest year for which definitive housing data are available—the Southeastern Wisconsin Region experienced an increase in owneroccupied year-round housing units of about 37 percent while Washington County and the Village of Slinger experienced increases of 122 and 82 percent, respectively. The increase in the Village was more than twice as high the increase in the Region as a whole. The Region experienced an increase of about 32 percent in renter-occupied year-round housing units during this period, while the County and the Village experienced significantly higher increases of 89 and 78 percent, respectively.

Housing vacancy rates for owner-occupied and rental housing in 1980—again, the latest year for which definitive data are available—for southeastern Wisconsin, Washington County, and the Village of Slinger are shown in Table 7. The overall vacancy rate for owner-occupied housing in the Village—that is, for formerly owneroccupied housing units that were vacant and for sale—was 0.9 percent, or only three of the total of 341 units concerned. In the Region this percentage was about 1.1, and in Washington County, 1.4.

The overall vacancy rate for rental units in 1980 for the Village of Slinger was six dwelling units out of a total of about 185 units, or about 3.2 percent. The vacancy rate for rental units in the

# HISTORIC POPULATION AND HOUSING CHARACTERISTICS OF SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, THE SLINGER STUDY AREA, AND THE VILLAGE OF SLINGER: 1960-1985<sup>a</sup>

				·····.				
		Ye	1980-1985					
Characteristic	1960	1970	1980	1985	Change	Percent	Change	Percent
Total Population	1,573,620 500,761	1,756,083 566,756	1,764,919 664,973	1,742,742 681,555	8,836 8,217	0.5 17.3	-22,177 16,582	-1.2 2.5
Housing Unit	3.30	3.20	2.75	2.64	-0.45	-14.1	-0.11	-4.20

	Washington County									
	Year				1970-1980		1980-1985			
Characteristic	1960	1970	1980	1985	Change	Percent	Change	Percent		
Total Population	46,119 14,519	63,829 18,692	84,848 28,363	87.249 30,243	21,019 9,671	32.9 51.7	2,401 1,880	2.8 6.6		
Housing Unit	3.64	3.63	3.14	3.03	-0.49	-13.7	-0.11	-3.50		

· · · · · · · · · · · · · · · · · · ·	Slinger Study Area									
	Year				1970-1980		1980-1985			
Characteristic	1960	1970	1980	1985	Change	Percent	Change	Percent		
Total Population	b b	2,118 <sup>b</sup>	3,094 1,049	3,189 1,163	976 	46.1 	95 114	3.1 10.9		
Persons per Occupied Housing Unit	b	3.61	3.07	2.85	-0.54	-15.0	-0.22	-7.20		

		Village of Slinger									
		Y	1980-1985								
Characteristic	1960	1970	1980	1985	Change	Percent	Change	Percent			
Total Population	1,141 312	1,216 287	1,612 544	1,665 623	396 257	32.6 89.5	53 79	3.3 14.5			
Housing Unit	3.86	3.59	3.05	2.75	-0.54	-15.0	-0.30	-9.80			

<sup>a</sup>1985 data are estimates.

<sup>b</sup>Data are not available.

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

Year	Single-Family Dwelling Units	Two-Family Dwelling Units	Multi-Family Dwelling Units	Total Dwelling Units
1978	8	0	0	8
1979	3	<b>O</b>	0	3
1980	3	0	0	3
1 <b>981</b>	2	0	0	2
1982	6	0	49	55
1983	3	0	0	3
1984	7	6	8	21
1985	8	2	16	26
1986	13	6	16	35
1987	15	0	16	31
1988	7	0	24	31
1989	9	0	24	33
Total	84	14	153	251

## **RESIDENTIAL BUILDING ACTIVITY IN THE VILLAGE OF SLINGER: 1978-1989**

Source: Village of Slinger and SEWRPC.

Village was slightly lower than the rates for southeastern Wisconsin and Washington County of 4.7 and 3.7 percent, respectively.

Standards contained in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, suggest that local housing vacancy rates be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units, and at a minimum of 1 percent and a maximum of 2 percent for owneroccupied units over a full range of housing types. sizes, and costs. These vacancy proportions are desirable to facilitate population mobility and to enable households to exercise choices in the selection of suitable housing. The village vacancy rate of 0.9 percent for owner-occupied housing falls just below the recommended standard of between 1 and 2 percent. Similarly, the village vacancy rate of 3.2 percent for rental housing falls just below the recommended standard of between 4 and 6 percent. It may accordingly be concluded that in 1980 the Village of Slinger was in need of additional renter-occupied year-round housing units. This need may have been met in whole or in part by the additional 153 multi-family dwelling units constructed in the Village between 1982 and 1989.

# ECONOMIC CHARACTERISTICS AND FORECASTS

# Family Income

Table 8 indicates family income in 1980-again, the latest year for which definitive data are available-for southeastern Wisconsin, Washington County, and the Village of Slinger by income ranges, together with the median and mean income levels for each of the geographic areas listed, expressed in terms of both 1980 and 1989 dollars. In 1980, the median family income, expressed in 1989 dollars, was \$36,335 in the Region, \$37,026 in Washington County, and \$31,008 in the Village of Slinger. The mean or average family income in 1980, expressed in 1989 dollars, was \$40,473 in the Region, \$40,467 in Washington County, and \$32,479 in the Village of Slinger. Both the median and mean family incomes in the Village of Slinger in 1980 were lower than those in the Region and Washington County.

# **Occupations and Employment Types**

In 1980, 826,456 persons, or about 47 percent of the resident population of the Southeastern Wisconsin Region, were in the employed labor force. Similarly, in Washington County, 39,594

# HOUSING VACANCY RATES FOR OWNER- AND RENTER-OCCUPIED YEAR-ROUND HOUSING UNITS IN SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, AND THE VILLAGE OF SLINGER: 1960-1980

		Southeastern Wisconsin Region									
	19	1960		1970		1980		1980			
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent			
Owner Occupied Year- Round Housing Units Renter Occupied Year-	284,707	56.8	331,339	58.5	389,381	59.4	104,674	36.8			
Round Housing Units	181,206	36.2	205,147	36.2	238,574	36.4	57,368	31.7			
Housing Units for Sale	9,386	1.9	2,379	0.4	4,478	0.7	-4,908	-52.3			
Rental Units	3,526	0.7	9,101	1.6	11,205	1.7	7,679	217.8			
Round Housing Units	21,936	4.4	18,790	3.3	12,108	1.8	-3,146	-14.3			
Total	500,761	100.0	566,756	100.0	655,746	100.0	154,985	30.9			

				Washingto	on County			
	19	60	19	70	19	80	1960-	·1980
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent
Owner Occupied Year- Round Housing Units Renter Occupied Year-	9,139	62.9	13,123	70.2	20,314	73.3	11,175	122.3
Vacant Year-Round Housing Units for Sale	3,393 287	23.4 2.0	4,262	0.5	288	1.0	-187	-65.2
Rental Units	151	1.0	124	0.7	240	0.9	89	58.9
Total	14,519	10.7	18,692	100.0	27,725	100.0	13,206	91.0

		Village of Slinger									
	19	1960		1970		1980		1980			
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent			
Owner Occupied Year- Round Housing Units	187	59.9	180	62.8	341	62.6	154	82.4			
Round Housing Units Vacant Year-Round	104	33.3	105	36.6	185	34.0	81	77.9			
Housing Units for Sale Vacant Year-Round	4	1.3	1	0.3	3	0.6	-1	-25.0			
Rental Units	8	2.6	0		6	1.1	-2	-25.0			
Round Housing Units	9	2.9	1	0.3	9	1.7	0				
Total	312	100.0	287	100.0	544	100.0	232	74.4			

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

## FAMILY INCOME IN SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, AND THE VILLAGE OF SLINGER: 1980

·							
A		Southea Wisconsin	istern Region	Washingto	n County	Village of	Slinger
Actual	Converted			Number	Damasa	Mumber of	Densent
(1090 dellars)	Income Range	Number of	Percent	Number of	Percent	Number of	Percent
(1980 dollars)	(1989 donars)-	rammes	oriotai	Families	oriotai	rammes	
Less than \$2,500	Less than \$3,865	7.873	1.7	257	1.2	10	2.3
\$2,500 to \$4,999	\$3,866 to \$7,725	12,672	2.8	403	1.8	16	3.7
\$5,000 to \$7,499	\$7,726 to \$11,590	20,161	4.4	733	3.3	8	1.8
\$7,500 to \$9,999	\$11,591 to \$15,450	22.172	4.8	791	3.6	38	8.7
\$10.000 to \$12.499	\$15,451 to \$19,315	24,975	5.5	971	4.4	27	6.2
\$12,500 to \$14,999	\$19,316 to \$23,175	25,653	5.6	1.136	5.1	31	7.1
\$15,000 to \$17,499	\$23,176 to \$27,040	30,169	6.6	1,571	7.1	46	10.6
\$17,500 to \$19,999	\$27,041 to \$30,905	32,476	7.1	1,701	7.7	40	9.2
\$20,000 to \$22,499	\$30,906 to \$34,765	38,469	8.4	2,461	11.1	56	12.9
\$22,500 to \$24,999	\$34,766 to \$38,630	34.876	7.6	1,736	7.9	32	7.4
\$25,000 to \$27,499	\$38,631 to \$42,490	36,159	7.9	1,991	9.0	36	8.3
\$27,500 to \$29,999	\$42,491 to \$46,355	28,904	6.3	1,478	6.7	16	3.7
\$30,000 to \$34,999	\$46,356 to \$54,080	49,233	10.8	2,583	11.7	24	5.5
\$35,000 to \$39,999	\$54,081 to \$61,805	30,978	6.8	1,589	7.2	25	5.7
\$40,000 to \$49,999	\$61,806 to \$77,260	33,175	7.2	1,452	6.6	21	4.8
\$50,000 to \$74,999	\$77,261 to \$115,890	20,857	4.6	904	4.1	7	1.6
\$75,000 or More	\$115,891 or More	8,751	1.9	321	1.5	2	0.5
Total		457,553	100.0	22,078	100.0	435	100.0
Median Income (1980 dollars)		\$23,515		\$23,962		\$20,067	••
Median Income (1989 dollars)		\$36,335		\$37,026		\$31,008	
Mean Income (1980 dollars)		\$26,193		\$26,189		\$21,019	
Mean Income (1989 dollars)	••	\$40,473		\$40,467		\$32,479	

<sup>a</sup>A multiplier of 1.5452 from the Consumer Price Index was used to convert 1980 dollars to 1989 dollars.

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

persons, or about 47 percent of the resident county population, were in the employed labor force. In the Village of Slinger, 745 persons, or about 46 percent of the resident population, were in the employed labor force.

Table 9 provides information on the employed population 16 years of age and older by occupation for the Region, Washington County, and the Village in 1980. As indicated in Table 9, white collar workers—managerial and professional specialty, and technical, sales, and administrative support workers—represented about 52 percent of the employed persons in the Region, about 45 percent of the employed persons in Washington County, and about 37 percent of the employed persons in the Village. Blue collar workers—service, farming, forestry, and fishing; precision production, craft, and repair; and operators, fabricators, and laborers—represented about 48 percent of the employed persons in the Region, about 55 percent of the employed persons in the County, and about 63 percent of the employed persons in the Village of Slinger.

Table 10 provides information on the employed population 16 years of age and older by class of worker for the Region, Washington County, and the Village in 1980. Table 10 indicates that about 81 percent of the village workers were employed

# EMPLOYED PERSONS 16 YEARS AND OLDER BY OCCUPATION IN SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, AND THE VILLAGE OF SLINGER: 1980

	Southe Wisconsi	astern n Region	Washington County		Village of Slinger	
Occupation	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Managerial and Professional Specialty Executive, Administrative, Managerial	81,635	9.9	3,430	8.7	66	8.9
Professional Specialty	96,863	11.7	4,116	10.4	55	7.4
Technical, Sales, Administrative Support						
Technicians and Related Support	25,271	3.1	979	2.5	5	0.7
Administrative Support Including Clerical	143,121	9.8 17.3	3,909 5,514	9.9 13.9	92	12.3
Service						
Private Household	2,486	0.3	129	0.3	3	0.4
Protective Service	11,721	1.4	289	0.7	2	0.3
Service, Except Protective and Household	95,816	11.6	3,963	10.0	107	14.4
Farming, Forestry, and Fishing	9,065	1.1	1,170	3.0	4	0.5
Precision Production, Craft, Repair	100,953	12.2	6,043	15.2	147	19.6
Operators, Fabricators, and Laborers						
Machine Operators, Assemblers, Inspectors	109,787	13.3	6,383	16.1	113	15.2
Transportation and Material Moving	33,843	4.1	1,975	5.0	50	6.7
Handlers, Equipment Cleaners, Helpers, Laborers	34,838	4.2	1,694	4.3	44	5.9
Total	826,456	100.0	39,594	100.0	745	100.0

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

# Table 10

## EMPLOYED PERSONS 16 YEARS AND OLDER BY CLASS OF WORKER IN SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, AND THE VILLAGE OF SLINGER: 1980

	Southeastern Wisconsin Region		Washington County		Village of Slinger	
Class	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Private Wage and Salary Worker	684,138	82.8	32,805	82.9	605	81.3
Federal Government Worker	15,954	1.9	445	1.1	16	2.1
State Government Worker	15,872	1.9	304	0.8	3	0.4
Local Government Worker	73,370	8.9	3,143	7.9	61	8.2
Self-Employed Worker	34,300	4.2	2,647	6.7	56	7.5
Unpaid Family Worker	2,822	0.3	250	0.6	4	0.5
Total	826,456	100.0	39,594	100.0	745	100.0

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

## PLACE OF WORK OF WORKERS 16 YEARS AND OLDER LIVING IN WASHINGTON COUNTY AND THE VILLAGE OF SLINGER: 1980

	Washingto	n County	Village of Slinger		
Place of Work	Number of Workers	Percent of Total	Number of Workers	Percent of Total	
County of Residence	21,409	55.1	498	69.9	
Outside County of Residence	14,928	38.4	182	25.6	
Not Reported	2,519	6.5	32	4.5	
Total	38,856	100.0	712	100.0	

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

#### Table 12

#### ESTIMATED AND FORECAST EMPLOYMENT BY TYPE IN THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1985-2010

Year	Retail Trade	Service	Industrial	Institutional, Governmental, and Educational	Institutional, Transportation, Governmental, Communication, and Educational and Utilities		Total
1985 Estimated	190	250	120	240	70	0 <sup>a</sup>	870
2010 Forecast Intermediate Optimistic	280 350	370 460	540 730	280 350	80 100	10 10	1,560 2,000

<sup>a</sup>Fewer than five employees.

Source: Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

in the private sector, compared to about 83 percent for both the Region and Washington County; that about 11 percent were employed in the public sector in the Village, compared to about 13 percent for the Region and 10 percent for Washington County; and that about 7.5 percent were self-employed in the Village, compared to about 4 percent for the Region and about 7 percent for Washington County. The table further indicates that 0.5 percent of the workers in the Village and 0.6 percent of the workers in the County were engaged in unpaid family work, compared to 0.3 percent in the Region.

## Place of Work

Table 11 shows the place of work of workers16 years and older living in Washington County

and in the Village of Slinger in 1980. Table 11 indicates that 498 persons in the Village of Slinger, or about 70 percent of the labor force, worked in Washington County; while 182, or about 26 percent, worked outside Washington County. A total of 32 workers, or about 4 percent of the labor force in the Village of Slinger, did not report their place of work. The table further indicates that 21,409 workers in Washington County, or about 55 percent of the labor force living in the County, worked in Washington County, while 14,928 workers, or about 38 percent, worked outside the County. A total of 2,519 workers, or about 6 percent of the labor force living in the County, did not report their place of work. Table 11 thus indicates that about one-quarter to one-third of the residents of both





# ESTIMATED AND FORECAST EMPLOYMENT BY TYPE IN THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1985-2010

TYPE OF EMPLOYMENT

<sup>a</sup>Fewer than five employees.

Source: Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

Figure 4

the Village of Slinger and Washington County were employed outside Washington County.

## **Employment Forecasts**

Table 12 sets forth the future employment levels for the Village of Slinger urban service area to the year 2010 under the intermediate and optimistic future scenarios for the six major employment categories: retail trade; service; industrial; institutional, governmental, and educational; transportation, communication, and utilities; and agricultural. Figure 3 shows the future employment levels for the Village of Slinger urban service area to the year 2010 under the intermediate and optimistic future scenarios for each of the six major employment categories, and Figure 4 shows the total forecast employment levels for the Village of Slinger urban service area based on the two future scenarios.

Employment in the Village of Slinger urban service area may be expected to increase from about 870 jobs in 1985 to about 1,560 jobs, or



ESTIMATED AND FORECAST EMPLOYMENT LEVELS FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1985 AND 2010

Source: Wisconsin Department of Industry, Labor and Human

Relations: and SEWRPC.

about 79 percent, by the year 2010 under the intermediate growth scenario, and to about 2,000 jobs, or about 130 percent, under the optimistic scenario. The distribution of employment under the optimistic forecast, which is the selected forecast for planning purposes, is as follows: about 350 jobs, or about 17.5 percent, in retail trade employment; about 460 jobs, or about 23 percent, in service employment; about 730 jobs, or about 36.5 percent, in industrial employment; about 350 jobs, or 17.5 percent, in institutional, governmental, and educational employment; about 100 jobs, or about 5 percent, in transportation, communication, and utilities employment; and about 10 jobs, or about 0.5 percent, in agricultural employment.

## Chapter III

# NATURAL RESOURCE BASE INVENTORY AND ANALYSIS

## INTRODUCTION

The conservation and wise use of the natural resource base is vital to the physical, social, and economic development of any area and to the continued ability of the area to provide a pleasant and habitable environment for life. In the absence of sound planning and plan implementation, land use development may be expected, given the anticipated population and employment growth, to subject the natural resource base of the study area to substantial pressure and potential destruction. Consequently, a sound development plan for the Village of Slinger and environs should identify areas with concentrations of natural resources deserving of protection from intensive urban development, as well as areas with natural resource characteristics that may impose severe limitations on urban development.

For the purposes of this planning program, the principal elements of the natural resource base were defined as 1) soils; 2) steeply sloped topography; 3) water resources including lakes, rivers, streams and associated floodlands and wetlands, and the related watersheds, subwatersheds, and subbasins; 4) woodlands; and 5) wildlife habitat areas. Elements that are closely related to the natural resource base include park and open space sites, scenic viewpoints, and natural areas having scientific value.

Areas of the landscape that contain concentrations of high-value elements of the natural resource base have been identified and termed "environmental corridors" by the Regional Planning Commission. These corridors encompass those areas in southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur, and which, therefore, should be preserved and protected in essentially natural, open uses.

Without proper recognition of the importance of these elements of the natural resource base, human use and alteration of the natural environment may risk excessive costs, both in terms of both monetary expenditures and of environmental degradation. The natural resource base is highly vulnerable to misuse through improper land use development. Such misuse may lead both to environmental problems which are difficult and costly to correct and to the deterioration and eventual destruction of the resource base itself. Intelligent selection of the most desirable urban development pattern from among the alternatives available must, therefore, be based in part upon a careful assessment of the effects of each alternative upon the natural resource base. The following discussion summarizes the inventory findings with respect to the natural resource base of the Slinger area.

# SOILS

Soil properties exert a strong influence on the manner in which people use land. Soils are an irreplaceable resource, and mounting pressures on the land are constantly making this resource more and more valuable. A need exists, therefore, in any planning effort, to examine not only how land and soils are presently used, but also how they can best be used and managed for future use. This requires a detailed soil survey, which maps the geographic locations of various types of soils; identifies their physical, chemical and biological properties; and interprets these properties for land use and public facilities planning. The resulting comprehensive knowledge of the character and suitability of the soils is extremely valuable in every phase of the planning process. A soil survey of the Southeastern Wisconsin Region was completed in 1965 by the U.S. Department of Agriculture, Soil Conservation Service (SCS), under contract to the **Regional Planning Commission.** 

The information on soils presented herein was a particularly important consideration in the preparation of the development plan for the Slinger area, since it was essential to the proper analysis of existing land use patterns; to alternative plan design and evaluation; and to plan selection. The soil assessments were used in conjunction with other data in the design of desirable spatial patterns for various residential, commercial, industrial, agricultural, and recreational land uses and in the evaluation of alternative locations for various kinds of public works. Maps showing the limitations for certain

## SOIL SUITABILITY FOR CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS IN THE VILLAGE OF SLINGER STUDY AREA



#### LEGEND

UNSUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER ILHR B3 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS.

UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND /OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER ILLR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS SO THAT NO CLASSIFICATION CAN BE ASSIGNED.

SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER ILIR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS.

UNCLASSIFIED: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO INTERPRETIVE DATA ARE AVAILABLE.

SURFACE WATER

ONSITE INVESTIGATIONS ARE ESSENTIAL TO THE DETERMINATION OF WHETHER ANY SPECIFIC TRACT OF LAND IS SUITABLE FOR DEVELOPMENT SERVED BY A CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEM.



Source: Wisconsin Department of Industry, Labor and Human Relations; U. S. Soil Conservation Service; and SEWRPC.

use of the study area soils were prepared for this report on the basis of the findings of the soil survey.

## Soil Suitability for Onsite Sewage Disposal Systems

Interpretations of relative limitations of various soils for specific types of urban land uses are of importance to land use planning. Among the more important types of land uses to be considered in this respect are residential development with public sanitary sewer service and residential development with onsite sewage disposal systems. The most significant soil properties relating to these land uses are depth to bedrock, depth to the water table, permeability, presence of coarse sands and gravels, flooding hazard, and slope. All these characteristics are important considerations in the development of an area for urban use, particularly for residential use utilizing septic tanks for sewage disposal.

State regulations governing onsite sewage disposal systems are set forth in Chapter ILHR 83 of the Wisconsin Administrative Code. Soil and site specifications in Chapter ILHR 83 provide a basis for interpreting map units of the detailed soil surveys of southeastern Wisconsin to determine the suitability of a site for accommodating a sewage disposal system.

## SOIL SUITABILITY FOR MOUND SEWAGE DISPOSAL SYSTEMS IN THE VILLAGE OF SLINGER STUDY AREA



#### LEGEND

UNSUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEMS. UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND / OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEMS SO THAT NO CLASSIFICATION CAN BE ASSIGNED.

SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEMS.

UNCLASSIFIED: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO INTERPRETIVE DATA ARE AVAILABLE.

SURFACE WATER

E: ONSITE INVESTIGATIONS ARE ESSENTIAL TO THE DETERMINATION OF WHETHER ANY SPECIFIC TRACT OF LAND IS SUITABLE FOR DEVELOPMENT SERVED BY A MOUND SEWAGE DISPOSAL SYSTEM.



Source: Wisconsin Department of Industry, Labor and Human Relations; U. S. Soil Conservation Service; and SEWRPC.

Maps 9 and 10 show the suitability of soils in the study area for onsite sewage disposal systems based upon state requirements. Specifically, Map 9 shows the suitability of soils in the study area for conventional onsite systems and Map 10 shows the suitability of soils in the study area for mound systems. Areas shown as "suitable" on Maps 9 and 10 depict areas covered by soils with a high probability of meeting the State's requirements for onsite systems. Areas shown as "unsuitable" depict areas covered by soils with a high probability of not meeting these requirements. Areas shown as "undetermined" include soils that span the range from unsuitable to suitable for characteristics that affect the operation of onsite systems. For instance, such soils may exhibit a wide range of slopes or a wide range of percolation rates. Onsite investigation is required to determine the suitability of "undetermined" areas. Areas shown as "unclassified" are disturbed areas, such as quarries and gravel pits, for which no interpretive data are available. It should be recognized that Maps 9 and 10 are only intended to illustrate the overall pattern of soil suitability for onsite systems. Detailed site investigations based on the requirements of Chapter ILHR 83 are necessary to determine if the soils on a specific tract of land are suitable for development proposed to be served by onsite sewage disposal systems. In general, areas covered by soils that are classified as unsuitable for both conventional and mound systems should not be considered for urban development unless public sanitary sewers are provided.

Soil Suitability for Conventional Onsite Sewage Disposal Systems: Map 9 indicates that about 2,975 acres, or about 30 percent of the total study area, are covered by soils that are unsuitable for the use of conventional onsite sewage disposal systems. These soils are located throughout the study area, but primarily in association with rivers, streams, floodlands, wetlands, and other low-lying areas. Areas covered by soils suitable for conventional onsite systems, also shown on Map 9, encompass about 1.523 acres, or about 15 percent of the total study area. Suitable areas include much of the developed portion of the Village and upland areas in the remainder of the study area. About 5,371 acres, or about 53 percent of the total study area, are covered by soils whose suitability or unsuitability for conventional onsite systems is undetermined. About 189 acres, or about 2 percent of the total study area, are surface waters or are covered by unclassified soils.

Soil Suitability for Mound Sewage Disposal Systems: Onsite sewage disposal technology and practices are continuing to change rapidly. In the past 15 years, mound sewage disposal systems have been designed and tested, and, in some cases, approved for use, under more limiting soil conditions than those for which conventional systems would be acceptable. For example, mound systems may be feasible in areas with shallow bedrock or high water tables which would preclude the use of conventional systems. These alternative systems include shallow in-ground, at-grade, and mound soil absorption systems. Mound systems are similar to conventional septic tank systems in that they consist of a septic tank and a soil absorption field; however, mound systems are constructed above the surface of the ground and covered with soil, as opposed to conventional systems which are located beneath the surface of the ground. In addition, a conventional septic tank system distributes sewage through the absorption field by gravity, while a mound system uses a pump to purge the absorption field two or three times per day. Although shallow in-ground systems and at-grade systems distribute sewage by either gravity or pressure, systems with dosing pumps are preferred.

The general pattern of soil suitability for mound sewage disposal systems is shown on Map 10. Approximately 2,144 acres, or about 21 percent of the total study area, are covered by soils that are unsuitable for mound sewage disposal systems, whereas approximately 30 percent are unsuitable for conventional systems. Soils shown on Map 10 as suitable for mound disposal systems encompass approximately 5,337 acres, or about 53 percent of the total study area, while only 15 percent of the total study area is classified as suitable for conventional systems. About 2,388 acres, or about 24 percent of the total study area, are covered by soils whose suitability or unsuitability for mound systems cannot be determined without onsite investigation.

# Soil Suitability for Residential

## and Commercial Developments

Map 11 shows the areas covered by soils with severe limitations for residential development served by public sanitary sewer facilities; Map 12 shows the areas covered by soils with severe limitations for small commercial buildings of less than three stories and without basements. In both cases, these limitations are due to such soil properties as high water table, slow permeability rates, erodibility on slopes. low bearing capacity, high shrink-swell potential, and frost-heave potential. These soils are found throughout the study area, but primarily in steeply sloped areas and in association with rivers, streams, floodlands, wetlands, and other low-lying areas. The development of these areas for residential or commercial uses requires particularly careful planning and above average design and management to overcome the limitations, and such developments may be expected to be more costly and difficult than in areas covered by more suitable soils.

Map 11 indicates that about 3,525 acres, or about 35 percent of the total study area, are covered by soils with severe limitations for residential development served by public sanitary sewer facilities. Soils shown on Map 11 as having slight or moderate limitations for such developments encompass approximately 6,344 acres, or about 63 percent of the total study area. Map 12 indicates that about 6,312 acres, or about 63 percent of the total study area, are covered by soils with severe limitations for small

# SOIL SUITABILITY FOR RESIDENTIAL DEVELOPMENTS WITH PUBLIC SANITARY SEWER SERVICE IN THE VILLAGE OF SLINGER STUDY AREA



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

commercial buildings; approximately 3,557 acres, or about 63 percent of the total study area, are covered by soils having slight or moderate limitations for small commercial buildings.

# Soil Well Suited for Agricultural Use

Prime agricultural lands have been identified by the Regional Planning Commission as those lands which are well suited for agricultural use and which meet specific criteria regarding agricultural soil capabilities and farm size. These criteria include: 1) the farm unit must be at least 35 acres in area, 2) at least 50 percent of the farm unit must be covered by soils which meet U. S. Soil Conservation Standards for national prime farmland or farmland of statewide importance, and 3) the farm unit should be located in a block of farmland of at least 100 acres. Areas that meet these criteria within the Slinger study area in 1985 are shown on Map 13. In 1985, prime farmlands covered a total area of about 1,839 acres, or about 18 percent of the total Slinger study area.

The rapid conversion of farmland to urban use has become a matter of increasing public concern. Partly in response to this concern, the Wisconsin Legislature in 1977 adopted a law commonly known as the "Farmland Preservation Act." It provides for the preparation of county farmland preservation plans and grants state income tax credits for the maintenance of farmlands in delineated preservation areas. Ultimately, only those farmers owning lands within delineated prime agricultural areas zoned for exclusive agricultural use, and, in southeastern Wisconsin, in an area where a farmland preservation plan has been prepared, will be eligible for the full state income tax credits provided under the law.

## SOIL SUITABILITY FOR SMALL COMMERCIAL BUILDINGS IN THE VILLAGE OF SLINGER STUDY AREA



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

In 1981, the Washington County Board of Supervisors adopted a report titled, <u>Washington</u> <u>County Farmland Preservation Plan</u>, prepared by Stockham & Vandewalle of Madison. This adopted farmland preservation plan for Washington County is intended as a guide to the preservation of agricultural lands in Washington County. In addition, the plan includes recommendations for the protection of environmentally significant areas, and recommendations regarding the location and intensity of urban development within the County through the year 2000. The plan also sets forth recommendations concerning the manner in which the farmland preservation plan can be implemented.<sup>1</sup>

# TOPOGRAPHIC FEATURES

The topography, or relative elevation of the land surface, in the Village of Slinger study area has been determined, generally, by the configuration of the bedrock geology, and, more specifically, by

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<sup>1</sup>The Washington County farmland preservation plan identifies farmland preservation areas within the unincorporated areas of the County. The farmland preservation areas identified under that plan are further categorized as "primary" farmland and "secondary" farmland. Primary farmlands, as defined under the County plan, with minor exceptions, meet the criteria for prime agricultural land established by the Regional Planning Commission and, accordingly, all primary farmlands identified under the County plan are included in the configuration of prime agricultural land shown in Map 13. Some areas identified under the County plan as secondary farmland, however, include farmland which does not meet the Regional Planning Commission criteria for prime agricultural land. Only those secondary farmlands which meet the Regional Planning Commission criteria have been included in the configuration of prime agricultural land identified on Map 13.

LEGEND

UNCLASSIFIED SOILS

AREAS COVERED BY SOILS HAVING SEVERE LIMITATIONS FOR SMALL COMMERCIAL BUILDINGS

AREAS COVERED BY SOILS HAVING SLIGHT OR MODERATE LIMITATIONS FOR SMALL COMMERCIAL BUILDINGS

## PRIME AGRICULTURAL LANDS IN THE VILLAGE OF SLINGER STUDY AREA: 1985



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

the overlying glacial deposits. In general, the topography of the study area is level to gently rolling, with the low-lying areas associated with the perennial stream valleys and wetland areas.

Slope is an important determinant of land uses practicable on a given parcel of land. Lands with steep slopes are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained as natural cover for wildlife habitat and erosion control. Lands with less severe slopes may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential areas. Lands which are gently sloping or nearly level are best suited to agricultural production and to highdensity residential, industrial, or commercial uses. It should also be noted that slope is directly related to water runoff and erosion hazards and, therefore, the type and extent of both urban and rural land uses should be carefully adjusted to the slope of the land. In general, slopes of 12 percent or greater should be considered unsuitable for urban development and most types of agricultural land uses and, thus, should be maintained in essentially natural, open uses.

Map 14 provides a slope analysis of the Slinger study area. This analysis serves to identify areas which have slopes ranging from 0 to 11 percent, 12 to 20 percent, and greater than 20 percent. Areas with slopes of 12 percent or greater present major difficulties for development and generally require excessive earth movement and grading, practices which destroy the natural cover, including trees. Slopes of 12 percent or greater are scattered throughout the study area and occupy about 2,205 acres, or about 22 percent of the total study area.

## SLOPE ANALYSIS FOR THE VILLAGE OF SLINGER STUDY AREA



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

# WATER RESOURCES

# Watersheds, Subwatersheds, and Subbasins

A subcontinental divide traverses the southeastern Wisconsin region and also the eastern portion of the Slinger study area. As shown on Map 15, the Slinger study area is located largely within the Rock River watershed, in turn a part of the larger Mississippi River drainage system. The Rock River watershed in the Slinger study area can be divided into two subwatersheds, also indicated on Map 15: the Rubicon River and Oconomowoc River subwatersheds. The eastern portion of the study area is located primarily within the Milwaukee River watershed, which is part of the Great Lakes-St. Lawrence River drainage system. The two subwatersheds in the Milwaukee River watershed within the study area are the Cedar Lake and Cedar Creek subwatersheds. All of the subwatersheds, in turn, may be further subdivided into individual drainage areas, termed subbasins, also shown on Map 15.

## Surface Water Resources

Surface water resources, consisting of lakes, rivers, streams, and associated floodlands and wetlands, form a particularly important element of the natural resource base of the Slinger area. Surface water resources influence the physical development, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes and streams constitute a focal point for water-related recreational activities, provide an

## TOPOGRAPHY, SURFACE DRAINAGE, WETLANDS, FLOODLANDS, AND WATERSHED FEATURES IN THE VILLAGE OF SLINGER STUDY AREA: 1985



Source: Federal Emergency Management Agency and SEWRPC.

attractive setting for properly planned residential development, and, when viewed in the context of the total land- and city-scapes, greatly enhance the aesthetic quality of the environment. Lakes and streams are readily susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, by malfunctioning and improperly located onsite sewage disposal systems, by sanitary sewer overflows, urban runoff, including runoff from construction sites, and careless agricultural practices. The water quality of lakes and streams may also be adversely affected by excessive development of riverine areas in combination with the filling of peripheral wetlands, which removes valuable nutrient and

sediment traps while adding nutrient and sediment sources. Surface water resources within the Slinger study area are shown on Map 15.

Lakes: There are no major lakes that is, lakes having a surface area of 50 acres or more, within the Slinger study area. There are, however, two major lakes located immediately outside the study area to the north and west, Big Cedar Lake and Pike Lake, respectively. There is also one named minor lake, that is, a lake or pond having a surface area of less than 50 acres, within the study area. This minor lake, called Mud Lake, has a surface water area of about 23 acres. Areas of surface water, including Mud Lake, cover approximately 51 acres, or about 0.5 percent of the Village study area. <u>Rivers and Streams</u>: Rivers and streams are as perennial or intermittent. The perennial and certain intermittent streams within the Village of Slinger study area are also shown on Map 15. Perennial streams are defined as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Intermittent streams are defined as watercourses which do not maintain such a continuous flow throughout the year. Within the Village of Slinger study area, a total of about 11 linear miles of perennial and intermittent rivers and streams were identified.

Floodlands: The floodlands of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel. For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but because of the presence. usually, of high water tables and of soils poorly suited to urban use. The floodland areas, however, generally contain important elements of the natural resource base such as high-value woodlands, wetlands, and wildlife habitat and. therefore, constitute prime locations for needed park and open space areas. Every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, and to encouraging compatible park and open space use. The floodlands of the Slinger study area in 1985 are shown on Map 15 and encompass a total area of about 1,195 acres, or about 12 percent of the total study area. This figure includes the approximately 51 acres of surface water in lakes, rivers, and stream channels within the floodlands.

Wetlands: Wetland areas are generally unsuited or poorly suited for most agricultural or urban development purposes. Wetlands, however, have important recreational and ecological values. Wetlands contribute to flood control and water quality enhancement, since such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows and to trap sediments, nutrients, and other water pollutants. Wetlands located in the Village study area in 1985 are identified on Map 15. Additional important natural functions of wetlands which make them particularly valuable resources, include the provision of breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife. They also serve as groundwater recharge and discharge areas. As shown on Map 15, wetlands within the Slinger study area in 1985 covered about 1,120 acres, or about 11 percent of the total study area. Wetlands are distributed throughout the study area. It should be noted that such areas as tamarack swamps and other lowland wooded areas are classified as wetlands, rather than woodlands, because the water table is located at, near, or above the land surface and such areas are generally characterized by hydric soils which support hydrophytic trees and shrubs.

# WOODLANDS

Woodlands are defined as those upland areas one acre or more in size having 17 or more deciduous trees per acre each measuring at least four inches in diameter at breast height and having 50 percent or more tree canopy coverage. Coniferous tree plantations and reforestation projects are also identified as woodlands.

Woodlands have value beyond any monetary return for forest products. Under good management woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water, and regulating surface water runoff, the maintenance of woodlands within the area can contribute to the preservation of a diversity of plant and animal life in association with human life. Woodlands can and should be maintained for their total values: scenic, wildlife habitat, open space, educational, recreational, and air and water quality protection. Inventories of woodlands in the Slinger area were conducted by the Regional Planning Commission as part of its 1963, 1970, 1975, 1980, and 1985 land use and cover inventories. Woodlands, as shown on Map 16 occur in scattered locations throughout the study area. As previously noted, lowland wooded areas such as tamarack swamps were classified as wetlands. As indicated on Map 16, woodland areas covered about 1,469 acres, or 15 percent of the total study area, in 1985.

# WILDLIFE HABITAT

Wildlife in the Slinger study area includes upland game such as squirrel, game birds, including pheasant, and waterfowl. The remain-



#### WOODLANDS IN THE VILLAGE OF SLINGER STUDY AREA: 1985

Source: SEWRPC.

ing wildlife habitat areas and their wildlife provide valuable recreational opportunities and constitute an invaluable aesthetic asset to the study area.

In 1985, the Regional Planning Commission and the Wisconsin Department of Natural Resources conducted a cooperative inventory of the wildlife habitat of the Region including the Slinger area. The results of that inventory as it pertains to the Village of Slinger study area are presented on Map 17. The inventory identified and delineated three classes of wildlife habitat: Class I—wildlife habitat areas containing good diversity of wildlife, of such size to meet all of the habitat requirements for each species, and generally located in proximity to other wildlife habitat areas; Class II—wildlife habitat areas generally lacking one of the three criteria necessary for a Class I designation; and Class III—wildlife habitat areas that are generally remnant in nature and lack two of the three criteria for placement in the Class I.

As shown on Map 17, wildlife habitat areas in the Village of Slinger study area generally occur in association with existing surface water, wetland, and woodland resources, and covered about 3,976 acres, or about 40 percent of the total study area in 1985. Of this total habitat acreage, about 2,226 acres, or 56 percent, were rated Class I; about 1,016 acres, or 26 percent, were rated Class II; and about 734 acres, or 18 percent, were rated Class III. Class I wildlife habitat areas should be maintained in essentially natural, open uses.



#### WILDLIFE HABITAT AREAS IN THE VILLAGE OF SLINGER STUDY AREA: 1985

Map 17

Source: Wisconsin Department of Natural Resources and SEWRPC.

# PARK AND OPEN SPACE SITES

In order to identify needed additional park and open space sites in the Village of Slinger study area, an inventory of the existing sites must first be conducted. This section presents the findings of an inventory of such sites in the Slinger study area. The analysis includes descriptions of both publicly and privately owned outdoor recreation sites, trails, and facilities.

# Existing Parks and Outdoor Recreation Sites

An inventory of the existing park and open space sites and outdoor recreational facilities in the Village of Slinger study area was conducted in 1989. As shown on Map 18 and as indicated in Table 13, in 1989 there were 11 parks and outdoor recreation sites, including the undeveloped Heritage Trails Park and a portion of the Pike Lake State Park, within the Village of Slinger study area. These sites encompassed a total area of about 1,156 acres, or about 11 percent of the total study area. Of this total, 6 sites on some 805 acres were publicly owned.

#### **Trail Facilities**

Opportunities for trail-oriented recreation activities such as bicycling, hiking, nature study, pleasure driving, and ski-touring should be provided at trail facilities within park and open space sites in the study area. Under the park and open space plan for Washington County, a 57mile bike route on existing public roadways and a railroad right-of-way has been proposed by the

## TRAILS, SCENIC VIEWPOINTS, AND PARK AND OPEN SPACE SITES IN THE VILLAGE OF SLINGER STUDY AREA: 1989



Source: Washington County Land Use and Park Department, Village of Slinger, and SEWRPC.

Washington County Park and Planning Commission. This facility would be located within and between the Cities of Hartford and West Bend and the Villages of Slinger, Newburg, and Germantown, connecting the major outdoor recreation and open space sites in the County. As shown on Map 18, approximately eight miles of the bike route would be located within the Village of Slinger study area. As further shown on this map, the bike route is proposed to connect with the existing Kettle Moraine Scenic Drive, a marked scenic drive on public roadways within and between the Northern and Southern Units of the Kettle Moraine State Forest. The Kettle Moraine Scenic Drive is about 75 miles long within the Region, with about 31 miles in Washington County and about five miles in the Village of Slinger study area.

Another trail, called the Ice Age Trail, a hiking and bicycling route which generally follows glacial moraines, is part of a 1,000 mile national scenic trail designated by the Congress in 1982. The proposed trail stretches from Door County in northeastern Wisconsin through the Kettle Moraine area in southeastern Wisconsin to Interstate Park in northwestern Wisconsin. As shown on Map 18, about four miles of the planned Ice Age Trail is within the Village of Slinger study area.

## SCENIC VIEWPOINTS

Scenic viewpoints are defined as areas that provide a panoramic or picturesque view of a variety of natural resource features. There are

#### SELECTED OUTDOOR RECREATION FACILITIES IN THE VILLAGE OF SLINGER STUDY AREA: 1989

r			r					· · · ·	_	· · · · · · · · · · · · · · · · · · ·
			Number of Selected Facilities							
Site Name	Number on Map 18	Acres	Regulation Baseball Diamond	Basketball Court	Playfield	Playground	Softball Diamond (league)	Softball Diamond (sandlot)	Tennis Court	Other Facilities
Public										
Slinger Community Park Fireman's Park	1 2	76		2	••	2 1	1	1	2	Picnic shelter Two picnic shelters, volleyball court, nature trail
Slinger Elementary, Junior, and Senior High Schools Washington County	3	24	1	2	3	3	2		4	Track
Fairgrounds	· 4 . 5	15 519	··· ··	 	••		••		••	Fairground facilities Camping and trail
Heritage Trails Park	6	234						••		Tacilities 
Subtotal	••	805	1	4	3	6	3	1	6	
Nonpublic										
St. Peter's School	7 8 9	1 66 30	  	  	 	1  	 	 	 	Ski slopes Automobile racetrack
Scenic View County Club	10	217	•-							facilities Golf course and cross- country ski trails
Scenic Moraine Parc of Slinger	11	37				••	••		1	Nature trails and fishing
Subtotal		351	••		••	1	••		1	
Total		1,156	1	4	3	7	3	1	7	<del>,</del> ,-

<sup>a</sup> Includes only that portion of park within the study area. The actual size of Pike Lake State Park is 678 acres, excluding the water surface area of Pike Lake. The 678-acre park is located on the eastern shore of Pike Lake and provides fishing, swimming, picnicking, camping, and trail facilities.

Source: Washington County Land Use and Park Department, Village of Slinger, and SEWRPC.

two important components of a scenic viewpoint, the picturesque view itself, which usually consists of a diversity of natural or cultural features, and the vantage point or viewpoint from the natural features are viewed. In identifying the scenic viewpoints in the Slinger area, three basic criteria were applied: 1) a variety of features to be viewed should exist harmoniously in natural or rural landscape; 2) there should be one dominant or particularly interesting feature, such as a river or lake which serves as a focal point of the picturesque view; and 3) the vantage point should permit an unobstructed view of the variety of natural features.

A special inventory of scenic viewpoints meeting the aforementioned criteria was conducted. Using the best available topographic maps, areas with a relief greater than 30 feet and a slope of 12 percent or greater were identified. Those areas of steep slope so identified with a ridge of at least 200 feet long and a view within approximately one-half mile of the ridge of at least three features, including surface water, wetlands, woodlands, agricultural lands, or other significant geological features, were identified as scenic viewpoints. In the Slinger study area, 32 such scenic areas or viewpoints were identified using this methodology. The locations of the scenic viewpoints in the Slinger study area are shown on Map 18.

## SCIENTIFIC AND NATURAL AREAS

Scientific and natural areas, as defined by the Wisconsin Scientific Areas Preservation Council, are tracts of land or water so little modified by human activities, or sufficiently recovered from the effects of such activities, that they contain intact native plant and animal communities believed to be representative of the pre-European settlement landscape. A comprehensive inventory has not yet been conducted to determine if any such scientific and natural areas exist within the Slinger study area. The Southeastern Wisconsin Regional Planning Commission will be conducting such an inventory of the southeastern Wisconsin region in the near future.

# ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

Environmental corridors are defined by the Regional Planning Commission as linear areas in the landscape which contain concentrations of high value elements of the natural resource base. Preservation of the natural resource base-related elements, especially where these elements are concentrated in identifiable geographic areas, is essential to the maintenance of the overall environmental quality of an area, to the continued provision of certain amenities that provide a high quality of life for the resident population, and to the avoidance of excessive costs associated with the development and operation and maintenance of urban land uses in the area.

Seven elements of the natural resource base are considered by the Regional Planning Commission to be essential to the maintenance of the ecological balance and overall quality of life in an area. These elements include: 1) lakes, rivers, streams, and associated shorelands and floodlands; 2) wetlands; 3) areas covered by wet, poorly drained, and organic soils; 4) woodlands; 5) wildlife habitat areas; 6) rugged terrain and high relief topography having slopes exceeding 12 percent; and 7) prairies. Six of these seven elements as they occur in the study area have been described earlier in this chapter. There are no significant prairies in the Slinger study area.

As already noted, there are certain other elements which, although not a part of the natural resource base <u>per se</u>, are closely related to, or centered on, that base. These elements include: 1) existing parks and outdoor recreation sites; 2) potential park, outdoor recreation, and related open space sites; 3) historic and archeological sites; 4) scenic viewpoints; and 5) scientific and natural areas. The primary and secondary environmental corridors, as well as the other environmentally significant isolated natural areas in the Slinger study area, are shown on Map 19.

# Criteria for Delineating Environmental Corridors and Isolated Natural Areas

The environmental corridors and other environmentally significant areas in the Slinger area were delineated, using the following criteria:

- 1. Point values between 1 and 20 were assigned to each natural resource and natural resource-related element. These point values were based on the premise that those natural resource elements having intrinsic natural resource values and a high degree of natural diversity should be assigned relatively high point values, whereas natural resource-related elements with only implied natural values should be assigned relatively low point values. These values for each element of corridor are shown in Table 14.
- 2. Each element was then depicted on 1 inch equals 400 foot scale, ratioed and rectified aerial photographs.
- 3. Point values were totaled for all areas containing natural resource and natural resource-related elements.
- 4. Environmental corridors were then delineated on the bases of the following point values and the data set forth in Table 15.
  - Areas with a point value of 10 or more and which are at least 400 acres in size, two miles in length, and 200 feet in width were designated as primary environmental corridors.
  - Areas with point values of 10 or more and which are at least 100 acres in size and one mile in length were designated as secondary environmental corridors.
  - Isolated areas with point values of 10 or more and are at least five acres in size and 200 feet in width were designated as isolated natural areas.
  - Isolated areas with corridor values, linking segments of corridors to establish corridor continuity were included if such areas met the qualifications set forth in Table 16.

#### ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE VILLAGE OF SLINGER STUDY AREA: 1985



Source: SEWRPC.

# Importance of Preserving Environmental Corridors and Isolated Natural Areas

It is important to note that, because of the many interacting relationships between living organisms and their environment, the deterioration or final destruction of any one element of the total natural resource base may lead to a chain reaction of deterioration and destruction. The drainage and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration action and flood water storage functions which contribute to maintaining high levels of water quality and stable stream flows and lake stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid storm water runoff and attendant increased flood flows and stages, as well as destruction of wildlife habitat.

Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge, and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors and environmentally significant lands thus becomes apparent. The adopted regional land use plan accordingly recommends that the remaining primary environmental corridors be maintained in essentially natural, open uses, which may, in some cases, include limited agricultural and low-density residential uses.

## Primary Environmental Corridors

In 1985, about 2,502 acres, or 26 percent of the total study area, were within the primary environmental corridors shown on Map 19. The primary environmental corridors in the Slinger study area are generally located along the perennial and intermittent streams. These corridors contain the best remaining woodlands, wetlands, and wildlife habitat areas within the study area and are, in effect, a composite of the best individual elements of the natural resource base, with truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses and possible attendant degradation or destruction should be one of the principal objectives of a local development plan. Preservation of these primary corridors in an essentially open, natural state, including park and open space, limited agricultural, and country estate residential uses, will serve to maintain a high level of environmental quality in the area, protect its natural beauty, and provide valuable recreational opportunities. Such preservation will also avoid the creation of serious and costly environmental and developmental problems, such as flood damage, poor drainage, wet basements, failing pavements and other structures, excessive infiltration of clear waters into sanitary sewers, and water pollution.

# Secondary Environmental Corridors

As shown on Map 19, in 1985 about 97 acres, or 1 percent of the total study area, were within the secondary environmental corridors. The secondary environmental corridors in the Slinger study area are also generally located along perennial and intermittent streams or serve as links between segments of primary environmental corridors. These secondary environmental corridors often contain remnant resources from former primary environmental corridors which have been developed for intensive agricultural

## POINT VALUES FOR NATURAL RESOURCE BASE AND NATURAL RESOURCE BASE-RELATED ELEMENTS

Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more)	20
Minor (5 to 49 acres)	20
Rivers or Streams (perennial)	10
Shoreland	
Lake or Perennial River or Stream	10
Intermittent Stream	5
100-Year Floodland	3
Wetland	10
Wet, Poorly Drained, or Organic Soil	a
Woodland	10
Wildlife Habitat	
High Value	10
Medium Value	7
Low Value	5
Steep Slope	
20 Percent or Greater	7
12 to 19 Percent	5
	10
Natural Resource Base-Related	
Existing Park or Open Space Site	
Rural Open Space Site	5
Other Park and Open Space Sites	2
Potential Park Site	
High Value	3
Medium Value	2
Low Value	1
Historic Site	
Structure	1
Other Cultural	1
Archaeological	2
Scenic Viewpoint	5
Scientific and Natural Area	
State Scientific Area	15
Natural Area of Statewide	
or Greater Significance	15
Natural Area of Countywide	
or Regional Significance	10
Natural Area of Local Significance	5

<sup>a</sup>Point values were not assigned for wet, poorly drained, or organic soils. The determination of these types of soils as part of the environmental corridors is discussed in "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin," Technical Record, Vol. 4, No. 2, 1981.

Source: SEWRPC.

purposes or urban land uses. These environmental corridors facilitate surface water drainage, maintain pockets of natural resource features, and provide for the movement of wildlife, and for

## MINIMUM REQUIREMENTS FOR CLASSIFICATION OF PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS

Natural Resource Features	Minimum Point Value	Minimum Area (acres)	Minimum Length (miles)	Minimum Width (feet)
Primary Environmental Corridor	10	400	2	200
Secondary Environmental Corridor <sup>a</sup>	10	100	1	,
Isolated Natural Areas	10	5	<b></b>	200

<sup>a</sup>Secondary environmental corridors may serve to connect primary corridor segments or be linked to primary environmental corridor segments, particularly when such secondary corridors are related to surface drainage (no minimum area, length, or width requirements).

Source: SEWRPC.

#### Table 16

## **REQUIREMENTS FOR LINKING SEPARATED NATURAL AREAS WITH CORRIDOR VALUES**

Acres of Separated Corridor-Value Lands	Maximum Continuity Distance Between Separated Areas with Corridor Values
640+	2,640 feet (1/2 mile)
320-639	1,760 feet (1/3 mile)
160-319	1,320 feet (1/4 mile)
80-159	880 feet (1/6 mile)
40-79	660 feet (1/8 mile)
20-39	440 feet (1/12 mile)
5-19	220 feet (1/24 mile)

Source: SEWRPC.

the movement and dispersal of seeds for a variety of plant species. Such corridors should be preserved in essentially open, natural uses as urban development proceeds within the study area, particularly when the opportunity is presented to incorporate such corridors into urban storm water detention areas, associated drainageways, and neighborhood parks and open spaces.

# **Isolated Natural Features**

In addition to the primary and secondary environmental corridors, other small concentrations of natural resource base elements exist within the study area. These elements are isolated from the environmental corridors by urban development or agricultural uses and, although separated from the environmental corridor network, may have important residual natural values. Isolated natural features may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area. Important isolated natural features within the Slinger area include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat. These isolated natural features should also be protected and preserved in a natural state whenever possible. Such isolated natural areas five acres or greater in size are also shown on Map 19 and included about 424 acres, or 4 percent of the total study area in 1985.

# Chapter IV

# INVENTORY AND ANALYSIS OF EXISTING LAND USES AND MAN-MADE FEATURES

## INTRODUCTION

If the Village of Slinger land use and street system plan is to constitute a sound and realistic guide to the making of decisions concerning the physical development of the Village and environs, it must be based upon careful consideration of pertinent features of the built environment, as well as of the natural resource base, of the area. For the purposes of the Village planning program, the pertinent features of the built environment were identified as: 1) the existing land uses; 2) the historic buildings and sites; 3) the existing community public facilities; and 4) the existing public utility systems. Each of these cultural features is described in this chapter as it affects the physical development of the Village and its environs.

# EXISTING LAND USE

In 1985, a field survey was conducted by the staff of the Regional Planning Commission to determine the nature and extent of land uses in both the Village and the study area. The data gathered in this survey were mapped and analyzed in order to provide a basis for both land use need and the appropriate patterns of future land use development in the Village area.

The existing 1985 land uses in the Village of Slinger study area are shown on Map 20, and the amount of land devoted to each area is set forth in Table 17. Existing land uses within the 1985 incorporated area of the Village of Slinger are shown on Map 21, and the amount of land devoted to each type of land use is set forth in Table 18.

The study area totals approximately 10,058 acres, or about 16 square miles. In 1985, urban land uses occupied about 1,563 acres, or about 15.5 percent of the total study area. Rural land uses, including water, wetlands, woodlands, agricultural lands, and other open lands, totaled about 8,495 acres, or about 84.5 percent of the total study area. In 1985 the incorporated Village of Slinger occupied about two square miles, or about 13 percent of the total study area. In 1985, urban land uses in the incorporated area of the Village occupied about 516 acres, or about 40 percent of the total area within the Village corporate limits, while rural land uses occupied about 769 acres, or about 60 percent of the area within the corporate limits.

Several important elements of the character of the study area can be noted in Table 17 and on Map 20. First, the largest single land use in the Village study area is agriculture and other open lands, representing about 58 percent of the total study area. The next largest area land use consists of water, wetlands, and woodlands, which together represent about 26 percent of the total study area. Third, residential and transportation and utilities land uses each utilized about 6 percent of the total study area.

## <u>Urban Land Uses</u>

<u>Residential Land Use</u>: Of all the elements of a community development plan, that portion of the plan which normally holds the interest of the largest number of residents is residential land use. Since the residential land use element of the development plan seeks primarily to provide a safe, attractive, and comfortable setting for residential development, it is very important that this element be given very careful consideration. The nature and extent of residential development is a major determinant of the type and location of utilities and community facilities needed to serve local residents.

In 1985, residential land use accounted for about 585 acres, or about 37 percent of the urban land uses and about 6 percent of the total land uses in the Slinger study area. Within the 1985 Village of Slinger corporate limits, residential land use accounted for about 165 acres, or about 32 percent of the urban land uses and about 13 percent of the total land uses in the Village proper. Single-family residential development in the Village is located predominantly in the central and eastern areas of the Village. Twofamily and multi-family residential land uses are located predominantly in the central area of the Village.

Table 19 provides data on the number of developed and undeveloped residential subdivision



### EXISTING LAND USE IN THE VILLAGE OF SLINGER STUDY AREA: 1985

Source: SEWRPC.

lots in the Slinger study area platted between 1920 and 1985. The total number of such lots platted within the Village of Slinger proper during this period was 237, of which 96, or about 41 percent, remained undeveloped, that is, vacant and unused, in 1985. During this same period, a total of 482 lots were platted within the study area, of which 244, or about 51 percent, remained undeveloped in 1985. Some of these undeveloped lots may not be developable due to existing site constraints on the lot, others may be under the ownership of adjoining developed residential lots.

<u>Commercial Land Use</u>: In 1985, commercial retail sales and services land uses accounted for about 64 acres, or about 4 percent of the urban land uses and about 0.6 percent of the total land uses in the Slinger study area. Within the 1985 corporate limits of the Village of Slinger, commercial land uses accounted for about 36 acres, or about 7 percent of the urban land uses and about 3 percent of the total land uses in the Village proper. Community-oriented commercial land uses in the Village are located predominantly in the central and eastern area of the Village.

<u>Industrial Land Use</u>: In 1985, industrial land uses accounted for about 40 acres, or about 3 percent of the urban land uses within the study area and about 0.4 percent of the total study area. Within the Village of Slinger proper in 1985, industrial land uses accounted for about 30

		8	
Land Use Category	Number of Acres	Percent of Subtotal (urban and rural)	Percent of Total
Urban <sup>a</sup>			
Residential			
Single-Family	571.2	36.5	5.7
Two-Family	5.0	0.3	d
Multi-Family	8.7	0.6	0.1
Subtotal	584.9	37.4	5.8
Commercial	63.8	4.1	0.6
Industrial	39.5	2.5	0.4
Transportation and Utilities			
Arterial Streets and Expressways	247.3	15.8	2.5
Collector and Other Streets	227.9	14.6	2.3
Railways, Communications, Utilities, and Others	127.8	8.2	1.3
Subtotal	603.0	38.6	6.1
Governmental and Institutional	64.0	4.1	0.6
Parks and Recreational <sup>b</sup>			
Public	62.9	4.0	0.6
Private	144.8	9.3	1.4
Subtotal	207.7	13.3	2.0
Urban Land Use Subtotal	1,562.9	100.0	15.5
Rural			
Natural Areas			
Water	50.9	0.6	0.5
Wetlands	1,120.4	13.2	11.2
Woodlands	1,469.1	17.3	14.6
Subtotal	2,640.4	31.1	26.3
Agricultural	5,042.6	59.3	50.1
Other Open Lands <sup>c</sup>	812.1	9.6	8.1
Rural Land Use Subtotal	8,495.1	100.0	84.5
Total	10,058.0		100.0

# SUMMARY OF EXISTING LAND USE IN THE VILLAGE OF SLINGER STUDY AREA: 1985

<sup>a</sup>Includes related off-street parking for each urban land use category.

b<sub>Includes</sub> only areas used for intensive outdoor recreational activities.

<sup>C</sup>Includes extractive, landfill, and unused lands.

dLess than 0.05 percent.

Source: SEWRPC.

## EXISTING LAND USE IN THE VILLAGE OF SLINGER: 1985



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		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Land Use Category	Number of Acres	Percent of Subtotal (urban and rural)	Percent of Total
Urban <sup>a</sup>	-		
Besidential			
Single-Family	151 7	29.4	11.8
Two-Family	41	0.8	0.3
Multi-Family	87	17	0.3
			0.7
Subtotal	164.5	31.9	12.8
	35.9	7.0	2.8
Industrial	30.2	5.8	2.4
Transportation and Utilities			
Arterial Streets and Expressways	74.3	14.4	5.8
Collector and Other Streets	49.5	9.6	3.9
Railways, Communications, Utilities, and Others	41.4	8.0	3.2
Subtotal	165.2	32.0	12.9
Governmental and Institutional	57.6	11.2	4.5
Park and Recreational <sup>b</sup>			
Public	22.4	4.3	1.7
Private	40.4	7.8	3.1
Subtotal	62.8	12.1	4.8
Urban Land Use Subtotal	516.2	100.0	40.2
Rural			
Natural Areas	[ .		
Water	15.0	1.9	1.2
Wetlands	170.0	22.1	13.2
Woodlands	151.6	19.7	11.8
Subtotal	336.6	43.7	26.2
Agricultural	307.3	40.0	23.9
Other Open Lands <sup>C</sup>	125.4	16.3	9.7
Rural Land Use Subtotal	769.3	100.0	59.8
Total	1,285.5		100.0

# SUMMARY OF EXISTING LAND USE IN THE VILLAGE OF SLINGER: 1985

<sup>a</sup>Includes related off-street parking for each urban land use category.

<sup>b</sup>Includes only areas used for intensive outdoor recreational activities.

<sup>C</sup>Includes unused lands.

Source: SEWRPC.

# HISTORIC RESIDENTIAL LAND SUBDIVISIONS IN THE VILLAGE OF SLINGER STUDY AREA<sup>a</sup>

								· · · · · ·			
		Lo	Location			A		Bassant		Persont	Dwalling
1	Year		Quarter	Number		Lot Size	Lots	of Lots	Lots	of Lots	Units per
Subdivision Name	Recorded	Section	Section	of Lots	Net Acres	(square feet)	Developed	Developed	Undeveloped	Undeveloped	Net Acre
Village of Slinger <sup>b</sup>											
South Park No. 2	1953	18	Southeast	16	4.70	12,796	8	50.0	8	50.0	3.4
Scenic Heights	1954	18	Northeast	22	4.55	9,009	19	86.4	3	13.6	4.8
Moraine Hills	1968	18	Northeast	11	10.71	42,412	9	81.8	2	18.2	1.0
Fairview Terrace	1970	18	Northeast	16	7.17	19,520	7	43.8	9	56.2	2.2
Woodside Heights	1971	17 -	Southwest	60	16.12	11,703	58	96.7	2	3.3	3.7
Woodside Heights											
Addition No. 1	1973	17	Southwest	53	12.17	10,002	26	49.1	27	50.9	4.4
Churchview Estates	1979	17	Southwest	29	10.32	15,501	11	37.9	18	62.1	2.8
Scenic Moraine Parc	1982	7	Southeast	30	44.74	64,956	3	10.0	27	90.0	0.7
Subtotal	• -		••	237	110.48	20,306	141	59.5	96	40.5	2.1
Town of Polk <sup>b</sup>											
Birnam Woods	1975	21	Northwest	52	93 11	77 998	28	63.8	24	46.2	9.0
Briar Hills	1975	19	Southwest	16	30.41	82 791	20 A	25.0	12	75.0	0.5
Golf View Park	1976	28	Southwest	24	37 20	67 518	14	58.3	10	41 7	0.6
			Coulinear		07.20	07,010		00.0		41.7	0.0
Subtotal	••	••*		92	160.72	76,097	46	50.0	46	50.0	0.6
Town of Hartford <sup>C</sup>											
Arkens Lake Subdivision	1958	12	Southeast	32	12 17	16.566	3	94	29	90.6	2.6
Kettle View	1975	13	Southeast	19	17.31	39,685	16	84.2	3	15.8	1.1
Woodstone	1975	25	Northeast	22	23.79	47.104	3	13.6	19	86.4	0.9
Meadow View Acres	1978	12	Southeast	13	12.06	40,410	13	100.0		••	1.1
Echo Glen Estates	1978	12	Southwest	43	41.56	42,101	16	37.2	27	62.8	1.0
Countryside Farms	1979	13	Southwest	24	25.09	45,538			24	100.0	1.0
- · · · · · ·					_	-					
Subtotal		••	•••	153	131.98	37,575	51	33.3	102	66.7	1.2
Total	•			482	403.18	36,437	238	49.4	244	50.6	1.2

<sup>a</sup>Subdivisions from 1920 to 1985 were analyzed.

<sup>b</sup>All locations are within Township 10 North, Range 19 East.

<sup>C</sup>All locations are within Township 10 North, Range 18 East.

Source: SEWRPC.

acres, or about 6 percent of the urban land uses and about 2 percent of the total land uses in the Village.

<u>Transportation and Utilities Land Use</u>: In 1985, transportation and utility land uses, which include arterial streets and expressways, collector streets, land access streets, railways, communications, and utilities, accounted for approximately 603 acres of land in the study area, or about 39 percent of the urban land uses in the study area, and about 6 percent of the total study area. Within the 1985 incorporated area of the Village, these land uses accounted for about 165 acres, or about 32 percent of the urban land uses within the Village proper and about 13 percent of the total area within the Village corporate limits. Governmental and Institutional Land Use: In 1985, governmental and institutional land uses accounted for about 64 acres of land in the Slinger study area, representing about 4 percent of the urban land uses of the study area and about 0.6 percent of the total study area. Within the Village of Slinger proper in 1985, these land uses accounted for about 58 acres, or about 11 percent of the urban land uses and about 5 percent of the total Village area.

<u>Parks and Recreational Land Use</u>: In 1985, parks and recreational land uses represented approximately 208 acres of land, or about 13 percent of the urban portion of the Slinger study area and about 2 percent of the total land area within the study area. Within the 1985 corporate limits of the Village, these land uses accounted for about 63 acres, or about 12 percent of the urban land uses and about 5 percent of the total land uses within the Village proper.

# <u>Rural Land Uses</u>

Natural Areas: Natural areas include surface water areas, wetlands, and woodlands. In 1985, surface water areas represented about 51 acres, or about 0.6 percent of the rural area in the study area and 0.5 percent of the total study area. Within the Village of Slinger, surface water areas accounted for about 15 acres, representing about 2 percent of the rural land area and about 1 percent of the total area in the Village. In 1985, wetland areas represented about 1,120 acres, or about 13 percent of the rural area in the study area and about 11 percent of the total study area. Within the Village, wetlands encompassed about 170 acres, or about 22 percent of the rural area and about 13 percent of the total area in the Village. In 1985, woodlands occupied about 1,469 acres of land, or about 17 percent of the rural area in the study area and about 15 percent of the total study area. Within the Village corporate limits, woodlands represented about 152 acres of lands, or about 20 percent of the rural area and about 12 percent of the total area in the Village. Information regarding the distribution and importance of natural areas within the study area is provided in Chapter III of this report.

Agricultural Lands: In 1985, prime and other agricultural lands occupied about 5,043 acres, or about 59 percent of the rural area and about 50 percent of total area within the Village study area. Within the 1985 Village corporate limits, agricultural land uses accounted for about 307 acres, or about 40 percent of the rural land uses and about 24 percent of the total lands uses in the Village. The agricultural land use category includes all croplands; pasture lands; orchards and nurseries; special agriculture, such as fowl and fur farms; and farm buildings. Farm residences, together with a 20,000-square-foot farm homesite, were classified as single-family residential land uses; all other farm buildings were included in the overall agricultural land use category.

<u>Other Rural Lands</u>: Other rural lands, consisting of lands used for resource extraction or landfills as well as vacant and unused lands accounted for about 812 acres, or about 10 percent of the rural lands uses and 8 percent of the total land uses in the study area in 1985. There were no extractive or landfill sites within the Village; however, vacant and unused lands accounted for 125 acres, or about 16 percent of the rural area, and about 10 percent of the total area within the Village corporate limits in 1985.

# HISTORIC BUILDINGS AND SITES

Historic sites are classified into three general categories: structures, archaeological features, and other cultural features. In general, historic structures include architecturally or historically significant homes, churches, government buildings, mills, schools, and museums. Archaeological sites consist of areas occupied or utilized by humans in a way and for a such a length of time as to be marked by certain features, such as burial or effigy mounds, or to contain artifacts. Such sites within southeastern Wisconsin are usually, but not always, associated with early American Indian settlements. Other cultural features include sites of early European settlements or are closely related to such settlements. and include the location, for example, of old plank roads, cemeteries, and settlement sites.

# **Historic Preservation Planning**

Historic preservation planning, as it relates to local units of government such as the Village of Slinger, may be defined as an effort to ensure that the community's historic resources are protected and enhanced over time. Preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The elements necessary for effective historic preservation planning are: 1) a thorough survey of historic resources, 2) community support for historic preservation, and 3) integration of the historic preservation planning into the comprehensive community planning process. The principal means for implementing historic preservation planning include 1) a local landmarks or historic preservation commission created by municipal ordinance, 2) proper districts and district regulations for protecting historic sites and structures in the zoning ordinance, and 3) a demolition control ordinance. These principal means may be supplemented by the use of easements and certain taxation policies.

The importance of historic preservation planning is based on the assumption that the historic resources of a community are valuable and should be carefully considered in planning for both community development and community redevelopment. Historic preservation can help to maintain the unique identity of a community, especially within a community's central business district, in a time when many factors are tending to create a national homogeneity in the environment. Other benefits of historic preservation include: promotion of tourism, increased real estate values and municipal tax revenues, the arrest of decay in declining areas, the creation of community pride, and the conservation of cultural resources. Despite these potential benefits, forces such as economics, attitudes, and existing laws can sometimes work against historic preservation. Through proper planning, however, the impediments to historic preservation can be reduced.

Historic preservation planning for communities such as the Village of Slinger should be integrated into the overall community planning process. As an integral part of the total planning process, historic preservation can be considered in addition to all the other needs and goals of the community, thereby affording such preservation equal consideration with other planning issues. In this way, historic preservation can become an issue of continuing concern and can be built into the ongoing development and redevelopment decision making process of the community.

# Existing Historic Preservation Inventories

Realizing the importance of historic preservation in the Village of Slinger, a detailed inventory of the significant architectural and historical sites and buildings in the Village of Slinger should be conducted. Such an inventory should focus on the identification, evaluation, documentation, and registration of the historically significant architectural and cultural resources in the Village of Slinger. Specifically, the inventory should provide a listing of the architectural and historic sites in the Village, including historical information for many selected sites in the inventory, with a map showing the location of a proposed historic district encompassing many of the most significant historic sites.

This inventory is intended to provide a basis for the nomination of the most significant sites and buildings in the respective district for inclusion in the National Register of Historic Places, a mark of special status. The survey document should present a descriptive inventory of the historic places and buildings in a given area and identify some of them as potentially eligible for listing in the National Register of Historic Places, pending a further detailed examination. The reconnaissance survey cards and intensive survey forms used to conduct the inventory would elicit pertinent information about the sites and buildings within a proposed historic district, such as location, ownership, building site, construction and geographic data, historic significance of the district, and major historic and bibliographic references. These data can be drawn upon when establishing historic preservation-related zoning districts, when making decisions regarding property identified as of historic value, or when making improvements within the historic district.

General historic surveys which cover the Village include: H. Russell Zimmermann's inventory for his book entitled, The Heritage Guidebook: Landmarks and Historical Sites in Southeastern Wisconsin, 1975; and the inventory conducted by J. Gundrum, E. Gebhard, and R. Donath in the preparation of a historical album and centennial program book entitled, Schleisingerville to Slinger: 1869 to 1969. Eight historic buildings and one historic site had been identified as containing potential historic significance in the Zimmermann book. Schleisingerville to Slinger: 1869 to 1969 contains pictures of a number of buildings and sites that may have historic significance. All the Slinger buildings and structures the Village identified in these documents which may be of historic significance should be considered in the recommended inventory. Map 22 shows a potential historic district and potential historic places, a historic site and several buildings, mentioned in these documents.

# **COMMUNITY FACILITIES**

## **Public Schools**

The Village of Slinger study area lies within the boundaries of one school district, the Slinger School District, which owns four schools: Slinger High School, Slinger Middle School, Slinger Elementary School, and Allenton Elementary School. All except the last school are located within the Village of Slinger study area. The 1988-1989 school year enrollments and capacity of each school in the district are set forth in Table 20.

## Village Hall

Prior to 1986, the Village of Slinger Village Hall was located in an 8,850-square-foot facility, later

#### Map 22

# LOCATION OF POTENTIAL HISTORIC DISTRICT AND PLACES IN THE VILLAGE OF SLINGER: 1989



#### LEGEND

POTENTIAL HISTORIC DISTRICT BOUNDARY

• 3 POTENTIAL HISTORIC PLACE AND IDENTIFICATION NUMBER

POTENTIAL HISTORIC PLACES

- 1 2 3
- 4
- 5
- MILWAUKEE ROAD/SOO LINE DEPOT 407 KETTLE MORAINE DR. S. RESIDENCE 408 KETTLE MORAINE DR. S. RESIDENCE 408 KETTLE MORAINE DR. S. KIPENHAAN POST OFFICE/BAR/HOTEL 314 KETTLE MORAINE DR. S. RESIDENCE 308 KETTLE MORAINE DR. S. DR. J. E. REICHERT RESIDENCE 319 KETTLE MORAINE DR. S. VETERINARY CLINIC/RESIDENCE 315 KETTLE MORAINE DR. S. CETERINARY CLINIC/RESIDENCE 315 KETTLE MORAINE DR. S. CENTINARY CLINIC/RESIDENCE 308 KETTLE MORAINE DR. S. CED FELLOWS HALL 305 KETTLE MORAINE DR. S. RESIDENCE
- 8 9 10

- 12 13 14 15 16 17

- 18 19 20 21
- 303 KETTLE MORAINE DR, S. FUNERAL HOME/DAIRY/RESIDENCE 308 OAK ST. SCHAEFER ORGAN FACTORY 207 KETTLE MORAINE DR. S. PRINTING SHOP/RESIDENCE 212 KETTLE MORAINE DR. S. BARBER SHOP/RESIDENCE 208 KETTLE MORAINE DR. S. RESIDENCE 206 KETTLE MORAINE DR. S. RESIDENCE 202 KETTLE MORAINE DR. S. RESIDENCE 202 KETTLE MORAINE DR. S. ST. PAUL'S LUTHERAN CHURCH 106 KETTLE MORAINE DR. S. FUNERAL HOME/HARDWARE STORE/BANK/OFFICES 100 KETLE MORAINE DR. S. HOTEL/TELEPHONE OFFICE/RESIDENCE 100 K. WASHINGTON ST. HOTEL/TELEPHONE OFFICE/RESTAURANT
- 22 23 24
- 25 26
- 100 W. WASHINGTON ST. HOTEL/TELEPHONE OFFICE/HESTAURANT ROTH'S HOTEL BARN 111 KETTLE MORAINE DR. N. BLACKSMITH SHOP ROSENHEIMER FAMILY CEMETERY 200 W. WASHINGTON ST. LEHMAN ROSENHEIMER GENERAL STORE 208 E. WASHINGTON ST. ST. PETER'S CATHOLIC CHURCH

Source: Washington County Historical Society, Village of Slinger, and SEWRPC.

School	1988-1989 Enrollment	School Capacity
Slinger High School (grades 10-12)	460	460
Slinger Middle School (grades 6-9)	612	600
Slinger Elementary School (grades K-5)	480	490
Allenton Elementary School (grades K-5)	377	400
Total	1,929	1,950

### **ENROLLMENTS FOR THE SLINGER SCHOOL DISTRICT: 1988-1989 SCHOOL YEAR**

Source: The Slinger School District, Village of Slinger, and SEWRPC.

### Table 21

# EXISTING VILLAGE HALL SPATIAL DISTRIBUTION FOR THE VILLAGE OF SLINGER: 1989

Use	Floor Area <sup>a</sup> (square feet)
Clerk's Office	552
Library	808
Police Department	462
Public Works	182
Community Hall	2,448
Board Room	806
Garage <sup>b</sup>	4,723
Mechanical, Restrooms, Circulation, Etc.	1,352
Total	11,333

<sup>a</sup>Excludes walls.

<sup>b</sup>Garage space for the Police and Public Works Department.

Source: Village of Slinger and SEWRPC.

demolished, at 201 Oak Street. In 1979, the Village Board determined that the existing Village Hall was too small to accommodate existing, as well as future, Village Hall activities. Therefore, the Village constructed a 12,249square-foot building in 1986 on a 3.7-acre site at 220 Slinger Road. The spatial allocations assigned in the present Village Hall are shown in Table 21.

# Public Library

The Village of Slinger Public Library, which is a member of the Washington County Federated Library System, is located in the Village Hall at 220 Slinger Road. It occupies 808 square feet, and, in 1989, housed 7,826 book volumes. In 1989, the Slinger Village Board authorized a financial campaign to fund library facility expansion.

## **Police Station**

The Village of Slinger Police Department, also located in the Village Hall, was manned by one full-time officer in 1989. The Department occupies approximately 462 square feet of the building, excluding garage space.

## **Fire Station**

The Village of Slinger and part of the Towns of Hartford and Polk are served by the Slinger Fire Department, located at 201 Oak Street in the Village. The approximately 7,350 square-foot station is sited on 0.5 acres. In 1989, the station was manned by a 42-member volunteer force. The Slinger Fire Department has reciprocal service agreements with surrounding communities, assuring that additional men and equipment can be called if additional forces are needed.

Rating of Fire Protection Services: The adequacy of fire protection within the Village is evaluated by the Insurance Services Office through the use of the Grading Schedule for Municipal Fire Protection. The schedule provides criteria to be used by insurance grading engineers in classifying the fire defenses and physical conditions of municipalities. Ratings obtained under the schedule are used throughout the United States in establishing base rates for fire insurance. While the Insurance Services Office does not presume to dictate the level of fire protection services that should be provided by a municipality, reports of its surveys generally contain recommendations for correcting any serious deficiencies and, over the years, have been accepted as guides by many municipal officials in planning improvements to their fire-fighting services. The ratings assigned by the Office are based on their analyses of fire department equipment, alarm systems, water supply, fire prevention programs, building construction, and distance of potential hazard areas, such as the central business district, from a fire department station. In rating a community, total deficiency points in the several areas of evaluation are used to assign a numerical rating of from one to 10, with one indicating the best protection and 10 representing an essentially unprotected community. Class nine usually indicates a community without effective public water supply and hydrant protection, while higher categories have such facilities. In 1989, the areas within the Village served by public water supply hydrants were rated Class 5 and those areas within the study area which were not served by public water supply hydrants were rated Class 9.

# PUBLIC UTILITIES

Public utility systems are a very important element in influencing community growth and development. Moreover, certain utility facilities are closely linked to the surface water and groundwater resources of the area, and may, therefore, affect the overall quality of the natural resource base. This is particularly true of sanitary sewerage, water supply, and stormwater drainage facilities, which are in a sense modifications of, or extensions to, the natural lake, stream, and watercourse system of the area and of the underlying groundwater reservoir. Knowledge of the location and capacities of these utilities in the Slinger study area is, therefore, essential to intelligent land use planning for both the Village and the study area.

# Sanitary Sewer System and Service Area

The existing sanitary sewer system and service area in the Village of Slinger and environs are shown on Map 23. The sanitary sewer service area existing in 1989 totaled approximately 600 acres, or about 6 percent of the total study area and about 47 percent of the total area within the Village corporate limits. In 1989, approximately 1,700 persons, or about 80 percent of the resident population of the Village and about 49 percent of the resident population of the study area, were served by public sanitary sewer. The Village sanitary sewage treatment plant also, under contract, provides sanitary sewer services to the Hilldale Sanitary District in the Town of Hartford. Approximately 40 persons reside in that District. The planned sanitary sewer service areas for the study area are described in Chapter I of this report and shown on Map 7. The Village of Slinger sewage system consists of a treatment plant designed to treat an average daily flow of approximately 0.8 million gallons per day with a maximum flow of approximately 1.9 million gallons per day, three lift stations, and a network of trunk, main, and lateral sewers. In 1989, the Village treatment plant treated an average daily flow of approximately 0.3 million gallons per day.

# Public Water Supply System and Service Area

The existing public water supply system and service area in the Village of Slinger and environs are shown on Map 24. In 1989, the public water service area totaled approximately 570 acres, or about 6 percent of the total study area and about 42 percent of the total area within the Village proper. In 1989, approximately 1,725 persons, or about 81 percent of the resident population of the Village and 50 percent of the resident population of the study area, were served by the public water supply system. The water system is served by two wells and one elevated tower. The pumping capacity of the entire system is about 0.9 million gallons per day, with an average daily consumption of about 0.3 million gallons in 1989.

# Engineered Stormwater Drainage Facilities

The Village of Slinger is located just west of the subcontinental divide, as shown on Map 25. The



EXISTING SANITARY SEWER SYSTEM AND SERVICE AREA IN THE VILLAGE OF SLINGER AND ENVIRONS: 1989

# Map 24

# EXISTING PUBLIC WATER SUPPLY SYSTEM AND SERVICE AREA IN THE VILLAGE OF SLINGER AND ENVIRONS: 1989



#### LEGEND

- ---- VILLAGE OF SLINGER CORPORATE LIMITS: 1989
- 8 EXISTING WATER MAIN AND SIZE IN INCHES (ALL 6 INCHES EXCEPT WHERE NOTED)
- O EXISTING FIRE HYDRANT
- EXISTING WATER TOWER
- EXISTING MUNICIPAL WELL

EXISTING PUBLIC WATER SUPPLY SERVICE AREA

Source: Village of Slinger and SEWRPC.



# EXISTING STORMWATER SEWER SYSTEM IN THE VILLAGE OF SLINGER AND ENVIRONS: 1989



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area east and north of the Village and generally east of Lovers Lane and north of USH 41 is part of the Cedar Lake and Cedar Creek subwatersheds, which drain to the Milwaukee River and then to Lake Michigan. Most of the area within the Village is located within the Rubicon River subwatershed and drains generally easterly, as shown on Map 25. A small southern portion of the Village is located within the Oconomowoc River subwatershed, and drains generally in a southerly direction. The Rubicon River and Oconomowoc River subwatersheds are both within the Rock River watershed, which is part of the Mississippi River drainage system. The urban development in the Village of Slinger area is generally served by an engineered drainage system, as shown on Map 25, consisting primarily of storm sewers, but also including drainage ditches and three man-made detention ponds. As noted in Chapter I, in 1988 Ruekert and Mielke, Inc., consulting engineers, completed a stormwater drainage study for the Village in order to resolve problems in selected areas of the Village. That plan recommended a five-year program which provided for the construction of new and enlarged detention ponds, as well as the construction of selected replacement or relief storm sewers at a cost of about \$300,000. (This page intentionally left blank)

# **EXISTING LOCAL PLAN IMPLEMENTATION DEVICES**

### INTRODUCTION

The proper preparation of a land use and street system plan requires consideration of existing plan implementation devices. The existing regulations which require examination in this respect include the existing zoning ordinance, land division ordinance, and official maps of the Village of Slinger and of the Towns of Polk and Hartford, both of which are located within the Slinger study area. In addition, Washington County regulations with regard to floodplains and shorelands are considered. Each of these existing plan implementation devices is described in this chapter as it affects the physical development of the study area.

# **EXISTING ZONING**

Good community development depends not only on sound, long-range plan formulation at all levels of government, but on practical plan implementation as well. Zoning is one of the major plan implementation devices available to any community. The primary function of zoning should be to implement the community's land use plan. A secondary function of zoning should be to protect desirable existing development. Zoning should be a major tool for the implementation of community plans and not a substitute for such plans.

A zoning ordinance is a public law which regulates and restricts the use of private property in the public interest. A zoning ordinance divides a community into districts for the purpose of regulating: 1) the use of land, water, and structures; 2) the height, size, shape, and placement of structures; and 3) the density of population. Zoning seeks to confine certain land uses to those areas of the community which are peculiarly suited to those uses, and seeks to set aside land for these particular uses, thereby encouraging the most appropriate use of land throughout the community. Zoning seeks to assure adequate light, air, and open space for each building and to reduce fire hazards; it seeks to prevent the overcrowding of land, traffic congestion, and either the overloading of the utility systems or the uneconomic overdevelopment of such systems; it should also seek to protect and preserve the natural resource base.

A single set of regulations applied to an entire community could not achieve these zoning objectives, since different areas of the community differ in character and function. In this respect the zoning ordinance differs from building, housing, and sanitation codes, which, in general, apply uniformly to all lands or buildings of like use wherever they may be located in a community. Zoning regulations for different types of districts may be different, but regulations within any given district must be uniform. Accordingly, a zoning ordinance consists of two parts: 1) a text setting forth regulations which apply to each of the various zoning districts, together with related procedural, administrative, and legal provisions; and 2) a map delineating the boundaries of the various districts to which the differing regulations apply.

Wisconsin enabling legislation requires that zoning regulations shall be made in accordance with a "comprehensive plan." There are a number of quite different interpretations of the meaning of the term "comprehensive plan" in this respect. These interpretations range from 1) the idea that, to be deemed as made in accordance with a comprehensive plan, zoning must regulate land use, building height, and lot area to 2) the idea that zoning must be applied to the entire corporate limits of the community, and from 3) the concept that zoning must be based upon careful and comprehensive study prior to adoption to 4) the concept that the zoning must be based upon a documented longrange land use plan and must seek to implement that plan. The fourth concept is that which is the most commonly accepted by professional planners.

Each zoning ordinance text and its accompanying zoning map must be carefully tailored to the individual community, lest certain hardships be created which may result in lawsuits of zoning may be possibly be set aside as arbitrary, capricious, or unconstitutional. The preparation of a zoning ordinance text and map, therefore, is a complex task, calling for exhaustive studies and close cooperation between the land use planning and legal professions. The zoning text and map must be prepared to bear a just relationship to existing conditions and yet to direct the future development of the community along better lines. If challenged in court, the municipality should be able to show that sufficient accurate data were utilized in the drafting of the ordinance to meet the legal requirement of reasonableness. The lack of such data could result in the zoning ordinance being declared invalid.

# Village of Slinger Zoning Ordinance

All land development and building activity in the Village of Slinger is regulated by the Village's zoning ordinance. The present zoning ordinance of the Village of Slinger, set forth in Chapter 31 of the Municipal Code and amendments thereto, is characterized by the provision of 21 zoning districts: two agricultural districts, four single-family residential districts, one twofamily residential district, three multi-family residential districts, one mobile home park residential district, two business districts, three manufacturing districts, one park and recreation district, one institutional district, one conservancy district, one floodplain district, and one planned unit development overlay district. The delineation and application of these districts as of June 1989, is shown on Map 26. Table 22 presents a brief summary of the zoning regulations applicable within each of these 21 districts as of June 1989, including permitted and conditional uses, maximum residential density, minimum lot sizes, minimum yard requirements, and maximum building heights.

The existing Village of Slinger zoning ordinance was initially adopted by the Village on June 7, 1983. It has been subsequently updated by the Village as problems arose concerning its application. The result of this vigilant effort by the Village has been a zoning ordinance which is cognizant of, and responsive to, changing conditions regarding both urban development and urban redevelopment in the Village.

## Towns of Polk and Hartford Zoning Ordinances

The planning study area, as noted in Chapter I, consists of portions of the Towns of Polk and Hartford, each of which utilizes its own zoning ordinance. Map 27 illustrates the application of the Town of Polk and the Town of Hartford zoning districts within the Village of Slinger study area in June 1989. Tables 23 and 24 present a general summary of these township zoning regulations, respectively, including permitted and conditional uses, minimum lot sizes, minimum yard requirements, and maximum building heights.

# Washington County Floodplain

and Shoreland Zoning Ordinances

The Washington County floodplain and shoreland regulations were adopted on February 19, 1975, as "Washington County Shoreland Floodplain Zoning Ordinance" and amended on April 15, 1986, as "Washington County Floodplain Zoning Ordinance and Washington County Shoreland and Wetland Zoning Ordinance." The floodplain and "shoreland" areas in the aforementioned townships are regulated by the aforereferenced Washington County ordinances. The Washington County Floodplain Zoning Ordinance is characterized by the provision of a floodway district, a flood fringe district, and a general floodplain district which protect floodplain areas by regulating proposed developments within the 100-year recurrence interval floodplains as delineated in the federal Flood Insurance Study, County of Washington, Wisconsin, Unincorporated Areas: March 1, 1983. Of the three floodplain zoning districts established within Washington County, only the general floodplain district has been delineated within the Village of Slinger study area, as shown on Map 28.

The Shoreland and Wetland Zoning Ordinance of Washington County regulates "shoreland" areas, defined as those lands lying within 1,000 feet of the ordinary high-water mark of natural lakes, ponds, or flowages, or 300 feet of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Lakes, ponds, flowages, rivers, and streams are presumed to be navigable if they are listed in the Wisconsin Department of Natural Resources publication, <u>Surface Water Resources of Washington County</u>, or are shown on the United States Geological Survey quadrangle maps.

The Washington County shoreland and wetland zoning regulations also apply to areas in the Village of Slinger that were annexed after May 7, 1982. Section 59.971(7) of the Wisconsin Statutes requires county shoreland regulations to remain in effect in areas annexed after that date unless the city or village has adopted shoreland regulations that are at least as restrictive as the county's regulations. County

# Map 26

# EXISTING ZONING IN THE VILLAGE OF SLINGER: 1989



#### LEGEND

	ZONING DISTRICT BOUNDARY
A-2	GENERAL AGRICULTURAL
RS-I	SINGLE-FAMILY RESIDENTIAL
RS-2	SINGLE-FAMILY RESIDENTIAL
RS-3	SINGLE-FAMILY RESIDENTIAL
RS-4	SINGLE-FAMILY RESIDENTIAL
RD-I	TWO-FAMILY RESIDENTIAL
RM-I	MULTIPLE-FAMILY RESIDENTIAL

	RM-3	MULTIPLE-FAMILY RESIDENTIAL
<b>FIAL</b>	MH-I	MOBILE HOME PARK RESIDENTIAL
TIAL	B-I	COMMUNITY BUSINESS
TIAL	B-2	HIGHWAY BUSINESS
TAL	M-I	LIMITED MANUFACTURING
L	M-2	GENERAL MANUFACTURING

RM-2 MULTIPLE-FAMILY RESIDENTIAL

PARK AND RECREATI
-------------------

I-I INSTITUTIONAL

P

- C-I CONSERVANCY
- F-I FLOODPLAIN
  - PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT



Source: Village of Slinger and SEWRPC.

# SUMMARY OF EXISTING ZONING DISTRICTS IN THE VILLAGE OF SLINGER: 1989

			Maximum Residential		mum Lot Size			Maximum Principal		
Zoning District	Principal Permitted Uses	Conditional Uses	dwelling units	Total Area	Area per Dweiling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)
A-1 Exclusive Agricultural	Agriculture-related uses, floriculture, viticulture, single-family farm dwellings, forest and game management	Housing for farm laborers, feedlots and livestock sales facilities, commer- cial fur farms and egg production, second single-family dwellings	0.03	35 acres	35 acres	600	50	25	50	35
A-2 General Agricultural	All A-1 permitted uses including other agri- culture-related uses and single-family dwellings	Airports, milk processing, poultry and small game dressing, sausage pro- duction, recreational vehicle and boat storage, transmitting towers	0.20	5 acres	5 acres	300	50	25	50	35
Rs-1 Single-Family Residential	Single-family dwellings	Planned residential devel- opment and community living arrangements	1.09	40,000 square feet	40,000 square feet	150	40	15 on one side; 50 total	25	35
Rs-2 Single-Family Residential	Single-family dwellings	All Rs-1 conditional uses	2.18	20,000 square feet	20,000 square feet	90	35	10 on one side; 30 total	25	35
Rs-3 Single-Family Residential	Single-family dwellings	All Rs-1 conditional uses	3.63	12,000 square feet	12,000 square feet	80	25	6 on one side; 18 total	25	35
Rs-4 Single-Family Residential	Single-family dwellings	All Rs-1 conditional uses	6.05	7,200 square feet	7,200 square feet	70	25	6 on one side; 18 total	25	35
Rd-1 Two-Family Residential	Single- and two-family dwellings	All Rs-1 conditional uses	7.92	11,000 square feet	5,500 square feet	85	30	10	25	35
Rm-1 Multi-Family Residential	Multi-family dwellings not to exceed four units per structure	All Rs-1 conditional uses	9.68 to 12.45, depending on dwelling unit type	10,500 to 13,500 square feet, depending on dwelling unit type	Efficiency and one-bedroom, 3,500 square feet; two- bedroom or more, 4,500 square feet	80	30	10	25	35
Rm-2 Multi-Family Residential	Multi-family dwellings not to exceed eight units per structure	All Rs-1 conditional uses and elderly housing not to exceed 22 units per net acre	9.68 to 12.45, depending on dwelling unit type	10,500 to 13,500 square feet, depending on dweiling unit type	10,500 to 13,500 Efficiency and square feet, one-bedroom, depending on 3,500 square dwelling unit feet; two- bedroom or more, 4,500 square feet		30	15	25	35
Rm-3 Multi-Family Residential	Multi-family dwellings	All Rm-2 conditional uses	10.89 to 14.52, depending on dwelling unit type	12,000 square feet	Efficiency and one-bedroom, 3,000 square feet; two- bedroom or more, 4,000 square feet	90	40	15	25	35
Mh-1 Mobile Home Park Residential	Mobile homes on lots in mobile home subdivisions	Mobile-home parks	6.05	7,200 square feet	7,200 square feet	70	30	10	25	35
B-1 Community Business	Retail stores, offices, shops, clubs, medical clinics, theaters, restaurants, services, hotels and motels	Drive-in banks, gasoline service stations, antique and secondhand mer- chandise sales, fuel oil, bottled gas, ice dealers, veterinary clinics, multi- family dwelling not to exceed 14.5 dwelling units per net acre, pornographic retail activities		7,200 square feet		70		·	35	35

# Table 22 (continued)

			Maximum	Mir	nimum Lot Size		M	inimum Ya equiremen	rd ts	Maximum
Zoning District	Principal Permitted Uses	Conditional Uses	Residential Density (dwelling units per net acre)	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)
B-2 Highway Business	All B-1 permitted uses	Antique and secondhand merchandise sales, con- struction services, com- munication stations, communication towers, fuel oil, bottled gas, ice dealers, veterinary clinics, freight services, terminals, pornographic retail activities		20,000 square feet		90	40	25	25	35
M-1 Limited Manufacturing	Processing, manufac- turing, and/or storage	Airports, communication towers, millwork		20,000 square feet		90	40	25	25	35
M-2 General Manufacturing	All M-1 permitted uses and those not permitted in other manufacturing districts	All M-1 conditional uses including, sewage treat- ment plants, landfills, incinerators, manufac- ture of certain products, concrete plants, clay refractories		40,000 square feet		150	40	25	40	35
M-3 Extractive	None	Mineral extraction operations					••			
P-1 Park and Recreation	Public and private recreation uses, fair- grounds, libraries, museums	Archery ranges, bowling alleys, golf courses with country club/restaurant facilities		8		8	40	40	40	35
I-1 Institutional	Schools, churches, hospitals, nursing homes, clinics, uses under public ownership	Airports, sewage treat- ment plants, landfills, incinerators, cemeteries, crematories, disciplinary and health institutions, community living arrangements		7,200 square feet		70	30	10	25	35
C-1 Conservancy	Public fish hatcheries, natural areas, certain recreation uses, existing farming (excluding structures)	None								
F-1 Floodplain	Natural areas, farming and certain recreational uses (excluding structures), water mea- surement and control facilities	Navigational structures, bridges and approaches, marinas, park and cer- tain recreational uses, filling for bulkhead lines								
PUD Planned Unit Development Overlay	b	b	b							b

<sup>a</sup>Lots in the P-1 Park and Recreation District shall provide sufficient area for the principal structure and its accessory structures, off-street parking and loading areas, and all required yards.

<sup>b</sup>Per underlying basic zoning district requirements.

Source: Village of Slinger Zoning Ordinance and SEWRPC.

Map 27



# EXISTING ZONING IN THE TOWNS OF POLK AND HARTFORD IN THE VILLAGE OF SLINGER STUDY AREA: 1989

Source: Town of Polk, Town of Hartford, and SEWRPC.

shoreland regulations are almost always more restrictive than city or village regulations, because state regulations requiring the adoption of shoreland zoning ordinances specify more restrictive standards for county ordinances than for city and village ordinances. Some of the standards that must be included in county shoreland ordinances but are not required in city and village ordinances are larger minimum lot sizes; 75-foot minimum setback requirements from the ordinary high-water mark of rivers, streams, and lakes; limitations on the removal of shore cover within 35 feet of the ordinary high-water marks; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating in shoreland areas. Shoreland areas annexed after May 7, 1982, as shown on Map 28, are subject to the Washington County shoreland regulations. County shoreland zoning regulations are essentially "frozen" in place once those lands are annexed to the Village.

Wetlands five acres or more in area in the shoreland jurisdiction area are protected by the regulations established for the Shoreland-Wetland Zoning District. The shoreland areas and the shoreland wetlands in unincorporated areas within the Village of Slinger study area are both shown on Map 28.

# SUMMARY OF EXISTING ZONING IN THE TOWN OF POLK: 1989

		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·				-			
an a			Maximum Minimum Lot S		Ainimum Lot Siz	e		Minimum Yar Requirements	d s	Maximum
Zoning District	Principal Permitted Uses	Conditional Uses	Density (dwelling units per net acre)	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)
A-1 General Agricultural	Agriculture-related uses, floriculture, viticulture, single-family dwellings, hatcheries, livestock and poultry raising	Two-family dwellings, farm structures, campgrounds, fish hatcheries, forest reserves, boat rental access sites, junk yards	0.20	5 acres	5 acres	8	60	15 on one side; 45 tote!	40	45
A-2 Prime Agricultural	All A-1 permitted uses and roadside stands	Housing for farm laborers and second single-family dwellings	0.03	35 acres	35 acres	<sup>a</sup>	60	15 on one side; 45 total	40	35
R-1 Single-Family Residential	Single-family dwellings	Planned residential development	0.73	60,000 square feet	60,000 square feet	Unsewered, 150; sewered, 85	60	15 on one side; 45 total	40	35
R-2 Country Estate	Single-family dwellings	None	0.35	125,000 square feet	125,000 square feet	300	60	15 on one side; 45 total	40	35
R-3 Ŝingle-Family Residential	Single-family dwellings	Planned residential development	3.63	12,000 square feet	12,000 square feet	85	30	8 on one side; 20 total	25	35
I-1 Institutional	Schools, churches, hospitals, sanitariums, cemeteries, crematories	None		10 acres			60	100	100	50
B-1 Business	Retail stores, offices, shops, clubs, clinics, theaters, restaurants, motels, terminals	Pornographic retail activities		b		b	60	20	50	35
M-1 Industrial	Retail stores, offices, shops, processing, manufacturing, and/or storage	Freight yards, terminals, inside storage, brew- eries, crematories		b		. <u></u> b	60	25	30	45
Q-1 Quarrying	None	Mineral extraction operations		b		- <u>b</u>	150	150	150	45
L-1 Sanitary Landfill	None	Sanitary landfill operations		b		. <u>b</u>	150	150	150	•'•
P-1 Private Park	None	Archery ranges, beaches, boating, campgrounds, golfing, sport fields, swimming pools, botani- cal gardens		4 acres			<sup>c</sup>	c	c	

<sup>a</sup>300 feet at the road right-of-way.

<sup>b</sup>Lot area and width shall be sufficient to meet the space requirements of the use, including principal and accessory structure, parking, loading area, on-site sewage disposal system, open space and yard area.

<sup>c</sup>50 feet from any district boundary.

Source: Town of Polk Zoning Ordinance and SEWRPC.

# SUMMARY OF EXISTING ZONING DISTRICTS IN THE TOWN OF HARTFORD

			Maximum		Minimum Lot Size		Ň	Ainimum Yard Requirements		Maximum
Zoning District	Principal Permitted Üses	Conditional Uses	Residential Density (dwelling units per net acre)	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feat)
AG Agricultural	Farm and single-family dwellings, farming, public parks, roadside, stands, home occupa- tions, churches, schools	Mobile homes, cemeter- ies, agricultural ware- houses, agricultural retail trades, livestock and poultry operations, kennels, manure pits	1.09	40,000 square feet	40,000 square feet	125	25 or more <sup>a</sup>	25	25	35
EA Exclusive Agricultural	Floriculture, dairying, feedlota, nurseries, beekeeping, raising of grains and trees, roadside stands, single- family dwallings, home occupations	Fish hatcheries, churches, schools, cemeteries, farm machinery, mobile homes, veterinarian ser- vices, governmental uses, manure pits, farm and single-family dwellings	0.03	35 acres	35 acres	600	25 or more <sup>8</sup>	25	25	35
AT Agricultural Transition Zone	All EA permitted uses	All EA conditional uses	0.03	35 acres	35 acres	600	25 or more <sup>a</sup>	25	25	35
WC Wetland Conservancy	Agricultural uses, wild crop harvesting, trails, preserves, conservation practices, public park and recreation, excluding buildings	Drainage projects, hatcheries, private recreational facilities, transmission lines			••					
RR-III Rural Residential	Single-family dwellings, home occupations, parks, playgrounds, community living arrangements for eight or fewer persons, farm- ing, nurseries, roadside stands, conservation practices	Keeping of livestock and poultry, community liv- ing arrangements for nine or more persons, kennels	0.33	3 acres	3 acres	300	42 or more <sup>a</sup>	25	50	35
Residential A-1	Single-family dwellings, parks, playgrounds, churches, schools, home occupations and related offices, commu- nity living arrange- ments for eight or fewer persons	Farming, keeping of livestock and poultry, wholesale fish hatch- eries, community living arrangements for nine or more persons, nurseries	1.09	40,000 square feet	40,000 square feet	125	25 or more <sup>8</sup>	7.5 on one side; 20 total	25	35
Residential A-2	All Residential A-1 permitted uses	Two-family dwellings and community living arrangements for nine or more persons	1.09	40,000 square feet	40,000 square feet	100	25 or more <sup>8</sup>	7.5 on one side; 20 total	25	35
Residential A-3	All Residential A-2 permitted uses. Com- munity living arrange- ments for up to 15 persons	Two-family dwellings, multi-family dwellings (three to eight units), community living arrangements for 16 or more persons	3.63	12,000 square feet	12,000 aquare feet	85	25 or more <sup>8</sup>	7.5 on one side; 20 total	25	35
Residential B	All Residential A-2 permitted uses. Two- to eight-family dwellings, community living arrangements for up to 15 persons	Community living arrangements for 16 or more persons	3.63 to 10.89, depending on dwelling unit type	12,000 square feet	Single-family, 12,000 square feet; two- family, 6,000 square feet; multi-family, 4,000 square feet	75	25 or more <sup>a</sup>	25	25	45
Residential C	All Residential A-2 permitted uses. Two- to four-family dwellings and community living arrangements for up to 15 persons	Community living arrangements for 16 or more persons	0.33 to 1.33, depending on dwelling unit type	3 acres	32,670 square feat to 3 acres, depending on dwelling unit type	125	25 or more <sup>8</sup>	25	25	45

### Table 24 (continued)

			Maximum Minimum Lot Size			Maximum Minimum Lot Size Requ				nimum Yard equirements		Maximum Principal	
Zoning District	Principal Permitted Uses	Conditional Uses	density (dwelling units per net acre)	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)			
Commercial A	All Residential A-2 permitted uses except community living arrangements. Retail stores, shops, offices, services	Hospitals, service stations, laundromats, hotels, motels, kennels, restaurants		Unsewered, 40,000 square feet; sewered, 12,000 square feet		Unsewered, 125; sewered, 75	25 or more <sup>8</sup>	25	10	Residential, 45; commercial, 1 for each foot of front setback			
Commercial B-1	All Commercial A permitted uses. Offices, clubs, parking lots, retail goods, services, or entertainment	Drive-in theatres and kennels		Unsewered, 40,000 square feet; sewered, 12,000 square feet		Unsewered, 125; sewered, 75	25 or more <sup>a</sup>	25	10	Residential, 45; commercial, 1 for each foot of front setback			
Commercial B-2	All Commercial B-1 permitted uses except for dwelling units	Auto body shops and kennels		Unsewered, 40,000 square feet; sewered, 5,000 square feet		Unsewered, 125; sewered, 75	25 or more <sup>a</sup>	25	10	1 for every foot of front setback			
Industrial A	All Commercial B-1 permitted uses except for churches, schools, and dwelling units. Warehousing, distrib- uting, terminals, print- ing, bottling and recycling plants	None		Unsewered, 40,000 square feet; sewered, 5,000 square feet	••	Unsewered, 125; sewered, 75	25 or more <sup>8</sup>	25	10	45			
Industrial B	All Industrial A permitted uses. Other manufacturing, fabri- cating, processing and storage uses	Automobile wrecking and junkyards, storage, manufacturing and processing of certain materials		Unsewered, 40,000 square feet; sewered, 5,000 square feet	•-	Unsewered, 125; sewered, 75	25 or more <sup>8</sup>	25	10 <sup>b</sup>	45			
Highway Interchange Overlay	Single- and two-family dwellings	All permitted Residential B; Commercial A, B-1, and B-2; and Industrial A and B principal or acces- sory uses		C	¢	c	ď	. <u>.</u> d	d	45			

<sup>a</sup> The setback distance from a Class A Highway shall be 100 feet from the centerline of the road or 42 feet from the highway right-of-way line, whichever is greater; Class B Highway shall be 75 feet from the centerline of the road or 30 feet from the highway right-of-way, whichever is greater; and Class C Highway shall be 55 feet from the centerline of the road or 25 feet from the right-of-way, whichever is greater. The setback distance shall be increased by 50 feet on controlled highways.

<sup>b</sup>Conditional uses allowed within the Industrial B District must have a minimum rear yard set back of 25 feet.

<sup>C</sup>Underlying zoning district requirements apply.

<sup>d</sup>All minimum yard requirements of the underlying districts are to be increased by 50 feet on yards abutting interchange right-of-way.

Source: Town of Hartford Zoning Ordinance and SEWRPC.

### Map 28

## WETLANDS AND FLOODLANDS IN THE VILLAGE OF SLINGER STUDY AREA SUBJECT TO WASHINGTON COUNTY SHORELAND AND FLOODLAND ZONING REGULATIONS: 1989



Source: Washington County Land Use and Park Department and SEWRPC.

# THE LAND DIVISION ORDINANCE

A land division ordinance is a public law regulating the dividing of land. Such regulation is necessary to ensure that:

- 1. The subdivision of land will fit properly into the existing and proposed land use pattern and overall plan for the physical development of the community;
- 2. Adequate provision is made for necessary community and neighborhood facilities, e.g., parks, schools, walkways, roads, so that a harmonious and desirable environment will result;
- 3. Adequate standards are met in the design of the land divisions and the improvement of the land being subdivided, with particular attention to such requirements as utilities, stormwater drainage, street improvements, and lot improvements;

LEGEND

AREAS INCORPORATED BEFORE MAY 8, 1982 (NOT SUBJECT TO COUNTY SHORELAND REGULATION)

GENERAL FLOODPLAIN DISTRICT BOUNDARY SHORELAND JURISDICTION LIMITS IN EFFECT IN UNINCORPORATED AREAS

UNINCORPORATED SHORELAND WETLANDS SHORELAND AREAS INCORPORATED AFTER MAY 7, 1982

- 4. A sound basis is provided for clear and accurate property boundary or lot line records; and
- 5. The health, safety, and general welfare of all citizens in the community, as well as of the future occupants of the land to be subdivided, are protected.

Ideally, land division control regulations are a means of implementing or carrying out a community comprehensive plan. As such, land division regulations should coordinate and integrate development with the comprehensive plan, and they are, therefore, properly prepared within the context of such a plan. Since land division is not merely a means of marketing land, but rather the first step in the process of building a community. substantial benefits are derived from sound subdivision regulations. Much of the form and character of a community is determined by the quality of its land divisions and the standards which are built into them. Once land has been divided into blocks and lots, streets established, and utilities installed, the development pattern is permanently established and unlikely to be changed. For generations, the entire community. as well as the individuals who occupy these subdivisions, will be influenced by the quality and character of the subdivision design.

# Village of Slinger Land Division Ordinance

The present land division ordinance of the Village of Slinger, as set forth in Chapter 32 of the Municipal Code, was adopted on March 5, 1984, and is intended to regulate all divisions of land into parcels of 10 acres or less. Specifically, this ordinance regulates the creation of "subdivisions" and "minor land divisions." "Subdivision," as defined by the Wisconsin Statutes, is the act of creating five or more parcels of one and one-half acres each or less in area at any one time or by successive divisions within a period of five years. "Minor land divisions" are defined by the Village as the division of lands into not more than four parcels, or the redivision of not more than four parcels within a recorded subdivision. Such minor land divisions are created by the use of a certified survey map.

The Village land division ordinance requires that design standards and other specific data be provided on all preliminary plats, final plats, and certified survey maps. Importantly, this ordinance requires the subdivider to install subdivision improvements such as streets, utilities, sidewalks, street lamps, street signs, and stormwater drainage facilities, and to make provision for park sites or pay a fee in lieu of site dedication. The Village of Slinger Land Division Ordinance conforms to the procedures outlined in Chapter 236 of the Wisconsin Statutes for platting lands within the Village and within the Village's extraterritorial plat approval jurisdiction area, which is one and one-half miles beyond the Village limits.

# Other Land Division Ordinances

The Village of Slinger study area lies within Washington County and contains portions of the Towns of Polk and Hartford, all of which has adopted a land division ordinance. The Town of Polk Land Division Ordinance regulates all divisions of land into parcels of 10 acres or less. This ordinance regulates "subdivisions" as defined in the Wisconsin Statutes and "minor land divisions," defined by the Town as the division of lands into not more than four parcels, any of which is 10 acres or less in area, or the redivision of not more than four parcels within a recorded subdivision. The Town of Hartford has adopted an ordinance setting forth requirements for the approval of "minor land divisions" of land into parcels of 10 acres or less. The Town of Hartford defines "minor land divisions" similarly to the Town of Polk's definition. Such land divisions are created in both Towns by the use of a certified survey map. "Subdivisions" in the Town of Hartford are approved as set forth in Chapter 236 of the Wisconsin Statutes.

These two civil towns lie in Washington County, which has adopted a land division ordinance for unincorporated areas within the County. Any division of land which creates one or more parcels 10 acres or less is regulated by the Land Division Ordinance of Washington County. Specifically, this ordinance regulates as "minor land divisions" parcels of 10 acres or less, and as "subdivisions" five or more parcels five acres or less in size created at any one time or successive divisions within five years.

Similar to the Village of Slinger land division ordinance, each of these latter three land division ordinances sets forth detailed design standards and requires that specific data be provided on all preliminary plats, final plats, and certified survey maps. These ordinances also require the subdivider to install subdivision improvements prior to final plat approval. The Town of Hartford land division ordinance requires subdividers to pay a park fee in lieu of site dedication, while the Town of Polk land division ordinance not requires neither such a fee nor site dedication. The Land Division Ordinance of Washington County requires that lands be dedicated for park purposes, and specifies that a fee in lieu of site dedication may only be required by a Town Board.

# **OFFICIAL MAPPING**

The official map is on of the oldest plan implementation devices at the disposal of the local communities. It is also one of the most effective and efficient devices to manage the problem of reserving land for future public use. Section 62.23(6) of the Wisconsin Statutes provides that the governing body of any local municipality may establish an official map for the precise identification of right-of-way lines and site boundaries of streets, highways, waterways and parkways, and the location and extent of railway rights-of-way, public transit facilities, and parks and playgrounds. Such a map has the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, waterways and parkways, the location and extent of railway rights-of-way, public transit facilities, and parks and playgrounds. The Statutes further provide that the official map may be extended to include areas beyond the corporate limits but within the extraterritorial plat approval jurisdiction of the municipality.

The official map is thus intended to implement the community's master plan of streets, highways, parkways, parks, and playgrounds. Its basic purpose is to prohibit the construction of buildings or structures and their associated improvements on land that has been designated for future public use. The official map is a plan

implementation device that operates on a communitywide basis in advance of land development and can thereby effectively assure the integrated development of the street and highway system. Unlike subdivision control, which operates on a plat-by-plat basis, and acts on development proposals, the official map can operate over the entire Village in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans, since it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements. It thereby avoids the altogether too common situation of development being undertaken without knowledge or regard for the long-range plan. Thus it can help avoid public resistance when plan implementation becomes imminent.

The Village of Slinger has not yet adopted an official map for the Village of Slinger and contiguous environs. As a consequence, following adoption of the Village of Slinger land use and street system plan, an official map should be created in order to facilitate the proper implementation of the adopted land use and street system plan. This map should show all existing property and street right-of-way lines, as well as proposed right-of-way lines and site boundaries of streets, highways, waterways and parkways, railways, public transit facilities, parks, and playgrounds.

# Chapter VI

# DEVELOPMENT OBJECTIVES, PRINCIPLES, STANDARDS, AND RELATED URBAN DESIGN CRITERIA

# INTRODUCTION

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task which must be undertaken before the preparation of a land use and street system plan can be initiated. Accordingly, a set of recommended development objectives was formulated for the Slinger study area. This chapter sets forth those objectives together with supporting principles and standards. The development objectives relate primarily to the allocation and distribution of the various land uses, and the provision to those land uses of essential community facilities and services required to meet the needs of the existing and probable future resident population of the Slinger area over the next two decades.

# **BASIC CONCEPTS AND DEFINITIONS**

The terms "objective," "principle," "standard," "design criteria," "plan," "policy," and "program" are subject to a range of interpretations. In order to clarify their meanings, the Regional Planning Commission has defined these terms as they are used within the context of this plan as follows:

- 1. Objective: A goal or end toward the attainment of which plans and policies are directed.
- 2. Principle: A fundamental, generally accepted tenet used to support objectives and prepare standards and plans.

- 3. Standard: A criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
- 4. Design criteria: A body of information which can be applied to the development of a solution or solutions to a specific design problem or set of problems.
- 5. Plan: A design which seeks to achieve agreed-upon objectives.
- 6. Policy: A rule or course of action used to ensure plan implementation.
- 7. Program: A coordinated series of policies and actions to carry out a plan.

Although this chapter deals with only the first five of these terms, an understanding of their interrelationship and the concepts they represent is essential to understand the development objectives, principles, standards, and related urban design criteria presented herein. The development objectives, principles, and standards, as developed and approved by the Village Plan Commission, deal primarily with: 1) the allocation of land uses, 2) the spatial distribution of land uses, 3) the protection of the natural resource base and agricultural lands, 4) the preservation of sufficient high-quality open space lands, 5) the provision of outdoor recreational opportunities, 6) the provision of safe and efficient transportation facilities, 7) the provision of fire protection, 8) the provision of adequate location and choice of housing, and 9) the preservation of historic sites and structures. Each objective, together with its supporting principles and standards, follows.

### **OBJECTIVES, PRINCIPLES, AND STANDARDS**

#### **OBJECTIVE NO. 1—LAND USE ALLOCATION**

A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the Slinger area.

#### PRINCIPLE

The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

#### STANDARD

The amount of land area set aside for accommodating forecast growth in the Slinger study area should be determined by application of the standards set forth in Table 25.

### **OBJECTIVE NO. 2—LAND USE SPATIAL DISTRIBUTION**

A spatial distribution of the various land uses that is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of these supporting facilities and a compatible arrangement of land uses.

#### PRINCIPLE

The transportation and public utility facilities and the land use pattern which these facilities serve and support are mutually interdependent in that the land use pattern determines the demand for, and loadings upon, transportation and utility facilities; these facilities in turn, are essential to, and form a basic framework for, land use development.

#### **STANDARDS**

1. Urban development should be located so as to maximize the use of existing transportation and utility systems.

2. All lands developed or proposed to be developed for urban uses should be located in areas readily serviceable by extensions of the existing public sanitary sewerage system, and, preferably, within the gravity drainage area tributary to such system.

3. All land developed or proposed to be developed for urban uses should be located in areas readily serviceable by extensions of the existing public water supply system.

4. Adequate stormwater management facilities should be provided for all urban development.

#### PRINCIPLE

The proper allocation of urban uses to land can avoid or minimize hazards and dangers to the public health, safety, and general welfare and maximize amenity and convenience in terms of accessibility to supporting land uses.

#### **STANDARDS**

1. Sites for commercial, educational, transportation, recreational, and employment facilities to serve the neighborhood and community should be provided in accordance with the standards set forth in Table 26.

2. Urban residential uses should be located in planned areas served by centralized public sanitary sewerage and water supply facilities and containing, within a reasonable walking distance, such necessary supporting local service uses as neighborhood parks, commercial, and elementary school facilities. They should have reasonable access through the appropriate component of the transportation system to employment; community and regional commercial, cultural, and governmental centers; and secondary schools and higher educational facilities.

3. Rural and suburban residential uses should have reasonable access through the appropriate component of the transportation system to employment; community and regional commercial, cultural, and governmental centers; and primary and secondary level educational facilities.

4. Neighborhood- and community-level commercial uses should be located in established centers of concentrated retail and service activity and should be afforded direct access to the arterial street system. Sites for neighborhood and community service facilities should be provided in accordance with the service radius standards set forth in Table 26.

5. General industrial uses should be located in planned industrial districts so as to have direct access to arterial street and highway facilities and reasonable access through an appropriate component of the transportation system to residential areas and should not be intermixed with commercial, residential, governmental, recreational, educational, or institutional uses. In addition, industrial uses should be provided with adequate water supply, public sanitary sewerage and stormwater management facilities, and adequate power supply, including natural gas and electricity.

Land Use Category	Development Standard (gross area) <sup>a</sup>			
Residential <sup>b</sup> Single-Family Dwellings Rural-Estate-Density (5.0-acre lots or greater)	588 acres per 100 dwelling units 204 acres per 100 dwelling units 109 acres per 100 dwelling units 32 acres per 100 dwelling units			
Two-Family Dwellings Medium-High-Density (6.1 to 9.6 dwelling units per net residential acre)	17 acres per 100 dwelling units			
Multi-Family Dwellings High-Density (9.7 to 14.5 dwelling units per net residential acre)	10 acres per 100 dwelling units			
Commercial	6.0 acres per 100 commercial employees			
Industrial	9.0 acres per 100 industrial employees <sup>C</sup>			
Governmental and Institutional Public Elementary	<ul> <li>3.0 acres per 100 students</li> <li>3.0 acres per 100 students</li> <li>2.5 acres per 100 students</li> <li>2.5 acres per 1,000 persons</li> <li>4.5 acres per 1,000 persons</li> </ul>			
Public Outdoor Recreation <sup>e</sup> Regional and Multi-Community Community <sup>f</sup> In Park Sites In Middle Schools or High School Sites	As recommended in the Regional Park and Open Space Plan 2.2 acres per 1,000 persons			
Neighborhood <sup>f</sup> In Park Sites <sup>9</sup>	1.7 acres per 1,000 persons 1.6 acres per 1,000 persons			

# URBAN LAND USE STANDARDS FOR THE VILLAGE OF SLINGER

<sup>a</sup>Gross areas include associated street rights-of-way and off-street parking for each land use category. These standards have been based upon existing land use studies of the Southeastern Wisconsin Region since 1963 and are reasonably responsive to expected future as well as present conditions.

<sup>b</sup>Based upon the year 2010 optimistic-growth scenario forecast of 2.71 persons per occupied housing unit in the Village of Slinger urban service area, along with adopted regional land use plan standards.

<sup>C</sup>Assuming a net land-to-building ratio of from 5:1 to 7:1. If the net land-to-building ratio is between 3:1 and 5:1, then six acres per 100 employees should be used.

<sup>d</sup>This category includes hospitals, libraries, post offices, police and fire stations, and other related governmental and institutional uses.

<sup>e</sup>See Table 27 for more detailed standards.

<sup>f</sup>Natural areas may be incorporated into the design of a park site; however, acreages for areas with steep slopes, poor soils, floodwater storage, drainageways, and natural vegetations such as wetlands and woodlands should be considered as additions to the park-school standards.

<sup>g</sup>Park sites should be associated with a school. Park sites not associated with a school site should have a minimum area of 16 acres per park site.

Source: SEWRPC.

# FACILITY SITE AREA AND SERVICE RADIUS STANDARDS FOR THE VILLAGE OF SLINGER

			Maximum One-Way Walking Distance	Maximum One-Way Travel Time (minutes)		
Facility Type	Number of Persons Served	Required Site Area (gross acres)	Medium-Density Neighborhood (miles)	Automobile at 25 mph	Transit Facility (total elapsed time)	
	reisons Jerveu	(gross acres/	(111103)			
Commercial						
Neighborhood Retail and Service Center	4,000-10,000	5-15	1.00 <sup>a</sup>	5	· · · · ·	
Community Retail and Service Center	10,001-75,000	15-60	1.50 <sup>a</sup>	10	20	
Highway-Oriented						
Commercial Development	15,000 <sup>0</sup>	5-25	·	÷		
Community Office Development	1,000 minimum	20 minimum		15	30	
	employees				· .	
Community Industrial	300-3,500 employees	20-320	· · ·	15	30	
Local Transit			0.25	· · ·	:	
Educational	1					
Public Elementary School (grades K-5)	500 students	15C,d	0.50			
Public Middle School (grades 6-9)	900 students	29 <sup>C,e</sup>	0.75	10	20	
Public Senior High School (grades 10-12)	2,000 students	50 <sup>c,f</sup>	1.00	15	30	
					· · · · · · · ·	
Outdoor Recreational						
Neighborhood	6,500	5-24	0.75°			
Community	••	25-99	2.00" (urban)	10	20	
Multi-Community		100-249	4.00" (urban)			
			10.00 <sup>4</sup> (rural)			
Regional		250 or more	10.004			

<sup>a</sup>Minimum facility service radius (not walking distance).

<sup>b</sup>Indicates minimum average weekday traffic volume required on abutting freeway or arterial street or highway.

<sup>C</sup>Includes both land for the school facility and the associated school-related outdoor recreation facilities.

<sup>d</sup>Elementary school site area is based upon the standard of 10 acres plus one acre for each 100 students.

<sup>e</sup>Middle school site area is based upon the standard of 20 acres plus one acre for each 100 students.

<sup>f</sup>High school site area is based upon the standard of 30 acres plus one acre for each 100 students.

Source: SEWRPC.

### **OBJECTIVE NO. 3-NATURAL RESOURCE BASE PROTECTION**

A spatial distribution of the various land uses which will result in the protection, preservation, and wise use of the natural resources and agricultural lands of the area, including soils, lakes and streams, wetlands, woodlands, and wildlife.

### PRINCIPLE

The proper allocation of land uses can assist in maintaining an ecological balance between the activities of humans and the natural environment which support them.

A. Soils

#### **Principle**

The proper relation of urban and rural land use development to soil type and distribution can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.

#### Standards

1. Sewered urban developments should not be located in areas covered by soils identified as having severe limitations for such development on Maps 11 and 12. When development is proposed on soils exhibiting severe limitations, careful attention must be given in the design to properly overcome these limitations.

2. Unsewered suburban and rural residential developments in the unincorporated Slinger study area should not be located in areas covered by soils identified as being unsuitable for such developments on Maps 9 and 10. When development is proposed on soils exhibiting unsuitable conditions, careful attention must be given in the design to properly overcome these limitations.

#### B. Lakes and Streams

#### Principle

Inland lakes and streams and their associated shorelands and floodlands contribute to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with opportunities for certain scientific, cultural, and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; serve to store and convey flood waters; and provide certain water withdrawal requirements.

#### Standards

1. Floodlands should not be allocated to any urban development which would cause or be subject to flood damage.

2. The floodwater storage capacity of natural floodlands should not be reduced by urban or rural development.

3. The flow capacity of perennial stream channels and associated floodlands should not be reduced below existing conditions.

4. Adequate stormwater drainage facilities should be provided for all urban development.

C. Wetlands

### Principle

Wetlands support a wide variety of desirable and sometimes unique plant and animal life; assist in the stabilization of lake levels and streamflows; trap and store plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and obnoxious weed and algae growth; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply; reduce stormwater runoff by providing area for floodwater impoundment and storage; trap soil particles suspended in runoff and thus reduce stream sedimentation; and provide the population with opportunities for certain scientific, educational, and recreational pursuits.

#### Standard

Wetland areas adjacent to streams or lakes, wetlands within areas having special wildlife and other natural values, and wetlands having an area of five acres or more should not be allocated to any urban development except limited recreation and should not be drained or filled. To the extent practicable, areas immediately adjacent to and surrounding wetlands should be kept in open space uses, such as agriculture or limited recreation. Under state law all wetlands five acres or more in size in floodland and shoreland areas must be preserved pursuant to Chapter NR 117 of the Wisconsin Administrative Code.

### D. Woodlands

#### Principle

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aid in reducing soil erosion and stream sedimentation; provide the resource base for the forest product industries; provide the population with opportunities for certain scientific, educational, and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.

#### Standards

1. Woodland areas having an area of five acres or more should not be allocated to urban development except for limited recreation. When urban development does occur in such areas, the impact upon the woodland areas should be minimized.

2. A minimum community aggregate of five acres of woodland per 1,000 population should be maintained for recreational pursuits.

#### E. Wildlife

### Principle

Wildlife, when provided with a suitable habitat, will supply the population with opportunities for certain scientific, educational, and recreational pursuits; comprises an integral component of the life systems which are vital to beneficial natural processes, including the control of harmful insects and other noxious pests and the promotion of plant pollination; provides food sources; offers an economic resource for the recreation industries; and serves as an indication of environmental health.

#### Standard

The most suitable habitat for wildlife, that is, the area wherein fish and game can best be fed, sheltered, and reproduce, is a natural habitat. Since the natural habitat for fish and game can best be achieved by preserving or maintaining in a wholesome state other resources such as soil, air, water, wetland, and woodlands, the standards for each of these other resources, if met, would ensure the preservation of a suitable wildlife habitat and population.

### **OBJECTIVE NO. 4—OPEN SPACE PRESERVATION/PROTECTION**

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

### Principle

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

#### A. Environmental Corridors and Isolated Natural Areas

#### Principle

The primary and secondary environmental corridors and isolated natural areas are a composite of the best individual elements of the natural resource base, including lakes, rivers, and streams and their associated floodlands, wetlands, woodlands, wildlife habitat areas; rugged terrain consisting of slopes 12 percent or greater; wet, poorly drained or organic soils; and significant geological formations. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

#### Standards

1. All remaining undeveloped lands within designated primary environmental corridors should be preserved in essentially natural, open uses.

2. All remaining undeveloped lands within the designated secondary environmental corridors and isolated natural areas should be considered for preservation as urban development proceeds and, if needed for use, utilized as drainageways, flood water detention areas, and parks.

# B. Prime Agricultural Lands

#### Principle

The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber, contribute to the agricultural and agriculture-related economy of the area, maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices, minimize conflicts between farming operations and activities associated with urban land uses, and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soils.

#### Standards

1. All prime agricultural lands within the Slinger study area not required to meet the land use needs of the forecast design year resident population and economic activity levels should be preserved for agricultural use. These areas should be protected through the application of zoning and land division ordinances which permit only agricultural uses and agricultural-related uses and specify a relatively large parcel size, such as 35 acres.

2. The location of nonfarm residential development in prime agricultural areas should be discouraged; if permitted, it should be limited to densities equivalent to a lot area of five acres or greater per dwelling unit, provided the locations are covered by soils suitable for the use of onsite sewage disposal systems.

# **OBJECTIVE NO. 5-RECREATION**

The provision of an integrated system of public general-use outdoor recreation sites and related open space areas; areas for intensive nonresource-oriented outdoor recreational activities; and areas for intensive resource-oriented outdoor recreational activities, and water-based outdoor recreational activities which will allow the resident population of the Slinger study area adequate opportunity to participate in a wide range of outdoor recreation activities.

# PRINCIPLE

Attainment and maintenance of good physical and mental health is an inherent right of all residents of the Slinger area. The provision of outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities. An integrated park and 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 and protecting and preserving valuable natural resource amenities. Finally, an integrated system of outdoor recreation sites and related open space areas can contribute to the orderly growth of the Village and environs by lending form and structure to urban development patterns.

# A. Public General-Use Outdoor Recreation Sites

## Principle

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

#### Standard

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 site requirements indicated in Table 27 should be met.

### STANDARDS FOR PUBLIC GENERAL-USE OUTDOOR RECREATION SITES FOR THE VILLAGE OF SLINGER

		Publicly Owned General-Use Sites								
		Parks				Schools <sup>a</sup>				
1				Maximum Service Radius (miles) <sup>b</sup>		· .	Maxim Radiu		um Service us (miles) <sup>C</sup>	
	Size (gross	Minimum Per Capita Public Requirements (acres per				Minimum Per Capita Public Requirements {acres per		ng tagat a	•	
Site Type	acres)	1,000 persons) <sup>d</sup>	Typical Facilities	Urban <sup>e</sup>	Rural	1,000 persons) <sup>f</sup>	Typical Facilities	Urban <sup>e</sup>	Rural	
j⊈ Regional	250 or mor <del>e</del>	6.3	Camp sites, swimming beach, picnic areas, golf course, ski hill, ski- touring trail, boat launch, nature study area, playfield, softball diamond, passive	10.0	10.0		en de la composition de la composition de la composition de la de la composition de la de la composition de la compositi			
			activity area <sup>h</sup>							
II <sup>i</sup> Multi-Community	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 <sup>h</sup>	4.0 <sup>j</sup>	10.0 <sup>j</sup>				••	
III <sup>k</sup> 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 <sup>h</sup>	2.0		0.9	Playfield, baseball diamond, softball diamond, tennis court	0.5-1.0 <sup>m</sup>	•••	
IV <sup>n</sup> Neighborhood	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 <sup>h</sup>	0.5- 1.0°		1.6	Playfield, playground baseball diamond, softball diamond, tennis court, basketball goal	0.5-1.0 <sup>m</sup>		

<sup>a</sup>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.

<sup>b</sup> The identification of a maximum service radius for each park type is intended to provide another guideline to assist in the determination of park requirements and to assure that each resident of the Region has ready access to the variety of outdoor recreation facilities commonly located in parks.

<sup>C</sup>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.

<sup>d</sup> 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 in urban areas.

<sup>e</sup> 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 in the regional land use plan as the following plan densities: low-density urban areas, or areas with 0.70 to 2.29 dwelling units per net residential 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.

<sup>f</sup>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 residing in urban areas.

<sup>9</sup>Type I sites are defined as large outdoor recreation sites having a multi-county 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.

<sup>h</sup>A passive activity area is defined as an area within an outdoor recreation site which provides an opportunity for such less athletic recreational pursuits as pleasure walking, rest and relaxation, and informal picnicking. Such areas generally are located in all parks or in urban open space sites, and usually consist of a landscaped area with mowed lawn, shade trees, and benches.

<sup>1</sup>Type II sites are defined as intermediate-size sites having a countywide or multi-community service area. Like Type I sites, such sites rely for their recreational value and character on natural resource amenities. Type II parks, however, usually provide a smaller variety of recreation facilities and have smaller areas devoted to any given activity.

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.

### Footnotes to Table 27 (continued)

<sup>k</sup>Type III sites are defined as intermediate-size sites having a multi-neighborhood service area. Such sites rely more on the development characteristics of the area to be served than on natural resource amenities for location.

I nurban areas the need for a Type III site is met by the presence of a Type II or Type I site. Thus, within urban areas having a population of 7,500 or greater, each urban resident should be within two miles of a Type III, II, or I park site.

<sup>m</sup>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. 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. It is important to note that areas 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.

<sup>n</sup>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 lards 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 acclusive 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 stormwater retention basins, areas of poor soils, and floodland areas.

<sup>o</sup>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- to 1.0-mile service radius 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 multi-use parks live 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.

Source: SEWRPC.

# B. Recreation-Related Open Space

#### Principle

Recreational pursuits, such as hiking, biking, and cross-country skiing are best provided 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 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 recreational activities. To fulfill these requirements, the following standards should be met:

1. Resource-oriented recreation corridors should maximize use of environmental corridors for extensive trail-oriented recreation activities; outdoor recreation facilities provided at existing public park sites; and existing recreational trail facilities.

2. The maximum travel distance to recreation corridors should be five miles in urban areas.

3. A minimum of 0.16 linear mile of recreation-related open space consisting of linear recreation corridors should be provided for each 1,000 persons in the Region, including the Slinger study area. No minimum area, length, or width are required for creating linear recreation corridors.

# **OBJECTIVE NO. 6—TRANSPORTATION SYSTEM DEVELOPMENT**

An integrated transportation system which, through its location, capacity, and design, will effectively serve the existing and proposed land use pattern and promote the implementation of the plan, meeting the anticipated travel demand generated by the existing and proposed land uses.

### PRINCIPLE

An integrated area transportation system serves to interconnect freely the various land use activities within communities, counties, and Region, thereby providing the attribute of accessibility essential to the support of these activities.

### **STANDARDS**

1. The transportation system should provide access not only to all land presently devoted to urban use but also to land proposed for such use. Vehicular and pedestrian conflicts should be avoided where possible and, where they cannot be totally avoided, should be minimized.

2. The transportation system should be comprised of an orderly functional hierarchy of arterials, collectors, minor land access streets, and pedestrian paths configured to meet the transportation and land use needs of the planning area. All streets and highways in the Slinger planning study area should be placed into one of the following functional classifications.

Minor Land Access Streets: The primary function of minor land access streets is to conduct traffic to and from individual building sites.

<u>Collector Streets</u>: The primary function of collector streets is to collect traffic from urban uses abutting land access streets and convey it to arterial streets and/or activity centers.

<u>Arterial Streets</u>: The primary function of arterial streets is to provide for the expeditious movement of through traffic into, out of, and within the community. Arterial streets should be located to minimize the penetration of existing and proposed residential areas.

3. Streets and highways in the Slinger study area should be improved to the cross-sections similar to the Village of Slinger's preferred cross-sections shown in Figure 5, as related to functional classification.

4. Transportation terminal facilities, such as off-street parking and off-street truck loading, should be located close to the principal land uses which they serve.

### **OBJECTIVE NO. 7—FIRE PROTECTION**

Provide facilities necessary to maintain high-quality fire protection throughout the Village.

#### PRINCIPLE

The adequacy of fire protection in the Village is dependent upon the relationship between the size and distribution of the local population and the location of facilities available to serve that population.

### STANDARD

Fire stations and equipment should be distributed based upon, in part, the standards shown in Table 28.

#### **OBJECTIVE NO. 8-HOUSING**

The provision of adequately located housing and a variety of housing types for varying age and income groups of different size households.

### PRINCIPLE

Adequate variety in size, cost, and location of housing units will assure equal housing opportunity.

#### **STANDARDS**

1. Housing units within the Slinger area should be geographically well distributed and include a full range of housing types, sizes, and costs, including manufactured housing, detached single-family dwellings, attached two-family dwellings, attached multi-family rowhouses or townhouses, and attached multi-family garden apartments or condominiums.

2. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent of owner-occupied units over a full range of housing types, sizes, and costs.

3. Residential densities in the Village of Slinger planned urban service area should be provided in accordance with the following general guidelines:

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Figure 5



# Figure 5 (continued)


### Figure 5 (continued)



<sup>a</sup>The Village of Slinger's preferred cross-sections shown in this figure are, in all cases, typical, and are subject to variations with regard to a number of considerations, including topography, vehicular and pedestrian traffic patterns and volumes, traffic and parking lane widths, right-of-way widths, and relation to adjacent land uses, such variations appropriately being the subject of further consideration under subsequent preliminary engineering studies. These cross-sections are shown in order to provide the appropriate jurisdictional agencies and local officials with an indication both of the amount of right-of-way which should be considered for reservation to accommodate the required number of traffic lanes, and of what pavement widths are being suggested as a point of departure for the preliminary engineering studies.

Source: The Village of Slinger and SEWRPC Planning Report No. 23, A Jurisdictional Highway System Plan for Washington County.

#### Table 28

# FIRE COMPANY DISTRIBUTION STANDARDS

	Optimum Service Radius in Miles				
District and Required Fire Flow	From Engine, Hose, or Engine-Ladder Company	From Ladder Company			
Residential Districts <sup>a</sup>					
For One- to Four-Family Buildings Where Required Fire Flow					
is More than 2,000 Gallons per Minute (gpm)	1.50	2.0			
For One- and Two-Family Buildings Having an Average					
Separation of Less than 100 Feet and a Fire Flow					
Requirement of 2,000 gpm or Less	2.00	3.0			
For One- and Two-Family Buildings Having an Average					
Separation of 100 Feet or More and a Fire Flow		<i>y</i>			
Requirement of 2,000 gpm or Less	4.00	4.0			
Other Districts (commercial, industrial, institutional,					
and buildings for five-families or more)	1				
Where Required Fire Flow is 9,000 gpm or More	0.75	1.0			
Where Required Fire Flow is 5,000 to 8,999 gpm	1.00	1.5			
Where Required Fire Flow is Less than 5,000 gpm	1.50	2.0			

NOTE: The above distances should be considered as direct street travel distances. Also, the above distances should be reduced if a severe hazard to life exists; if streets are narrow or in poor condition; if traffic, one-way streets, topography, or other unusual locational conditions hinder response; or if other circumstances peculiar to the particular district or municipality indicate that such a reduction is needed.

<sup>a</sup>Defined as areas containing one- to four-family buildings not exceeding three stories in height.

Source: Insurance Services Office and SEWRPC.

- a. Approximately 12 percent of the total residential units should consist of single-family dwelling units on lots 20,000 square feet or larger.
- b. Approximately 48 percent of the total residential units should consist of medium-density, single-family dwellings on 7,200- to 19,999-square-foot lots, or 2.2 to 6.0 units per net residential acre.
- c. Approximately 10 percent of the total residential units should consist of medium-high-density, two-family dwellings at densities ranging from 6.1 to 9.6 units per net residential acre.
- d. Approximately 30 percent of the total residential units should consist of high-density, multi-family dwellings at densities ranging from 9.7 to 14.5 units per net residential acre.

# **OBJECTIVE NO. 9-HISTORIC PRESERVATION**

The preservation of the historical heritage of the Slinger area.

#### PRINCIPLE

The preservation of buildings, sites, and districts possessing historical or architectural significance will promote the educational, cultural, and general welfare of residents of the Slinger area and provide for a more interesting, attractive and vital community. Accordingly, it is in the public interest to promote the protection, enhancement, perpetuation and use of sites and improvements of special historical interest or value.

### STANDARDS

The Village of Slinger should use the standards promulgated by the U.S. Secretary of Interior for historic preservation projects. In general, these standards govern all forms of historic preservation treatments, including acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. The following standards apply to all treatments of designated historic properties in the Village of Slinger.

1. Every reasonable effort should be made to provide a compatible use for a property that requires minimal alteration of the building's structure, site, and environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic materials or distinctive architectural features should be avoided whenever possible.

3. All buildings, structures, and sites should be recognized as products of their own time. This should be considered before alterations are undertaken which have no historical basis and which seek to create an "antique" appearance.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. If these changes have acquired significance in their own right, their significance should be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.

6. Deteriorated architectural features should be repaired, wherever possible. In the event replacement is necessary, the new material should match that being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage historic building materials should not be undertaken.

8. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

The objectives, principles, and standards set forth in this chapter express the physical development intent of the Village of Slinger. The standards perform a particularly important function in land use plan design since they form the basis upon which estimates of future community land use needs are based. Community land use requirements are developed in Chapter VII based upon these objectives, principles, and standards.

# **URBAN DESIGN CRITERIA**

In order to develop physical solutions to urban design problems in the Village, certain urban design criteria must be agreed upon. In this respect, urban design criteria can be defined as a body of information which can be applied to the development of a solution or solutions to a specific urban design problem or set of problems. Specific urban design decisions should be based, in part, upon urban design criteria, as well as the underlying objectives, principles, and standards outlined herein. Urban design criteria are intentionally specific in order to assist in the development of detailed urban design solutions to defined problems. Urban design criteria have been developed with respect to site planning design, architectural design, and sign design. These criteria should be used by Slinger officials to assist in the evaluation of general urban design proposals and their attendant site and building plans.

# URBAN AND SITE PLANNING DESIGN CRITERIA

#### Streets

<u>Street Cross-Sections</u>: Street cross-sectional design criteria for arterial, collector, minor land access, and cul-de-sac streets are graphically shown in Figure 5. It is recommended that the desirable cross-section for a collector street, which shows a minimum right-of-way width of 70 feet, be used as the land access street crosssection for industrial developments.

Design

Vehicle Type

Minimum Turning





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				s.	$\alpha \to \alpha t_{1}$
Minimum Inside Radius (feet)	15.3	28.4	23.2	21.0	19.9
Radius (feet)	24.0	42.0	42.0	38.0	40.0

Single-Unit

Bus

Articulated

Bus

Semitrailer

Intermediate

Single-Unit

Truck

Passenger

Car

Design Vehicle Type	Semitrailer Combination Large	Semitrailer Full-Trailer Combination	Motor Home	Passenger Carwith Travel Trailer	Passenger Carwith Boat and Trailer
Minimum Turning Redius (feet)	45.0	45.0	42.0	24.0	24.0
Minimum Inside Radius (feet)	19.8	22.5	28.4	6.6	10.0

Source: American Association of State Highway and Transportation Officials (AASHTO), 1984 and SEWRPC.

Street Intersections: Streets should intersect each other at as nearly right angles as topography and other limiting factors of good design permit. Angles above approximately 60 degrees usually produce only a small reduction in visibility, which often does not warrant realignment closer to 90 degrees. In addition, the number of streets converging at one intersection should be held to a minimum, preferably to not more than two streets at one intersection: the number of intersections along arterial streets and highways should be held to a minimum; and, whenever practicable, the distance between such intersections should generally not be less than 1.200 feet. Minor street or land access street openings onto arterial streets should be minimized to improve traffic flow and reduce traffic hazards.

Property lines at street intersections should be rounded to an arc with a minimum radius of 15 feet, depending on the curb return radii of the adjoining intersection, or, preferably, should be cut off by a straight line through the points of tangency of an arc having a radius of 15 feet or greater. At street intersections, as a general guide, the minimum radius of curb return where curbs are used or the outside edge of pavement where curbs are not used should be at least 15 feet, or, preferably, 25 feet. The minimum turning radii for various design vehicles are illustrated in Figure 6.

<u>Street Alignment</u>: When a continuous street centerline deflects at any point by more than seven degrees, a circular curve should be introduced with a radius of curvature on the centerline of not less than the following: arterial streets, 500 feet; collector streets, 300 feet; and minor streets, 100 feet. A tangent at least 100 feet in length should be provided between reverse curves on arterial and collector streets.

Minor and collector streets should not necessarily continue across arterial streets. If the distance between the centerline intersections of any street and any intersecting arterial street is less than 250 feet, measured along the centerline of the intersecting streets, or less than 125 feet measured along the centerline of other intersecting streets, then the street location should be adjusted so that the distance is increased or the connection across the intersecting street is continuous in alignment, thus avoiding a jog in the flow of traffic.

Disabled and Bicycle Access: Wheelchair and bicycle curb ramps should be installed at street intersection crosswalks pursuant to Section 66.6-16 of the Wisconsin Statutes.

# ARTERIAL HIGHWAY ACCESS AND DRIVEWAY AND STREET INTERSECTIONS





# Vehicular Access

Access and Street Intersections: Driveways on corner lots should be located sufficiently back from intersecting streets so that they do not interfere with traffic movement. The corner clearance between new direct public or private access and an arterial street intersection should be a minimum of 115 to 230 feet or, preferably, 250 feet where land parcel size permits as shown in Figure 7. The clearance distance is defined as the distance between the nearest face of curb or edge of pavement of the intersecting street and the nearest face of curb or edge of pavement of the nearest access point upstream or downstream of the intersection.

Arterial Highway Access Barriers: Access barriers such as curbing, fencing, landscaping, or other topographic barriers should be erected to prevent undesirable vehicular ingress or egress to arterial streets or highways and properly and safely channelize traffic movements. When plantings are used as an access barrier, the width of the landscaped area should be a minimum of 10 feet. If berms are used as barriers, the width of the landscaped area should be able to accommodate the size of the berms, based on their slope, height, and form. When structural barriers are used, the minimum width could be five feet, with landscaping such as trees and shrubs provided between the structure and adjacent right-of-way. Figure 8 illustrates alternative landscaping methods for barriers with parking lot screening.

Reverse-Frontage Lots to Limit Arterial Highway Access: Whenever proposed residential land uses abut an arterial street or highway, the character of the residential uses and the capacity and safety of the arterial facility should be protected by limiting access from the abutting land uses, and by separating through and local traffic, where possible, as shown in Figure 9. In addition, a minimum 20-foot-wide planting screen should be provided in a nonaccess reservation along the rear property line as shown in Figure 10.

Looped Land Access Streets: Looped land access streets should be used in commercial areas, when feasible, in order to help reduce the potential number of drive intersections along an arterial as illustrated in Figure 11.

Commercial Driveway Alignment and Shared Use: Land access driveways in commercial areas should intersect each other at as nearly right angles as topography and other limiting factors of good design permit. Driveway entrances along both sides of an arterial should be aligned as illustrated in Figure 12 to help reduce the number of driveways needed and limit some of the confusion caused by unaligned driveways. Also, the use of shared driveways and parking lots in commercial areas should be promoted, as shown in Figure 12. In such cases, the driveway centerline may be the property line between two parcels of land or may be a mutually agreedupon land access easement.

Driveway Design for Entering Vehicles: Driveway design in commercial areas should allow an entering vehicle a turning speed of 15 miles per hour to help reduce interference with through arterial street traffic. Driveway design and placement should be in harmony with internal site circulation and off-street parking design so that the driveway entrance to the site can absorb the maximum expected rate of inbound traffic during a normal weekday peak-traffic period.

<u>Driveway Spacing</u>: Driveway spacing should be determined as a function of arterial street and highway operating speeds. The minimum spacing between access driveways along an arterial street or highway should be determined according to Table 29. These spacings are based on average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation.

# ALTERNATIVE LANDSCAPING FOR HIGHWAY ACCESS BARRIERS WITH PARKING LOT SCREENING





SCREENING WITH PLANTS AND PLANTERS









SECTION PERSPECTIVE VIEW

Maximum Number of Driveways per Parcel: Generally, along arterial streets and highways, where abutting street frontage is less than 400 feet, a maximum of one driveway opening should be permitted to a particular site from each of any one or two abutting arterial streets and highways. One additional driveway entrance along a single continuous parcel of land with frontage in excess of 400 feet may be permitted. When a shared driveway is used, it should be considered as a single direct-access driveway.

### **Traffic Visibility**

<u>Sight Distance</u>: Direct-access driveways abutting arterial streets and highways should be located where an exiting vehicle has a minimum unobstructed sight distance given in Table 30 for the operating design speed of traffic on the abutting arterial street or highway.

Street Visibility Triangle: A triangular area of unobstructed visibility, with minimal obstructions such as structures, parking, or vegetation, between 2.5 and 10 feet above the mean curb grade, formed by any two existing or proposed



intersecting street or alley right-of-way lines and a line joining points on such lines at a point 15 feet from their intersection, as shown in Figure 13, should be provided. In the case of arterial streets intersecting other arterial streets, the corner cutoff distances establishing the triangle of clear vision should be increased to 50 feet, as shown in Figure 13. Trees and pole signs may be permitted within the visibility triangle, provided the bottom of the tree canopy and the sign face are at least 10 feet above the mean curb grade

adjacent to the visibility triangle.

Driveway Visibility Triangle: Where private driveways intersect streets, a visibility triangle should be provided measuring 10 feet inward from the intersection of the driveway's edge and the property line to the end of the two 10-foot lines connecting in a straight line to form the visibility triangle.

# Arterial Street, Commercial Parking Lot Access

Parking Visibility from Arterial Streets: Commercial parking lots should be partially visible from an adjoining arterial street or highway and have clearly marked entries and exits visually distinguishing them from public rights-of-way.

### MINIMUM DESIGN OF LANDSCAPED HIGHWAY ACCESS BARRIERS<sup>a</sup>



<sup>a</sup>Earth berms may also be placed in the easement. Sidewalks and street trees shown are optional.

Source: SEWRPC.

<u>Off-Street Parking</u>: All parking areas serving highway commercial development should be offstreet. Parking perpendicular to arterial street rights-of-way with direct access to the right-ofway without a service drive should be prohibited.

### **DESIRABLE LOOPING OF LAND** ACCESS STREETS IN COMMERCIAL AREAS



Source: SEWRPC

### Table 29

### HIGHWAY OPERATING SPEEDS AND MINIMUM SPACING BETWEEN DIRECT ACCESS DRIVEWAYS

Highway Speed Limit (mph)	Minimum Spacing (feet)
25	105
30	125
30	150
40	185
45	230
50	275

Source: The American Planning Association and the Wisconsin Department of Transportation.

### Pedestrian Circulation

Residents of neighborhoods should be afforded convenient access to existing and proposed commercial, educational, transportation, recreational, and community facilities which meet the maximum walking distance and travel time criteria shown in Table 26. The pedestrian movement system in commercial areas should form linkages between the various commercial activities and commercial sites. The system should not conflict with vehicular circulation or,

#### Figure 12

### DESIRABLE ALIGNMENT AND SHARED USE OF DRIVEWAYS AND PARKING LOTS IN COMMERCIAL AREAS



Source: SEWRPC.

#### Table 30

### HIGHWAY DESIGN SPEED AND MINIMUM REQUIRED SIGHT DISTANCE FOR DIRECT-ACCESS DRIVEWAY PLACEMENT

Highway Design Speed (mph)	Minimum Sight Distance (feet)	Desirable Sight Distance (feet)
30	200	200
35	225	250
40	275	325
45	325	400
50	400	475

Source: American Association of State Highway and Transportation Officials, 1984; and the Wisconsin Department of Transportation Facilities Development Manual.

if conflicts cannot be totally avoided, the conflicts should be minimized. Spatial sequences, visual aspects, and pavement texture should also be taken into consideration in the placement of sidewalks so that the pedestrian is offered a variety of visually pleasing experiences which add to the pedestrian's overall enjoyment of the commercial area. The recommended minimum sidewalk width is four feet. Provisions for the handicapped in sidewalk construction should also be made pursuant to Section 66.616 of the



Figure 13 VISIBILITY TRIANGLE SECTION AND PLAN VIEWS

Source: SEWRPC.

Wisconsin Statutes. In highway commercial areas, where there are activities on both sides of the arterial, a pedestrian path system should be provided on each side of the street. Pedestrian crossings of the arterial should be provided at signalized intersections. <u>Pedestrian Ways</u>: Pedestrian ways not less than 10 feet wide may be required near the center and entirely across any block more than 900 feet in length to provide adequate pedestrian circulation or access to schools, parks, shopping centers, churches, or transportation facilities.



NOTE : CLUSTERS OF SIMILAR BUSINESS USE TYPES WITH

FUNCTIONAL AND CIRCULATION LINKAGES

Source: SEWRPC.

Paths and trails in wooded and wetland areas should not exceed 10 feet in width unless otherwise approved by the Village, and should be designed and constructed so as to result in minimal removal and disruption of trees and shrubs and the least possible impairment of natural beauty.

### Commercial Land Use Spatial Consideration

<u>Commercial Business Clustering</u>: Businesses with similar characteristics should form commercial clusters within proximity of one another in order to better define identifiable commercial areas for the user, provide functional linkages of similar business types, reduce distances, and provide circulation linkages for both vehicular and pedestrian traffic, as illustrated in Figure 14. Businesses may be so located forming the following three general types of clusters:

1. <u>Shopping center retail sales and services</u>, with onsite parking for customer automobiles and a pedestrianized shopping environment. Uses in this category would include general merchandise stores, food stores, apparel and accessory stores, drug stores, department stores, gift shops, personal services, banks/savings and loan institutions, and restaurants (not drive-in or drive-through).

- 2. <u>Automobile-oriented retail sales and services</u>, characterized by sales and services to commercial customers in their automobiles. These types of commercial uses are not pedestrian oriented. Uses in this category include gasoline stations, automobile sales and service, bowling alleys, car washes, drive-in theaters, drive-in banking, drive-in/drive-through restaurants, and motels.
- 3. <u>Offices</u>, including professional offices, medical offices, dental offices, clinics, and reproduction services.

<u>Minimum Commercial Lot Sizes</u>: Minimum lot sizes in certain designated commercial areas along arterial streets and highways should be one acre, with a minimum frontage of 150 feet. Commercial lot sizes should meet at least the minimum lot size requirements specified by the Village Zoning Ordinance.

Land Use Buffers: Commercial land uses should be buffered from adjacent noncompatible land uses such as residential, industrial, and institutional land uses by either natural or man-made means, such as berming, plantings, fencing, or walls.

### **Commercial Site Internal Circulation**

Vehicular Circulation between Adjacent Properties: Provision for circulation between adjacent commercial uses should be provided through coordinated land access drives and/or jointly used parking lots as shown in Figure 12.

Onsite Vehicular Circulation: The vehicular circulation system within and around separate parcels of land should be developed so as to provide easy access to parking facilities from the larger community without destroying the safety or capacity of arterials. Delivery and service circulation patterns on the site should not conflict with customer circulation.

Onsite Queued Vehicle Storage: There should be sufficient onsite space to accommodate at least three queued vehicles waiting to park or exit the parking lot without utilizing any portion of the arterial street right-of-way or in any other way interfering with arterial street traffic and safety. For drive-up services, queuing area to accommodate a minimum of 10 vehicles onsite should be provided.

### MINIMUM DESIGN DIMENSIONS FOR PARKING LOTS



X≈ STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

PARKING LAYOUT DIMENSIONS (IN FEET) FOR 9-FT STALLS AT VARIOUS ANGLES

DIMENSION	ON DIAGRAM	45°	60°	75°	90°
STALL WIDTH, PARALLEL TO AISLE	Α	12.7	10.4	9.3	9.0
STALL LENGTH OF LINE	в	25.0	22.0	20.0	18.5
STALL DEPTH TO WALL	С	17.5	19.0	19.5	18.5
AISLE WIDTH BETWEEN STALL LINES	D	12.0	16.0	23.0	26.0
STALL DEPTH, INTERLOCK	Е	15.3	17.5	18.8	18.5
MODULE, WALL TO INTERLOCK	F	44.8	52.5	61.3	63.0
MODULE, INTERLOCKING	G	42.6	51.0	61.0	63.0
MODULE, INTERLOCK TO CURB FACE	н	42.8	50.2	58.8	60.5
BUMPER OVERHANG (TYPICAL)	I	2.0	2.3	2.5	2.5
OFFSET	Ĵ	6.3	2.7	0.5	0.0
SETBACK	к	11.0	8.3	5.0	0.0
CROSS AISLE, ONE-WAY	L	14.0	14.0	14.0	14.0
CROSS AISLE, TWO-WAY	-	24.0	24.0	24.0	24.0

Source: American Association of State Highway and Transportation Officials, and SEWRPC.

# **Onsite Parking Areas and Traffic Aisles**

<u>Parking Lot Dimensions</u>: Minimum design dimensions for parking lots are shown in Figure 15.

<u>Traffic Aisle Dimensions</u>: Onsite traffic aisles, except those within common parking areas, should have a minimum width of 12 feet for oneway traffic and at least 20, preferably 24 feet, for two-way traffic.

<u>Surfacing</u>: All traffic aisles and off-street parking areas should be graded and hardsurfaced so they are dust-free and properly drained. Any parking area for five or more vehicles should have the aisles and parking spaces clearly marked in order to distinguish between parking stalls and vehicular circulation areas.

<u>Number of Parking Spaces</u>: Parking spaces should be provided in sufficient number to meet the requirements of the Village Zoning Ordinance. Reserved parking stalls shall be provided for the physically handicapped, pursuant to Section 346.503 of the Wisconsin Statutes.

<u>Curbs and Barriers Near Structures and Lot</u> <u>Lines</u>: Curbs or barriers should be installed a minimum of five feet, preferably 10 feet, from structures and property lines to prevent parked vehicles from damaging structures and from extending over lot lines. In addition, adequate space should be provided for landscaping and visual screening as necessary.

<u>Parking Lot Lighting</u>: Parking lot lighting in commercial areas should serve four purposes. First, the lighting should provide for the safe movement of pedestrian and vehicular traffic. Second, it should aid in the provision of an environment which promotes security and crime prevention. Third, the lighting should aid in creating an aesthetically pleasing environment at nighttime, as well as during the daylight hours. Fourth, the lighting should assist in promoting the use of the commercial facilities both day and night.

Recommended illumination for commercial parking areas should be about 1.0 footcandles.<sup>1</sup> All other outside side lighting should be arranged and shielded to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind on, to, or with adjoining streets or residential properties.

<sup>1</sup>Recommended standards from the U. S. Department of Transportation, Federal Highway Administration's <u>Roadway Lighting Handbook</u>, Washington, D. C.: U. S. Government Printing Office, December 1978, p. 118. The recommended illumination value shown is meaningful only when used in conjunction with other elements. The most critical elements are luminaire mounting height, spacing, transverse location of luminaires, luminaire selection, traffic conflict areas, border areas, transition lighting, alleys, and roadway lighting layouts. <u>Parking Lot Location</u>: Parking lots should be so sited as to minimize walking distances to the facility the parking lot is serving. Employee offstreet parking for industrial uses should not be permitted within the front setback of any industrial lot. However, visitor or customer parking may be allowed within this front setback from the street right-of-way when approved by the Village Plan Commission.

### **Onsite Service and Loading Areas**

Service and loading areas should be located for easy service vehicle access. Service and loading areas should not conflict with pedestrian or general vehicular traffic in the area. Also, service and loading areas which are generally not aesthetically pleasing should be so oriented or designed as to obscure visual contact from the public and from the customers of the area.

# Landscaping

Areas of Existing Vegetation: Every effort should be made to protect and retain existing trees, shrubbery, vines, and grasses not actually growing in public roadways, drainageways, paths, or trails. Trees should be protected and preserved during construction in accordance with sound conservation practices, including the preservation of trees by the use of wells, islands, or retaining walls whenever abutting grades are altered to the extent that an existing tree could be damaged or destroyed. Soil compaction and stockpiling of soil or construction materials in tree root zones should be prevented.

<u>Urban Landscape Plant Selection</u>: Landscape plantings enhance the overall aesthetics of a community as well as contribute to the general welfare of the public. Landscape plantings have functional as well as aesthetic characteristics in that they greatly improve a commercial area. Plantings of trees and shrubs can provide shade and shelter, act as limited noise buffers and visual screens, assist in the channeling of pedestrian and vehicular traffic, reduce air pollutants, act as wind breaks, and decrease insolation (incoming <u>solar</u> radiation) before it reaches the ground, thus preventing re-radiation (long-wave radiation) from asphalt and concrete surfaces as shown in Figure 16.

<u>General Parking Lot Landscaping</u>: The interior of off-street parking areas serving five vehicles or more should be provided with evenly dispersed landscape areas totaling not less than

### Figure 16

### EFFECT OF LANDSCAPE PLANTINGS ON AIR TEMPERATURE AND PEDESTRIAN COMFORT



Source: SEWRPC.

five percent of the total surfaced parking area. In general, the minimum size of each landscape area should be 150 square feet and not less than nine feet in width or length. Trees should be provided at the rate of one deciduous tree for every 10 parking spaces and should be located in the landscaped areas provided within the parking lot. Location of landscape areas, selection of plant materials, protection afforded the plantings, including curbing, and provision for maintenance should be considered. Landscape should be provided in parking lots similar to Figure 17.

<u>Parking Lot Landscaped Islands</u>: At the end of each parking bay, or row of spaces, a landscaped island of a similar dimension as a parking space should be provided to separate the bays from each other or from traffic lanes. Parking bays should not be constructed more than 200 feet in length without a landscaped island contiguous to said parking bay. The dimensions of a landscaped island may vary from the parking space dimension to provide desirable geometric design features, such as rounded corners and angles, to facilitate maneuvering of automobile traffic. However, the total area of any island should not be decreased as a result of such design changes.

<u>Parking Lot Screening</u>: Parking areas for five or more vehicles and loading/unloading service areas, if adjoining a residential use, should be



#### **RECOMMENDED LANDSCAPING FOR AUTOMOBILE PARKING LOTS**

SECTION VIEW

Source: SEWRPC.

screened from such residential uses by a solid wall, fence, berm, dense evergreen planting, or other effective means, constructed and maintained at a minimum height of six feet. All parking lots visible from and within 100 feet of a street right-of-way should also be partially

screened to reduce the negative impacts of such a use. The height of this screen should be at least three feet above the parking surface and could consist of a combination of plantings on top of berms or in planters, provided the combined height is at least three after three years. Figure 8 illustrates alternative landscape screenings for parking lots visible to the public.

If a berm is used as a screen, it should have a minimum height of 1.5 feet and a crown of at least four feet wide, with side slopes no greater than one vertical on four horizontal. The berms should curve or undulate throughout their length. Fences and walls, excluding planters, should be constructed no less than three feet high and should be built of material compatible with the principal building of the site. Where applicable, gaps should be provided between the screen to allow for pedestrian access.

When only plantings are used for screening, the width of the perimeter landscape area should be a minimum of 10 feet. If berms are provided as barriers, the width of the landscape area should be adequate to accommodate the size of the berms based on their slope, height, and form. When structural barriers are used, the minimum width could be five feet. Plantings should be provided between the structure and the adjacent property line in order to reduce the visual impact of a structure on the public.

General Tree and Shrub Plantings: Trees and shrubs meeting the American Standard for Nursery Stock (American National Standards Institute Z60.1), should be planted at appropriate intervals along public rights-of-way, adjacent to buildings, and in other designated onsite planting areas. The type of planting should be determined by the topographic features and microclimate of the site. The spacing of plants should be determined by land use, terrace width, utility locations, and design theme. Appendix A sets forth the species characteristics of selected trees and shrubs to aid in the selection of landscape plantings based, in part, upon species hardiness to environmental conditions. For regulatory purposes, this appendix also recommends desirable sizes and spacing of general plant species.

<u>Street Tree Location</u>: A minimum of one deciduous shade tree at least 10 feet high or two inches in diameter at breast height meeting the <u>American Standard for Nursery Stock</u> should be planted for each 50 feet of frontage. Columnar varieties of shade trees could be planted closer together.

<u>Noise and Landscape Planting</u>: Groups of trees, shrubs, and other landscape masses, such as earth berms, can serve as noise barriers and should be utilized where noise could create problems for neighboring land uses. Such landscaped noise barriers are most effective when the barrier is near either the noise source or the receiver. Under daytime conditions, dense landscape plantings can reduce traffic noise five to eight  $dBA^2$ . Also, earthen berms 12 feet high, when combined with dense landscape plantings, can reduce truck noise by 10 to 15 dBA. However, landscaped sound barriers are less effective at night than during the day since, when surface air is cool (inversions), the noise will be refracted over any noise barrier. Landscape plantings and berms should be used as sound barriers whenever possible.

Site Furniture and Amenities: Site furniture and amenities include a myriad of man-made objects which have the functions of serving pedestrian needs and adding visual variety in a commercial area. These include lighting luminaires and posts, plant containers, street seating, fences and gates, handrails, drinking fountains, water fountains, sculpture, clocks, play equipment, bicycle racks, garbage receptacles, fire hydrants, telephones, bollards, kiosks, newspaper boxes. sunshading devices, parking meters, mailboxes, police and fire callboxes, and signage. The design and placement of such items should contribute to the overall design theme of the commercial area, serving an aesthetic function as well as a utilitarian function, while adding a sense of design continuity and human scale.

<sup>2</sup>The source of acoustic energy is characterized by its Sound Pressure Level (SPL), usually measured in decibels (dB), by the tonal composition of the noise, and by the variation of SPL in time. Many scales for measuring noise have been devised. Of these scales, the A-weighted measure of SPL (written as dBA) is becoming more and more common as a measure of environmental noise. For this measure, the weighting of the tonal composition of the noise is similar to that of the human ear. Berms 12 feet high, when combined with dense landscape plantings, can reduce truck noise by 10 to 15 dBA. However, landscaped sound barriers can be expected to be less effective at night than during the day since, when surface air is cool (inversions), the noise will be refracted over any noise barrier. Landscape planting noise barriers should be used whenever possible.

### <u>Utilities and Easements</u>

<u>Above-Ground Utility Cables</u>: The location or relocation of above-ground utilities underground should be considered since these wires detract from the overall appearance of an area and typically add to visual clutter.

<u>Utility and Drainage Easements</u>: Utility easements of widths deemed adequate for the intended purpose, but no less than 10 feet wide, should be provided across lots or centered on side and rear lot lines where necessary or advisable for electric power and communication wires and conduits; storm and sanitary sewers; and gas, water, and other utility lines. Where a land division is traversed by a watercourse, drainageway, or street, an easement should be provided for drainage purposes.

### General Maintenance

A complete and thorough public maintenance program for public lands, as well as individual private maintenance programs, especially in commercial areas, should be established to ensure attractiveness. Improvements to buildings and their continued positive appearance depend on proper maintenance attitudes and procedures. However, during the urban design process, certain future maintenance requirements should be considered, including the provision of easy access for window and facade cleaning, painting, and repairing. Building materials should be chosen with an eye toward their durability and future maintenance requirements. Maintenance programs should be established, including staking, watering, fertilizing, spraying, weeding, pruning, replacing and other general maintenance of any landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; and the care and maintenance of site furniture, replacement of broken and/or vandalized parts and burnedout light bulbs.

# ARCHITECTURAL DESIGN CRITERIA

# **Building Streetscape Facades**

The structural shapes and proportions of buildings, the placement of doors and windows, the placement of signs, and various other building details all contribute to the overall community streetscape appearance. Although the facades of two adjacent buildings may be different, their overall appearance can be made compatible through the proper use of these visual elements. Individual facade treatment plans should be developed based, in part, upon the design character of the surrounding area and the various urban design criteria developed herein, thus assuring a degree of compatibility of architectural design with neighboring structures.

In the Village of Slinger, many of the residences, storefronts, store entries, and general urban facades still retain to some degree their original architectural character. Every effort should be made to enhance or recapture this original character pursuant to the standards promulgated by the U.S. Secretary of Interior for historic preservation projects for those buildings of historic significance. Canopies and awnings, in addition to providing shade from direct sunlight and providing protection to pedestrians from the weather, can both preserve and promote the overall horizontal visual continuity of the potential historic district within the Village of Slinger and can assist in the development of a uniform and visually compatible signage system.

### Yards

Front, rear, and side yards should be kept clean and proper garbage receptacles used. Other unsightly features should be covered from view in a creative fashion. Entrances for the general public should provide a walkway which exhibits safe and attractive features, including landscape plantings when practicable. Where a building site and/or yard is exposed to public view, consideration should be given to its urban features and to its impact on the surrounding area. Setbacks should be determined by the Village of Slinger Zoning Ordinance.

### Urban Scale and Mass

The relative proportion, or scale, of a building to its neighboring buildings, of a building to the pedestrian, observer, or vehicular passenger, or of a building to the surrounding area, in general, should be considered when new buildings are built or when existing buildings are remodeled or altered. A number of visual elements which contribute to this overall scale and mass in commercial areas or historic districts include the visual rhythm and proportion of the elements of the facades, the architectural detailing, the visual directional emphasis of the streetscape (which can either be horizontal or vertical), the symmetrical or asymmetrical character of the facades, the mass of individual buildings, the



Source: SEWRPC.

presence or absence of landscape planting materials, the size and configuration of site open spaces, the use of building materials, the use of color, building height and width, and the presence or absence of street furniture. These elements of urban scale and mass should be considered whenever possible to create an attractive environment. Figure 18 illustrates the relationship of urban scale to a commercial and historic district streetscape.

# Streetscape Roofline and Roof Shapes

The upper edges of building roofs, or rooflines, visually define the height of the building and/ or streetscape. The visual continuity of these urban design elements should be maintained, if warranted, and building development or redevelopment with nonconforming rooflines should be discouraged. Figure 19 illustrates the relationship of rooflines and roof shapes to an overall commercial and historic district streetscape.

# **Building Foundation Landscaping**

Landscaping adjacent to building foundations contributes to the overall aesthetics of the site as well as the architectural attractiveness of a building, as shown graphically in Figure 20. Landscaped areas comprised of a combination of decorative mulch, flowers, groundcover, shrubs, or ornamental trees should be provided adjacent to building elevations, excluding entrances, visible from streets and parking areas. Building foundation planting beds need not be continuous nor directly against the building. Planting beds could be consolidated into large groupings of beds instead of a continuous planting strip and located at or near the dripline of roof overhangs, as illustrated in Figure 20.

# Selection of Materials and Colors

Selection of materials and colors for both architectural and landscape design should be based upon material and color unity, the atmosphere and character desired, the material and color composition of surrounding buildings and landscape features, the material's and color's compatibility with other materials and colors, and climatic considerations. Conflicting material use and relationships, such as those shown in Figure 21, should be avoided.

### Architectural Details

Architectural details and building ornamentation (if present) often represent historic elements of architecture and are important components of the overall character of a community. The distinctiveness of older residential and commercial buildings is directly associated with their architectural details. Unsympathetic design changes can destroy both the architectural character of a building and the overall community streetscape. Significant architectural details, where they exist, should not be lost in rehabilitation or "modernization" of existing buildings. Remodeling efforts should attempt to retain any rich architectural details. However, efforts to transform an existing building into an earlier period through the use of details that were not originally used on the structure do not maintain any original architectural. Consequently, an introduction of modern detail or a mixture of old and new parts on the building should be avoided, to preserve the overall visual character of the building.

# Historic District Streetlights

Generally, primary lighting luminaires within the Village of Slinger's potential historic district should be mounted on decorative posts at a height of 10 to 15 feet. This height allows the lighting to relate to both human and building scale. Lighting fixtures or luminaires should be placed so that the cones of light overlap at a height of about seven feet. Posts and luminaires designed with colorful banners or hanging planters should reflect the overall character of the Village's defined historic district. Recommended overall illumination for this potential historic district area should be about 2.0 footcandles.

# Accessory Buildings and Structures

Accessory buildings and structures should be compatible with principal structures in terms of facade character, scale and mass, rooflines and roof shapes, materials, colors, and architectural details, particularly if these accessory structures are visible from public areas.

# **Dumpsters and Mechanical Equipment**

Dumpsters and mechanical equipment should be unobtrusive and/or shielded from view. Dumpsters should be screened from public view and from adjacent properties on at least three sides by a solid fence or wall. The height of the fence or wall should cover the full height of the dumpster, and plantings should be provided adjacent to the structure. Rooftop and at-grade mechanical equipment should also be effectively screened from public view.

# SIGNAGE DESIGN CRITERIA

### Architectural Details

In addition to conforming to the rules and regulations of the Village's sign ordinance, signs should be so designed that they are in keeping with the overall character of the community and its buildings. Lettering on signs should be functional as well as visually pleasing. Truly functional lettering uses a typeface which is properly spaced and easy to read and makes its message clear from the distance at which it is intended to be read. Generally, the fewer the words on the sign face, the more likely people will be able to read the sign with ease.

Signs should be placed in visually pleasing and logical places of the facade, which can include areas void of openings, projections, and architectural details. Signage height should be consistent between stores in the same village block streetscape. Figure 22 shows graphically alternative signage types and heights for a building in a historic district.

# Landscaping for Freestanding Signs

An elevated landscape bed should be placed at the base of freestanding signs to improve aesthetics. A planting area of at least 150 square feet, consisting of a combination of decorative mulch, flowers, groundcover, or ornamental shrubs, should be provided at the base of the sign without obstructing the sign face, as displayed graphically in Figure 23.

The urban design criteria set forth in this chapter present the visual and urban design guidelines intended for the Village of Slinger study area. These criteria play an integral part in defining aesthetic and urban-design characteristics necessary to create a safe and attractive community.

# **BUILDING FOUNDATION LANDSCAPING**



A. LANDSCAPING ALONG BUILDING FOUNDATION WITH CONTINUOUS PLANT BEDS

PLAN VIEW



-LANDSCAPING ALONG THE FRONT BUILDING FOUNDATION COMPLEMENTS AND ENHANCES THE ATTRACTIVENESS OF THE BUILDING

ELEVATION VIEW

### Figure 20 (continued)



# B. LANDSCAPING WITH GROUPINGS OF PLANT BEDS NEAR BUILDING FOUNDATION AND ROOF OVERHANG



ELEVATION VIEW

Source: SEWRPC.

# THE USE OF MATERIALS ON BUILDING FACADES



Source: SEWRPC.



# ALTERNATIVE SIGN TYPES AND HEIGHTS FOR BUILDINGS IN A HISTORIC DISTRICT.





C. CANOPY SIGNS







NOTE: SIGNAGE HEIGHT SHOULD BE CONSISENT BETWEEN STORES IN THE SAME VILLAGE BLOCK STREETSCAPE FACADE. Source: SEWRPC.

# ALTERNATIVE LANDSCAPING FOR FREESTANDING ADVERTISING SIGNS



Source: SEWRPC.

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# YEAR 2010 COMMUNITY LAND USE AND FACILITY REQUIREMENTS

### INTRODUCTION

The objectives, principles, standards, and related urban design criteria set forth in Chapter VI are intended to express the physical development goals of the Village and environs and to provide the supporting rationale for those goals. The standards and urban design criteria are thus intended to be used as a basis for generating and evaluating alternative land use plans and identifying, from among the alternatives considered, a recommended plan, a plan which best meets the stated objectives. The standards perform a particularly important function in plan formulation, since they are utilized to identify future land use and facility requirements. The standards formulated consist of two types: comparative and absolute. Comparative standards can be applied only through a comparison of alternative plan proposals. Absolute standards can be applied individually to each alternative plan proposal, since they are expressed in terms of maximum, minimum, or desirable values.

In order to develop a land use plan able to accommodate a continuation of recent rapid development within the Village of Slinger urban service area, yet not inconsistent with the intermediate design year 2010 population and employment forecasts, the Village Plan Commission determined that the land use plan should be prepared for the optimistic-decentralized forecast scenario. If the current rapid rate of development abates during the planning design period, the land use requirements thus developed will have committed somewhat more land to urban use than the minimum required to meet the needs to the year 2010. In that event, the design year of the recommended plan could be set back without significantly changing the structure of the plan. If recent rapid growth continues, the plan will have provided enough land to meet the needs of the various uses. This approach provides ample flexibility to accommodate private decisions made in the urban land market.

As part of the land use planning process, the standards listed in Chapter VI were applied to the population and employment levels projected under the optimistic-decentralized scenario presented in Chapter II, to estimate the land use requirements to be met by the plan design. In addition, certain recommendations contained in adopted regional plans were incorporated into the plan design. The urban land use and community facility requirements so developed for the urban service area and so used in the land use plan design process are described in the following paragraphs.

### URBAN LAND USE REQUIREMENTS

The urban land use requirements of future resident population and employment levels in the Village of Slinger urban service area were determined by applying two basic types of standards: land use allocation standards. expressed as the number of acres of a given land use category per hundred dwelling units, per hundred employees, or per thousand resident population; and accessibility standards, expressed as maximum service area radii for certain sites, land uses, and facilities. The former were intended to help estimate the total number of acres of land needed to satisfy each urban land use requirement of the population and economy to the year 2010. The latter were intended to assure that the land allocations are spatially distributed in a manner convenient and efficient for the population and economic activities which they are intended to serve. The allocation and accessibility standards utilized, as set forth in Chapter VI, are thus embodied in each of the plans presented in Chapter VIII.

It should be recognized that in some situations, while land use allocation standards may be met, a need may still exist for additional sites or facilities to accommodate future potential expansion on the sites and in the areas identified; or the relative inaccessibility or distance of an existing use or facility from some of the resident population in the urban service area. The process used to determine the year 2010 urban land use requirements of the urban service area is graphically illustrated in Figure 24.

Table 31 summarizes future urban land use requirements in the urban service area to the plan design year 2010. The table is based upon the land use standards set forth under Land Use Allocation Objective No. 1 and standards in Table 25 of Chapter VI for residential, commercial, industrial, governmental/institutional, and recreational development. It should be recognized that while forecasts of future population and employment levels must be prepared in order to apply land use standards, these forecasts involve uncertainty and must, therefore, be used with caution and be tempered by experienced judgment and local knowledge. Forecasts cannot take into account events which are unpredictable, yet may have major effects upon future conditions. The validity of the need determined through the application of the standards to forecast population and employment levels must, therefore, be periodically reexamined by the Village Plan Commission.

While many of the objectives and standards applied in the plan design process relate to the resident population and work force to be served, one of the most important objectives, that relating to the preservation and protection of the underlying and sustaining natural resource base, is, in effect, independent of any resident population and employment levels. Preservation of the environmental corridors within the planning area in an essentially open, natural state and preservation of important agricultural lands in agricultural use is required in any case to help achieve this extremely important objective.

The land needs for each urban land use category as set forth in Table 31 were determined by applying the appropriate land use development standard to the forecast population and employment increments to the year 2010, as indicated earlier in Figure 24. Table 31 indicates that about 543 acres of rural and other undeveloped open lands may need to be converted in the Slinger area to urban use by the year 2010. Table 31 is expressed in terms of the gross area needed for each given land use category; this gross area by definition includes supporting public street rights-of-way and related off-street parking areas.

# Residential Development

Table 31 indicates that approximately 420 acres of additional land will be needed in the urban service area to accommodate the housing needs of the increase in resident population of approximately 2,800 persons expected by the year 2010 under the optimistic-decentralized scenario, or a total resident population of about 4,400 persons.

#### Figure 24

# PROCESS USED TO DETERMINE YEAR 2010 URBAN LAND USE REQUIREMENTS FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA



Source: SEWRPC.

To accommodate this population increase, an estimated 1,580 additional dwelling units would be required.

Table 32 provides a comparison of the housing mix in the Village in 1985 with the desired housing mix for the plan design year 2010. This table indicates the proportion which must be allocated to each residential category in order to meet the Village's desired housing unit mix as identified in the housing standards set forth in Chapter VI under Housing Objective No. 8. In turn, the development standards set forth in Table 31 were applied to the estimated number of dwelling units to calculate the amount of land that will be needed to accommodate each housing type by the year 2010.

As shown in Tables 31 and 32, the number of dwelling units needed was broken down into six residential dwelling unit density classifications in order to provide for a wide range of housing

### Table 31

### FUTURE SELECTED URBAN LAND USE REQUIREMENTS FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA: 2010

~	r			Γ							
Urban	1985 Gross Area <sup>®</sup>	Percent of Total 1985	1985	1985 Development	Development	Planned	Required Incremental Land Use Acreages per Development	Required Incremental Land Use Acreages After Consideration of 1985	2010	Total Requir 20	Land ements 10 <sup>8</sup>
Land Use Category	(acres)	Gross Area	Estimates	Ratios	Standards	1985-2010 <sup>b</sup>	Standards	Gross Acres <sup>C</sup>	Forecasts	Acres	Percent
Residential Single-Family Dwellings Rural-Estate-Density											
(5.0-acre lots or greater)	7.0°	1.8	13 persons in 5 dwelling units	820 acres per 100 dwelling units	588 acres per 100 dweiling units	0	0.0	0.0 <sup>e</sup>	0	0.0 <sup>e</sup>	0.0
Suburban-Density										<u>ہ</u> ا	
(1.5- to 4.9-acre lots)	8.5	2.1	8 persons in 3 dwelling units	283 acres per 100 dwelling units	204 acres per 100 dwelling units	107 persons in 39 dwelling units	79.6	95.5	129 persons in 47 dwelling units	111.0*	11.8
Low-Density (20.000- to											
65,399-square-foot lots)	68.0	17.3	213 persons in 79 dwelling units	86 acres per 100 dwelling units	109 acres per 100 dwelling units	173 persons in 64 dwelling units	69.8	83.8	386 persons in 143 dwelling units	151.8	16.1
Medium-Density (7,200- to											
19,999-square-foot lots)	101.5	25.8	773 persons in 288 dwelling units	35 acres per 100 dwetling units	32 acres per 100 dwelling units	1,285 persons in 473 dwelling units	151.4	181.7	2,057 persons in 761 dwelling units	283.2	30.1
Single-Family											
Dwelling Subtotal	185.0	47.0	1,007 persons in 375 dwelling units	49 acres per 100 dwelling units		1,565 persons in 576 dwelling units	300.8	361.0	2.572 persons in 951 dwelling units	546.0	58.0
Two-Family Dwellings Medium-High-Density {6.1 to 9.6 dwelling units per net residential acre}	5.0	1.3	96 persons in	14 acres per	17 acres per	333 persons in	20.7	24.8	429 persons in	29.8	3.2
			36 dwelling units	100 dwelling units	100 dwelling units	122 dwelling units			158 dwelling units		
Multi-Family Dweilings High-Density (9.7 to 14.5 dweiling units per											
net residential acre)	6.3	1.6	521 persons in 194 dwelling units	3 acres per 100 dwelling units	10 acres per 100 dwelling units	765 persons in 282 dwelling units	28.2	33.8	1,286 persons in 476 dwelling units	40.1	4.2
Residential Subtotal	196.3	49.9	1,624 persons in 605 dwelling units <sup>f</sup>	32 acres per 100 dwelling units		2,663 persons in 980 dwelling units	349.7	419.6	4,287 persons in 1,585 dwelling units <sup>1</sup>	615.9	65.4
Commercial	41.7	10.6	440 employees <sup>9</sup>	9.5 acres per 100 employees	6.0 acres per 100 employees	370 employees <sup>9</sup>	22.2	22.2	810 employees	63.9	6.8
Industrial	32.8	8.3	120 employees	27.3 acres per 100 employees	9.0 acres per 100 employees	610 employees	54.9	54.9	730 employees	87.7	9.3
Governmental and Institutional	59.0	15.0	1,665 persons	35.4 acres per 1,000 persons	12.0 acres per 1,000 persons	2,765 persons	33.2	33.2	4,430 persons	92.2	9.8
Recreational <sup>n</sup>	64.0 <sup>1</sup>	16.2	1,665 persons	38.4 acres per 1,000 persons	6.4 acres per 1,000 persons	2,765 persons	17.7	17.7	4,430 persons	81.7 <sup>1</sup>	8.7
Total	393.8	100.0		• -	• •	••	•••	542.9	–	941.4	100.0

<sup>8</sup> Gross area includes associated street rights-of-way and off-street parking areas for each land use category. The 1985 gross area pertains to the urban land uses within the Village's corporate limits.

<sup>b</sup>See Table 32 for further details on how the planned increments for the residential land use categories were derived.

<sup>C</sup>The figures in each residential land use category include 20 percent of additional acreage to allow for site suitability and market choice of housing type.

d Represents five occupied residential lats tataling 41.0 acres; however, only 7.0 acres of the developed residential portion on these lats are included in this category. The other 34 acres were nonurban land uses such as agricultural and other open lands.

e The 7.0 acres of rural estate residential areas in 1985 are included in the suburban residential category since these areas may convert into a "suburban" residential land use.

<sup>1</sup>The total 1985 population figure in this land use category is less than the total population of 1,665 persons estimated within the Village of Slinger in 1985 since it does not include the estimated 3 percent of the population that lived in group-quarters. For the same reason, the total forecast population in the residential land use category is also approximately 3 percent less than the total selected forecast population of 4,430 persons for the entire Village of Slinger urban service area by the year 2010.

<sup>g</sup>The estimated total of commercial employees includes service and retail trade types of employments.

<sup>h</sup>This category includes only areas for intensive outdoor recreational activities.

Includes approximately 41 ecres of privately owned lands for intensive outdoor recreational activities such as the Little Switzerland Ski Aree, Slinger Speedway, and the Scenic Moraine Parc of Slinger recreation facilities.

Source: Wisconsin Department of Administration; Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

#### Table 32

# SUMMARY OF RESIDENTIAL LAND USE AND DWELLING UNIT REQUIREMENTS FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA: 1985-2010

		Year	1985		Plar	Planned Increment: 1985-2010				Yea	2010	
	Gross	Area <sup>a</sup>	Estin Dwellin	nated ng Units	increi Land	mental Use <sup>a</sup>	Increi Dwellir	mental ng Units	Total Requir	Land ement <sup>a</sup>	For Dwellin	ecast Ig Units <sup>b</sup>
Category	Acres	Percent of Total	Number	Percent of Total	Acres	Percent of Total	Number	Percent of Total	Acres	Percent of Total	Number	Percent of Total <sup>C</sup>
Single-Family Dwellings Rural-Estate-Density (5.0-acre lots or greater)	70	26										
Suburban-Density	1.0	3.0		0.8	0.0	0.0	00	0.0	0.0	0.0	00	0.0
(1.5- to 4.9-acre lots)	8.5	4.3	3	0.5	95.5	22.7	39 <sup>d</sup>	4.0	111.0	18.0	47 <sup>d</sup>	3.0
Low-Density (20,000- to 65,399-square-foot lots)	68.0	34.6	79	13.1	83.8	20.0	64	6.5	151.8	24.7	143	9.0
Medium-Density (7,200- to 19,999-square-foot lots)	101.5	51.7	288	47.6	181.7	43.3	473	48.3	283.2	46.0	761	48.0
Subtotal	185.0	94.2	375	62.0	361.0	86.0	576	58.8	546.0	88.7	951	60.0
Two-Family Dwellings Medium-High-Density (6.1 to 9.6 dwelling units per net residential acre)	5.0	2.6	36	5.9	24.8	5.9	122	12.5	29.8	4.8	158	10.0
Multi-Family Dwellings High-Density (9.7 to 14.5 dwelling units per net residential acre)	63	2.2	104						:			2 - A
Total	106.2	3.2	194	32.1	33.8	8.1	282	28.7	40.1	6.5	476	30.0
	190.3	100.0	605	100.0	419.6	100.0	980	100.0	615.9	100.0	1,585 <sup>e</sup>	100.0

<sup>a</sup>Includes associated street rights-of-way and off-street parking area. The 1985 gross area pertains to the residential land uses within the Village's corporate limits.

<sup>b</sup>In the year 2010, one dwelling unit in the Village of Slinger urban service area is forecast to house approximately 2.71 persons.

<sup>C</sup>The percentage of dwelling unit types is from the residential dwelling unit standards established in Chapter VI.

<sup>d</sup>The five rural-estate-density residential dwelling units are included in the suburban-density residential category, since the lots on which these units are located may be converted into a "suburban" residential land use.

<sup>e</sup>These figures do not include dwelling units located in commercial buildings.

Source: SEWRPC.

choice in the urban service area. The rural-estate residential land uses, with residential densities of 5.0-acre lots or greater, are included in the suburban residential category, since these lots may be expected to be converted into "suburban" residential areas. Therefore, no incremental area was assigned in this category. The other five ranges of residential densities and their attendant acreage and dwelling unit needs to the year 2010 are: 95 acres, or about 39 dwelling units in suburban residential development, that is, 1.5- to 4.9-acre single-family residential lots, total about 23 percent of the year 2010 incremental residential land use needs. Some 84 acres, or about 64 dwelling units in the low-density residential development, that is, 20,000- to 65,339-squarefoot single-family residential lots, total about

20 percent of the year 2010 incremental residential land use needs. Some 182 acres, or about 473 dwelling units in medium-density residential development, that is, 7,200- to 19,999-square-foot single-family residential lots, total about 43 percent of the year 2010 incremental residential land use needs. Some 25 acres, or about 122 two-family dwelling units in medium-highdensity residential development, that is, 6.1 to 9.6 units per net residential acre, total about 6 percent of the year 2010 incremental residential land use needs. Some 34 acres, or about 282 multi-family dwelling units in high-density residential development, that is, 9.7 to 14.5 units per net residential acre, total about 8 percent of the year 2010 incremental residential land use needs. As reflected in Table 31, new residential

growth will generate additional urban land needs in other land use categories, including commercial, industrial, governmental and institutional, and recreational uses.

### **Commercial Development**

To meet the forecast increase of about 370 jobs by the year 2010, in retail and service employment within the Slinger urban service area, for a total of about 810 such jobs, an additional 22 acres of commercial land will be needed, as indicated in Table 31. This represents an increase of about 53 percent over the 1985 level of about 42 acres of commerce-related land use. The additional commercial lands should be located within the urban service area in accordance with the objectives and standards outlined earlier in Chapter VI.

### **Industrial Development**

Table 31 indicates that there will be a need for about 55 additional acres of land for industrial development in the Village urban service area by the year 2010. This represents an increase of about 167 percent over the 1985 level of about 33 acres of industry-related land uses. This increase is a result of the anticipated increase in industrial employment from about 120 jobs in 1985 to about 730 jobs in the year 2010. The application of the objectives and standards set forth in Chapter VI would provide about nine gross acres of industrial land for each 100 industrial employees. This gross area would provide adequate space not only for primary industrial buildings, but also for accessory buildings and related off-street parking facilities for employees and visitors. In this respect it should be noted that the community may wish to promote economic development in an effort to exceed the historic and forecast rates. To the extent that such efforts are successful, the actual area required could exceed the initially forecast 55acre industrial land increment before the year 2010. In general, new industrial uses should be located near supporting transportation facilities such as railways, major arterial streets and highways, and sewer and water supply facilities, pursuant to the objectives and standards set forth in Chapter VI.

### Governmental and Institutional Development

As indicated in Table 31, the Village may be expected to need an additional 33 acres of governmental and institutional land uses by the year 2010, an increase of about 56 percent over the 1985 level of about 59 acres. The additional land required for governmental and institutional uses may be expected to be occupied by churches, health-care facilities, day-care facilities, and other institutional uses.

### **Recreational Development**

SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin-2000, and SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County, both contain specific recommendations addressing the needs of the Village. These recommendations concern the preservation of primary and secondary environmental corridors and prime agricultural lands and the provision of resourceoriented and nonresource-oriented recreation sites and facilities. The salient recommendations contained in these two plans are summarized in Chapter I of this report and on Maps 5 and 6, respectively, of that chapter. Based upon the analysis presented in Table 31, the urban service area will require about 18 additional acres of recreational lands for nonresource-oriented recreation, representing an increase of about 28 percent over the 1985 area of about 64 acres. In accordance with a recommendation by the Village Park Board, the 18 acres needed are proposed to be committed by the Village to the expansion of the existing Fireman's Park to provide a swimming area and playfields.

### TRANSPORTATION SYSTEM

In this report the transportation system is regarded as a land use, but a very important one. The arterial street system provides the framework for land use development in the Slinger area. In this respect, the arterial street and highway system serves several important functions. It provides for the free movement of traffic throughout the Slinger area and for the ready access of this traffic through connecting collector and land-access streets to the various land uses within the area. In addition, the arterial street and highway system, together with the collector and land-access streets, serves as an important part of the urban stormwater drainage system, as the location for utilities serving the various land uses, and as open space admitting light and air to building sites. The arterial street and highway system, as herein presented. reflects various adopted transportation system plans relating to the Slinger area. These plans are described below.

### Jurisdictional Highway System Plan

The arterial street and highway facilities required to serve the probable future traffic demands within the Slinger study area, as recommended in an amendment to SEWRPC Planning Report No. 23, A Jurisdictional Highway System Plan for Washington County, are shown on Map 4. State trunk highways are shown in red, county trunk highways in blue. and local trunk highways in green. The Washington County plan also indicates the number of traffic lanes needed for each arterial street segment in the Slinger area to carry the anticipated arterial traffic volumes through the design year 2000. Figure 5 of Chapter VI illustrates the types of street cross-sections needed to accommodate the recommended number of traffic lanes shown on Map 4.

### Car-Pooling Plan

The adopted regional transportation system plan in SEWRPC Planning Report No. 25, <u>A Regional Land Use Plan and A Regional</u> <u>Transportation Plan for Southeastern Wisconsin—2000</u>, recommends that a "park and pool" lot be provided near the STH 60 and USH 41 interchange in the Slinger study area. Such a facility has not been developed to date. The promotion of car-pooling reduces vehicular travel demand, saving fuel and reducing the demand for capital investment in arterial street and highway improvements.

# **Railway Facilities**

In 1990, railway freight services were provided in the Slinger area by the Wisconsin Central, Ltd., and the Wisconsin & Southern Railroad Company. The Village of Slinger is on the Wisconsin Central Railroad main line from Chicago to Minneapolis-St. Paul via Stevens Point. The Wisconsin & Southern Railroad serves the Village of Slinger on its Horicon to Milwaukee line. Both railways are common carriers and can serve as a catalyst for continuing development of the Slinger area.

# COMMUNITY FACILITY NEEDS

In addition to providing guidance for land use development within the Slinger study area, this plan is also intended to provide guidance concerning land requirements for certain community facilities. Accordingly, estimates of land requirements are provided for public schools, the Village Hall, the public library, and the fire station. Further in-depth studies of each of these community facilities will be necessary before any expansion, to validate and refine the preliminary requirements set forth herein. An assessment of the long-term qualitative and quantitative needs for these facilities should be conducted at least once every 10 years so that the community can plan for the level of services it wishes to provide.

### Public Schools

The entire Slinger study area is located within the Slinger School District: however, in 1989, the study area covered only about 21 percent of the total area of the District, about 75 square miles. Of the total 1,929 students that attended the Slinger public schools in the 1988-1989 school year, approximately 20 percent lived in the Village of Slinger. The four public schools located in the Slinger School District, Slinger High School, Slinger Middle School, Slinger Elementary School, and Allenton Elementary School, have a combined capacity of 1,950 students. One private school in the Village, St. Peter's Catholic School, has a capacity to serve 175 students from grades kindergarten through six.

To facilitate the determination of the need for additional educational facilities within the Slinger study area by the year 2010, Table 33 provides estimated population levels by age group and school grade for the entire Slinger School District area by U. S. Public Land Survey quarter sections. It is difficult to forecast the number of students expected to be enrolled in public schools because of such variables as the number of students enrolled in nonpublic schools and the stage in the life cycles and composition of families moving into and out of the District. For this reason. Table 33 presents a range of the number of students living in the school district that may be expected to be enrolled in public schools under both intermediate and optimistic futures for the Slinger School District. For each alternative future, it was assumed that 8 percent of all students living in the school district would be enrolled in nonpublic schools. This percentage was recently noted by the Slinger School District and is assumed to remain unchanged under each alternative future over the plan design period.

Specifically, the year 2010 student enrollment for public schools may be expected to range from about 940 to 1,410 elementary school students

#### Table 33

	Existing 1988-1989 Public School Enrollments <sup>a</sup>			Foreca Public Enrollmen	st 2010 School t Range <sup>a,b</sup>	Difference <sup>C</sup>		
Grade and Age Group	Number	Percent of Total	Existing Public School Capacities	Number	Percent of Total	Number	Percent Difference	
Grades K-5 (ages 5 to 11) Grades 6-9	857	44.4	890	939-1,408	49.0-49.3	82-551	9.6-64.3	
(ages 12 to 15) Grades 10-12	612	31.7	660	556-822	29.0-28.8	-56-210	-9.2-34.3	
(ages 16 to 18)	460	23.9	460	422-625	22.0-21.9	-38-165	-8.3-35.9	
Total	1,929	100.0	1,950	1,917-2,855	100.0-100.0	-12-926	-0.6-48.0	

### EXISTING 1988-1989 PUBLIC SCHOOL ENROLLMENTS AND CAPACITIES AND FORECAST 2010 PUBLIC SCHOOL ENROLLMENTS FOR THE SLINGER SCHOOL DISTRICT

<sup>a</sup> These total enrollment figures do not include the estimated 8 percent of total school-age population that were assumed to attend private schools.

<sup>b</sup>The first and second numbers represent forecast enrollments based upon the intermediate and optimistic future scenario, respectively.

<sup>c</sup> The first and second numbers represent the difference between the existing 1988-1989 total public school enrollments and the forecast 2010 enrollments based on the intermediate and optimistic future scenario, respectively.

Source: The Slinger School District and SEWRPC.

(grades kindergarten to five); from about 560 to 820 middle school students (grades six to nine); and from about 420 to 620 high school students (grades 10 to 12). The total forecast school-age population attending public schools for the year 2010 may be expected to range from about 1,920 to 2,860 students, ranging from a slight decrease to an almost 50 percent increase over the existing 1988-1989 public school enrollment in the District, 1,929 students. If the future student population reaches the higher end of the forecast range, a need for additional educational facilities at all grade levels, as well as ancillary recreational facilities, within the District may be expected. If the population reaches only the lower end of the forecast range, a need for only additional elementary level educational facilities may be expected. In either case, it may be expected that the elementary school facilities in the Slinger School District will have to be expanded by the year 2010.

This analysis does not address the short-term, five-year, need for school facilities, which is a critical span of time in school facility planning. If such shorter range planning indicates a need for additional facilities, issues to be addressed include whether or not the needs can be met by expanding the existing facilities on existing sites, by reorganizing the number of grades to be serviced by each school, or by constructing separate new facilities which may or may not lie within the Slinger study area. These decisions may be expected to be further influenced by the present condition of school facilities, the quality of services desired, or the minimum busing and/ or walking distance desired. A comprehensive study should be undertaken by the School Board of the Slinger School District to determine shortand long-term school facility needs before any additional facilities are constructed.

#### Village Hall and Governmental Offices

As noted in Chapter IV, the Village Board determined in 1979 that the Village Hall was inadequate to accommodate existing and future requirements. Therefore, construction of a 12,249-square-foot building on a 3.7 acre site at 220 Slinger Road was completed in 1986. The new Village Hall accommodates administrative offices, the police department, the utility and public works departments, the library, and the recycling center. The Village plans to expand the existing building and parking area and construct additional garages on the present site.

#### Table 34

### COMPARISON OF TOTAL BOOK HOLDINGS, IN VOLUMES, OF SELECTED PUBLIC LIBRARIES IN THE SOUTHEASTERN WISCONSIN REGION SERVING POPULATIONS RANGING FROM 3,000 TO 9,000 PERSONS: 1989

Location of	Library Service	Total	Total Volumes
Public Libraries	Population	Volumes	per Capita
Milwaukee County Hales Corners	7,482	31,570	4.2
Ozaukee County Saukville	4,253	16,035	3.8
Racine County   Rochester   Union Grove   Waterford	4,249	9,610	2.3
	6,409	33,696	5.3
	4,049	22,307	5.5
Walworth County   East Troy   Walworth   Williams Bay	5,966	12,733	2.1
	3,650	15,224	4.2
	4,415	12,179	2.8
Washington County	4,652	16,438	3.5
Kewaskum	4,018	7,826	2.0
Waukesha CountyDelafieldEagleElm GroveHartlandMukwonagoNorth LakePewaukee	6,777	27,606	4.1
	3,902	14,770	3.8
	8,388	30,556	3.6
	8,527	29,588	3.5
	5,789	11,564	2.0
	7,972	25,590	3.2
	6,852	31,592	4.6
Average	5,726	20,523	3.6

Source: Wisconsin Department of Public Instruction, Division for Library Services, <u>Wisconsin Library Service Record 1989</u>, and SEWRPC.

The Village anticipates that the governmental operations sited here in 1990, will continue in this location to the year 2010. The site, of which approximately 1.5 acres, or about 40 percent, is undeveloped, should be adequate to accommodate potential future expansion for the term of the planning period. In the near future, the Village intends to retain a consultant to study the future spatial needs and desirable arrangement of the Village governmental activities on the current site.

### **Public Library**

As stated in Chapter IV, the Slinger Community Library, located in the Village Hall, occupied about 808 square feet of floor area, with a collection of about 7,826 book volumes in 1989. Table 34 provides a comparison of the total number of books and the total population, ranging from 3,000 to 9,000 persons, served by community libraries, including the Slinger Community Library. Table 34 also provides data on the total number of books per capita held by each of the community libraries listed. In 1989, the average number of books per capita for the community libraries listed in this table was 3.6; for the Slinger Community Library this figure was 2.0, one of the lowest of the community libraries listed. The number of books per capita provided by the Slinger Community Library is at the low end of the range of two to four books per capita recommended by the adopted regional library facilities and services plan<sup>1</sup> for libraries serving a population of less than 1,000,000 persons. The estimated average number of 3.6 books per capita for all the community libraries in Table 34 is less than the 5.0 volumes per capita recommended in the Wisconsin Public Library Stanards<sup>2</sup> for library service to populations ranging from 4,000 to 7,999 persons.

On the basis of recommended standards found in two sources<sup>3</sup>, the minimum total floor area of a small public library serving a population of less than 10,000 persons should range between about 0.7 to 1.0 square foot per capita served. Using this standard range and the year 2010 forecast population of about 6,000 persons under the optimistic future scenario for the Slinger study area, the assumed library service area, a library facility of at least 4,200 to 6,000 square feet should be provided. Depending on the level of service provided and other related factors, the library facility could be as large as 7,000 to 8,000 square feet in size. In the year 2010, the library should house about 30,000 books, based upon the aforementioned year 2010 forecast population and the state standard of 5.0 book volumes per capita. Since the size of, and the number of books in, the current library are well below the minimum standards, the library should be expanded during the planning period. Already recognizing this need, the Village Board in 1989 directed the Village Library Board-Village Library Building Committee to investigate alternative sites to accommodate a separate new library.

As recommended in the adopted regional library facilities and services plan, the Slinger Community Library should be constructed, at a mini-

<sup>1</sup>SEWRPC Planning Report No. 19, <u>A Library</u> <u>Facilities and Services Plan for Southeastern</u> <u>Wisconsin</u>, July 1974.

<sup>2</sup>Wisconsin Library Building Project Handbook, Wisconsin Department of Public Instruction, Madison, 1990, passim.

<sup>3</sup>Rolf Myller, <u>The Design of the Small Public</u> <u>Library</u> (New York: R. R. Bowker Co., 1966); and Nolan Lushington and Willis N. Mills, Jr., <u>Libraries Designed for Users - A Planning</u> <u>Handbook</u> (Hamden, Connecticut: Library Professional Publications, 1980). mum, to meet the State's library building standards. The most current state library standards are specified in <u>Wisconsin Library Building</u> <u>Project Handbook</u>. The size of the building may vary, depending on the qualitative and quantitative level of service the community wishes to provide. The Village may also want the library to function as a multipurpose building, providing space for other types of activities, such as shows, meetings, and classes. This may require additional space. Because of various factors that may affect the building size, the Village Library Board should conduct a detailed, comprehensive study on the library needs prior to the construction of a new library.

# **Fire Station**

As noted in Chapter IV, the Village of Slinger and parts of the Towns of Polk and Hartford are served by the Slinger Fire Department. The Department's equipment is housed in the Village at 201 Oak Street, the site on which the original Village Hall facility, which included the fire department, was once located. The approximately 7,350-square-foot fire station was constructed on the 21,200-square-foot site in 1982. Since this site provided little space for expansion, the Slinger Fire Department recently purchased an additional 18,300 square feet of adjacent land in order to accommodate the potential future expansion of the existing building to house additional ambulance and firefighting equipment.

To determine whether the existing station can adequately serve future urban development within the Slinger study area to the year 2010. the demand for fire protection based upon the geographic sites of potential high-, medium-, and low-hazard occupancies was developed, first for existing 1985 conditions, in order to provide an indication of the need for another station. In order to apply the standards set forth in Table 28 and the National Fire Protection Association classification system to determine the adequacy of the fire protection provided by the existing fire station, the urban area was divided into the following three fire hazard classifications: high-hazard areas, which include schools, hospitals, nursing homes, multi-family buildings of three or more dwelling units, and other highhazard or large fire potential occupancies: medium-hazard occupancy areas, which include one- and two-family buildings with an average separation of less than 100 feet and small

#### Map 29

### LOCATION OF LOW-, MEDIUM-, AND HIGH-FIRE-HAZARD OCCUPANCY AREAS AND OPTIMUM FIRE PROTECTION SERVICE RADII IN THE SLINGER STUDY AREA: 1985



Source: SEWRPC.

concentrations of commercial or industrial uses not normally requiring extensive rescue or firefighting forces; and low-hazard occupancy areas, which include one- and two-family buildings with an average separation of 100 feet or more and scattered commercial and industrial uses.

Map 29 illustrates the location in 1985 of potential low-, medium-, and high- hazard areas in the Slinger study area and the optimum fire protection service area radii provided by the existing fire station based on the standards in Table 28. As shown on this map, almost all of the highhazard occupancy areas, located primarily within the Village of Slinger, lie within the optimum 1.5-mile service radius; most of the medium-hazard occupancy areas, located in the Village and the Towns of Polk and Hartford, lie within the 2.0-mile service radius; and all the low-hazard occupancy areas in the study area lie in the optimum 4.0-mile service area radius.

To provide an indication of the need for additional fire stations, Map 29 also shows the adopted sanitary sewer service area for the Slinger study area. This area approximates the area in which potential medium- and high-firehazard areas may be located. The map indicates that future urban development within this sanitary sewer service area may be expected to be within the optimum 1.5- and 2.0-mile service radii for potential high- and medium-fire-hazard areas, respectively. Accordingly, the existing fire station may be expected to serve urban development within the Slinger study area adequately to the year 2010.

### Chapter VIII

# THE LAND USE AND STREET SYSTEM PLAN

### INTRODUCTION

A land use and street system plan is an official statement of a municipality setting forth major objectives concerning the desirable physical development of the community. The local land use and street system plan presented herein as the final recommended plan consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of the Village of Slinger and environs to the year 2010. The plan is intended to be used as a tool to help guide the physical development of the community into a more efficient and attractive pattern and to promote the public health, safety, morals, and general welfare of the community.

The local land use and street system plan should represent a refinement of the adopted regional land use and transportation system plans so that it can meet areawide, as well as local, development objectives. The regional plans and, as a consequence, the municipal land use and street system plan, not only recognize the effects and importance of the urban land market in shaping land use and travel patterns, but also seek to influence the operation of that market in order to achieve more healthful, attractive, and efficient patterns. First, the regional plans recommend that development trends be altered by encouraging new intensive urban development only in those areas which are covered by soils suitable for such development, which are not subject to such environmental hazards as flooding and steep topography, and which can be readily be served by such essential municipal services as centralized sanitary sewer and public water supply facilities and systems. Second, the plans recommend that development trends be altered by discouraging intensive and incompatible urban development in primary environmental corridors and other environmentally significant lands and in prime agricultural areas.

The local land use and street system plan should promote the public interest rather than the interests of individuals or special groups within the community. The very nature of this plan contributes to this purpose, for it facilitates consideration of the relationship of any development proposal, whether privately or publicly advanced, to the overall physical development of the entire community. The plan contributes to responsible democratic government by helping duly elected and appointed public officials to safeguard and promote the public interest. The plan also contributes to democratic government by providing a focus for citizen participation in the planning and subsequent development process.

The plan is intended to assist in the political and technical coordination of community development. Political coordination seeks to assure, to the extent practicable, that a majority of the citizens within the community are in accord with, and working toward, the same goals. Technical coordination seeks to assure a logical relationship between private land use development and public works development so that the planning and scheduling of public and private improvements will be both effective and efficient and avoid conflict, duplication, and waste. Effective coordination of community development requires a unified, integrated plan if the physical elements of the environment are to be managed without costly conflicts of function and if the political forces of the community are to deal with controversial development issues, including the plan itself, in an equitable and constructive manner.

The land use and street system plan is a long-range plan, providing a means of relating day-to-day development decisions to long-range development needs in order to coordinate development, through time, and to ensure that today's decisions will lead toward tomorrow's goals. In the case of Slinger, the land use and street system plan is designed for a planning period extending beyond the turn of the next century. In this way, the plan is intended to provide for the future, as well as present, needs of the Village and the surrounding area.

The land use and street system plan, however, should not be considered as a rigid and unchangeable pattern to which all development proposals must conform, but rather as a flexible guide to help local officials and concerned citizens review development proposals. As conditions change from those assumed as a basis for the preparation of this plan, it should be revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the development objectives, set forth in Chapter VI of this report, are still valid and to determine the extent to which the various objectives are being realized, over time, through plan implementation.

The final recommended land use and street system plan for the Slinger study area, presented herein, represents only one of many possible patterns of land use development that could accommodate the future physical, social, and economic needs of the residents of the Village and environs. The selection of the final plan involved the comparison and evaluation of alternative land use patterns and supporting community facility and utility proposals against the development objectives, principles, standards, and urban design criteria set forth in this report and against significant citizen input, including that from the Slinger Master Plan Advisory Committee.

### PLAN DETERMINANTS

### Population and Employment Forecasts

The population forecast initially selected by the Village Plan Commission for use in the plan design process envisioned that the Slinger urban service area would reach a resident population level of approximately 4,400 persons by the year 2010. This level represents an increase of about 2,800 persons, or 168 percent, over the 1985 level. To accommodate this increase, as indicated in Tables 31 and 32 in Chapter VII, approximately 980 additional housing units will need to be added by the year 2010 to the estimated 1985 stock of approximately 600 housing units in the Village of Slinger. The forecast population increase may be expected to be accompanied by a need for additional land, as indicated in Table 31. for commercial, industrial, institutional, and recreational uses, as well as residential uses, which will require the conversion of additional land in the area from rural to urban use.

The employment forecast initially selected by the Village Plan Commission for use in the plan design process envisioned that the Slinger urban service area would reach an employment level of approximately 2,000 jobs by the year 2010. This represents an increase of about 1,100 jobs, or 130 percent, over the 1985 level. The increment in the number of additional jobs expected in certain employment categories is approximately 400 additional jobs in the service and retail trade employment category, approximately 600 additional jobs in the industrial employment category, and approximately 100 jobs in other employment categories such as transportation, governmental, and institutional jobs. Each of these general employment categories may be related to specific land use requirements, as indicated in Table 31, and is, therefore, useful in the allocation of land to commercial and industrial uses. Table 31 indicates that the forecast employment increase for these types of employments would require approximately 22 acres of additional commercial land area and approximately 55 acres of additional industrial land area by the year 2010.

### **Objectives and Standards**

Chapter VI of this report sets forth the community development objectives and standards which guided the preparation of the land use and street system plan. The land use allocation standards and accessibility standards, set forth in Tables 25 and 26 in Chapter VI, respectively, were two of the more important considerations in the design of the plan. The land use allocation standards were used to help estimate the number of acres in each land use category which may be expected to be needed to serve the resident population and employment levels by the plan design year 2010. As indicated in Table 31 in Chapter VII, approximately 540 acres in the urban service area would have to be converted from rural to urban use over the planning period to accommodate the anticipated population and employment increases based on these land use allocation standards. Accessibility standards. expressed as service radii for facilities such as parks, schools, and shopping areas, were used to distribute needed facilities in locations that will be convenient for the population to be served.

The urban design criteria established in Chapter VI were also used in the preparation of a detailed street and lot layout design for the Slinger planned urban service area. Specifically, proposed lot lines, buffer strips, no-access easements, street and culde-sac rights-of-way, and pedestrian or recreational trail access points are urban design features included in the detailed plans on the basis of these criteria. The urban design criteria were also used as a basis for recommending solutions to urban design problems.

#### Urban Service Area

As indicated in Objective No. 9 in Chapter VI, the spatial distribution of urban land uses should be properly related to supporting public facility systems in order to ensure the economical provision of these facilities and a compatible arrangement of land uses. All existing and planned future urban developments, therefore, should be located in planned sanitary sewer service areas or in planned urban service areas which can be readily served by extensions of the existing public sanitary sewerage system.

Adopted Sanitary Sewer Service Area Plans: A planned sanitary sewer service area, or urban service area, for the Village of Slinger was initially delineated by the Village with the assistance of the Regional Planning Commission and is documented in SEWRPC Community Assistance Planning Report No. 128, Sanitary Sewer Service Area for the Village of Slinger, November 1985. As shown on Map 7 of Chapter I, this plan includes the Hilldale Sanitary District in the Town of Hartford currently served, under contract, by public sanitary sewers connected to the Village sewage treatment plant. This map depicts the maximum areal extent envisioned to be served by Village sanitary sewers to the year 2000. Map 7 also shows that part of the City of Hartford sanitary sewer service area, generally referred to as the Pike Lake Sanitary Sewer Service Area, which lies within the Village of Slinger study area.

As a result of this land use planning process and the urban developments proposed during this process, the Village of Slinger revised the urban sewer service area delineated by the boundary line identifying the Village of Slinger 2010 Planned Urban Service Area, as shown on Map 30. The proposed urban service area includes the Village of Slinger and certain areas in the Towns of Hartford and Polk. Accordingly, the sanitary sewer service area plan for the Village of Slinger was amended to reflect these additions as documented in the second edition of the SEWRPC Community Assistance Planning Report No. 128, Sanitary Sewer Service Area for the Village of Slinger, September 1993. The plan amendment was adopted by the Village on September 7, 1993, and by the Regional Planning Commission on September 15, 1993. This adopted sanitary sewer service area would accommodate a total population of about 5,100 people.

To formulate a more complete and comprehensive land use and arterial street system plan for the urban service area, given the continued validity of the 2010 population and employment forecasts for the Slinger area, the Village Plan Commission determined that the plan should envision the ultimate full development for urban use of the planned sanitary sewer service areas within the Slinger study area. The planned urban service area within the study area, as shown on Map 30, includes the Village of Slinger 2010 sanitary sewer service area as set forth in the aforereferenced SEWRPC Community Assistance Planning Report No. 128; a portion of the City of Hartford sanitary sewer service area, known as the Pike Lake Sanitary Sewer Service Area, including lands that may become part of the Pike Lake State Park; and certain additional lands located immediately adjacent to these two sewer service areas. The inclusion of an ultimate development pattern in the plan will help to promote a desirable arrangement of land uses and a desirable street configuration in the area, given the decision of the Village to expand its urban service area beyond requirements to the year 2010. Accordingly, the land use and street system plan herein presented allocates more land to urban use than required to meet Village needs to the plan design year 2010 as those needs are set forth in Chapter VII. This, in effect, extends the plan design period well into the 21st Century.

# THE PRELIMINARY RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SLINGER STUDY AREA

On the basis of the consideration of relevant areawide plans, existing inventory data, and the plan determinants discussed above, a preliminary recommended land use plan was prepared for the Slinger area. As already noted, the preliminary recommended plan includes a planned urban service area that encompasses the current adopted sanitary sewer service area plans for the Slinger area. As shown on Map 30, the preliminary recommended land use plan identifies those areas in which urban development now exists and those areas in which such development should be permitted and encouraged. The plan was quantitatively analyzed, with the findings presented in Table 35; in that table the plan was compared to the existing 1985 land uses in the Village of Slinger study area. Figure 25 illustrates graphically the differences between the existing 1985 and the proposed land uses in the study area.

### <u>Environmental Corridors and Other</u> Environmentally Significant Areas

To guide urban development and redevelopment in the Slinger area effectively into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to consider carefully the location of various land uses as they relate to the natural resource base of the area. Locating new urban development outside environmental corridors and other environmentally significant areas will serve to maintain a high level of environmental quality in the area and will also avoid such costly development problems as flood damage, wet basements, and failing pavements.

#### Map 30



### PRELIMINARY RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SLINGER STUDY AREA

# Source: SEWRPC.
#### Table 35

## SUMMARY OF EXISTING 1985 AND PRELIMINARY RECOMMENDED LAND USES IN THE VILLAGE OF SLINGER STUDY AREA

	Existing 198	5 Land Use	Planned	Change	Recommer Uses Un Developm Plannec Service	nded Land Ider Full ent of the I Urban Area <sup>a</sup>
Land Use Category	Acres <sup>b</sup>	Percent	Acres <sup>b</sup>	Percent	Acresb	Percent
Urban						
Residential	626.0	6.2	1,110.1	177.3	1,736.1	17.2
Commercial	75.2	0.7	153.1	203.6	228.3	2.3
Industrial	45.6	0.4	295.7	648.5	341.3	3.4
Transportation and Utilities <sup>c</sup>	307.6	3.1	1.7	0.6	309.3	3.1
Governmental and Institutional <sup>d</sup>	67.5	0.7	72.5	107.4	140.0	1.4
Recreational <sup>e</sup>	190.3	1.9	228.7 <sup>†</sup>	120.2	419.0	4.2
Subtotal	1,312.2	13.0	1,861.8	141.9	3,174.0	31.6
Nonurban						
Primary Environmental Corridor	2,502.4	24.9	382.3	15.3	2,884.7	28.7
Secondary Environmental Corridor	96.5	1.0	6.3	6.5	102.8	1.0
Isolated Natural Areas	423.6	4.2	-166.1	-39.2	257.5	2.6
Prime Agricultural Lands <sup>g</sup>	1,909.4	19.0	-163.4	-8.6	1,746.0	17.3
Rural Estates and Other						
Agricultural and Open Lands <sup>n</sup>	3,741.9	37.2	-1,848.9	-49.4	1,893.0	18.8
Extractive and Landfill	72.0	0.7	-72.0	-100.0	0.0	0.0
Subtotal	8,745.8	87.0	-1,861.8	-21.3	6,884.0	68.4
Total	10,058.0	100.0			10,058.0	100.0

<sup>a</sup>This area is the larger planned urban service area shown on Maps 30 and 31 that extends beyond the Village of Slinger 2010 urban service area and includes a portion of the Pike Lake Planned Urban Service Area.

<sup>b</sup>Includes associated street rights-of-way and off-street parking areas for each land use category.

<sup>C</sup>Includes only the railway and freeway rights-of-way and communication and utility properties.

<sup>d</sup>Excludes the approximately 93-acre site reserved for a future public school to be located southeast of the interchange of USH 41 and STH 60 as shown on Map 30.

<sup>e</sup>Includes only areas for intensive outdoor recreational activities.

<sup>f</sup>Includes only those increases attributable to recommended increases in public recreational land. Does not include possible increases due to development of private recreational facilities.

<sup>g</sup>Includes related farm residences on prime agricultural land.

<sup>h</sup>Includes other farm and rural type residences on five-acre lots or greater.

Source: SEWRPC.

Environmental corridors, more fully described in Chapter III of this report, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. The corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodlands and areas of steep slope where intensive development would be ill advised. The protection of the primary environmental corridors

from additional intrusion by urban development is one of the principal objectives of the proposed land use plan. Under the plan, it is recognized that existing private and public outdoor recreation and related open uses generally serve to protect such corridors. Therefore, the plan recommend that such uses be maintained for resource preservation and limited recreation purposes and that such maintenance be promoted through proper zoning.

#### Figure 25

# COMPARISON OF EXISTING 1985 AND PROPOSED LAND USES IN THE VILLAGE OF SLINGER STUDY AREA UNDER THE PRELIMINARY RECOMMENDED PLAN



NOTE: THE VILLAGE OF SLINGER STUDY AREA TOTALS APPROXIMATELY 10,058 ACRES OR 15,7 SQUARE MILES. SEE MAP 30.

Source: SEWRPC.

In 1985, existing primary environmental corridors occupied approximately 2,502 acres, or 25 percent, of the Slinger study area as defined in the preliminary recommended plan. Table 35 indicates that these corridors would occupy about 2,885 acres, or 29 percent, of the study area under the preliminary recommended plan. This figure represents an increase of about 382 acres, or 15 percent, over the 1985 level. The increase is due primarily to the inclusion of wetland and woodland areas removed from agricultural production and the reclassification of natural areas that have evolved into corridors between 1985 and 1990. Primary environmental corridors should be preserved in essentially natural, open uses.

The secondary environmental corridors in the Slinger area are generally associated with intermittent watercourses and contain large areas of wetlands and woodlands, as shown on the preliminary recommended plan. These corridors also serve as links between segments of primary environmental corridors. Under the preliminary recommended plan, secondary environmental corridors would occupy about 103 acres, or 1 percent, of the entire study area. This is an increase of about six acres, or about 6 percent, over the 1985 total of about 97 acres. The increase is due primarily to the inclusion of wetland and woodland areas removed from agricultural production between 1985 and 1990. It is recommended that secondary environmental corridors be maintained, to the extent practicable, for such public or private uses as parks, drainageways, or stormwater detention or retention areas.

Isolated natural areas are areas with important natural resource values but are separated geographically from primary and secondary environmental corridors. Most of the isolated natural areas identified by the Regional Planning Commission in the Slinger area consist of wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. Isolated natural areas, under the preliminary recommended plan, would occupy approximately 260 acres, or 3 percent, of the total study area, a decrease of about 166 acres, or 39 percent, from the 1985 total of about 424 acres. This decrease is primarily due to the reclassification of certain isolated natural areas as primary environmental corridors when they developed into larger vegetated natural areas between 1985 and 1990 and due to future urban development that may occur in the upland wooded areas. Consideration should be given to preserving such areas, as much as possible, in open uses. When urban development does occur in these areas, the development should be carefully

integrated with the natural features on the site while minimizing the adverse impact upon such natural areas. Isolated natural areas, as do secondary environmental corridors, also lend themselves for such uses as parks, drainageways, or stormwater detention or retention areas.

In addition to the environmental corridors and isolated natural areas, there are other environmentally significant lands in the Slinger area. Even though these areas do not qualify as environmental corridors or isolated natural areas, they are environmentally significant in the sense that they are covered by soils poorly suited to urban uses, by wetland vegetation, by steep slopes, or by floodlands, or provide buffer areas between incompatible land uses. These areas are either located adjacent to lands classified as environmental corridors or isolated natural areas or are small isolated areas of less than five acres in extent, scattered throughout the Slinger area. Such lands would occupy approximately 202 acres, or 2 percent, of the entire study area under the preliminary recommended land use plan. It is recommended that careful consideration be given to preserving such areas in essentially natural, open uses whenever practicable. As natural vegetation develops on these undisturbed areas, these vegetated areas may eventually be converted to, and reclassified as, either environmental corridors or isolated natural areas.

#### **Residential Land Uses**

Under the preliminary recommended land use plan, new residential development is proposed to occur through the creation of new residential uses situated contiguous to, and extending outward from, existing residential developments. Table 35 indicates that the residential land uses would occupy about 1,736 acres, or 17 percent, of the study area under the preliminary recommended plan. This figure represents an increase of about 1.110 acres. or 177 percent, over the 1985 level of about 626 acres. The plan identifies those areas recommended for suburban residential development, with lot sizes ranging from 1.5 to five acres. Such single-family residential developments are diffused throughout the study area, generally where such developments already exist. The plan also identifies those areas recommended for low-density, single-family residential development, with lot sizes ranging from 20,000 square feet to 1.5 acres. Such single-family residential developments are also diffused throughout the study area and are generally sited where such developments were already platted before 1989, except for several new locations within the planned urban service areas.

The suburban- and low-density residential areas outside the planned urban service area are composed of existing land subdivisions, including divisions created by certified survey maps, and are areas which are not proposed to be served by public sanitary sewer service during the life of the recommended plan. Partly because of the lack of these services, no additional urban-density residential developments on lots averaging less than five acres in size are recommended outside the planned urban service area. New urban residential developments outside the urban service area should be encouraged to locate only on existing vacant lots, provided the soils and size of each lot proposed for development are capable of properly accommodating an onsite sewage disposal system and a private well.

The preliminary recommended land use plan also identifies certain areas for more intensive residential developments, such as medium-density, singlefamily residential developments with lot sizes ranging from 7,200 to 20,000 square-feet, two-family residential developments, and multi-family residential developments. Optimally, any new residential developments of these types are recommended to be located primarily within the planned urban service area, where public water, sanitary sewer, and other urban services would be provided. The mediumdensity, single-family residential areas shown outside the urban service area, in the northwestern part of the study area, already existed or were platted before 1989.

## Commercial and Industrial Land\_Uses

Commercial land uses would encompass approximately 228 acres, or 2 percent, of the total study area under the preliminary recommended land use plan. This represents an increase of 203 percent over the 1985 level of about 75 acres. As shown on the plan, most of the commercial uses would be located within the planned urban service area with other small, existing commercial sites outside this urban service area. No new commercial areas are recommended outside planned urban service area.

Industrial uses would occupy about 341 acres, or 3 percent, of the total study area under the preliminary recommended land use plan. This represents an increase of 649 percent over the 1985 level of about 46 acres. As shown on this plan, all new industrial developments are proposed to be located within the urban service area. Those uses shown outside this area already existed before 1989. No new industrial areas are recommended outside this planned urban service area.

#### Extractive and Landfill Land Uses

No extractive or landfill operations are planned in the preliminary recommended land use plan. The existing quarry site located northwest of the intersection of STH 175 and Lovers Lane (CTH J) has been abandoned.

#### **Governmental and Institutional Land Uses**

Areas recommended for governmental and institutional uses would occupy about 140 acres, or 1 percent, of the total study area under the preliminary recommended plan. This represents an increase of 107 percent over the 1985 level of about 73 acres. This figure does not include the approximately 93acre site reserved for a future school site, shown on Map 30 and discussed below. These uses include the continuation of existing governmental and institutional uses outside the urban service area as well as new developments of this type within the urban service area, discussed in the next section. The scattered institutional uses outside the urban service area, shown on the plan, consist primarily of a church, two cemeteries, and the Holy Family Convent of the Franciscan Sisters of Charity property, in the northeast part of the study area.

The Slinger School District purchased an approximately 93-acre site, formerly known as the Gensmann property, located southeast of the interchange of STH 60 and USH 41. The District determined that this site should be reserved for a future public elementary or high school which may be needed by the year 2010. Most of the facilities would be sited on the approximately 75-acre portion of the property, south of USH 41. Other than the land reserved for the aforereferenced future school site, no additional land for governmental or institutional uses is identified outside the urban service area on the preliminary recommended plan because of the relatively small amount of additional land that is expected to be required for such uses during the life of the plan.

#### Parks and Recreational Land Uses

<u>Parks</u>: The park and recreational uses shown on Map 30 are based, in part, upon recommendations contained in SEWRPC Planning Report No. 27, <u>A</u> <u>Regional Park and Open Space Plan for Southeastern Wisconsin: 2000</u>, and SEWRPC Community Assistance Planning Report No. 136, <u>A Park and</u> <u>Open Space Plan for Washington County</u>. Under the preliminary recommended plan, public as well as private intensive outdoor recreational uses would encompass approximately 419 acres, or 4 percent, of the total study area. This represents an increase of 120 percent over the 1985 level of about 229 acres. The plan calls for the expansions of Pike Lake State Park, Heritage Trails Park, and Fireman's Park, as discussed in the next section. Recreational and utilitarian trail facilities are also advanced by the preliminary recommended plan and are described in further detail under the final recommended plan.

There are two large public parks within the Slinger area, the approximately 234-acre Heritage Trails Park and the approximately 678-acre Pike Lake State Park, excluding the water surface area of Pike Lake. The existing Pike Lake State Park, of which approximately 519 acres lies within the Slinger study area, is a major park, located on the eastern shore of Pike Lake, that serves a multi-county area by providing such intensive outdoor recreation facilities as a swimming beach, camping area, and areas for picnicking and other passive recreation activities. The park also encompasses areas of significant natural resource base-related amenities in primary environmental corridors. The portion of this park within the study area is recommended to be expanded by 32 acres, which would include primary environmental corridors.

The existing Heritage Trails Park, formerly known as the Gundrum property, is proposed to be developed into an approximately 400-acre County park to the southeast of the Village urban service area. The County park plan recommends that this 234-acre park be expanded by 168 acres to include primary environmental corridors for resource preservation purposes and to provide picnic areas, play areas, and trail facilities. This proposed park expansion is incorporated into the preliminary recommended land use plan.

<u>Parkways</u>: Linear primary environmental corridors located in urban or urbanizing areas in Southeastern Wisconsin held in public ownership are often termed "parkways." Parkways are generally located along a stream, ridge line, or other linear natural feature and are intended to provide aesthetic and natural resource continuity. Parkways often serve as ideal locations for recreational trail facilities. The Village has an opportunity to establish such a parkway with trail facilities along the Rubicon River and the adjacent large wetland areas in the northwestern part of the study area, as depicted on Map 30.

## Prime Agricultural Lands

Prime agricultural lands are defined as parcels 35 acres or larger in area that are covered by soils well suited for the production of food and fiber and occur in aggregates of 640 acres of farmland or conservancy lands. Prime agricultural lands are proposed to encompass approximately 1,746 acres, or 17 percent, of the total study area under the preliminary recommended land use plan. This represents a decrease of 9 percent over the 1985 level of about 163 acres, due to the planned conversion of such lands to urban land uses. As shown on Map 30, all remaining prime agricultural lands located outside the planned urban service area should remain in agricultural use.

# Other Agricultural and Open Lands

Nonprime agricultural lands and other open lands would encompass approximately 1,691 acres, or 17 percent, of the total study area under the preliminary recommended land use plan. This represents a decrease of 191 percent from the 1985 level of about 3,540 acres, due primarily to the planned conversion of such lands to urban use. The figure excludes lands designated as "Other Open Lands to be Preserved," as shown on the plan map. The areas shown in white on Map 30 are generally intended for agricultural use, but are covered by less productive agricultural soils that do not meet the criteria established for prime farmland or are held in parcels that are smaller than 35 acres. If converted to residential use, lot sizes in these areas should be at least five acres per dwelling unit. Such large rural lot sizes increase the likelihood that suitable areas, with good soils and level topography, are available on the lot for the proper siting of private sewage disposal systems, building pads, driveways, and other residential structures.

# THE PRELIMINARY RECOMMENDED LAND USE AND STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA

The preliminary recommended land use and street system plan for the Slinger planned urban service area is described in the following paragraphs and shown on Map 31. Table 36 lists the number of acres and the percentage of land allocated to each land use category in the planned urban service area and compares this information with the 1985 land use pattern in the same geographic area. Figure 26 provides a graphic comparison between the 1985 land uses and the proposed land uses for both the Village of Slinger 2010 urban service area and the entire planned urban service area extending beyond the Village's 2010 urban service area boundary, as shown on Map 31. It is important to note that the Village Plan Commission determined, after careful consideration, that the land use and street system

plan for the Slinger planned urban service area should indicate the full development of that area. This results in the designation of a somewhat greater area for new urban growth than that necessitated by the population and employment forecasts, presented in Chapter II, and the land use forecasts, presented in Chapter VII. Such an approach provides flexibility for the operation of the urban land market without significantly affecting the substance of the plan. It also serves as a basis for guiding future urban development in fringe areas.

In addition to showing the general land use pattern for the planned urban service area, as shown on Map 30, the preliminary recommended plan shown on Map 31 also depicts relatively precise urban development patterns. These patterns include a street system layout and attendant lot and block layouts for those areas recommended for new urban development. This more precise plan is intended to foster sound development of the traffic circulation, stormwater drainage, sanitary sewerage, and water supply systems. The precise community development patterns were based upon careful consideration of such factors as soil suitability, land slopes, surface drainage patterns, flood hazards, woodland and wetland cover, existing and proposed land uses, and real property boundaries. To ensure protection and preservation of the environmentally sensitive areas identified on the plan, such areas should be purchased by, or dedicated to, the local municipality or protected by private deed restrictions. The recommendations shown on this plan, while guite detailed, must, nevertheless, also be considered flexible. The plan is intended to be used as a point of departure for evaluating development proposals of private and public agencies as such proposals arise. It should not be presumed that private developers cannot present development plans harmonious with sound community development objectives and standards nor that any development plans that are privately advanced and at variance in some respect with the adopted land use plan are necessarily unacceptable. Local planning officials should remain receptive to proposed plan changes that can be shown to be better than the adopted plan while remaining compatible with the objectives for the development of the community as a whole.

#### Environmentally Significant Areas

Existing woodlands, wetlands, and surface waters are proposed to be incorporated into environmental corridors and isolated natural areas. New urban development should be effectively related to such corridors and other environmentally significant



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## Map 31

# PRELIMINARY RECOMMENDED LAND USE AND STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA

A BOUNDARY		PARKS AND RECREATION
URBAN SERVICE AREA BOUNDARY: 2010		M MAJOR PARK
orban dennide anea boorbann, eoro		C COMMUNITY PARK
LOPMENT		F FAIRGROUNDS
		S SKI HILL
-ACRE LOTS)		R CAR RACING TRACK
		O OTHER PARK AND RECREATION SITES
339-SQUARE-FOOT LOTS)		
		PRIMARY ENVIRONMENTAL CORRIDOR
999-SOLIARE-FOOT LOTS		
333 300ARE 1001 2013	NONE	SECONDARY ENVIRONMENTAL CORRIDOR
PMENT		
		ISOLATED NATURAL AREA
6 DWELLING UNITS PER NET RESIDENTIAL ACRE)		
		OTHER OPEN LANDS TO BE PRESERVED
OPMENT		
of ment	NONE	RURAL ESTATE AND OTHER
LLING UNITS PER NET RESIDENTIAL ACRE)		AGRICULTURAL AND OPEN LANDS
		CUDEACE WATED
		SURFACE WATER
		EVICTING DEODEDTY LINE
		EXISTING PROPERTY LINE
OMPLEX		EXISTING STREET RIGHT-OF-WAY LINES
		PROPOSED PROPERTY LINE
		PROPOSED STREET RIGHT-OF-WAY LINES
S	Serie and	PROPOSED LANDSCAPE BUFFER STRIP
pro-		AND NO-ACCESS CASEMENT
	100	PROPOSED LANDSCAPE BUFFER STRIP
IONAL	1203	RECREATIONAL TRAIL ACCESS
DEPARTMENT		HEOREAHORAE HISRE ACCESS
	0	EXISTING CUL-DE-SAC WITH A
		LANDSCAPED ISLAND
	6	
IGH SCHOOL	0	PROPOSED CUL-DE-SAC WITH A
		LANDSCAPED ISLAND



#### Table 36

## SUMMARY OF EXISTING 1985 AND PRELIMINARY RECOMMENDED LAND USES IN THE SLINGER URBAN SERVICE AREAS

		_	_											
	Village of Slinger 2010 Urban Service Area <sup>8</sup>							Planned Urban Service Area 2010 and Beyond <sup>b</sup>						
	Exis 19 Land	ting 85 I Use	Recomr 20 Land Require	nended 10 Use ements	Plan 20 Land	ned 10 Use	Difference Recomme Land Use ments and 2010 La	e between nded 2010 Require- d Planned ind Use	Exis 19 Land	ting 85 Use	Plan Land	ined Use	P	lan ange
Land Use Category	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres	Percent
Urban Residential Single-Family Suburban-Density (1.5-to 4.9-acre lots)	31.0	1.4	111.0	4.9	5.1	0.2	-105.9	-95.4	115.5	3.2	192.8	5.3	77.3	66.9
Low-Density (20,000- to 65,339 square-foot lots) Medium-Density (7,200- to 19,999 square-foot lots)	86.7	3.9 6.0	151.8 283.2	6.8 12.6	153.4 436.3	6.8	-1.6 153.1	-1.1 54.1	121.2	3.3	215.8	7.3	144.6	119.3 361.6
Single-Family Subtotal	254.0	11.3	546.0	24.3	594.8	26.5	48.8	8.9	373.0	10.2	1 087 7	29.8	714 7	191.6
Two-Family Medium-High Density (6.1 to 9.6 dwelling units per net residential acre)	6.4	0.3	29.8	1.3	85.7	3.8	55.9	187.6	6.4	0.2	109.5	3.0	103.1	1,610.9
Multi-Family High-Density (9.7 to 14.5 dwelling units per net residential acre)	9.9	0.4	40.1	1.8	116.0	5.2	75.9	189.3	9.9	0.3	120.4	3.3	110.5	1,116.2
Residential Subtotal	270.3	12.0	615.9	27.4	796.5	35.5	180.6	29.3	389.3	10.7	1,317.6	36.1	928.3	238.5
Commercial	62.9 39.5 93.1 60.4 77.5	2.8 1.8 4.1 2.7 3.5	63.9 87.7 94.1 92.2 81.7	2.9 3.9 4.2 4.1 3.6	202.3 253.5 94.1 99.1 144.8 <sup>f</sup>	9.0 11.3 4.2 4.4 6.5	138.4 165.8 0.0 6.9 63.1	216.6 189.1 0.0 7.5 77.2	65.6 39.5 110.1 60.4 89.2	1.8 * 1.1 3.0 1.7 2.4	216.1 316.3 111.1 101.8 193.0 <sup>f</sup>	5.9 8.7 3.0 2.8 5.3	150.5 276.8 1.0 41.4 103.8	229.4 700.8 0.9 68.5 116.4
Urban Subtotal	603.7	26.9	1,035.5	46.1	1,590.3	70.9	554.7	53.6	754.1	20.7	2,255.9	61.8	1,501.8	199.1
Nonurban Primary Environmental Corridor Secondary Environmental	525.2	23.4	456.7	20.3	456.7	20.3	0.0	0.0	1,115.9	30.6	1,161.1	31.9	45.2	4.1
Corridor Isolated Natural Areas Rural Estates and Other Agricultural and Open Lands	0.0 69.5 1,045.6	0.0 3.1 46.6	0.0 82.5 669.3	0.0 3.7 29.9	0.0 82.5 114.5 <sup>g</sup>	0.0 3.7 5.1	0.0 0.0 -554.7	0.0 0.0 -82.9	0.0 96.2 1,681.5	0.0 2.6 46.1	0.0 88.7 142.0 <sup>9</sup>	0.0 2.4 3.9	0.0 -7.5 -1,539.5	0.0 -7.8 -91.6
Nonurban Subtotal	1,640.3	73.1	1,208.5	53.9	653.7	29.1	-554.7	-45.9	2,893.6	79.3	1,391.8	38.2	-1,501.8	-51.9
Total	2,244.0	100.0	2,244.0	100.0	2,244.0	100.0			3,647.7	100.0	3,647.7	100.0		

<sup>a</sup>The Village of Slinger 2010 urban service area shown on Map 31 reflects the recently amended 2010 sanitary sewer service area for the Village of Slinger.

<sup>b</sup>This area is the larger planned urban service area shown on Map 31 that extends beyond the Village of Slinger 2010 urban service area and includes a portion of the Pike Lake Planned Urban Service Area.

<sup>C</sup>Includes associates street rights-of-way and off-street parking areas for each land use category.

<sup>d</sup>Includes only the railway and freeway rights-of-way and communication and utility properties.

<sup>e</sup>Includes only areas for intensive outdoor recreational activities.

fincludes approximately 99 acres of existing privately owned recreational lands including the Little Switzerland Ski Area and Slinger Speedway properties.

<sup>g</sup>This total represents the areas identified as "Other Open Lands to be Preserved" and small surface water areas not encompassed by delineated environmental corridors or isolated natural areas in the preliminary recommended land use plan.

Source: SEWRPC.

areas in order to utilize the beauty of these natural areas as a humanizing feature for the residents of the Slinger area.

Environmental Corridors: In 1985, primary environmental corridors occupied approximately 525 acres, or 23 percent, of the proposed Village urban service area and about 1,116 acres, or 31 percent, of the total planned urban service area as defined in the preliminary recommended plan. Table 36 indicates that under the preliminary recommended plan these corridors would, by the year 2010, occupy about 457

#### Figure 26

# COMPARISON OF EXISTING 1985 AND PROPOSED LAND USES IN THE SLINGER URBAN SERVICE AREAS UNDER THE PRELIMINARY RECOMMENDED PLAN

#### A. VILLAGE OF SLINGER 2010 URBAN SERVICE AREA



NOTE: THE VILLAGE OF SLINGER 2010 URBAN SERVICE AREA TOTALS APPROXIMATELY 2,244 ACRES OR 3.5 SQUARE MILES. SEE MAP 31.

B. TOTAL PLANNED URBAN SERVICE AREA



NOTE: THE ENTIRE SLINGER PLANNED URBAN SERVICE AREA TOTALS APPROXIMATELY 3,648 ACRES OR 5,7 SQUARE MILES. SEE MAP 31.

Source: SEWRPC.

acres, or 20 percent, of the Village urban service area and about 1,161 acres, or 32 percent, of the total planned urban service area. The decrease of about 69 acres of corridor within the Village urban service area is due, primarily, to the development of small areas of the corridor under prior agreements made by the Village with landowners. Within the total planned urban service area, however, the corridor area would increase by about 45 acres over the 1985 level; this is due, primarily, to the development of natural vegetation and the restoration of wooded area in undisturbed steeply sloped areas. The environmental corridors are scattered throughout the urban service area, including along the Rubicon River and around Mud and Pike Lakes. No secondary environmental corridors are shown in this recommended plan, nor did any exist within the defined planned urban service area in 1985.

The remaining primary environmental corridors should, as much as is practicable, be preserved in essentially natural, open uses for resource preservation and limited recreational purposes. Accordingly, it is recommended that sanitary sewers not be extended into such corridors to accommodate urban development. However, the plan recognizes that there may be specific situations in which the objective of preserving corridor lands may directly conflict with legitimate community development needs. such as the needed crossing of the corridors by streets and utilities. When such conflicts occur, the benefits and disadvantages of disturbing corridor lands must be carefully considered and, if development within the corridor occurs, such development should be carefully planned and executed to minimize damage to the corridor resources.

It is also recognized in the plan that certain land uses requiring sanitary sewer service could properly be located in the corridors, including park and outdoor recreation facilities and certain institutional uses. In some cases, very-low-density residential development of 0.2 dwelling units per net acre, equivalent to one dwelling unit per five-acre lot or greater, compatible with the preservation of the corridors, may also be permitted to occupy corridor lands. It may sometimes be desirable to extend sewers into the corridors to serve such uses. Figure 27 illustrates three different design options under which most environmentally sensitive lands could be protected while carefully accommodating limited development. The cluster residential developments with a planned unit development overlay district zoning classification should be encouraged over the use of the more conventional land subdi-

#### Figure 27

#### ALTERNATIVE RESIDENTIAL DEVELOPMENT DESIGNS COMPATIBLE WITH PRIMARY ENVIRONMENTAL CORRIDORS



NOTE:THE ALTERNATIVE DESIGNS ARE BASED ON DENSITIES EQUIVILANT TO AT LEAST ONE DWELLING UNIT PER NET FIVE-ACRE AREA

Source: SEWRPC.

vision, as shown in Figure 27. Clustering of housing units provides greater flexibility in residential development design by allowing lot sizes smaller than those normally required by the underlying zoning district, thereby providing the potential to preserve a larger undisturbed area of environmental corridor. Open space in the cluster development provides common areas for certain recreational use by property owners in the development. Areas that may include such developments should not be prezoned nor, for that matter, designated on the land use plan until detailed site development plans for the land under consideration have been advanced by a developer.

Isolated Natural Areas: Isolated natural areas are small areas with important natural resource values which are separated geographically from environmental corridors. Most of the isolated natural areas in the planned urban service area are wetlands and woodland tracts at least 200 feet wide and five acres in area. Isolated natural areas, under the preliminary recommended plan, would occupy about 83 acres, or 4 percent, of the future Village urban service area and about 89 acres, or 2 percent, of the total planned urban service area. It is recommended that such areas be preserved in essentially natural, open uses whenever possible. In this respect, isolated natural areas lend themselves to use for such private or public purposes as parks, drainageways, or stormwater detention or retention areas.

Other Open Lands to Be Preserved: The plan also recommends that other small areas with important natural resource value be preserved. Even though these areas do not currently qualify as environmental corridors or isolated natural areas, they are environmentally significant in the sense that they contain poor soils, wetland vegetation, steep slopes, floodlands; provide buffering between incompatible land uses; or are suitable for detention or retention ponds. These areas are either adjacent to lands classified as environmental corridors or are small, isolated areas less than five acres in size. Under the preliminary recommended plan, such lands would occupy about 115 acres, or 5 percent, of the Village urban service area and about 142 acres, or 4 percent, of the total planned urban service area. In a way similar to isolated natural areas, it is recommended that careful consideration be given to preserving such areas in essentially natural, open uses whenever practicable. As noted earlier, these open lands may eventually be converted to, and reclassified as, either environmental corridors or isolated natural areas as natural vegetation develops on these areas during the life of the plan.

#### **Residential Land Uses**

Under the preliminary recommended plan, new residential development is proposed to occur both through the infilling of vacant platted residential lots and through the creation of new residential areas contiguous to, and extending outward from, existing residential development. Map 31 shows a recommended street and lot layout design for new residential areas within the entire planned urban service area. Table 36 indicates that areas designated for residential use would total approximately 796 acres, or 36 percent, of the Village of Slinger urban service area and about 1,318 acres, or 36 percent, of the entire Slinger planned urban service area under the preliminary recommended plan.

The preliminary recommended land use and street system plan for the Slinger urban service area identifies five categories of residential land use based upon the residential density standards advanced in Chapter VI. Housing types in three, suburban-, low-, and medium-density, of these classifications would consist of single-family housing units. The medium-high-density classification would consist of two-family housing units; the high-density residential classification would consist primarily of multi-family housing units with three or more dwelling units.

If residential development at urban densities is proposed on parcels containing environmentally sensitive lands outside primary environmental corridors, the preliminary recommended plan encourages cluster development over conventional land subdivision development. Cluster development could be accomplished under a planned unit development overlay district zoning classification. As shown in Figure 28, clustered development can be used to accommodate both attached and detached dwelling units on smaller lot sizes than otherwise required under the basic zoning district, thereby preserving larger undisturbed areas for the preservation of the environmentally sensitive areas. In each illustration in Figure 28, the overall density of the development, including the open area, would not be permitted to exceed the maximum residential development density determined by the underlying zoning district in which the development is located. Areas that may include planned unit developments should not be prezoned into this district nor, for that matter, designated on the land use plan until

#### Figure 28

# ALTERNATIVE RESIDENTIAL DEVELOPMENT DESIGNS COMPATIBLE WITH ENVIRONMENTALLY SENSITIVE AREAS

A. Clustered Single-Family Residential Development



B. Clustered Two-Family Residential Development



Source: SEWRPC.

detailed site development plans have been prepared by the developer for the parcels in question.

<u>Suburban-Density, Single-Family Residential Development</u>: Suburban-density residential developments would utilize lot sizes ranging from 1.5 to 5.0 acres. The areas proposed for such single-family residential development would total about five acres, or less than 1 percent, of the Village of Slinger urban service area and about 193 acres, or 5 percent, of the entire planned urban service area. The existing areas designated for such development, including the three subdivisions not served by public water or sanitary sewer, lie primarily in the north central, southwest, and southeast portion of the urban service of the urban service of the urban service area.

C. Clustered Townhouse Residential Development



D. Clustered Multi-Family Residential Development



vice area on the plan. The preliminary recommended plan accommodates the infilling of these developments. However, no new lots in this density classification are recommended to be created, because of the high cost of providing public water and sanitary sewer services to such lots.

Low-Density, Single-Family Residential Development: This classification of single-family residential development would be accommodated on lots ranging from 20,000 square feet to 1.5 acres. The areas proposed for low-density residential development under the preliminary recommended land use plan would total about 153 acres, or 7 percent, of the Village of Slinger urban service area and about 216 acres, or 7 percent, of the entire planned urban service area. This represents, for the most part, existing platted lots served by on-site sewage disposal systems but are planned to be served eventually by public sanitary sewer service. These areas are generally on the fringes of the Slinger planned urban service area, as shown on the preliminary recommended plan.

Medium-Density, Single-Family Residential Development: Under the preliminary recommended plan, medium-density residential development would be accommodated on lots ranging from 7,200 to 20,000 square feet. These areas are proposed to be scattered throughout the planned urban service area and are proposed to be served by a full range of public facilities, including public sewer and water, engineered stormwater drainage, street lighting, and sidewalks. This classification of singlefamily residential development would total about 436 acres, or 20 percent, of the Village of Slinger urban service area and about 629 acres, or 17 percent, of the total planned urban service area.

Two-Family Residential Development: The areas proposed for medium-high-density, two-family residential development would total about 86 acres, or 4 percent, of the Village urban service area and total about 110 acres, or 3 percent, of the entire planned urban service area under the preliminary recommended plan. Densities for this classification would range from 6.1 to 9.6 dwelling units per net acre. These areas are proposed to be sited generally adjacent to commercial and multi-family residential developments in the planned urban service area.

Multi-Family Residential Development: The areas proposed for high-density, multi-family residential development under the preliminary recommended plan would have densities ranging from 9.7 to 14.5 dwelling units per net acre. The plan recommends that the new residential development under this classification would feature development densities at the lower end of the range, consisting of approximately 10 to 12 dwelling units per net acre. The areas proposed for high-density, multi-family residential development under the preliminary recommended plan would total about 116 acres, or 5 percent, of the Village of Slinger urban service area and about 120 acres, or 3 percent, of the total planned urban service area. The areas proposed for such developments would be served by public sanitary sewer and water supply and are proposed to be located throughout the Village of Slinger urban service area near and along arterial streets and highways. These areas are also recommended for siting in convenient proximity to commercial retail and service centers.

## Commercial Land Uses

The preliminary recommended land use plan delimits several areas devoted to commercial land uses. Under the preliminary recommended land use and street system plan, commercial land uses would encompass about 202 acres, or 9 percent, of the Village urban service area and about 216 acres, or 6 percent, of the total planned urban service area. These areas represent an extension of already existing uses and would serve commercial retail sales and accommodate land use needs to the year 2010 and beyond. The preliminary plan further recommends a recreation-oriented business complex at the Little Switzerland Ski Area.

## Industrial Land Uses

As noted earlier, in Chapter VII, a community may determine to promote economic development in an effort to exceed the historic and forecast rates of such development. In the case of the Village of Slinger, the Village wished to exceed these rates and determined that additional lands should be planned for industrial development beyond the 2010 needs because the amount of suitable area for such developments is limited in this steeply sloped area. Reflecting this desire, industrial uses would occupy about 254 acres, or 11 percent, of the Village urban service area and about 316 acres, or 9 percent, of the total planned urban service area under the preliminary recommended plan. Most of the increase in industrial lands would take place through the infilling and expansion of existing industrial uses and the creation of two industrial parks west and southeast of the Village, as shown on the preliminary recommended plan.

# **Governmental and Institutional Land Uses**

The governmental and institutional land uses shown on the preliminary recommended plan would occupy a about 99 acres, or 4 percent, of the Village of Slinger urban service area and about 102 acres, or 3 percent, of the entire planned urban service area. These uses include the continuation of already existing governmental and institutional uses, as well as areas for expanding the existing fire station and developing a new public library and school, as discussed below.

Village Hall and Library: The Village plans to expand the existing Village Hall and parking area and to construct additional vehicular storage garages on the present 3.7-acre site. The Village

determined that the approximately 1.5 acres of undeveloped area on the site should be adequate to accommodate the future facility expansion. Existing governmental operations are anticipated to continue on the current site to the year 2010.

The Village Library Board, however, has been investigating alternate sites for a new library that may be needed to serve future residents beyond the year 2010. A site on the southeast corner of the intersection of Slinger Road and Scenic Court has been selected tentatively; this site is reflected on the preliminary recommended land use and street system plan. Before constructing the new building, the Village should conduct a detailed study to determine the size of the building needed to accommodate the qualitative and quantitative level of library services the community may wish to provide.

Fire Protection Facilities: As noted in Chapter IV, the Village of Slinger and parts of the surrounding civil towns are served by the Slinger Fire Department, located at 201 Oak Street, in the Village. The Department has reciprocal service agreements with the surrounding community fire departments whereby additional men and equipment can be called if additional fire-fighting capability is needed. No new fire station is recommended on the land use plan since most of the future intensive urban developments planned for the urban service area lie within 1.5 miles of the existing station. This represents the optimum service radius recommended by the Insurance Services Office. The preliminary recommended land use plan includes, however, the recently purchased property next to the existing fire station to allow for the future expansion of the existing building for the accommodation of additional ambulance and fire-fighting equipment. A detailed study of future fire protection needs should be conducted by the Slinger Fire Department before any expansion activities, to take into account a number of other factors that determine the adequacy of future fire protection services.

Educational Facilities: As shown in Table 33 in Chapter VII, the potential growth of the school-age population in the Slinger School District over the next 20 years may warrant the provision of additional educational facilities within the Village urban service area. As a result of a study undertaken by the Slinger School District, it was determined that a new middle school should be constructed to allow some space in the existing school to be converted from middle to elementary school facilities. The preliminary recommended land use and street system plan identifies the site of the new middle school, currently being constructed. The selection of this site was based on the recommended area and service radius standards set forth in Chapter VI and on the results of several reports, including site suitability and feasibility studies, conducted by the Slinger School District. To the extent practicable, the new school site was located within a residential neighborhood, where the recreational facilities could be shared by the students and surrounding neighborhood residents without duplicating the provision of existing recreational facilities in the area.

As already noted, the Slinger School District purchased another site to serve the growing school-age population of the Slinger School District. That approximately 93-acre site, formerly known as the Gensmann property, is located southeast of the interchange of STH 60 and USH 41. The Slinger School District determined that additional lands should be purchased and reserved for a future public elementary or high school well in advance of the projected need for such facilities because of the difficulty experienced in finding a suitable site for the present middle school, now being developed.

#### Park and Recreational Land Uses

As already noted, the park and recreational land uses shown on Map 31 are based, in part, upon recommendations contained in areawide plans documented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, and SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County. Under the preliminary recommended plan, public and private intensive outdoor recreational areas would encompass a total of about 145 acres, or 7 percent, of the Village urban service area and about 193, or 5 percent, of the entire planned urban service area. The acreages indicated do not include those portions of the recreational sites that contain environmentally sensitive areas as part of an overall park setting. Existing and proposed parks for the total planned urban service area, including the expansion of Pike Lake State Park, discussed earlier, are shown on the preliminary recommended land use and street system plan.

In 1989, two Village parks were provided within the urban service area: Slinger Community Park and Fireman's Park, both of which were community park sites owned by the Village. The preliminary recommended plan proposes that these sites continue to be maintained for outdoor recreation use. Also, the plan proposes that an additional 16 acres of land be added to Fireman's Park to fulfill the Village's determination that a sledding hill, a swimming area, and picnic areas were needed to serve future recreational needs. The plan also recognizes the continued use of the Washington County Fairgrounds as well as certain private recreational facilities, as identified on Maps 30 and 31. These private recreational facilities include the Slinger Speedway, Little Switzerland Ski Area, Scenic View Country Club, Scenic Moraine Parc of Slinger, and the St. Peter's Catholic School property. As discussed earlier, the plan further recommends potential parkway and trail-oriented facilities be provided to assist in connecting significant man-made and natural features of the Slinger area for recreational and utilitarian purposes. This trail system is discussed in further detail under the final recommended plan.

# THE FINAL RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SLINGER STUDY AREA

A public hearing was held on July 13, 1994, on the preliminary recommended plan. Following that hearing, and in response to comments placed into the hearing records, the Village Plan Commission determined that approximately 2.3 square miles of land lying to the northwest of the Village of Slinger should be included in the planned Village urban service area (see Maps 32 and 35). As a consequence, the Village of Slinger study area was also expanded by approximately 4.3 square miles to include additional portions of the Towns of Hartford and Polk identified as U.S. Public Land Survey Section 1, Township 10 North, Range 18 East and Sections 4 through 6, Township 10 North, Range 19 East (see Map 32). The Village Plan Commission determined that this expansion of the study area and the urban service area was necessary to respond properly to requests by the Slinger Redevelopment Authority and the Slinger Economic Development Corporation to locate additional lands for industrial development, in particular lands that were relatively level and could be readily served by public utilities. The expanded, newly-defined planned urban service area shown on Map 32 also formed the basis for the preparation of the final recommended land use and street system plan presented on Map 35.

The final recommended land use plan for the Slinger study area, shown on Map 32, is quantified in Table 37 and compared in that table to the existing 1985 land uses in the study area. Figure 29 illustrates graphically the differences between the existing 1985 and the proposed land uses in the study area. While some land use recommendations are common to both the preliminary recommended plan and the final recommended plan, the final plan contains certain proposals advanced in response to comments made at the public hearing held on July 13, 1994, and at other meetings held thereafter.

# Environmental Corridors and Other Environmentally Significant Areas

Under the final recommended plan, primary environmental corridors would occupy about 3,294 acres, or 26 percent, of the study area, an increase of about 341 acres, or 12 percent, over the 1985 level of about 2,952 acres. Secondary environmental corridor would occupy about 153 acres, or 1 percent, of the total study area under the final plan, an increase of about 6 acres, or 4 percent, over the 1985 level of about 146 acres. Isolated natural areas would occupy about 367 acres, or 3 percent, of the total study area under the plan, a decrease of about 128 acres, or 26 percent, from the 1985 level of about 496 acres. Other small environmentally sensitive areas would occupy about 255 acres, or 2 percent, of the total study area under the final plan, the same as the 1985 level. The plan recommends that these environmentally significant areas should be maintained in essentially natural, open space uses for resource preservation and limited recreation purposes.

Even though extension of sanitary sewer into corridors is discouraged, it is recognized in the plan that such extensions may sometimes be necessary. Some special land uses requiring sanitary sewer service properly located in the corridors include park and outdoor recreation facilities and certain institutional uses. In some cases, very-low-density residential development, at densities equivalent to one dwelling unit per five-acre lot or greater, compatible with the preservation of the corridors, may be permitted to occupy corridor lands; it may be desirable to extend sewers in the corridors to serve such uses. As illustrated earlier, in Figure 27, cluster residential development should be encouraged over the more conventional land subdivision to minimize disturbance to the corridor resources.

# Residential Land Uses

Table 37 indicates that residential land uses would occupy about 2,520 acres, or 20 percent, of the study area under the final recommended plan. Map 32

#### HARTOR K P ELEXA d M CEDAR 6 KP LA dy. 0 0 P F DEFENBACH 0 CORNERS SAR 1111111 0 0 8 00 6 0 0 0 10 A J R A 0 05 FUTURE PUBLIC SCHOOL M TA A CITY OF HARTFORI URBAN SERVICE AREA PIKE LAKE 1 2 8 00 0 28 0 A

FINAL RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SLINGER STUDY AREA



Source: SEWRPC.

RAPHIC SCALE

2000 3000

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#### Table 37

SUMMARY OF EXISTING 1985 AND FINAL RECOMMENDED
LAND USES IN THE VILLAGE OF SLINGER STUDY AREA

					Recommen	ded Land
			. •		Uses Une	der Full
					Developme	ent of the
					Planned	Urban
	Existing 198	5 Land Use	Planned	Change	Service	Area
Land Use Category	Acresb	Percent	Acresb	Percent	Acres <sup>b</sup>	Percent
Urban	· .					1
Residential	917.1	7.2	1,602.5	174.7	2,519.6	19.7
Commercial	76.2	0.6	230.8	302.9	307.0	2.4
Industrial	45.6	0.3	494.9	1,085.3	540.5	4.2
Transportation and Utilities <sup>C</sup>	406.0	3.2	27.5	6.8	433.5	3.4
Governmental and Institutional <sup>d</sup>	73.5	0.6	115.5	157.1	189.0	1.5
Recreational <sup>e</sup>	192.2	1.5	305.0 <sup>†</sup>	158.7	497.2	3.9
Subtotal	1,710.6	13.4	2,776.2	162.3	4,486.8	35.1
Nonurban			· ·			
Primary Environmental Corridor	2,952.3	23.1	341.3	11.6	3,293.6	25.7
Secondary Environmental Corridor	146.4	1.1	6.2	4.2	152.6	1.2
Isolated Natural Areas	495.5	3.9	-128.2	-25.9	367.3	2.9
Prime Agricultural Lands <sup>g</sup>	2,971.9	23.2	-765.8	-25.8	2,206.1	17.2
Rural Estates and Other	2			1		
Agricultural and Open Lands <sup>h</sup>	4,444.3	34.7	-2,157.7	-48.5	2,286.6	17.9
Extractive and Landfill	72.0	0.6	-72.0	-100.0	0.0	0.0
Subtotal	11,082.4	86.6	-2,776.2	-25.1	8,306.2	64.9
Total	12,793.0	100.0			12,793.0	100.0

<sup>a</sup>This area is the larger planned urban service area shown on Maps 32 and 35 that extends beyond the Village of Slinger 2010 urban service area and includes a portion of the Pike Lake Planned Urban Service Area.

<sup>b</sup>Includes associated street rights-of-way and off-street parking areas for each land use category.

<sup>C</sup>Includes only the railway and freeway rights-of-way and communication and utility properties.

 $^{d}$ Excludes the approximately 93-acre site reserved for a future public school to be located southeast of the interchange of USH 41 and STH 60 as shown on Map 32.

<sup>e</sup>Includes only areas for intensive outdoor recreational activities.

<sup>f</sup>Includes only those increases attributable to recommended increases in public recreational land. Does not include possible increases due to development of private recreational facilities.

<sup>g</sup>Includes related farm residences on prime agricultural land.

<sup>h</sup>Includes other farm and rural type residences on five-acre lots or greater.

Source: SEWRPC.

This figure represents an increase of about 1,603 acres, or 175 percent, over the 1985 level of about 917 acres. The final plan recommends that new residential areas be located primarily contiguous to, and extending outward from, existing residential developments. The plan identifies those areas recommended for suburban residential development, with lot sizes ranging from 1.5 to 5 acres, and lowdensity, single-family residential development, with lot sizes ranging from 20,000 square feet to 1.5 acres. These types of residential developments are diffused throughout the study area, generally located where such developments were platted before 1989, except for several new low-density residential developments inside the planned urban service area. The final plan also identifies those

#### Figure 29



#### COMPARISON OF EXISTING 1985 AND PROPOSED LAND USES IN THE VILLAGE OF SLINGER STUDY AREA UNDER THE FINAL RECOMMENDED PLAN

NOTE: THE VILLAGE OF SLINGER STUDY AREA TOTALS APPROXIMATELY 12,793 ACRES OR 20,0 SQUARE MILES, SEE MAP 32,

#### Source: SEWRPC.

areas for more intensive residential developments, such as medium-density, single-family residential developments with lot sizes ranging from 7,200 to 20,000 square-feet; two-family residential developments; and multi-family residential developments; and multi-family residential developments. Optimally, any new urban-density residential development, that is, development at densities less that five acres per dwelling unit, is recommended to be located primarily within the planned urban service area, where public water, sanitary sewer, and other urban services would be provided.

The urban-density residential areas shown on Map 32 outside the planned urban service area consist of existing subdivisions and represent areas not proposed to be served by public sanitary sewer service during the life of the final recommended plan. Partly because of the lack of these services, no additional urban-density residential developments are recommended outside the planned urban service area. If such developments do occur outside this area, they should be located only on existing vacant lots that have adequate size and soil conditions to accommodate an onsite sewage disposal system and a private well properly.

#### Commercial and Industrial Uses

The final plan proposes approximately 307 acres,

or 2 percent, of the total study area for commercial use. This represents an increase of 231 acres, or 303 percent, over the 1985 level of about 76 acres. Most of these commercial uses would be located within the planned urban service area, with other small existing commercial sites located outside the urban service area. No new commercial areas are recommended outside the planned urban service area.

The final plan proposes approximately 541 acres, or 4 percent, of the total study for industrial uses. This represents an increase of about 495 acres, or 1,085 percent, over the 1985 level of about 46 acres. These industrial areas are described further in the next section. As shown on the plan, all new industrial developments are proposed to be located within the planned urban service area. The industrial uses shown north of the Village and outside the planned urban service area under the final recommended plan existed before 1989. No new industrial areas are recommended outside the planned urban service area.

#### Extractive and Landfill Land Uses

The final recommended plan does not propose any extractive and landfill operations within the study area. As noted earlier, the quarry site located northwest of the intersection of STH 175 and Lovers Lane (CTH J) has been abandoned.

#### Governmental and Institutional Land Uses

The final plan proposes approximately 189 acres, or 1 percent, of the total study area, for governmental and institutional use. This represents an increase of about 116 acres, or 157 percent, over the 1985 level of about 74 acres. This figure does not include the approximately 93-acre site reserved for a future school southeast of the interchange of STH 60 and USH 41, shown on Map 32. These uses include the continuation of already existing governmental and institutional uses outside the urban service area and new developments of this type within the urban service area, as discussed in the next section. The scattered institutional uses shown outside the urban service area consist of a church, two cemeteries, and the Holy Family Convent of Franciscan Sisters of Charity.

The Slinger School District purchased the aforereferenced 93-acre site after determining that it should be reserved for a future public elementary or high school that may be needed by the year 2010. After experiencing difficulty in finding a site for the new middle school with adequate developable area that could be served by public sanitary sewer and water at a reasonable cost, the District determined that it would be necessary to reserve such lands for future schools well in advance of the projected need for such facilities. For the same reasons, the final plan recommends another future school site in the northwest portion of the study area. It is important to note that the identification of this school facility location, as shown on Map 32, is not intended to imply that such a facility will be needed by the year 2010. This identification is provided to permit the Village to reserve land for a school that may be needed to serve the resident population beyond the year 2010.

In addition to the aforereferenced school sites, a recently proposed church site northeast of the intersection of W. Washington Street (STH 175) and Spur Road is also shown on the final plan. No additional land for governmental or institutional uses are identified outside the planned urban service area because of the relatively small amount of additional land that is expected to be required for such uses during the life of the plan.

## Parks and Recreational Land Uses

<u>Parks</u>: The park and recreational uses shown on Map 32 are based, in part, on such areawide plans as the Regional park and open space plan, documented in SEWRPC Planning Report No. 27, and the Washington County park and open space plan, documented SEWRPC Community Assistance Planning Report No. 136, both mentioned earlier. Public and private intensive outdoor recreational uses would encompass approximately 497 acres, or 4 percent, of the total study area under the final recommended plan. This represents an increase of about 305 acres, or 159 percent, over the 1985 level of about 192 acres. The plan calls for the expansion of the 678-acre Pike Lake State Park, serving a multicounty area, by about 32 acres; of the 234-acre Heritage Trails Park, serving Washington County, by about 168 acres; and of the 6-acre Fireman's Park, serving the Village of Slinger, by about 16 acres. These expansions are recommended for the preservation of environmentally sensitive resources and to provide additional opportunities for recreational pursuits as discussed earlier. The final recommended plan also proposes two neighborhood parks and a special-use park, to be described later in this chapter.

<u>Parkways</u>: The Village has an opportunity to establish a parkway consisting of a linear primary environmental corridor with potential trail facilities along Rubicon River and the adjacent large wetland areas located in the northwestern part of the study area, as depicted on Map 32. The final plan also proposes a public special-use park adjacent to this large wetland complex to provide recreational opportunities, primarily nature study and other passive activities, such as hiking and picnicking.

<u>Trails and Scenic Drive</u>: Recreational and utilitarian trail facilities, including bikeways<sup>1</sup>, hiking trails, and a vehicular scenic drive, are also advanced by

<sup>1</sup>"Bikeway" is a general term intended to include any road, path, or way that may legally be used for bicycle travel. Types of bikeways include "bike paths," which are physically separated from motorized traffic; "bike lanes," which are portions of roadways designated by striping, signage, and pavement markings for the exclusive or preferential use of bicycles; and "shared roadways," which are roadways that do not have a designated bicycle lane, but may be legally used for bicycle travel. A "bike route" is a bikeway designated with directional and informational markers and may consist of a combination of bike paths, pike lanes, and shared roadways. **Map 33** 



#### RECOMMENDED BIKEWAYS FOR THE VILLAGE OF SLINGER STUDY AREA UNDER THE FINAL RECOMMENDED LAND USE PLAN

Source: Wisconsin Department of Natural Resources, Washington County Land Use and Park Department, the Village of Slinger, and SEWRPC.

the final recommended plan. Maps 33 and 34 identify recommended bikeways and other proposed recreation trails, respectively, for the Slinger study area under the final plan. A more detailed recreation trail system plan for the Slinger planned urban service area under this final plan is shown on Map 37. Approximately 32 linear miles of bikeways are recommended in the plan to serve recreational and utilitarian purposes by linking Village residents with both significant urban and natural features identified on Map 33. The Federal Clean Air Act of 1990 promotes the use of such alternative modes of transportation as bicycling, hiking, and mass Map 34



#### RECOMMENDED ICE AGE TRAIL AND MAIN LOCAL RECREATION TRAILS FOR THE VILLAGE OF SLINGER STUDY AREA UNDER THE FINAL RECOMMENDED LAND USE PLAN

Source: U. S. Department of the Interior, National Park Service; Wisconsin Department of Natural Resources; Ice Age Park & Trail Foundation, Inc.; Washington County Land Use and Park Department; the Village of Slinger; and SEWRPC.

transit to reduce single-occupancy automobile use, thereby reducing air pollutant emissions by motor vehicles. The promotion of bikeways as identified on Map 33 is one means of reducing this impact. The recommended bikeway system also includes approximately 6.5 miles of Washington County planned bicycle route. An in-depth study, considering such pertinent factors as topographic constraints, stormwater conveyance, and minimum right-of-way requirements, should be conducted to determine the precise location and type of bikeway facility to be provided in accordance with the plan.

Map 34 also shows recommended locations of the Ice Age National Scenic Trail and main "local" recreation trails, including those trails in Pike Lake State Park that could serve local communities, for the study area under the final plan. The 1,000-mile Ice Age National Scenic Trail is planned to follow the glacial moraines stretching from Door County in northeastern Wisconsin to and through the Kettle Moraine area in Southeastern Wisconsin. As shown on Map 34, about 11.5 miles of the Ice Age National Scenic Trail would be located within this study area and would traverse through the planned urban service area, thus providing a valuable recreational amenity and opportunity for the Village residents. Map 34 also shows the main routes of a recommended local trail network that would traverse the Slinger study area, ultimately connecting residential areas to key activity centers, including Pike Lake State Park and Heritage Trails Park and their respective trail facilities. A more detailed trail network system is shown on Map 37 for the Slinger planned urban service area under the final recommended plan. This map indicates not only these primary trail routes, but also the secondary trail routes connecting planned residential areas to the main routes.

The plan recognizes the continued recreational use of the Kettle Moraine Scenic Drive through the Slinger area, shown on Map 18 in Chapter III. This pleasure driving route connects the Kettle Moraine State Forest—Southern Unit in Jefferson, Walworth, and Waukesha Counties with the Kettle Moraine State Forest—Northern Unit in Fond du Lac, Sheboygan, and Washington Counties. The total route is about 75 miles in length within the Region, including about 31 miles in Washington County and 6 miles in the Slinger study area under the final recommended plan.

#### Prime Agricultural Lands

The final plan proposes the preservation of prime agricultural lands encompassing approximately 1,746 acres, or 17 percent, of the total study area. This represents a decrease of about 766 acres, or 26 percent, from the 1985 level of about 2,971 acres because of the planned conversion of these areas to urban land uses. Prime agricultural lands consist of parcels of 35 acres or more which are covered by soils well suited for the production of food and fiber. All prime agricultural lands located outside the planned urban service area should remain in agricultural use.

#### Other Agricultural and Open Lands

The final plan also proposes the preservation of about 2,032 acres of nonprime agricultural lands and other open lands. This represents a decrease of about 2,157 acres, or 51 percent, from the 1985 level of about 4,189 because of the planned conversion of such lands to urban use. The figure excludes lands designated as "Other Open Lands to be Preserved" on the final recommended plan map. As indicated on Map 32, the areas shown as white are generally intended for agricultural use, but are covered by less productive agricultural soils that do not meet the criteria established for prime farmland or are held in parcels smaller than 35 acres. If residential uses are developed on these lands, the lot sizes should be at least five acres per dwelling unit to help retain some of the rural character of the area. Such large lot sizes also increase the likelihood that suitable areas of good soils and level topography may exist on the lot for the proper siting of private sewage disposal systems, building pads, driveways, and other residential structures.

# THE FINAL RECOMMENDED LAND USE AND STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA

The final recommended land use and street system plan for the entire Slinger planned urban service area is shown on Map 35, along with precise street, lot, and block layouts for those areas recommended for new urban development in order to foster sound development of public facilities and utility systems. Table 38 summarizes the existing 1985 and ultimate planned urban service area land uses. Figure 30 provides a graphic comparison between the 1985 land uses and the proposed land uses for both the Village of Slinger 2010 urban service area and the entire planned urban service area extending beyond the Village's 2010 urban service area boundary, as shown on Map 35.

As noted earlier, the Village Plan Commission determined that the land use pattern for the Slinger planned urban service area should indicate the full development of that area. This results in the designation of a greater area for new urban growth than the minimum required to meet Village needs to the plan design year 2010. If actual growth is less than the levels anticipated, the design year of the plan could be set back without significantly affecting the substance of the plan. Most of the land use features shown on the final recommended plan are similar



## Map 35

# FINAL RECOMMENDED LAND USE AND STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA

UNDARY		PARKS AND RECREATION
AN SERVICE AREA BOUNDARY: 2010		M MAJOR PARK
		C COMMUNITY PARK
MENT		N NEIGHBORHOOD PARK
		F FAIRGROUNDS
E LOTS)		S SKI HILL
		R CAR RACING TRACK
QUARE-FOOT LOTS		O OTHER PARK AND RECREATION SITES
SQUARE-FOOT LOTS)		PRIMARY ENVIRONMENTAL CORRIDOR
NT	NONE	SECONDARY ENVIRONMENTAL CORRIDOR
VELLING UNITS PER NET RESIDENTIAL ACRE)		ISOLATED NATURAL AREA
ENT		OTHER OPEN LANDS TO BE PRESERVED
G UNITS PER NET RESIDENTIAL ACRE)	NONE	RURAL ESTATE AND OTHER AGRICULTURAL AND OPEN LANDS
		SURFACE WATER
5		EXISTING PROPERTY LINE
CES		EXISTING STREET RIGHT-OF-WAY LINES
		PROPOSED PROPERTY LINE
		PROPOSED STREET RIGHT-OF-WAY LINES
	Gaster	PROPOSED LANDSCAPE BUFFER STRIP AND NO-ACCESS EASEMENT
		PROPOSED LANDSCAPE BUFFER STRIP
		PROPOSED PUBLIC PEDESTRIAN/ RECREATIONAL TRAIL ACCESS
RTMENT	$\langle \circ \rangle$	EXISTING CUL-DE-SAC WITH A LANDSCAPED ISLAND
	1	PROPOSED CUL-DE-SAC WITH A LANDSCAPED ISLAND

#### Table 38

## SUMMARY OF EXISTING 1985 AND FINAL RECOMMENDED LAND USES IN THE SLINGER URBAN SERVICE AREA

· · · · · · · · · · · · · · · · · · ·														
		1	Village of	Slinger 2010	) Urban Serv	rice Area <sup>a</sup>				Planned Urb	an Service A	vrea 2010 an	d Beyond <sup>b</sup>	
	Exis 19 Land	ting 85 Use	Recomr 20 Land Require	mended 10 I Use ements	Ptan 20 Land	ined 10 I Use	Difference Recomme Land Use ments an 2010 La	e between nded 2010 e Require- d Planned and Use	Exis 19 Land	ting 85   Use	Plan Land	ned Use	P Ch	1an ange
Land Use Category	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent	Acres <sup>C</sup>	Percent
Urban Residential Single-Family Suburban-Density														
(1.5- to 4.9-acre lots) Low-Density (20,000 to 65,339	74.0	2.1	111.0	3.1	36.6	1.0	-74.4	-67.0	153.1	3.0	226.5	4.4	73.4	47.9
square-foot lots) Medium-Density (7,200 to 19,999	167.1	4.7	151.8	4.3	378.9	10.7	227.1	149.6	201.6	4.0	537.2	10.6	335.6	166.5
square-foot iots)	136.3	3.8	283.2	8.0	641.6	18.1	358.4	126.6	136.3	2.7	849.9	16.7	713.6	523.6
Single-Family Subtotal	377.4	10.6	546.0	15.4	1,057.1	29.8	511.1	93.6	491.0	9.7	1,613.6	31.7	1,122.6	228.6
Two-Family Medium-High Density (6.1 to 9.6 dwelling units per net residential acre)	6.4	0.2	29.8	0.8	123.3	3.5	93.5	313.8	6.4	0.1	149.7	3.0	143.3	2,239.1
Multi-Family High-Density (9.7 to 14.5 dwelling units											-			
per net residential acre)	9.9	0.3	40.1	1.1	135.1	3.8	95.0	236.9	9.9	0.2	143.5	2.8	133.6	1,349.5
Residential Subtotal	393.7	11.1	615.9	17.3	1,315.5	37.1	699.6	113.6	507.3	10.0	1,906.8	37.5	1,399.5	275.9
Commercial Industrial Transportation and Utilities <sup>d</sup> Governmental and Institutional Recreational <sup>9</sup>	63.5 39.5 112.7 62.3 77.5	1.8 1.1 3.2 1.7 2.2	63.9 87.7 119.1 92.2 81.7	1.8 2.5 3.4 2.6 2.3	246.3 515.5 119.1 146.0 210.9 <sup>f</sup>	6.9 14.5 3.4 4.1 5.9	182.4 427.8 0.0 53.8 129.2	285.4 487.8 0.0 58.4 158.1	66.2 39.5 165.7 62.3 89.2	1.3 0.8 3.2 1.2 1.8	294.4 515.5 172.4 148.9 264.3 <sup>f</sup>	5.8 10.1 3.4 2.9 5.2	228.2 476.0 6.7 86.6 175.1	344.7 1,205.1 4.0 139.0 196.3
Urban Subtotai	749.2	21.1	1,060.5	29.9	2,553.3	71.9	1,492.8	140.8	930.2	18.3	3,302.3	64.9	2,372.1	255.0
Nonurban														
Primary Environmental Corridor Secondary Environmental Corridor Isolated Natural Areas Rural Estates and Other Aoricultural and Open Lands	837.2 0.0 69.5 1.895.2	23.6 0.0 1.9	749.5 0.0 98.0	21.1 0.0 2.7 46.3	749.5 0.0 98.0 150.39	21.1 0.0 2.8	0.0 0.0 0.0	0.0 0.0 0.0	1,476.5 0.0 96.2	29.0 0.0 1.9	1,502.5 0.0 104.2 180.0 <sup>9</sup>	29.5 0.0 2.1 3.5	26.0 0.0 8.0	1.8 0.0 8.3
Nonurban Subtotal	2.801.9	78.9	2,490.6	70.1	997.8	28.1	-1.492.8	-59.9	4,158.8	81.7	1.786.7	35.1	-2.372.1	-57.0
Total	3,551.1	100.0	3,551.1	100.0	3,551.1	100.0			5,089.0	100.0	5,089.0	100.0		

<sup>a</sup> The Village of Slinger 2010 urban service area shown on Map 35 includes the recently amended 2010 sanitary sewer service area for the Village of Slinger and additional adjacent lands.

<sup>b</sup>This area is the larger planned urban service area shown on Map 35 that extends beyond the Village of Slinger 2010 urban service area and includes a portion of the Pike Lake Planned Urban Service Area.

<sup>C</sup>Includes associates street rights-of-way and off-street parking areas for each land use category.

 $d_{{\sf Includes\ only\ the\ railway\ and\ freeway\ rights-of-way\ and\ communication\ and\ utility\ properties.}}$ 

<sup>e</sup>Includes only areas for intensive outdoor recreational activities.

f Includes approximately 99 acres of existing privately owned recreational lands including the Little Switzerland Ski Area and Slinger Speedway properties.

<sup>g</sup>This total represents the areas identified as "Other Open Lands to be Preserved" and small surface water areas not encompassed by delineated environmental corridors or isolated natural areas in the final recommended land use plan.

Source: SEWRPC.

to those shown on the aforereferenced preliminary plan. As noted earlier, the final plan, however, incorporates proposals advanced in response to information provided at public meetings held on the preliminary plan. After careful deliberation, the Village Plan Commission determined that some of these proposals should be reflected on the final recommended plan.

#### **Environmentally Significant Areas**

Existing environmentally sensitive areas, consisting of woodlands, wetlands, and surface waters, are

#### Figure 30

# COMPARISON OF EXISTING 1985 AND PROPOSED LAND USES IN THE SLINGER URBAN SERVICE AREAS UNDER THE FINAL RECOMMENDED PLAN

#### A. VILLAGE OF SLINGER 2010 URBAN SERVICE AREA



NOTE: THE VILLAGE OF SLINGER 2010 URBAN SERVICE AREA TOTALS APPROXIMATELY 3,551 ACRES OR 5.5 SQUARE MILES. SEE MAP 35.

B. TOTAL PLANNED URBAN SERVICE AREA



NOTE: THE ENTIRE SLINGER PLANNED URBAN SERVICE AREA TOTALS APPROXIMATELY 5,089 ACRES OR 8.0 SQUARE MILES. SEE MAP 35.

Source: SEWRPC.

recommended to be incorporated into environmental corridors and isolated natural areas. Any proposed urban development in such areas should be carefully integrated with these environmentally significant features in order to protect and utilize their natural beauty and to improve the quality of life for the residents of the Slinger area.

To protect natural features and reduce filling of areas within floodplain fringes, the plan seeks to minimize proposed development in such areas and envisions the provision of floodwater storage areas compensating for any significant storage lost by filling to accommodate proposed developments. In conducting compensating cutting and filling: 1) excavation should take place in areas that do not contain such significant natural resource features as woodlands, wetland vegetation, or steep slopes, 2) excavation should occur prior to, or simultaneously with, filling and should be done in areas within, or contiguous to, the floodplain, 3) any fill should be carried to an elevation of at least two feet above the elevation of the 100-year recurrence interval flood. and 4) the floodwater storage capacity provided by the cutting should be equal to, or greater than, that lost by filling.

Under the final recommended plan, floodplain storage lost to the filling required to accommodate the proposed streets and lots for the urban developments recommended near the Rubicon River would total about 6.4 acre-feet, while the floodplain storage created by proposed compensating cutting would total about 6.5 acre-feet. Map 36 shows the location of the 100-year recurrence interval floodplain for this area and the floodwater storage compensating for the potentially lost storage created without disturbing significant natural vegetation.

<u>Environmental Corridors</u>: In 1985, primary environmental corridors occupied approximately 837 acres, or 24 percent, of the proposed Village urban service area and about 1,477 acres, or 29 percent, of the total planned urban service area as defined in the final recommended plan. Table 38 indicates that, if the final recommended plan is implemented, these corridors would occupy, by the year 2010, about 750 acres, or about 21 percent of the Village urban service area and about 1,503 acres, or 30 percent, of the total urban service area. The decrease of 88 acres of corridor within the Village urban service area is due primarily to improvements of USH 41 during the planning process and the development of small areas of the corridor under prior agreements made by the Village with landowners. Within the total planned urban service area, however, primary environmental corridors would increase by about 26 acres over the 1985 level, primarily because of the development of natural vegetation and the attendant restoration of wooded areas in undisturbed steeply sloped areas. As under the preliminary recommended plan, such corridors are located throughout the planned urban service area including along Rubicon River and around Mud and Pike Lake. No secondary environmental corridors existed within the defined planned urban service area in 1985, nor are any shown in the final plan.

Under the final plan, it is recognized that certain public outdoor recreation and related open uses generally serve to protect environmental corridors. The plan also recognizes that certain land uses could be warranted and properly located in these corridors, such as necessary streets and utilities and very-low-density residential development that are compatible with the preservation of the corridors. If development within the corridor occurs, such development should be carefully planned to minimize damage to the corridor resources. As illustrated and discussed earlier, Figure 27 shows three different design options under which environmentally sensitive lands could be protected while limited residential development is accommodated. Cluster residential developments are preferred over the use of the conventional land subdivision.

<u>Isolated Natural Areas</u>: Isolated natural areas, under the final recommended plan, would occupy about 98 acres, or 3 percent, of the future Village urban service area and about 104 acres, or 2 percent, of the total planned urban service area. Such areas should be preserved in essentially natural, open uses whenever possible. In some cases, these areas lend themselves to use for private or public purposes including parks, drainageways, or stormwater detention or retention areas.

<u>Other Open Lands to Be Preserved</u>: The plan also recommends that other small areas containing important natural resource values be preserved, even though these areas do not currently qualify as part of an environmental corridor or isolated natural area. Under the final recommended plan, such lands would occupy about 150 acres, or 4 percent, of the Village urban service area and about 180 acres, or 4 percent, of the total planned urban service area. Careful consideration should be given to preserving

#### **Map 36**



# FLOODWATER STORAGE AREAS REQUIRED FOR URBAN DEVELOPMENT PROPOSED NEAR THE RUBICON RIVER UNDER THE FINAL RECOMMENDED PLAN FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA

#### LEGEND

VILLAGE OF SLINGER PLANNED URBAN SERVICE AREA BOUNDARY: 2010

EXISTING IOO-YEAR RECURRENCE INTERVAL FLOODPLAIN BOUNDARY LINE (JANUARY 1994)

EXISTING FLOODWATER STORAGE AREAS TO REMAIN UNDISTURBED

PLANNED COMPENSATING FLOODWATER STORAGE AREAS (TOTAL 6.5 ACRE-FEET<sup>a</sup>)

PLANNED FLOODWATER STORAGE AREAS LOSS DUE TO DEVELOPMENT (TOTAL 6.4 ACRE-FEET<sup>4</sup>)

AREA OF DISTURBED TOPOGRAPHY -- LIMITS OF FLOODPLAIN UNDETERMINED

"VOLUME OF AREA THAT IS ONE ACRE WITH A FOOT DEPTH.

Source: SEWRPC.



such areas in essentially natural, open uses whenever practicable. As natural vegetation develops in these areas during the life of the plan, these open lands may eventually be reclassified as either environmental corridors or isolated natural areas.

#### **Residential Land Uses**

The final plan recommends that approximately 1,316 and 1,907 acres of residential land use be provided in the Village urban service area and in the entire Slinger planned urban service area, respectively. The plan identifies five residential classifications. Three of these classifications are single-family residential land uses, suburban-, low-, and medium-density residential uses. The mediumhigh-density classification consists of two-family housing units and the high-density residential classification consists primarily of multi-family housing units with three or more dwelling units. As illustrated earlier, in Figure 28, cluster development is encouraged over conventional land subdivision for residential developments proposed on parcels containing environmentally sensitive areas.

<u>Suburban-Density</u>, <u>Single-Family Residential Devel-opment</u>: Suburban-density residential developments would utilize lot sizes ranging from 1.5 to 5.0 acres. Under the final plan, the areas proposed for such developments would total about 37 acres, or 1 percent, of the Village of Slinger urban service area and about 227 acres, or 4 percent, of the entire planned urban service area. Most of these developments already exist and are located in three existing sub-divisions not served by public water or sanitary sewer. Even though the final plan accommodates the infilling of these developments, no new lots are recommended in this density classification because of the high cost of providing public utility services to such lots.

Low-Density, Single-Family Residential Development: Low-density residential developments would provide single-family residential lot sizes ranging from 20,000 square feet to 1.5 acres. Areas proposed at this classification under the final plan would total about 379 acres, or 11 percent, of the Village of Slinger urban service area and about 537 acres, or 11 percent, of the entire planned urban service area. New areas in this residential classification are recommended to be located primarily in the northwest, southeast, and southwest portion of the Slinger planned urban service area. Residential development in this classification is anticipated to be at densities in the lower end of the range to facilitate the more economical provision of sewer and water services to such new developments.

<u>Medium-Density, Single-Family Residential Development</u>: On the basis of the final recommended plan, medium-density residential development would furnish single-family residential lots ranging from 7,200 to 20,000 square feet in size. These areas are proposed throughout the planned urban service area and are recommended to be served by a full range of public facilities, including public sewer and water, engineered stormwater drainage, street lighting, and sidewalks. Single-family residential development in this classification would total about 642 acres, or 18 percent, of the Village of Slinger urban service area and about 850 acres, or 17 percent, of the total planned urban service area.

<u>Two-Family Residential Development</u>: Medium-high density two-family residential development would total about 123 acres, or 4 percent, of the Village urban service area and total about 150 acres, or 3 percent, of the entire planned urban service area under the final recommended plan. Densities in this classification would range from 6.1 to 9.6 dwelling units per net acre. This type of development is proposed to be located generally adjacent to arterial streets, with reverse-frontage lots, and to commercial and multi-family residential developments in the planned urban service area.

Multi-Family Residential Development: Multifamily residential developments proposed under the final recommended plan would have densities ranging from 9.7 to 14.5 dwelling units per net acre. New development in this high-density residential classification would have densities at the lower end of the range, consisting of approximately 10 to 12 dwelling units per net acre. The areas proposed for such residential developments under the final plan would total about 135 acres, or 4 percent, of the Village of Slinger urban service area and about 144 acres, or 3 percent, of the total planned urban service area. These residential areas are proposed to be served by public sanitary sewer and water supply and be located throughout the planned urban service area adjacent to arterial streets and highways and in convenient proximity of commercial areas.

#### **Commercial Land Uses**

The final recommended land use plan delineates various areas devoted to commercial developments. According to the final plan, commercial land uses would encompass an area of about 246 acres, or 7 percent, of the Village urban service area and about 294 acres, or 6 percent, of the total planned urban service area. Two general categories of commercial development are shown on the final plan: 1) retail sales and services and 2) offices and professional services, as described in the following sections.

Retail Sales and Services: The land use plan standards recommend that all new retail commercial uses be located within centers of concentrated retail and service activity. Such centers include both retail establishments, such as grocery, drug, and variety stores, and service establishments, such as dry cleaners, hair salons, and restaurants. These areas generally represent extensions of existing uses and would meet retail sales and services needs to the year 2010 and beyond. However, the final plan recommends additional retail sales and services commercial developments northeast and southeast of the intersection of Arthur Road and Kettle Moraine Road to serve potential future residential and industrial uses in this general area. The final plan also recommends a recreation-oriented business complex on the existing Little Switzerland Ski Area property.

Offices and Professional Services: The final plan recommends two concentrated areas of office and professional service commercial development: 1) northwest of the intersection of Arthur Road and USH 41 and 2) near the southeast corner of the intersection of STH 60 and E. Washington Street (STH 175). These developments, within the planned urban service area, would have a combined area of about 72 acres. Both sites are suitable for such development, with adequate size; ready access to, and high visibility from, the arterial highway system; proximity to the freeway; and potentially adequate buffering from less intense land uses.

#### Industrial Land Uses

As discussed earlier, a community may wish to promote economic development in an effort to exceed the historic and forecast rates of industrial development. The Village of Slinger so wished, and determined that additional lands should be planned for industrial development beyond the 2010 needs because of the limited amount of suitable sites for such developments in this steeply sloped area. Reflecting this desire, planned industrial uses would occupy the same area, about 516 acres, within both the Village urban service area and the planned urban service area under the final recommended plan. Most of the increase in industrial lands would take place through the expansion of existing industrial uses and the creation of a new industrial park northwest of the Village.

# Governmental and Institutional Land Uses

As shown on Map 35, governmental and institutional land uses under final recommended plan would occupy about 146 acres, or 4 percent, of the Village urban service area and about 149 acres, or 3 percent, of the entire planned urban service area. These uses include the continuation of already existing governmental and institutional uses as well as areas for expanding the existing fire station and developing a new public library and two schools, as discussed below. A recently proposed church development northeast of the intersection of W. Washington Street (STH 175) and Spur Road is also reflected on the final recommended plan.

Village Hall and Library: The plan incorporates the Village's plans to expand the existing Village Hall and parking area and to construct additional vehicular storage garages on the present 3.7-acre site, of which approximately 1.5 acres are undeveloped. The Village anticipates that the present site should adequately accommodate the future facility expansion; however, further study should be conducted to confirm this determination. At this time, existing governmental operations are anticipated to continue on the current site to the year 2010.

The Village Library Board, however, has tentatively selected a site for a new library that would probably be needed after the year 2010 at the southeast corner of the intersection of Slinger Road and Scenic Court. This location is thus reflected on the final recommended land use and street system plan. The Village should conduct a detailed study prior to developing the new library to determine the size of the building needed to accommodate the level of library services the Village may wish to provide to community residents.

Fire Protection Facilities: Since most intensive urban developments planned for the urban service area lies within the 1.5 mile optimum service radius recommended by the Insurance Services Office of the existing station, no new fire station is recommended on the final plan. The final plan, however, includes the purchase of property next to the existing fire station to allow for future building expansion to accommodate additional ambulance and fire-fighting equipment. Before any expansion, a detailed study of future fire protection needs should be conducted by the Slinger Fire Department, taking into account all the factors that determine the adequacy of future fire protection services.

Educational Facilities: As discussed earlier, the Slinger School District is currently constructing a new middle school to be completed in 1995 and purchased in 1993 an approximately 93-acre site located southeast of the interchange of USH 41 and STH 60. The District determined that additional lands should be purchased and reserved in advance of projected needs for such facilities because of the difficulty experienced in obtaining a suitable site for the middle school now under development. For the same reason, the final plan shows another potential school site northwest of the Village. As noted earlier, this recommendation is not intended to imply that such a facility is warranted by the year 2010. This information is provided to allow the Village to reserve land for a future school that may be needed beyond the year 2010, unless the schoolage population in the District warrants such a need before then.

#### Park and Recreational Land Uses

Specific recommended park and recreational uses, including a potential parkway, have been described in the preceding sections of this Chapter and are based, in part, upon areawide plans mentioned earlier. Under the final plan, intensive outdoor recreational uses would encompass about 211 acres of land, or 6 percent, of the Village urban service area and about 264 acres of land, or 5 percent, of the entire planned urban service area. These acreages do not include those portions of the recreational sites that may contain environmentally sensitive areas within the site boundaries. Existing and proposed parks within the planned urban service area, including the expansion of Pike Lake State Park and Fireman's Park, are shown Map 35. In addition, the final plan recommends a specialuse park and two neighborhood parks within the planned urban service area, as discussed below. The plan also envisions the continued use of the Kettle Moraine Scenic Drive and Washington County Fairgrounds, as well as certain private recreational facilities, including the Slinger Speedway, Little Switzerland Ski Area, Scenic View Country Club, Scenic Moraine Parc of Slinger, and the St. Peter's Catholic School property.

<u>Village Parks</u>: The final plan proposes the continued use of Slinger Community Park and the expansion of Firemen's Park to accommodate a sledding hill, a swimming area, and picnic areas to serve future recreational needs. In addition, the plan proposes two neighborhood parks to be located west and northwest of the Village to provide safe and convenient opportunities for recreational pursuits for the future residents of these areas. A special-use park is also recommended adjacent to part of a potential parkway containing a large wetland complex located northwest of the Village to provide opportunities, primarily for nature observation, as well as other recreational pursuits, such as hiking, picnicking, and cross-country skiing.

Bicycle and Recreational Trail Facilities: As noted earlier, the final plan recommends that trail-oriented facilities be provided to assist in connecting significant man-made and natural features of the study area for recreational and utilitarian purposes. These trails would accommodate pedestrians and bicyclists, serving as recreational facilities and providing safe pedestrian and bicyclist access to public parks and schools in the Slinger area. As shown on Maps 33, 34, and 37, a network of trails is recommended to traverse the Slinger planned urban service area, linking together planned residential areas and linking these areas to trails to public and private parks and recreation facilities, public and private schools, and the potential Village historic district. It is envisioned that the trail system would connect with the existing Pike Lake State Park to the west, the Heritage Trails Park to the south, and the Ice Age National Scenic Trail to the south and east of the study area, as shown on Map 34. This interlinked network of trails would provide the residents of the Village of Slinger opportunities for a wider array of trail-oriented recreational pursuits, such as hiking and biking, as well as safe and convenient utilitarian access to major activity centers.

#### POTENTIAL HISTORIC DISTRICT

Both the preliminary and final recommended plans propose a Historic District within the "heart" of the Village, as identified on Map 37 and, in further detail, on Map 22 in Chapter IV. This district is proposed as a special planning district that would serve as a major focal point of the greater Slinger area, supported by other major attractions in the area, including Pike Lake State Park, Slinger Speedway, Little Switzerland Ski Area, Scenic View Country Club, and the Washington County Fairgrounds. The historic district could foster the identity of the Village, an identity due, in part, to the significant historic character of the buildings located in the area. The Village completed inventorying potentially significant historic resources in



Source: U. S. Department of the Interior, National Park Service; Wisconsin Department of Natural Resources; Ice Age Park & Trail Foundation, Inc.; Washington County Land Use and Park Department; the Village of Slinger; and SEWRPC.

#### Map 37

## RECOMMENDED RECREATION TRAILS FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA UNDER THE FINAL RECOMMENDED LAND USE AND STREET SYSTEM PLAN

REA BOUNDARY		OTHER URBAN LAND USES
NED URBAN 2010		SIGNIFICANT NATURAL AREAS
AND INSTITUTIONAL USES		SURFACE WATER
REATIONAL USES	-	ICE AGE TRAIL
IC DISTRICT		LOCAL RECREATION TRAILS
	NOTE:	SIGNIFICANT NATURAL AREAS CONSIST OF AREAS DELINEATED AS ENVIRONMENTAL CORRIDORS, ISOLATED NATURAL AREAS, AND "OTHER OPEN LANDS TO BE PRESERVED" ON THE FINAL RECOMMENDED LAND USE AND STREET SYSTEM PLAN. SEE MAP 35.



the Village with assistance from the University of Wisconsin-Milwaukee School of Architecture and Urban Planning. As a result of this inventory, the study recommends that the Village should have a professional survey prepared to examine the potential for nomination of a historic district to the National Register of Historic Places. The delineation of the potential historic district should be based, in part, upon this survey.

The Village has been working actively to maintain and improve the vitality of this potential historic district by burying overhead utility lines and improving building facades. Such additional amenities as decorative lighting, benches, trees, brick pavements, and related street furniture could be eventually incorporated to create a historic streetscape scenery. The plan proposes that the Village continue its efforts to maintain and improve the vitality of its potential historic district in accord with the historic preservation and urban design guidelines discussed in Chapter VI and in the urban design section of this chapter.

# TRANSPORTATION SYSTEM DEVELOPMENT

The preliminary and final recommended land use plans propose an integrated street system which, through its location, capacity, and design, can effectively serve the travel demand generated by the existing and proposed land uses incorporated in the recommended land use patterns. The street system plan provides a framework for land use development in the Slinger area and is, therefore, regarded as a very important land use element. In the preparation of the street system plan, all modes of travel, including walking and bicycling, as well as carpooling and railway services, were considered, with emphasis on how those modes may affect the utilization of the street network.

# Street and Highway System

The overall street system plan for the Slinger planned urban service area under the final recommended plan, as shown on Map 38, is organized on a functional basis, consisting of arterial, collector, and minor land-access streets. Arterial streets are arranged so as to facilitate ready access from the residential areas to centers of employment, governmental activity, shopping and services, and recreation, both within and beyond the Slinger planned urban service area. It is essential, therefore, that land use development be designed to protect and promote the efficiency of the arterial street and highway system and to utilize that system as fully as practicable. Transportation system plans should also work to minimize street and highway improvement costs and the disruption of existing development and sensitive natural areas.

Map 4 in Chapter I reflects the currently adopted jurisdictional arterial street and highway system plan, documented in the Commission report Amendment to the Washington County Jurisdictional Highway System Plan-2000, November 1989, as it relates to the Slinger area. During the land use planning process for the Village of Slinger, a new 2010 Regional Transportation System Plan was prepared for the Southeastern Wisconsin Region and recommends two changes to the aforementioned plan as related to the Slinger planned urban service area. The plan does not show a half-diamond interchange proposed for the intersection of USH 41 and Lovers Lane (CTH J) and, as a result, the segment of Lovers Lane between USH 45 and STH 60 would function as a collector street and not an arterial street, as recommended on the aforereferenced jurisdictional highway system plan. The Village of Slinger Plan Commission indicated, during the planning process, that they agreed with these two changes.

The Village Plan Commission also determined that the arterial street system plan should identify potential ultimate right-of-way widths for these streets since the final recommended land use and street system plan is to represent full development of the Slinger planned urban service area. For example, five existing arterial streets are likely to require significant additional right-of-way to accommodate increased traffic beyond the year 2010. These include: Arthur Road; Kettle Moraine Road, extending north from STH 60 to STH 175; Washington Street (STH 175), extending generally northwest of Arthur Road and southeast of STH 60; CTH CC, extending south of STH 60; and Lovers Lane (CTH J), extending south of STH 60. These five streets should be provided with sufficient rightof-way, at least 130 feet, to accommodate a boulevard cross-section and potential bicycle facilities. Streets bordering the perimeters of neighborhoods should have adequate rights-of-way to provide boulevard cross-sections, consisting of a total of two through traffic lanes plus two auxiliary lanes divided by a boulevard median. An additional 10 feet was included in the specified width of the aforementioned five streets to allow for the bicycle facilities proposed along these routes, as shown on Map 33.



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## Map 38

# RECOMMENDED DETAILED STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA UNDER THE FINAL RECOMMENDED PLAN

ERCHANGE	COLLEC	TOR STREETS
OPOSED FREEWAY		EXISTING RIGHT-OF-WAY
		PROPOSED RIGHT-OF-WAY (MINIMUM 70 FEET WIDE UNLESS SPECIFIED)
	MINOR L	AND ACCESS STREETS
		EXISTING RIGHT-OF-WAY
0 TO 250 FEET)		PROPOSED RIGHT-OF-WAY (MINIMUM 66 FEET WIDE UNLESS SPECIFIED)
	NOTE:	THE RECOMMENDED WIDTHS OF STREET RIGHT-OF-WAYS FOR ALL FUNCTIONAL STREET CLASSIFICATIONS ARE IN ALL CASES TYPICAL, AND ARE SUBJECT TO CHANGE DUE TO PHYSICAL FACTORS, NECESSARY VARIATIONS SHOULD BE
30 FEET WIDE		DETERMINED DURING ENGINEERING STUDIES FOR SPECIFIC STREET AND HIGHWAY PROJECTS, ADDITIONAL RIGHT-OF-WAY MAY ALSO BE NEEDED TO ACCOMMODATE BICYCLE FACILITIES.



Map 38 also depicts the general locations of proposed collector and minor land-access streets for the final recommended plan. Collector streets were arranged to collect traffic from urban uses abutting minor land-access streets and to convey it to the arterial streets and activity centers identified on the plan. The minor land-access street network was designed to achieve the most efficient use of land; to discourage use by through traffic; to minimize street area and cost; to provide an attractive setting for residential development; to facilitate the provision of efficient stormwater drainage, sanitary sewerage, and public water supply facilities; and to complement the natural terrain, thereby minimizing the need for extensive grading during the development process. All street locations were based upon careful consideration of such factors as soil characteristics, topography, property boundaries, the hierarchy within the total street system, existing and proposed land uses, the principles of good neighborhood planning, and the urban design criteria presented in Chapter VI. Suggested cross-sections for these streets are shown in Figure 5 of Chapter VI.

It is important to note that these suggested crosssections and the attendant street right-of-way widths shown on Map 38 are, in all cases, typical, subject to variations with regard to a number of considerations, including topography, vehicular and pedestrian traffic patterns and volumes, traffic and parking lane widths, bicycle path and lane widths, right-of-way widths, and relation to adjacent land uses. Necessary variations should be determined during engineering studies for specific street and highway projects. The cross-sections and right-ofway widths are shown in order to provide the appropriate jurisdictional agencies and local officials with an indication both of the amount of right-ofway that should be reserved to accommodate the required number of traffic lanes and the pavement widths that are suggested as a starting point for further engineering studies. Such studies should be conducted prior to street construction in the Slinger area because, in part, of potential physical constraints may arise. This is illustrated by the varied right-of-way widths required for STH 60 and USH 41, shown on Map 38, to overcome steep topography and other physical constraints. Similar constraints may arise for other streets because of the unique and steep glacial topography in the Slinger area. Additional right-of-way may also be needed to accommodate the recommended bikeways identified on Map 33 of this chapter.

#### Carpooling

As noted in Chapter VII, the regional transportation system plan recommends that a "park-and-pool" lot be provided near the USH 41 and STH 60 interchange within the Slinger study area. By promoting car-pooling for longer commuting trips, the vehicular travel demand would be reduced, thereby saving motor fuel and capital investment in arterial street and highway improvements. Both the preliminary and final recommended plans show a "park-andpool" lot to be provided northwest of the USH 41 and STH 60 interchange.

#### **Railroads**

The preliminary and final recommended plans envision that the Wisconsin Central Limited and the Wisconsin & Southern Railroad Company will continue to provide railway freight services. The Village of Slinger would continue to be served by the Wisconsin Central Railroad on its main line from Chicago to Minneapolis-St. Paul via Stevens Point and by the Wisconsin & Southern Railroad on its Horicon to Milwaukee line. Both railroads are common carriers and would serve as a factor in the location of certain land uses in the Village urban service area.

## URBAN DESIGN RECOMMENDATIONS

The Village Plan Commission specifically requested that the plan provide general urban design guidelines for improving the potential historic district and other urban developments within the Village urban service area. While it is not the purpose of the land use plan to provide detailed plans for subareas or to make specific development and redevelopment recommendations, which would require structural condition surveys, commercial market analyses, or site- or building-specific improvement designs, it was determined that the plan should set forth generally applicable urban design guidelines that would be useful to public officials in the review of site specific development and redevelopment proposals and thereby assist in implementing the Village plan.

### **General Recommendations**

During the land use planning process, certain urban design problems were observed within the Village and environs. These observations indicated that several elements of urban design should be addressed within the Village, including elements relating to the potential historic district, streetscaping, utility poles and lines, offsite landscaping, architectural compatibility, and certain transportation-related elements. Specific recommendations, based, in part, on the urban design criteria set forth in Chapter VI, for addressing the identified urban design problems are herein provided. The appearance and proper design of urban developments and redevelopments within the Village, consistent with the suggested urban design solutions herein recommended, will help, over time, to produce a more attractive community and will help to stabilize or increase real property values, to the advantage of both the community and of individual property owners.

<u>Central Historic District and Environs</u>: The concentration of unique older buildings located in the "heart" of the Village is not used as effectively as possible as a source of community identity. By enhancing this resource, a distinctive positive image of the Village can be projected upon pedestrians, bicyclists, and occupants of motor vehicles traveling through the potential historic district to be centered on the intersection of the two major arterials, Washington Street (STH 175) and Kettle Moraine Drive (STH 144), which form the axes for the district. This district could provide an important focus of identity for the Village.

The Village recently completed an inventory of the historic resources in the Village with assistance from the University of Wisconsin-Milwaukee School of Architecture and Urban Planning. This study indicated that a clearly defined historic district could be established in the Village. The study recommends that a professional survey be prepared to examine the potential for nomination of the historic district to the National Register of Historic Places, thereby according it special status, if accepted. Such status would help to qualify proposed rehabilitation projects within the district for potential tax incentives offered by the State and Federal governments. Upon completion of the survey, the delineation of the potential historic district shown on Map 22 in Chapter IV should be further refined on the basis of the findings of this survey. Opportunities for experiencing the historic features in the district could then be enhanced by identifying and describing those features along a marked historic trail. Such a trail could be established as part of the Village of Slinger recreational trail network shown in Map 37, with explanatory plaques where such trails pass through the potential historic district.

By designating a historic district in the Village and improving its historic streetscape scenery, a unique Village identity could be established. Trees, shrubs, and flowers could be planted along the street facades in the potential district to enhance its attractiveness. Historic "street furniture," such as signs, benches, barber poles, and bollards could also be installed. Street lamps of a design compatible with the historic buildings and with a pedestrian scale would further enhance the historic image. Historic photographs are an excellent means of identifying the former appearance of the district. Discordant elements, such as clutter of poles and wires, even if historically accurate, should be avoided. Chapter VI sets forth historic preservation and urban design guidelines. Figure 31 provides a generalized example of potential streetscape improvements that could be applied to a historic district.

As noted earlier in this chapter, the Village has been working toward improving the vitality of its central historic district. Figure 31 graphically illustrates additional streetscape improvements that could be made in various locations within the central historic district. The resulting streetscape should express the desired overall urban design character of the Village center. In preparing such streetscape plans, the opinions of affected residents and business owners must be carefully considered.

Streetscaping: Streetscape improvements should be applied, not only in the potential historic district of the Village, but also along other streets within the planned urban service area. Streets within the Village have received minimal landscaping in the form of street trees, unique lighting fixtures, or distinctive street signs. Landscape plantings, especially trees, along arterial rights-of-way and on abutting properties can help to define the street lines visually, add texture and natural color, provide needed optical screening, and fill spaces which are currently void of design significance. Some streets in the Village, such as E. Washington Street (STH 175), lack the clearly defined paving edges and terraces that should separate sidewalks from street pavements and from parking lots. Sidewalks immediately adjacent to vehicular traffic or parking lots discourage pedestrian travel because of the perception of hazard. Terraces separating sidewalks from vehicular traffic help reduce this perception of hazard and provide a more pleasant pedestrian environment by furnishing an area off the sidewalk

#### Figure 31

#### TYPICAL STREETSCAPE IMPROVEMENTS APPLICABLE TO HISTORIC DISTRICTS



PERSPECTIVE VIEW BEFORE IMPROVEMENTS

Source: SEWRPC.

for the maintenance of street trees and other landscape plants, colorful patterned brick pavements, such street furniture as decorative street lights and benches, driveway aprons, snow storage, and a refuge from water splashed by passing vehicles.

Figure 32 graphically illustrates urban design problems existing along a portion of E. Washington Street (STH 175) and potential solutions. The Village is in the process of improving this street by constructing a new street pavement with concrete curb and gutter and curb lawns or terraces and by planting street trees. The streetscape improvements illustrated in Figure 32 can also be applied to other street rights-of-way within the Village. Special events and festivities could be advertised by the use of large, colorful banners across and above Kettle Moraine Drive (STH 144) and Washington Street (STH 175) at key locations at entrances to the "heart" of the Village.

Ultimately, the overall streetscape of the planned urban service area should be brought into accord with the urban design criteria set forth in Chapter VI and the design solutions recommended herein. As discussed earlier, the streetscape theme



PERSPECTIVE VIEW AFTER POTENTIAL IMPROVEMENTS

selected for these arterials should complement the urban design character selected for the potential historic district. Even though the theme may not be carried out to the same extent along all collector or minor land-access streets within the Village, street tree plantings within adequate curb lawns or terraces along such streets are strongly recommended.

Utility Lines and Poles: The overhead wires and supporting structures of the electric power and telephone communication facilities create a sense of visual clutter along almost all the arterial streets within the Village, especially along Kettle Moraine Drive (STH 144) and Washington Street (STH 175). One possible solution for this problem is to bury all utility lines. Another solution is to relocate all such lines and supporting poles to such less visible areas as along the rear of properties. Figure 32 illustrates the existing visual clutter of utility lines and structures along Washington Street and Kettle Moraine Drive and the reduction of clutter possible if either of the two solutions were implemented. It is recommended that eventually all overhead utility lines within the Village planned urban service area be buried. As an alternative, overhead utility lines could be relocated to less visible areas.

# POSSIBLE STREETSCAPE IMPROVEMENTS APPLIED TO DIFFERENT LOCATIONS IN THE SLINGER POTENTIAL HISTORIC DISTRICT



A. KETTLE MORAINE DRIVE-NORTH (STH 144) LOOKING SOUTHWEST FROM COMMUNITY DRIVE



POTENTIAL VIEW AFTER IMPROVEMENTS
### Figure 32 (continued)



B. KETTLE MORAINE DRIVE-SOUTH (STH 144) LOOKING NORTHEAST FROM WISCONSIN CENTRAL RAILWAY

1989 VIEW



POTENTIAL VIEW AFTER IMPROVEMENTS

Figure 32 (continued)



C. E. WASHINGTON STREET (STH 175) LOOKING NORTHWEST FROM ST. PETER'S CATHOLIC CHURCH

1989 VIEW



POTENTIAL VIEW AFTER IMPROVEMENTS

# Figure 32 (continued)

# D. W. WASHINGTON STREET (STH 175) LOOKING SOUTHEAST FROM BUCHANAN STREET



1989 VIEW



POTENTIAL VIEW AFTER IMPROVEMENTS

Advertising Signs: Most existing advertising signs adjacent to the arterial streets of the Village are provided with little or no landscaping around the base of the sign. Village "Welcome" signs are either lacking entirely, or are not highly visible from the public streets. By providing flower beds, colorful shrubs, and flowering trees in an elevated plant bed with decorative mulch at the base of such signs, without obstructing the face of the signs, their legibility and appearance could be improved, as illustrated in Figure 23 of Chapter VI. "Welcome" signs should contain large lettering and be situated at key roadside locations where the sign is readily visible and legible to occupants of motor vehicles entering the Village along the major arterials. Generally, the fewer the words on sign faces, the more comprehensible will be the signs. Large type-face lettering properly spaced is more easily read from long distances and from moving vehicles. Figure 22 in Chapter VI further illustrates desirable building signage for buildings within the potential historic district.

Parking Lots: Many parking lots in the Village lack adequate landscaping and are not well defined, creating unattractive and unsafe "seas of asphalt." The function and aesthetics of parking areas can be improved by providing accessory landscape islands in the interior of the parking lots and at the end of parking rows, by screening parking lots from adjacent residential areas and from public streets, by requiring protective curbing around landscape areas, by requiring permanently paved, striped parking space layouts, and, as necessary, low "bumpers" or "wheelstops."

It is important to note that the provision of landscape islands is recommended, not only for aesthetic reasons, but also for functional and safety reasons. Islands at the end of parking rows separate parked vehicles from driveways, provide an indication of the parking orientation and layout, and provide visual clearance areas for vehicles driving from the general parking areas onto adjacent driveways. Islands that provide visual clearance areas should maintain a clear zone between the heights of 2.5 feet and 10 feet above the mean pavement grade adjacent to these islands. Also, plants proposed in these islands should be salt-tolerant. Figure 15 in Chapter VI provides parking lot design standards, and Figures 8 and 17 in the same chapter illustrate potential landscaping for parking lots.

In some cases, the number of parking spaces and the width of traffic aisles provided for individual land uses may be inadequate, in other cases, excessive. Too few parking spaces with inadequate traffic aisles create an inconvenience to tenants or customers and may encourage vehicles to park on public streets, thus increasing the potential for pedestrian and vehicular traffic conflicts. Too many parking spaces with excessively wide traffic aisles represent inefficient use of lands that could otherwise be converted to attractive landscaped areas. Parking needs and parking lot layouts for any proposed development or redevelopment projects should be carefully examined to assess their compliance with good design practices.

Building Foundation Landscaping: A significant number of commercial and multi-family building elevations in the Village visible from public streets and adjacent to customer and tenant parking lots do not provide sufficient building foundation landscaping. These highly visible building elevations should be landscaped along the foundation with decorative mulch, flowers, shrubs, and trees to enhance the aesthetics of the building and of the site. As illustrated in Figure 20 of Chapter VI, the planting beds do not necessarily have to be narrow linear strips located directly against a building, but can consist of large planting beds located at or near the dripline of roof overhangs. In certain situations, building foundation plantings, including low planters, also help break up the monotony of tall and long continuous building walls, as illustrated in Figures 31 and 32.

Architectural Compatibility of Buildings and **Related Structures:** A number of existing buildings in the Village, including those in the potential historic district, contain features that do not complement the neighboring buildings. The architectural design criteria established in Chapter VI state that, although building facades of two adjacent buildings may be different, their overall appearance should be made compatible through the proper use of such structural elements as the building shape and proportion, the placement of such openings as doors or windows, and the placement of signs. Street trees and other general landscape materials that complement the buildings should also be installed along the street facades of these buildings. Figure 33 shows the existing building elevation along the northwest side of Kettle Moraine Drive-South (STH 144), between Buchanan Street and W. Washington Street (STH 175), and the potential view of this portion of the block after the application of both building and streetscape improvements.

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POTENTIAL URBAN DESIGN IMPROVEMENTS TO THE NORTHWEST ELEVATION OF KETTLE MORAINE STREET-SOUTH (STH 144) BETWEEN BUCHANAN STREET AND W. WASHINGTON STREET (STH 175)

Figure 33



1989 ELEVATION



ELEVATION AFTER IMPROVEMENTS

Source: SEWRPC.

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Appendix B provides general architectural review guidelines that could be applied to the entire Village or to certain designated areas, such as the potential historic district. A more detailed architectural design guideline than that provided herein could be prepared for the potential historic district. As noted in Chapter VI, any historic preservation actions should be undertaken in accordance with the standards promulgated by the U. S. Department of the Interior for all forms of historic preservation, including acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of significant historic features, including buildings.

Buffer and Perimeter Landscape Strips: The provision of adequate and attractive perimeter landscaping strips, which may also function as buffer yards with plantings along the boundaries of many individual sites, is lacking within the Village. In some cases, perimeter landscaping strips are not provided and entrances and exits to parking lots are not well-defined, as shown in Figure 32, along E. Washington Street (STH 175). Perimeter landscaping strips around an entire parcel provide open space for attractive landscaping, screening from incompatible land uses, and filtration of stormwater runoff. These strips further clearly define the boundaries and entrances of a property and provide for separation between parking lots and public rights-of-way. Perimeter landscaping strips, however, are not necessary for adjoining sites that share entrances, traffic aisles, and parking lots at the lot line.

A buffer yard may be defined as a landscaped area that surrounds a land use and screens or blocks visual nuisances, air and noise pollutants, or other negative factors associated with that use. Buffer yards can benefit the Village in protecting property values, separating dissimilar land use types and intensities visually and physically. The Village zoning ordinance does not contain specific provisions for such buffer yards and attendant landscaping. Buffer yards may represent a variety of features, including earth berms with landscape plantings, fencing and walls with plantings, wide landscaped spaces, public ways, graduated changes in land use intensity, and grade separations in order to serve as effective buffers between dissimilar land use types and intensities. The final recommended land use and street system plan identifies sites where buffer strips should be provided between new urban developments and incompatible adjacent land uses, as shown on Map 35. Additional buffer strips should be provided, as necessary, as existing urban areas

are redeveloped. Figure 10 in Chapter VI shows alternative landscape plantings that could be provided in such buffer strips.

<u>Maintenance</u>: The proper maintenance of buildings and other structures, as well as landscaping, will, over time, help retain the aesthetic appeal of buildings and grounds within the Village. Buildings, fences, decks, and other structures should be kept in good condition and proper appearance by performing such routine maintenance tasks as painting, staining, repairing, replacing, and cleaning when necessary. Building code compliance and architectural review requirements are methods for ensuring that structures are properly maintained.

Landscaping should be provided only if it will be properly maintained by watering, pruning, mowing, edging, staking, fertilizing, spraying, and replacing when necessary. To ensure that these features are properly installed and maintained, upon submittal and approval of landscape plans for urban development or redevelopment proposals, a comprehensive maintenance schedule and a bond should be required to ensure that the installation and proper maintenance of landscape materials is in accordance with the approved plans.

Specifically, plants selected for use in certain areas of the urban environment, such as parking lots and along streets, should be salt-tolerant. Stone mulch with underlying fiberlike weed barrier is recommended to be used in lieu of grass in certain areas where there is heavy pedestrian and vehicular traffic or where the possibility of watering is limited. If grass is proposed in landscaped areas, it should be properly maintained and protected from pedestrian and vehicular traffic, otherwise an "all-weather" surface material is recommended, such as a decorative pavement surface or mulch with underlying weed barrier. Excessive paving of open spaces with hard-surface materials such as asphalt or concrete should be discouraged. Flower beds should only be provided if provisions are made for proper maintenance. Decorative stone or bark mulch in plant beds should be kept weed-free and replenished over time.

<u>Traffic-Related Solutions</u>: Too many driveway access points along Village arterial streets, such as STH 60, Washington Street (STH 175), and Kettle Moraine Drive (STH 144), add to the potential for traffic conflicts and accidents and decrease the traffic capacity and safety of the streets concerned. The number of driveways along major arterial streets should be reduced by eliminating driveways or combining driveways to establish shared driveways between adjoining properties. Access along major arterials can be further controlled by requiring noaccess easements along the street frontage of any proposed development or redevelopment projects. Table 29 in Chapter VI specifies the minimum spacing to be provided between driveways along arterial streets. As urban development or redevelopment occurs along these major arterials streets, the Village should attempt to reduce or limit the number of driveways.

The function of major arterial streets can be further improved by ensuring that private driveways and public streets are located at sufficient distances from the intersections of arterial streets with other streets or with railroad rights-of-way. Within certain areas of the Village, private driveways or public streets are too close to such major intersections. To the extent practicable, these separation distances should be increased. As indicated in Chapter VI, the clearance distance between new direct public or private access and an arterial street intersection should be a minimum of 115 feet and, preferably, where land parcel size permits, 250 feet.

The cross streets at the intersections of STH 175 with Sherman Road, Lovers Lane (CTH J), Spur Road, Arthur Road, and Kettle Moraine Road are at less than right angles, thus creating visibility problems for motorists at these intersections, even though stop signs are provided to help abate this problem. To the extent practicable, the cross streets at these five intersections should be realigned to intersect with the arterial at as near a right angle as possible.

Pedestrian, Bicycle, and Recreation Trail Facilities: The Village should provide pedestrian walkways, bikeways, and other linear recreation facilities to link important historic, recreational, and scenic areas. Pedestrian circulation is typically provided by concrete sidewalks along the existing street rightsof-way parallel to the street pavements and streetfacing building facades within the Village. Crosswalks are properly provided at major street intersections within the Village. Few, however, are provided at midblock, on streets including on those in the central historic district. As the community continues to develop, a need will arise for safe pedestrian and bicycle crossings at such major arterial street intersections as the intersections of STH 60 with Lovers Lane (CTH J), E. Washington Street (STH 175), Kettle Moraine Drive-South

(STH 144), and Kettle Moraine Road. Handicap ramps, pedestrian crossing lights, and crosswalk paving lines at these intersections will improve the pedestrian and bicyclist safety. In addition, sidewalks at least five feet wide should be provided along the aforementioned arterials, including Kettle Moraine Drive (STH 144) and Washington Street (STH 175), as the community develops.

As noted earlier in this chapter, the provision of trail-oriented facilities is recommended for both utilitarian and recreational purposes. The Village should prepare a comprehensive trail facility plan for pedestrians, for bicycle circulation, and for recreation in order to identify the specific location and type of such facilities to be provided throughout the Village. This facility plan should provide safe pedestrian and bicycle access to all land uses of neighborhood and community wide importance such as schools, parks, the library, and shopping areas. As shown on Maps 33, 34, and 37, a network of trails is recommended that traverses the Slinger area connecting residential areas with each other and with major activity centers and significant natural areas.

#### **Positive Attributes**

Although the Village exhibits some urban design problems, it also exhibits assets. These assets can be enhanced and better utilized to improve the attractiveness of the Village. The currently growing community, with its heavily traveled arterials and such major attractions as Pike Lake State Park, Washington County Fairgrounds, Slinger Speedway, and Little Switzerland Ski Area, along with the unique glacial character of the topography, has a high potential to present a very positive image to the public. Since Kettle Moraine Drive (STH 144), Washington Street (STH 175), and STH 60 are perceived as the "major" arterials of the Village, these arterials should be provided with good streetscaping features to present a positive image of the Village to people visiting the community. The potential historic district should be further developed to its full potential as a major environmental and aesthetic resource in the Village. Improvements to such visual elements can be used to create a more pleasant environment in which to live and work.

In addition to the cultural attractions of the area, the Slinger area boasts distinctive natural features. Unique surficial land forms in the area include kames, or crudely stratified conical hills; kettle holes, which mark the site of glacial ice blocks that become separated from the glacial ice mass and melted to form depressions; and eskers, long, narrow ridges of drift deposited in abandoned drainageways. The remainder of the area is covered by other glacial landforms and features, including gently sloping and rolling ground moraines, or hills, with natural, attractive vegetation. The provision of a comprehensive trail network connecting residential areas to major activity centers and to these distinctive natural features will provide opportunities for Village residents and visitors to experience a wide array of distinctive recreational experiences. With prudent planning and effective plan implementation, the identified urban design problems of the area can be resolved and the positive characteristics enhanced. Any revitalization effort, including that for the central historic district, should play a significant role in establishing a sense of community identity, instilling a sense of community pride in Village residents and businesses.

### **Chapter IX**

### PLAN IMPLEMENTATION

## INTRODUCTION

The final recommended land use and street system plan described in Chapter VIII of this report provides a design for the attainment of the community development objectives set forth in Chapter VI. In a practical sense, however, the plan is not complete until the steps necessary to implement that plan have been specified. After formal adoption of the development plan, realization of the plan will require faithful, long-term dedication to the underlying objectives by municipal officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. The plan should be used as a guide for making decisions concerning land development in the Village and in the study area. Adjustments to the plan should be made as needed to respond to changing conditions. Consequently, one of the important tasks of plan implementation is a periodic reevaluation and reexamination of the plan to ensure that it continues to properly reflect current conditions and development objectives. It is recommended that this reevaluation and reexamination take place every five years, or more frequently if warranted by changing conditions.

Attainment of the final recommended development plan will require some changes in the development policies of the Village. Since the maintenance of the present character of the Slinger area is dependent to a considerable extent upon preserving and protecting the natural resource base, the density of new development should be carefully regulated to ensure that new residential development at urban densities, that is, at densities generally less than 1.5 acres per dwelling unit or more than 0.7 dwelling unit per net residential acre, are confined to those areas where urban services can be provided efficiently and economically. Residential development outside the urban service area should be limited to the infilling of existing platted residential lots or to rural lots of five acres or larger per dwelling unit, or at equivalent overall densities, in order to preserve the rural character and setting of the area. Before approval of any new land divisions, the soils maps for areas within the extraterritorial plat review

jurisdiction of the Village of Slinger, presented in Chapter III of this report, should be carefully reviewed by the affected Towns and by the Village.

In addition, urban development outside the Slinger planned urban service area should be avoided if it entails converting prime agricultural lands to urban use, encroachment into environmental corridors or other environmentally significant lands, draining and filling wetlands, or grading hilly wooded areas. These policies are central to a sound development strategy for the study area. In fact, the effectiveness of many of the more specific recommendations of this report will be lost if these policies are ignored or greatly compromised. Development policies and practices that consider the limitations of the natural environment will, in the long term, not only preserve the overall quality of the environment in the Village and study area, but will also avoid the creation of serious and costly environmental and developmental problems and will avoid the need to provide costly urban facilities and services over an ever-widening area.

Realization of the final recommended land use and street system plan for the Slinger area will also require the introduction of some, and modification of other, plan implementation tools, including zoning and land division ordinances. Recommended changes to the Village plan implementation tools are described in the following sections.

## PUBLIC INFORMATIONAL MEETINGS AND HEARINGS AND PLAN ADOPTION

Wisconsin community planning enabling legislation does not require local plan commissions to hold public hearings on proposed plans before their adoption. It is nevertheless good planning practice to hold informational meetings and hearings in order to acquaint residents and landowners with the proposed plan and to solicit public reactions to the plan proposals. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at the meetings. Accordingly, three public informational meetings were held on preliminary recommended plans on July 6, 1994, October 3, 1994, and February 27, 1995, and two formal public hearings were held on the plans on July 13, 1994, and March 9, 1995. Detailed minutes of these meetings were recorded by the Village and are on file in the Village Hall. In part on the basis of comments received at these public meetings, the final recommended land use and street system plan presented herein was developed as directed by the Village Plan Commission. This plan was designed to address the concerns raised and to incorporate desirable new ideas advanced at these meetings.

An important step in plan implementation is the formal adoption of the final recommended plan by the Village Plan Commission and certification of the adopted plan, as documented herein, to the Village Board, pursuant to State enabling legislation. Although formal adoption of the plan by the Village Board is not legally required, this step is recommended to demonstrate acceptance and support by the governing body. Upon such adoption, the plan becomes the official guide intended to be used by Village officials in making development or redevelopment decisions. The final recommended land use and street system plan was adopted by the Village Plan Commission on May 10, 1995, and subsequently adopted by the Village Board on May 15, 1995, as indicated in the resolutions in Appendices C and D, respectively.

### VILLAGE OF SLINGER ZONING REGULATIONS

Of all the land use implementation devices currently available, perhaps the most important and most versatile is the zoning ordinance. Following adoption of the development plan by the Village Plan Commission and certification of the adopted plan to the Village Board, as provided by Section 62.23 of the Wisconsin Statutes, the Village Plan Commission should initiate appropriate amendments to the Village zoning ordinance and zoning district map to bring the ordinance and map into conformance with the concepts and proposals advanced in the adopted development plan. State law requires that a public hearing be held on any proposed amendments to the zoning ordinance. The hearing may, at the option of the Village Board, be held by the Board itself or by the Plan Commission. The latter option is recommended for the comprehensive rezoning of the Village that will be necessary to implement the land use and street system plan.

Certain changes to the Village zoning ordinance are recommended to aid in the implementation of the land use and street system plan. These changes include modifications to the text of the zoning ordinance and revisions to the zoning district map to reflect plan recommendations.

#### Zoning Districts and Related Regulations

Maps 39 and 40 and Table 39 indicate the zoning district boundaries and related regulations recommended for consideration by the Village to help implement the final recommended land use plan as it pertains to the Slinger planned urban service area. The proposed zoning districts and related regulations are discussed below.

Agricultural Districts: The existing A-1 Exclusive Agricultural District and A-2 General Agricultural District in the Village of Slinger zoning ordinance should be deleted. An A-1 Agricultural and Rural Holding District should be created to provide for the continuation of general farming and related uses in those areas of the Village not yet committed to urban development. It is a further purpose of this district to protect lands therein contained from urban development until their orderly transition into urban-oriented districts is required.

Residential Districts: While the recommended zoning map on Map 39 shows the continued use of the Rs-1, Rs-2, Rs-3, and Rs-4 Single-Family Residential Districts, two of these districts are recommended to be reclassified to accommodate two other new single-family residential districts. The current Rs-3 and Rs-4 Districts and related requirements would be reclassified as the Rs-4 District and Rs-6 District, respectively. The new Rs-3 Single-Family Residential District would require a minimum lot size of 14,000 square feet and a minimum lot width of 90 feet. The new Rs-5 Single-Family Residential District would require a minimum lot size of 9,600 square feet with a minimum lot width of 80 feet. Table 39 also identifies recommended changes in the minimum lot size and yard requirements for the Rs-4 and Rs-6 Districts. These amendments would allow for a wider diversity of single-family residential developments.

While the Rd-1 Two-Family Residential District and the Mh-1 Mobile Home Park Residential District would remain, except for changes in the minimum lot size and/or yard requirements, the multi-family residential zoning districts are recommended for revision. The Rm-1 Multiple-Family Residential District would be retained and the Rm-2 District and related requirements would be deleted; the current Rm-3 District and related requirements would be reclassified as the Rm-2 District. Thus, only two multi-family residential zoning districts



#### Map 39

### RECOMMENDED ULTIMATE ZONING MAP FOR THE SLINGER PLANNED URBAN SERVICE AREA

# PLANNED URBAN SERVICE AREA BOUNDARY

- VILLAGE OF SLINGER PLANNED URBAN SERVICE AREA BOUNDARY: 2010
- EXISTING PROPERTY LINE: 1989
- PROPOSED PROPERTY LINE: 2010
- TET PROPOSED STREET RIGHT-OF-WAY LINES: 2010 INSTITUTIONAL

  - SINGLE-FAMILY RESIDENTIAL
  - SINGLE-FAMILY RESIDENTIAL
  - SINGLE-FAMILY RESIDENTIAL
  - MOBILE HOME PARK RESIDENTIAL
  - TWO-FAMILY RESIDENTIAL
  - MULTIPLE-FAMILY RESIDENTIAL
  - MULTIPLE-FAMILY RESIDENTIAL



PUBLIC/SEMIPUBLIC DISTRICTS

MANUFACTURING DISTRICTS







UC UPLAND CONSERVANCY

FLOODPLAIN DISTRICTS

FW	FLOODWAY
FC	FLOODPLAIN CONSERVANCY
GFP	GENERAL FLOODPLAIN

OVERLAY DISTRICTS

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	GE OVERLAY
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UPLAND PRESERVATION OVERLAY

PLANNED UNIT DEVELOPMENT OVERLAY

1/2 HISTORIC PRESERVATION OVERLAY

NOTE: ALSO SEE MAP 40 FOR SHORELAND-WETLAND AND SHORELAND PROTECTION OVERLAY DISTRICTS.

### Table 39

# SUMMARY OF RECOMMENDED ZONING DISTRICTS FOR THE VILLAGE OF SLINGER

							<b>—</b> ——			1
			Maximum Residential	Mir	nimum Lot Size		Minimu	ım Yard Requi	rements	Maximum Principal
Zoning Districts	Principal Permitted Uses	Conditional Uses	Density (dwelling units per net acre)	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)
A-1 Agricultural and Rural Holding District	Agriculture-related uses, floriculture, viticulture, single-family farm dwellings, forest and game management	None	0.20	5 acres	5 acres	300	50	25	50	35
Rs-1 Single-Family Residential District	Single-family dwellings, foster homes, family day-care homes, community living arrangements for eight or less persons	Community living arrangements for nine to 15 persons	1.09	40,000 square feet	40,000 square feet	150	40	15 on one síde, 50 total	25	35
Rs-2 Single-Family Residential District	Same as Rs-1 permitted uses	Same as Rs-1 conditional uses	2.18	20,000 square feet	20,000 square feet	90	35	10 on one side, 30 total	25	35
Rs-3 Single-Family Residential District	Same as Rs-1 permitted uses	Same as Rs-1 conditional uses	3.11	14,000 square feet	14,000 square feet	90	35	10 on one side, 30 total	25	35
Rs-4 Single Family Residential District	Same as Rs-1 permitted uses	Same as Rs-1 conditional uses	3.63	12,000 square feet	12,000 square feet	80	35	10 on one side, 25 total	25	35
Rs-5 Single-Family Residential District	Same as Rs-1 permitted uses	Same as Rs-1 conditional uses	4.54	9,600 square feet	9,600 square feet	80	35	10 on one side, 25 total	25	35
Rs-6 Single-Family Residential District	Same as Rs-1 permitted uses	Same as Rs-1 conditional uses	6.05	7,200 square feet	7,200 square feet	60	25	6 on one side, 18 total	25	35
Rd-1 Two-Family Residential District	One- and two-family dwellings, foster homes, family day-care homes, community living arrangements for eight or less persons	Same as Rs-1 conditional uses	7.92	12,000 square feet	6,000 square feet	90	35	10	25	35
Rm-1 Multi-Family Residential District	Multi-family dwellings not to exceed four units per structure, foster homes, family day-care homes, community living arrangements for nine to 15 persons	Elderly housing not to exceed 22 units per net acre, community living arrangements for 16 or more persons	9.68 to 12.45, depending upon dwelling unit type	12,000 square feet	Efficiency and one-bedroom, 3,500 square feet; two-bed- room or more, 4,500 square feet	80	35	10	25	35
Rm-2 Multi-Family Residential District	Same as Rm-1 permitted uses	Same as Rm-1 conditional uses and multi-family dwellings exceeding four units per structure	9.68 to 14.52, depending upon dwelling unit type	12,000 square feet	Efficiency and one-bedroom, 3,000 square feet; two-bed- room or more, 4,000 square feet	90	40	15	25	35
Mh-1 Mobile Home Park Residential District	Mobile homes on lots in mobile home parks and subdivisions	Mobile home parks	6.05	7,200 square feet	7,200 square feet	70	25	6 on one side, 18 total	25	35
B-1 Community Business District	Retail stores, offices, shops, clubs, medical clinics, theaters, restaurants, services, hotels and motels	Drive-in banks, gasoline service stations, antique and second- hand merchandise sales, veterinary clinics	•	7,200 square feet		70			35	35
B-2 Highway Business District	All B-1 District permitted uses	Antique and second-hand merchandise sales, construction services, communication stations, communication towers, fuel oil, bottled gas, veterinary clinics		20,000 square feet		90	40	25	25	35
B-3 Office and Professional Services District	Offices and professional services, including clinical services, financial services, travel agencies, consulting services, and funeral homes	Veterinary clinics, contractors offices, laboratories, child-care facilities		20,000 square feet		90	40	25	25	35
M-1 Limited Manufacturing District	Processing, manufacturing, and/or storage	Communication towers, millwork, freight services and terminals		20,000 square feet		90	40	25	25	35
M-2 General Manufacturing District	All M-1 District permitted uses and those not permitted in other manufacturing districts	All M-1 District conditional uses. Sewage treatment plants, incinerators, concrete plants, clay refractories		40,000 square feet		150	40	25	40	35
M-3 Extractive District	None	Mineral extraction operations		a		a	100 <sup>b</sup>	100 <sup>b</sup>	100 <sup>b</sup>	45

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### Table 39 (continued)

		_								
	]		Maximum Residential	Minimum Lot Size			Minimum Yard Requirements			Maximum
Zoning Districts	Principal Permitted Uses	Conditional Uses	Density (dwelling units per net acre)	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)
P-1 Park and Recreation District	Public and private recreation uses, fairgrounds, libraries, museums	Archery ranges, race tracks, resort facilities		a		<sup>a</sup>	40	40	40	35
I-1 Institutional District	Schools, churches, hospitals, nursing homes, clinics, uses under public ownership	Airports, sewage treatment plants, landfills, incinerators, cemeteries, crematories, disci- plinary and health institutions, community living arrangements		7,200 square feet		70	25	6 on one side, 18 total	25	35
LC Lowland Conservancy District	Public fish hatcheries, certain recreational uses, existing agricultural uses	Same as SWO conditional uses					••		**	
UC Upland Conservancy District	Single-family dwelling, certain recreational uses, forest and game management	Ski hills, golf courses and driving ranges	0.20	5 acres	5 acres	300	35	10	50	35
FW Floodway District	Agricultural uses, fish hatcheries, forest preserves, utilities	Navigational structures, bridges, marinas, park and recreational areas (excluding structures), filling for bulkhead lines								
FC Floodplain Conservancy District	All FW District permitted uses	All FW District conditional uses and floodproofed nonhabitable structures								
GFP General Floodplain District	All FW District permitted uses	All FW District conditional uses								
FFO Floodplain Fringe Overlay District	Any uses of land, except structures, permitted in the underlying zoning district	Filling and floodproofed struc- tures and utilities permitted in the underlying zoning districts	c	C	c	° - °c	c	c	c	c
SWO Shoreland- Wetland Overlay District	Recreational uses, existing agricultural uses, silviculture, utilities	Public streets, nonresidential buildings used for raising wetland or aquatic animals, public and private parks, utility transmission lines, railroad lines								**
SPO Shoreland Protection Overlay District	C	c	c	d	d	e	c,f	c,f	c,f	c
UPO Upland Protection Overlay District	Forest and game management, park and recreational areas, recreational trails, compatible permitted uses in the underlying zoning district not involving structures	9								
PUDO Planned Unit Development Overlay District	h	h	h	<u>,</u> h	<u>, </u> h	<u></u> h	<u></u> h	h	h	h
HPO Historic Preservation Overlay District	¢	c	C	<sup>C</sup>	C	c	c	c	°.	c
GPO Groundwater Protection Overlay District	i	i	c	C	c	c	<u> </u> c	c	c	- <u>-</u> c

<sup>a</sup>Lots shall provide sufficient area for the principal structure and its accessory structures, off-street parking and loading areas, and all required yards.

<sup>b</sup>The area to be extracted shall be set back at least 200 feet from the right-of-way lines of public streets and all property lines.

<sup>C</sup>Per underlying basic zoning district requirements.

dper underlying basic zoning district requirements or 10,000 square feet for each sewered main building and 20,000 square feet for each unsewered main building; the more restrictive requirement shall apply.

ePer underlying basic zoning district requirements or 65 feet for each sewered main building and 100 feet for each unsewered main building; the more restrictive requirement shall apply.

fWhere applicable, a minimum shoreyard setback of 75 feet is also required from the ordinary high-water mark of navigable waters.

9Any permitted uses and conditional uses permitted in the underlying basic zoning district that includes structures and any land disturbance of more than 10,000 square feet in area on slopes 12 percent or greater.

 $^{\rm h}{\rm Set}$  by the PUDO ordinance and the underlying basic zoning district requirements.

<sup>i</sup>Per underlying basic zoning district and in accordance with the Wisconsin Administrative Code NR 811.16(4) and (5).

Source: SEWRPC.



# Map 40

# RECOMMENDED SHORELAND-WETLAND AND SHORELAND PROTECTION OVERLAY ZONING DISTRICTS FOR THE SLINGER PLANNED URBAN SERVICE AREA

#### LEGEND

- ------ PLANNED URBAN SERVICE AREA BOUNDARY
- --- EXISTING VILLAGE OF SLINGER CORPORATE LIMITS: 1989
  - EXISTING PROPERTY LINE: 1989
- EXISTING STREET RIGHT-OF-WAY LINES: 1989
- ----- PROPOSED PROPERTY LINE
- TTTTTT PROPOSED STREET RIGHT-OF-WAY LINES
  - SHORELAND-WETLAND OVERLAY ZONING DISTRICT
- SHORELAND PROTECTION OVERLAY ZONING DISTRICT (EXCLUDES SHORELAND AREAS INCORPORATED BEFORE MAY 8, 1982)



are recommended on the basis that the Village expressed a strong desire that future multi-family developments consist of structures not exceeding four family dwelling units per building and a density of 12.4 dwelling units per net acre.

Business, Manufacturing, Institutional, and Park and Recreation Districts: The following districts would be retained: B-1 Community Business District, B-2 Highway Business District, M-1 Limited Manufacturing District, M-2 General Manufacturing District, M-3 Extractive District, I-1 Institutional District, and P-1 Park and Recreation District. Even though these districts and most of their related lot size and yard requirements would remain the same, additional uses may be added and other uses may be changed to permitted or conditional uses during the subsequent zoning ordinance amendment process after the adoption of the land use and street system plan.

A new B-3 Office and Professional Services District should be provided in the Village zoning ordinance. The existing ordinance does not have such a district. The district is intended to provide for the development of attractive individual, or groupings of, office and business service uses, including professional offices, medical offices, dental offices, clinics, and drug and medical supply establishments, in areas where these uses will be compatible with other surrounding uses. The proposed B-3 District should have a required minimum area of 20,000 square feet per lot. This district should be used where office and professional service uses are recommended on the adopted land use and street system plan.

Floodplain Districts: The purpose of the floodplain districts is to provide a uniform basis for the implementation and administration of sound floodplain management regulations for all floodplains within the Village, in order to protect life, health, and property; to minimize expenditures of public monies for costly flood control projects; to minimize rescue and relief efforts, generally undertaken at the expense of the tax paying public; to minimize business interruptions, which usually result in the loss of local incomes; to minimize damage to such public facilities on the floodplains as water mains, sewer lines, streets, and bridges; to minimize the occurrence of future flood blight areas on floodplains; and to discourage the victimization of unwary land and home buyers. Areas regulated should include all lands within the Village that would be inundated by a 100-year recurrence interval flood, or "regional" flood, and are divided into four districts: GFP General Floodplain District, FW

Floodway District, FC Floodplain Conservancy District, and FFO Floodplain Fringe Overlay District.

The delineation of the GFP District was based on the floodplain limits shown on the Flood Hazard Boundary Map, Village of Slinger, Washington County, Wisconsin and Flood Insurance Rate Map, County of Washington, Wisconsin (Unincorporated Areas), published by the Federal Emergency Management Agency (FEMA) on October 21, 1977, and September 1, 1983, respectively. The delineation of the FW, FC, and FFO Districts were also based on these maps and a detailed floodplain analysis was conducted by the staff of the Southeastern Wisconsin Regional Planning Commission during the planning process. This analysis identified the floodway and flood-fringe areas along an unnamed tributary flowing from the Village of Slinger to the Rubicon River.

<u>GFP General Floodplain District</u>: The current F-1 Floodplain District in the Village zoning ordinance should be reclassified as GFP General Floodplain District even though the zoning regulations for this district would be essentially the same. This reclassification will clearly distinguish this district, for which the elevation of the 100-year recurrence interval flood is not known, from the other floodplain districts for which such elevations are known. This district would have no minimum areal requirement.

<u>FW Floodway District</u>: The existing Village of Slinger zoning ordinance does not have a FW Floodway District; such a district should be provided. The FW District is intended to preserve, in essentially open uses, the floodways of all waters in the Village found necessary to carry and discharge safely the 100-year recurrence interval floodwaters. The regulations for this district would be similar to those for the GFP District.

<u>FC Floodplain Conservancy District</u>: An FC Floodplain Conservancy District should also be provided in the Village zoning ordinance. The FC District is intended to preserve lands as natural, open uses to provide storage for floodwaters, thus maintaining and improving water quality, reducing downstream flood flows and stages and preventing flood damage, protecting wildlife habitat area, and prohibiting structures on soils generally not suitable for such use. The FC Floodplain Conservancy District should apply to the floodplain-fringe portion of the Village's streams and floodlands within lands generally delineated in the adopted land use and street system plan as primary environmental

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corridors. This district would have no minimum areal requirement.

**FFO** Floodplain Fringe Overlay District: An FFO District should also be established in the Village zoning ordinance. This district is intended to provide for, and encourage, the most appropriate use of land and water in areas subject to periodic flooding and to minimize flood damage to people and property. This district includes areas where urban development exists in the flood-fringe portion of the floodlands. The FFO Floodplain Fringe Overlay District should apply to the floodplain-fringe portion of the Village's streams and would be in addition to any regulation imposed by the underlying basicuse district.

Shoreland Districts: The specific purposes of shoreland districts are to prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures, and land uses in shorelands; and preserve shore cover and natural beauty. "Shoreland" areas are essentially defined as those lands lying within 1,000 feet of the ordinary high-water mark of natural lakes, ponds, or flowages, or 300 feet of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Lakes, ponds, flowages, rivers, and streams are presumed to be navigable if they are listed in the Wisconsin Conservation Department, now Wisconsin Department of Natural Resources (DNR), publication Surface Water Resources of Washington County or are shown on the United States Geological Survey quadrangle maps. The following districts are recommended to protect the shoreland areas identified on Map 40.

<u>SWO Shoreland-Wetland Overlay District</u>: The current SWO District and related regulations for the Village of Slinger should remain; however, this district should be included in the Village of Slinger zoning ordinance, not as a separate chapter in the Municipal Code. This SWO District will continue to regulate wetlands of one acre or more within delineated floodplain and "shoreland" areas.

<u>SPO Shoreland Protection Overlay District</u>: Section 59.971(7) of the Wisconsin Statutes requires county shoreland regulations to remain in effect in areas annexed after May 7, 1982, unless a city or village has adopted shoreland regulations that are at least as restrictive as the county's regulations. It is recommended that a SPO Shoreland Protection Overlay District be included in the Village of Slinger zoning ordinance to regulate shoreland areas incorporated into the Village after May 7, 1982. The Village shoreland provisions should be similar to the shoreland regulations in the Washington County Shoreland and Wetland Zoning Ordinance. Some of the provisions of this district are minimum lot sizes of 10,000 square feet and a minimum average lot width of 65 feet for sewered lots; a 75-foot minimum setback requirement from the ordinary highwater mark of rivers, streams, and lakes; limitations on the removal of shore cover within 35 feet of the ordinary high-water marks; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating in shoreland areas.

<u>Conservancy Districts</u>: To protect environmentally sensitive areas and the unique glacial character of the Village and environs more effectively, especially those upland areas containing woodlands and steep slopes, and to identify clearly the development rights of the property owners and the local, State, and Federal regulations applicable to these areas, the following districts are recommended.

LC Lowland Conservancy District: The existing C-1 District should be reclassified as a LC Lowland Conservancy District, even though the requirements would remain the same. This district is intended to preserve, protect, and enhance such environmentally sensitive lowland areas as the ponds, streams, and wetland areas in the Village of Slinger. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions, to maintain and improve the quality of both groundwater and surface water, to prevent flood damage, to control stormwater runoff, to protect stream banks from erosion, to protect groundwater discharge and recharge areas, to protect wildlife habitat, to protect native plant communities, to avoid the erection of structures on soils which are generally not suitable for use, and to protect the water-based recreation resources of the Village. The district would consist of all nonshoreland wetlands and detention/retention ponds and would have no minimum areal requirements.

<u>UC Upland Conservancy District</u>: A UC Upland Conservancy District should be considered for inclusion in the Village zoning ordinance. This district is intended to prevent the destruction of valuable natural resources, particularly woodlands, wildlife habitat areas, areas of steep topography, and related scenic areas. Regulating these areas would serve to control erosion and sedimentation, to protect the natural resource base, and to promote and maintain both the natural beauty of the area and the public welfare. This district should have no minimum areal requirements. The district should be used in those parts of the Village with significant combinations of such natural features as woodland and wildlife habitat and would basically be applied to areas identified in the adopted land use and street system plan as the upland portions of primary environmental corridors. Other environmentally sensitive areas with steep topography adjacent to these corridors should also be included in this district, since vegetation may develop on these undisturbed areas during the life of the adopted plan. These vegetated areas may thus be converted to, and reclassified as, primary environmental corridor.

**<u>UPO</u>** Upland Preservation Overlay District: The Village zoning ordinance does not have a UPO Upland Preservation Overlay District. It should, therefore, be provided. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the Village, while not interfering with development rights assigned by the ordinance to underlying basic uses. This district would encourage density shifting, or, if development is proposed, the careful integration of proposed urban developments with natural areas while minimizing the impact upon the sensitive areas. The district should generally be applied to those undeveloped areas with steep slopes, woodlands, and wildlife habitat areas, that are at least one acre in size and are, generally, identified as the upland portions of isolated natural areas and "other open space to be preserved" on the adopted land use and street system plan.

PUDO Planned Unit Development Overlay District: The current PUDO Planned Unit Development Overlay District and related regulations would be retained, with minor revisions. This district should be used to relax certain zoning requirements in the basic-use district in order to allow flexible design standards that will ultimately preserve environmentally significant areas within the district without infringing on the development rights of the property owners. In contrast to the other zoning overlay districts, lands should not be prezoned into the PUDO District until detailed site development plans for the parcel(s) in question have been prepared by the developer(s). The PUDO Districts shown on Map 39 are existing planned developments within the Village.

<u>HPO Historic Preservation Overlay District</u>: A new overlay district, Historic Preservation Overlay Dis-

trict, is recommended to help preserve the significant historic features and historic character of a defined district in the Village of Slinger's "Downtown." Application of the overlay zone would help to assure the protection of historic resources in the historic district as well as the architectural compatibility of adjacent structures in this district which are not historically significant by requiring the Village Plan Commission to review development and redevelopment activities proposed within the district. It is recommended that detailed design guidelines eventually be developed for this district so that the Historic Preservation Overlay District can be better applied as intended. The delineation of this overlay district, shown on Map 39, should be further refined upon completion of the historic resource inventory by the Village with assistance from a qualified consultant.

<u>Groundwater Protection Overlay District</u>: Recent state legislation, reflected in Chapter NR 811.16 (5) of the Wisconsin Administrative Code, requires the submittal of a wellhead protection plan that will protect the recharge areas for any new wells. The intent of such a plan is to protect the public health by preventing the pollution of the groundwater supplied to a municipal well. All new municipal water systems will be required to have a wellhead protection plan approved by the Wisconsin DNR before placing such wells into service.

The Village is in the process of developing such a new community well near the Enders property, in part of the northwest one-quarter section of U.S. Public Land Survey Section 20, Township 10 North, Range 19 East. As a result, the Village of Slinger requested that a special overlay zoning district be established to protect the recharge areas tributary to the groundwater aquifer that will serve this new well. This overlay district could also be used to protect the recharge areas of other new future community wells, even existing wells. The boundaries and regulations for this overlay zoning district should be similar to those recommended in wellhead protection plans. These plans typically contain recommended regulations that prohibit or restrict the type of activities allowed in delineated wellhead or wellfield protection areas. Regulations are the most restrictive, in terms of uses prohibited and performance standards for permitted uses, within the area immediately surrounding the wellhead or wellfield. As the distance from the wellfield increases, restrictions on land uses become less stringent because of the longer flow times and the increased opportunity for contaminant dilution.

### Construction Site Erosion Control Regulations

Section 61.354 of the Wisconsin Statutes authorizes villages to enact construction site erosion control zoning measures. In 1987 the Wisconsin League of Municipalities, in cooperation with the DNR, developed a "Model Construction Site Erosion Control Ordinance." The intent of the model ordinance is to require erosion control practices that will reduce the amount of sediment and other pollutants leaving construction sites during land development or land disturbance activities. The DNR perceives local adoption of the construction site erosion control ordinances as an important step in Wisconsin's water resource management program.

The Village should follow the State's recommendation by adopting such regulations. These regulations, similar to the Wisconsin model, would then set forth erosion control administrative procedures, performance standards, and enforcement standards. The regulations are a means to control the accelerated erosion hazards related to the urbanization of lands in the Village of Slinger and the adjacent lands subject to extraterritorial land subdivision control. The erosion control regulations, therefore, would implement the community's objectives of protecting the natural resource base underlying the planned land uses identified in the Village's land use plan.

## <u>Site, Landscape, and Architectural</u> <u>Plan Review and Regulations</u>

The good appearance and proper design of urban developments within the Village, consistent with the urban design criteria outlined in Chapter VI, will ensure an attractive community and help stabilize or increase property values, benefitting both the community and the individual property owner. To achieve this objective, development plan submittal requirements should include additional requirements for the provision of detailed information pertaining to the site, landscaping, and architectural elements of a development or redevelopment plan. Additional site plan submittal requirements should be included in the zoning ordinance, listing specific types of information that shall be provided on a site plan to allow local officials to review properly development and redevelopment proposals within the Village urban service area.

To ensure that the built environment will foster the attractiveness of the community as a place to live and work, the Slinger zoning ordinance should establish specific minimum landscape and architectural requirements that are at least consistent with the urban design standards set forth in Chapter VI. The zoning ordinance should contain specific provision for landscape plan submittal requirements and define the amount of landscaping to be provided for proposed development and redevelopment projects. Minimum landscape requirements should be established for, but not limited to, building foundation planting, advertising sign landscaping, parking lot screening, screening of dumpsters and mechanical equipment, interior parking lot landscaping, and perimeter and buffer yard landscaping.

The attractiveness of the architectural features in a built environment is just as important as the beauty of its natural features. The current provisions for architectural control in the Village zoning ordinance should be amended to include additional requirements and review guidelines based, in part, on the architectural design criteria set forth in Chapter VI and on the architectural review guidelines set forth in Appendix B. These guidelines will assure respect for, and reduce incompatible and adverse impacts on, the visual experience in a community, especially in the potential historic district, without stifling innovative architecture. Specifically, architectural review guidelines would promote an attractive community atmosphere, compatible development, and stability, rather than impairment or depreciation, of property values.

A detailed analysis of the existing zoning ordinance should be conducted to determine its deficiencies for systematic implementation of the urban design elements of the adopted land use and street plan. The Village of Slinger has expressed interest in amending the current zoning ordinance to include such provisions in the ordinance the better to guide the Village in the review of proposed building plans, as well as related site and landscape plans.

#### **Extraterritorial Zoning**

State law enables any city or village that has created a Plan Commission and adopted a zoning ordinance to exercise extraterritorial zoning authority in unincorporated areas contiguous to the municipality's corporate limits, provided the procedures set forth in Section 62.23(7a) of the Wisconsin Statutes are followed. The purpose of extraterritorial zoning is to ensure that lands intended for future expansion of urban development will not be prematurely developed in the absence of adequate urban services and to discourage fragmented land divisions that may make orderly development of areas of future urban expansion more difficult. The Village of Slinger has the option of exercising extraterritorial zoning in unincorporated areas within one-and-one-half miles of its boundaries. except when the area within this distance includes lands within the extraterritorial zoning jurisdiction of another city or village. The extraterritorial area need not extend to the full limits specified by Statute. When the extraterritorial jurisdiction of two cities or villages overlap, the dividing line is drawn at a point equidistant from the corporate boundaries of the municipalities concerned. Such a situation could arise because of the proximity of the Village of Slinger to the City of Hartford. At this time, the Village of Slinger has not taken formal steps to enact extraterritorial zoning in accordance with the State Statutes.

If it wishes to exercise extraterritorial zoning, the Village of Slinger should adopt a resolution expressing its intent to do so in identified portions of the Towns of Polk and Hartford. Upon adoption of this resolution, the existing zoning in the Towns may be "frozen" for a period of two years to allow time for the extraterritorial zoning ordinance to be prepared for each of the Towns concerned. State law allows the two-year period to be extended for up to one year if the extension is recommended by a joint exterritorial zoning committee consisting of three Village of Slinger representatives and three Town of Polk and Town of Hartford representatives be established in each extraterritorial town to formulate the extraterritorial zoning ordinance for that town. State law requires that three citizen members of the Village Plan Commission serve as the Village representatives and that three citizens of the town, who may also be town officials, be appointed to represent the town.

The joint committee is charged with developing a proposed extraterritorial zoning ordinance, including district regulations, a zoning map, and provisions for administration and enforcement of the ordinance. The land use plan and zoning maps presented here could serve as the basis for preparing the extraterritorial zoning map. The joint committee must then hold a public hearing regarding the proposed ordinance and related zoning map before recommending its adoption to the Board. State law allows the entire Village Plan Commission to participate in preparing the extraterritorial zoning maps and regulations, but only the six members from the committee may vote on matters relating to extraterritorial zoning. The Village of Slinger Board may not approve the extraterritorial zoning ordinance or any amendments unless a majority of the members on the joint committee vote in favor of the ordinance or amendment.

# VILLAGE OF SLINGER LAND DIVISION REGULATIONS

The land use and street system plan should serve as a basis for the review by appropriate Village officials of land subdivision plats and certified survey maps for areas in the Village and the Village's extraterritorial plat approval jurisdiction. Land divisions that propose to create lots smaller than five acres, or the equivalent density, should not be approved outside the urban service area. Any such proposed departures from the plan should be carefully considered by the Village Plan Commission and should be allowed by that Commission only when it finds that such departures are warranted in the public interest. All urban subdivisions should be required to provide for a full complement of urban services.

The Village land subdivision ordinance, set forth in Chapter 32 of the Municipal Code, has few deficiencies. These deficiencies can be corrected through the amendment of the existing ordinance by revising the street design requirements so that the minimum dimensions are consistent with those established in Figure 5 in Chapter VI. Adding a provision that allows the Village to require additional lot depth for those lots abutting freeways or railroads for purposes of noise attenuation and buffering, revising the absolute minimum lot width at the building setback line from 75 feet to 60 feet, and adding a provision that requires the developer to install one street tree for every 50 feet of public street frontage in the tree bank of an urban street would improve the ordinance.

# OFFICIAL MAPPING

Sections 61.35 and 62.23(6) of the Wisconsin Statutes indicates that the village board of any village may establish an official map for the precise identification of right-of-way lines and site boundaries of streets, highways, waterways, and parkways and the location and extent of railroad rights-of-way, public transit facilities, and parks and playgrounds. The official map, which has the force of law and is deemed to be final and conclusive, is intended to be used as a precise planning tool for implementing public plans for the aforementioned features.

One of the basic purposes of the official map is to prohibit the construction of any structures and their associated improvements on land that has been designated for future public use. The official map is a plan implementation device that operates on a communitywide basis in advance of land development and can thereby effectively assure the integrated development of the street and highway system. Unlike subdivision control, which operates on a plat-by-plat basis, the official map can operate over the entire Village in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans in that it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements.

The Village of Slinger should prepare and adopt an official map for the Village and contiguous area. The map should identify existing property lines, railroad and street right-of-ways, waterways, parkways, and the future location and extent of railway rights-ofway, street rights-of-way, public school sites, public transit facilities, and parks and playgrounds. This map would facilitate the proper implementation of the adopted land use and street system plan.

### IMPACT FEE ORDINANCE

Section 66.55 of the Wisconsin Statutes enables cities, villages, towns and counties to impose impact fees on certain developments. An impact fee ordinance is a legal tool used by a community for financing offsite public facilities and services. The impact fees or charges as outlined in the ordinance are levied by local governments against developers for their <u>pro rata</u> share of the capital funding for public facilities and services necessitated by new development. Impact fees serve to shift the burden of the cost of providing new and expanded offsite facilities from the general public to the persons creating the need for the facilities.

Impact fees can be used to help promote community development by providing municipalities with the opportunity to expand the existing public facility system capacity while maintaining a level of services compatible with the objectives of the community. Local facilities and services which have been financed through impact fees include water and sewer facilities, parks, libraries, roads, and police and fire protection services. Impact fees can also restrict the development of a community, particularly in a metropolitan area where other communities may not impose such fees.

Any such proposed impact fee system should be carefully considered by the Village. Accordingly, a number of interrelated matters should be addressed in the development of any legally sound impact fee system, including relating the impact fee system to land use and transportation system planning, defining and evaluating public facility service needs, identifying the geographic area for the impact fee ordinance, analyzing the type of development to which impact fees will be applied, measuring and pricing individual impacts of each development, administering impact fee revenues, and administering impact fee expenditures.

# CAPITAL IMPROVEMENTS PROGRAM

A capital improvements program consists, basically, of a list of fundable major public improvements needed in a community over a short-term period, such as the next five years, arranged in order of priority of need and adjusted to the community's ability to finance them. Major public improvements include such items as streets, sanitary sewers, storm sewers, water mains, and public buildings and parks, which together form the "urban infrastructure" required to support urban land use development and redevelopment. A capital improvements program is intended to promote well-balanced community development without overemphasis on any particular phase of such development, and to promote coordinated development both in time and between functional areas. With such a program, required bond issues and tax revenues can be foreseen and provisions made. Land needed for the projects can be acquired in a timely fashion and staged construction facilitated.

It is recommended that those elements of the plan requiring public expenditures for implementation, including streetscaping and revitalization projects, be included in a Village capital improvements program which extends over a seven-year period.

# THE NEED FOR A COMPREHENSIVE RECREATION TRAIL AND BIKEWAY FACILITY SYSTEM PLAN

As noted in Chapter VIII, a detailed recreation trail and bikeway facility system plan should be prepared by the Village. The plan would serve as a refinement of the bikeway plan shown on Map 33 and the recreation trail plans shown on Maps 34 and 37 in Chapter VIII. The detailed plan would also serve as a refinement of a regional bicycle facilities plan recently prepared by the Southeastern Wisconsin Regional Planning Commission. These trail-oriented facilities should ultimately assist in connecting and providing safe convenient access to significant manmade and natural features of the study area for both recreational and transportation purposes. Such facilities will further help reduce air pollution, reduce energy consumption, encourage outdoor recreational pursuits, improve public health, reduce transportation costs, and provide for convenient travel between residential areas and support facilities of neighborhood and communitywide importance, such as schools, parks, the library, shopping centers, and employment areas.

The detailed plan should not only identify which segments of a trail should be used for certain recreation activities such as hiking, cross-country skiing, or biking, but should also provide specific design standards. Design guidelines may include minimum easement or right-of-way widths, type of pavement surface and base, minimum pavement and shoulder widths, type of signage, construction cost, and other related information. The bicycle facility aspects of the plan should distinguish which bikeways should consist of paths separate from street pavements, paths located on street pavements with identified bicycle lanes on each side, or "shared roadways," signed bicycle routes with no delineated bike lanes on streets that contain wide curb lanes or paved shoulders and have low traffic speeds and volumes. A bicycle facility system should be planned in a comprehensive and continuous, rather than a piecemeal, fashion. For example, it is important to provide continuity and consistency in the type of bikeway provided instead of switching from short segments of bike lanes and to wide curb lanes to bike lanes on the same street. All proposed trailoriented facilities should be further based on engineering standards and specifications and, hence, site-specific engineering studies prior to development.

To establish recreation trails and bikeways without careful study could be very costly. Completion of an overall plan reduces needless duplication and improves overall efficiency and helps in the decision-making process as a point of departure in determining the necessary easement or right-of-way widths needed to accommodate such facilities adequately. Not only will the plan help the Village channel local funds efficiently, but will also enable the Village to qualify for potential government assistance programs and fundings. The detailed plan should provide safety measures as well as construction measures that should be implemented to ensure public safety and enjoyment.

# THE NEED FOR REVITALIZATION AND HISTORIC PRESERVATION PLANNING

The high concentration of a number of potential historic places in the Village of Slinger, as shown on Map 22 in Chapter IV, indicates that the area is rich in historic resources. To a large extent, individual owners have sensitively preserved or rehabilitated many of these historic buildings. In spite of this activity devoted to historic preservation, there is still a need for additional action in the preservation and enhancement of Slinger's historic heritage. As noted in Chapter IV, no known formal historical survey has been undertaken in the Slinger study area before 1989. However, the Village recently completed a historic resource inventory with assistance from the University of Wisconsin-Milwaukee School of Architecture and Urban Planning. This study recommended that a professional survey should be prepared to examine the potential for nomination of a historic district to the National Register of Historic Places. The delineation of a potential historic district in the "heart" of the Village's historic downtown area should be based upon this survey.

The Village should also prepare a detailed revitalization plan for this potential historic district and its environs. Specifically, detailed streetscape plans should be prepared for this historic "Downtown" to include, but not be limited to, proposed street tree plantings along the arterials and large landscape beds around proposed "Welcome" signs. In addition, a detailed urban design plan should be prepared for developing a uniquely identifiable "village historic district" to signify further that one is in the Village of Slinger. This detailed plan should contain siteand building-specific proposals, including those for preserving or restoring potential historic buildings. Possible streetscape and building improvements for this historic area are illustrated in Figures 32 and 33, respectively, in Chapter VIII. Further analyses should be conducted before implementing any revitalization projects. The urban design plans should be of a very high level of specificity, including more detailed development or redevelopment proposals, such as those for buildings, signs, on- and off-street parking areas, sidewalks, landscaping, and necessary offsite traffic improvements, than would a general land use plan. The preparation of a precise urban design plan for the revitalization of this area will serve to refine and detail further the urban design element of the final recommended land use and street system plan, discussed in Chapter VIII.

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### SUMMARY

# INTRODUCTION

In 1988, the Village of Slinger requested that the Southeastern Wisconsin Regional Planning Commission assist the Village in preparing a land use and street system plan. The plan was to provide local officials with a tool to help guide and shape land use development and redevelopment in the Slinger area. This report sets forth the findings and recommendations of the planning effort undertaken in response to that request. The plan, together with supporting implementation devices, provides an important means for promoting, over time, the orderly growth and development of the Village of Slinger and environs in the public interest.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development within the Slinger area, including existing and probable future resident population, household, and employment levels; the natural resource base; existing land uses; and existing local plan implementation devices. The effort also involved the formulation of a set of development objectives and supporting standards for the Slinger area and the preparation of a land use and street system plan which will accommodate the forecast population, household, and employment levels while meeting the agreed-upon development objectives. The plan also includes specific urban design criteria and a set of recommended measures to help carry out the plan. The findings and recommendations of the planning effort are summarized below by chapter with further exposition on key factors.

### CHAPTER SUMMARY

### **Chapter I: Introduction**

Chapter I defines and briefly describes the planning study area, its early history, the findings and recommendations of past local and regional planning efforts as related to the study area, the purpose of the land use planning efforts, and the procedure used to prepare the plan. The study area was initially defined as an approximately 15.7-square-mile area encompassing the Village proper and portions of the surrounding Towns of Polk and Hartford. The latter towns lie substantially within the 1.5mile extraterritorial plat approval jurisdiction of the Village.

## <u>Chapter II: Population and Employment</u> <u>Inventories, Analyses, and Forecasts</u>

Chapter II provides information on the size, characteristics, and distribution of the resident population, households, and employment in the Slinger study area and on anticipated changes over time in these important socio-economic factors. This information is essential to the preparation of a sound community land use plan and street system plan, since the expected number of residents and employees in the urban service area directly influences the amount of land needed for the various types of land uses. The primary purpose of the plan is to meet those needs in an environmentally sound and efficient manner.

<u>Population and Employment Forecasts</u>: The forecasts of population, households, employment levels, and ultimately related land use requirements used in the planning for the Slinger area were initially based upon consideration of alternative population, household, and employment projections developed at the regional level to the design year 2010. Two alternative resident population, household, and employment projections were considered the most likely future scenarios for the study area: an intermediate future growth scenario with a centralizeddevelopment pattern and an optimistic future growth scenario with a decentralized-development pattern.

Under these two alternatives, the population of the study area may be expected to increase from about 3,200 persons in 1985 to between 3,800 and 6,000 persons respectively by the year 2010. The total number of households in the study area may be expected to increase from about 1,200 housing units in 1985 to between 1,500 and 2,100 housing units respectively by the year 2010. Employment in the total study area may be expected to increase from about 1,300 jobs in 1985 to between 1,800 and 2,300 jobs respectively by year 2010. For the Village of Slinger urban service area, the area encompassing the Village itself and the surrounding area

envisioned to be provided with a full range of urban services, including sanitary sewer service, by the year 2010, the resident population may be expected to increase from about 1,700 persons in 1985 to between 2,700 and 4,400 persons by the year 2010. The total number of households in the urban service area may be expected to increase from about 600 housing units in 1985 to between 1,100 and 1,600 housing units by the year 2010. Employment in the urban service area may be expected to increase from about 900 jobs in 1985 to between 1,600 and 2,000 jobs by 2010. In reviewing these alternative projections and noting historic and current trends in population, households, and employment levels for the area, the optimistic decentralized population and employment projections were selected as the forecast levels to be used in the planning effort.

Age Distribution and Household Size: Changes in the age composition of the resident population have important implications for land use and housing planning. Within the Slinger study area, for instance, the selected forecast anticipates that the school-age population, children in the five-to-14 and 15-to-19 age groups, may be expected to increase through the year 2010 and may be expected to create a need for additional educational facilities as well as ancillary recreational facilities. Similarly, under the selected forecast, the expected rise in the working-age population, 20 to 64 years of age, by about 1,800 persons, or about double the 1980 labor force level, indicates a potential significant rise in the number of job seekers and the need for land and infrastructure suitable for commercial and industrial development within the urban service area. Finally, the selected forecast indicates a dramatic increase in the population 65 years of age and older. The general aging of the population may be expected to affect the demand for elderly housing units and special transportation and health care services within the Slinger study area.

In 1985, the average household size in the Village of Slinger urban service area was about 2.75 persons. Under the selected population forecast, this average may be expected to decrease somewhat, to about 2.71 persons, by 2010. This change in average household size has important implications for housing and residential land use planning since average household size is a basic factor used to convert resident population forecasts to the number of households and related dwelling units needed over the planning period, as noted in Chapter VII.

### <u>Chapter III: Natural Resource</u> <u>Base Inventory and Analysis</u>

The natural resources of the Slinger area are unique and vital to its ability to provide a pleasant and habitable environment for human life. Natural resources not only condition, but are conditioned by, urban growth and development. Any meaningful planning effort must, therefore, recognize the existence of a limited natural resource base to which urban development must be properly adjusted if serious environmental and urban development problems are to be avoided.

Chapter III describes the principal elements of the natural resource base, which require careful consideration in any sound land use planning effort for the Slinger area. These elements include soils, topography and surface water drainage patterns, surface water resources, floodlands, wetlands, woodlands, wildlife habitat, and prime agricultural areas. Such related elements as scenic viewpoints; natural areas of scientific value; and parks, trails, and other recreational sites were also considered. One of the basic objectives of the plan is to avoid urban development in areas containing high-value natural resources, particularly those areas identified as primary environmental corridors; and areas with poor soils or steep slopes; and floodlands, where development would be costly and subject to potential hazards. These areas should be preserved in essentially natural, open uses during the life of the plan and beyond.

Soils Suitability: Soil properties exert a strong influence on the manner in which people use land. Soil suitability maps of the Slinger area were prepared and analyzed, identifying soil limitations for urban development with and without sanitary sewer services. As shown on Map 9, about 4.6 square miles, or 30 percent, of the total study area are covered by soils that are unsuitable for the use of conventional onsite sewage disposal systems. Map 10 shows that about 3.4 square miles, or 21 percent, of the total study area are covered by soils that are unsuitable for the use of "mound" onsite sewage disposal systems. In general, intensive urban development should not be permitted in areas covered by soils unsuitable for either conventional or mound systems unless public sewerage facilities are provided.

<u>Prime Agricultural Land</u>: The rapid conversion of farmland to urban use has become a matter of increasing public concern. Prime agricultural lands are an important component of the natural resource base and, as such, should be preserved and protected whenever possible. In 1981, after enactment of the Wisconsin Farmland Preservation Act, the Washington County Board of Supervisors adopted a farmland preservation plan for Washington County. This plan was intended to serve as a guide to the preservation of both agricultural lands and environmental corridors within the County. Prime agricultural lands in the study area, defined in the County plan as lands covered by soils well suited for agricultural production and in parcels of 35 acres or more, are shown on Map 13 in Chapter III. In 1985, such prime agricultural lands within the study area encompassed about 2.9 square miles, or about 18 percent, of the total study area. Prime agricultural lands in aggregates of 640 acres or more and outside the planned urban service area should be maintained in agricultural use.

Steep Slopes: The topography, or relative elevation of the land surface, in the Slinger area is generally level to gently rolling, with the low-lying areas associated with wetlands and stream valleys. A slope analysis of the study area is provided on Map 14. Lands that are gently sloping or nearly level are best suited to agricultural production and to high-density residential, commercial, or industrial uses. Lands with steep slopes, that is, slopes of 12 percent or more, are poorly suited for urban development as well as for most agricultural purposes and should therefore be maintained in natural cover for wildlife habitat and erosion control. Approximately 3.4 square miles, or 22 percent, of the study area have slopes of 12 percent or greater.

Floodlands: The floodlands of a river or stream are defined as the wide, gently sloping areas contiguous to, and usually lying on both sides of, the stream channel which are periodically inundated by flood flows. For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, which are subject to inundation by floods up to and including the 100-year recurrence interval flood event. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but because of the presence, usually, of high water tables and of soils poorly suited to urban use. The floodland areas, however, often contain such important elements of the natural resource base as high-value woodlands. wetlands, and wildlife habitat and, therefore, constitute prime locations for needed park and open space areas. Every effort should be made to discourage urban development on floodlands while encouraging compatible park and open space use. Floodlands in the Slinger study area in 1985 are shown on Map 15. At that time, floodlands encompassed about 1.9 square miles, or 12 percent, of the study area.

including approximately 51 acres of surface water area in lakes, rivers, and stream channels.

Wetlands: Wetlands are generally unsuited or poorly suited for most agricultural or urban development purposes. Wetlands, however, have important recreational and ecological values. Wetlands contribute to flood control and water quality enhancement, since such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows and to trap sediments, nutrients, and other water pollutants. Additional important natural functions of wetlands include the provision of breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife and of groundwater recharge and discharge. Wetlands, which encompass approximately 1.8 square miles, or 11 percent, of the study area are also identified on Map 15.

Primary Environmental Corridors: Primary environmental corridors are defined by the Regional Planning Commission as linear areas in the landscape at least 400 acres in size, two miles in length, and 200 feet in width encompassing concentrations of highvalue elements of the natural resource base. As already noted, the protection of these corridors is one of the more important objectives of the plan. In 1985, primary environmental corridors covered about 3.9 square miles, or 26 percent, of the total study area, as shown on Map 19. These corridors are located throughout the Slinger study area, around Mud Lake and along such perennial and intermittent streams as the Rubicon River and an unnamed tributary to it. They include the large wetland and floodland complexes associated with these and other small streams. The primary environmental corridors contain the best remaining woodlands, wetlands, and wildlife habitat areas in the study area, as well as undeveloped floodlands, groundwater recharge and discharge areas, and areas covered by organic soils. The corridors have immeasurable environmental and recreational value. Their preservation in an essentially open, natural state, including park and open space uses and very-low-density residential uses, will serve to maintain a high level of environmental quality in the area, protect its natural beauty, and provide valuable recreational opportunities. Such preservation will also help prevent such serious and costly environmental and developmental problems related to the urban development of the corridors as flood damage, poor drainage, wet basements, excessive infiltration of clear water into sanitary sewers, water pollution, and failing foundations of walls, buildings, roads, and parking areas.

Secondary Environmental Corridors: Map 19 also delineates secondary environmental corridors within the study area. These corridors, while not as significant as the primary environmental corridors in terms of the overall resource values concerned, should be preserved in essentially open natural uses to the extent practicable as urban development proceeds within the study area. Maintenance of such corridors in open uses can facilitate drainage, provide wildlife travel routes through residential and agricultural areas, maintain "pockets" of natural resource features, and serve as sites for parks. Such corridors are, by definition, at least 100 acres in size and one mile in length, except there are no size requirements for such secondary corridors linking with, or connecting, segments of primary environmental corridors. As of 1985, about 97 acres, or 1 percent, of the study area were classified as secondary environmental corridors. These corridors were located generally along perennial and intermittent streams or are linked to primary environmental corridors.

<u>Isolated Natural Areas</u>: Isolated natural areas are also identified on Map 19. Isolated natural areas generally are areas containing such natural resource base elements as wetlands, woodlands, wildlife habitat areas, and surface water, but separated from the primary and secondary environmental corridors by intensive urban or agricultural land uses. Since isolated natural areas may provide the only available wildlife habitat in an area, provide good locations for local parks, and lend natural diversity to an area, they should also be protected and preserved to the extent practicable. Isolated natural areas of five acres or more totaled about 424 acres, or 4 percent, of the total study area in 1985.

### <u>Chapter IV: Inventory and Analysis of</u> Existing Land Uses and Man-Made Features

If the land use and street system plan is to constitute a sound and realistic guide to the making of decisions concerning the physical development of the Village and environs, it must be based upon careful consideration of pertinent man-made as well as natural features of the area. For the purposes of this planning effort, the pertinent features of the built environment were identified in Chapter IV as: 1) existing land uses, 2) historic buildings and sites, 3) existing public community facilities, and 4) existing public utility systems. Each of these features, as it affects the physical development of the Village and environs, is described in this chapter. Existing Land Uses: In 1985, the Regional Planning Commission conducted detailed inventories of existing land use within the study area in order to determine the type, amount, and spatial distribution of the existing urban and rural land uses. This information was mapped and analyzed in order to provide a basis for determining probable land use requirements in the year 2010 and to assist in the design of an appropriate pattern of future land use development in the study area. The inventory findings are graphically shown on Map 20 and the amount of land devoted to each use in the Slinger study area and in the Village of Slinger proper is set forth in Tables 17 and 18, respectively, in Chapter IV.

Of the approximately 15.7-square-mile study area, about 2.4 square miles, or 15.5 percent, were occupied by urban land uses. Nonurban land uses, which include water, wetlands, woodlands, agricultural lands, and undeveloped lands, occupied about 13.3 square miles, or 84.5 percent of the total study area. In 1985, the incorporated Village of Slinger occupied about two square miles, or 13 percent of the total study area. Within the Village, in 1985, urban land uses occupied about 516 acres, or 40 percent of the total area within the corporate limits of the Village; nonurban land uses occupied about 769 acres, or 60 percent of the area within the corporate limits.

Several important elements of the character of the study area are noted in Table 17 and from Map 20. First, the largest single group of land uses in the study area in 1985 was still agriculturerelated uses, which represented about 58 percent of the total study area. The next largest group land uses were such natural resource-related uses as water, wetlands, and woodlands, which occupied almost 26 percent of the total study area. Third, residential and transportation and utilities land uses each represented about 6 percent of the total study area.

#### Chapter V: Existing Local

**Plan Implementation Devices** 

Land use development can be guided and shaped in the public interest through sound application of public land use controls. Existing land use regulations in effect in the study area were examined as they relate to the physical development of the Village of Slinger and its environs and to the ability of the Village and other affected local governments to implement the adopted land use and street system plan. The findings of this inventory are described in Chapter V of this report. The most important of the regulations considered were the comprehensive zoning and land subdivision control ordinances.

Zoning Ordinances: Zoning ordinances and related zoning district maps within the study area in 1989 included the Village of Slinger zoning ordinance and map, summarized in Table 22 and shown on Map 26; the zoning ordinances and maps of the Towns of Polk and Hartford summarized in Tables 23 and 24, respectively, and shown on Map 27; the Washington County floodplain zoning ordinance and shoreland and wetland zoning ordinance and maps.

Land Subdivision Ordinances: Land subdivision within the study area is regulated by a group of ordinances. The Village of Slinger land subdivision control ordinance covers land within the corporate limits of the Village and also within the extraterritorial plat approval jurisdiction of the Village, which extends up to 1.5 miles beyond the corporate limits. The Towns of Polk and Hartford, within the study area, each have land subdivision control ordinances. In addition, Washington County has an ordinance regulating land subdivisions in unincorporated areas of the County. Each of these land subdivision control ordinances contains design standards and prescribes that specific data be provided on all preliminary plats, final plats, and certified survey maps.

<u>Chapter VI: Development</u> <u>Objectives, Principles, Standards,</u> and Related Urban Design <u>Criteria</u>

Early in the planning process, development objectives, principles, standards, and related urban design criteria, set forth in Chapter VI, were formulated. The objectives are intended to express the long-term physical development goals of the Village of Slinger. The principles are intended to assert the validity of the objectives. The supporting standards perform a particularly important function in that they form the basis upon which community land use needs are based. These guidelines deal chiefly with: 1) the allocation of land to the various land uses. 2) the spatial distribution of the various land uses, 3) the protection of the natural resources of the area, 4) the preservation of high-quality open-space lands, including prime farmlands, 5) the provision of adequate outdoor recreation sites, 6) the provision of an integrated transportation system, 7) the provision of high-quality fire protection, 8) the provision of an adequate variety of housing types, and 9) the preservation of the historical heritage of the study area.

Urban design criteria were also developed with respect to urban and site planning design, architectural design, and sign design. These criteria are intended to be used by planners, engineers, and surveyors in land subdivision and site planning and by public officials in evaluating development and redevelopment proposals, including related site, landscaping, and building plans.

### Chapter VII: Year 2010 Community Land Use and Facility Requirements

As part of the land use planning process, the standards listed in Chapter VI were applied, together with the forecast population, household, and employment levels presented in Chapter II, to estimate the land use requirements to be met in the plan design. The urban land use and community facility requirements thus developed for the urban service area and used in the land use plan design process are described in Chapter VII.

Land Use Requirements: The land use requirements of the probable future resident population, household, and employment levels of the urban service area were determined by applying two basic types of standards: land use allocation standards and accessibility standards. The land use allocation standards, which are set forth in Table 25 in Chapter VI, were used to estimate the number of acres of each major land use category expected to be needed to serve the resident population and economy of the study area by the year 2010. Accessibility standards, which are set forth in Table 26 in Chapter VI, are expressed as service radius for certain sites, land uses, or facilities, and were intended to assure that such sites, land uses, or facilities are spatially distributed in an efficient, convenient manner for use by the resident population and the economic activities which they are intended to serve. Both the land use allocation standards and accessibility standards, as outlined in Chapter VI, were embodied in this final recommended plan. It should be recognized that in some situations, although the land use allocation standards may be met, additional sites or facilities may be needed because of the relative inaccessibility or distance of an existing use or facility from some of the resident population in the Village and environs.

Table 31 summarizes future urban land use requirements for the Village urban service area by the year 2010. An estimated 543 acres of rural and other open lands in the Slinger area will need to be converted to urban use by the year 2010 to meet the forecast population, household, and employment needs at the specified levels. Table 32 compares the 1985 housing mix within the Village with the recommended housing mix for the year 2010. This table also indicates how much of each category of residential land is to be allocated to each type in order to meet the recommended housing mix.

Transportation System Requirements: The arterial street and highway network required to serve the existing and probable future traffic demands within the Slinger study area to the year 2000 was based upon the adopted Washington County jurisdictional highway system plan shown on Map 4 in Chapter I. It is important to note that, during the planning process, a new Regional transportation system plan was prepared which recommends two changes to the County jurisdictional highway system plan as related to the Slinger study area. The final plan recommended herein incorporates the County jurisdictional highway system plan as amended by the new Regional transportation system plan. Suggested cross-sections for the arterial streets and highways of the study area are shown in Figure 5 in Chapter VI. The plan also addresses the existing and potential use of mass transportation facilities in the area, including railway services and parking areas for commuter park-and-pool facilities.

<u>Community Facility Needs</u>: In addition to providing general guidelines for land use development within the Slinger study area, the land use plan is intended to provide detailed guidance concerning land requirements for certain community facilities. Accordingly, estimates of land requirements are presented in Chapter VII for public schools, for the Village Hall, for the public library, and for fire stations. Further in-depth studies of the requirements for each of these community facilities will be necessary prior to any expansion to validate and refine the preliminary requirements set forth in Chapter VII. Assessments of the long-term qualitative and quantitative needs for these facilities should be conducted about once every 10 years in order to consider and reflect changing conditions.

<u>Public Schools</u>: The study area lies entirely within the Slinger School District. The future urban service area may be expected to lie entirely within this District and, therefore, any educational facility expansion planned for the Slinger School District to meet Village needs may be expected to occur within the Village urban service area. Table 33 in Chapter VII provides a range of estimated population levels by school-age group for the Slinger School District. On the basis of the data contained in this table and the school capacity standards contained in Table 26 in Chapter VI, there may be a need for 190 additional educational facilities at all grade levels if the future student population reaches the higher end of the forecast range. If the population reaches only the lower end of the forecast range, a need for only additional elementary-level education facilities may be expected. In either case, it may be expected that the elementary school facilities in the District will be expanded by the year 2010.

It should be noted that the enrollment estimates address neither short-term needs, which can fluctuate over a five-year period, nor the need for such specialized facilities as laboratories or special-education classrooms. A comprehensive study should be conducted by the School District, in cooperation with local government officials and planning agency staff, to determine definitively short-term and longterm school facility needs before any additional facilities are constructed.

<u>Village Hall and Governmental Offices</u>: The present Village Hall, located at 220 Slinger Road, accommodates administrative offices, the police department, the utility and public works departments. the library, and the recycling center. The Village tentatively plans to expand the existing building and parking area and to construct additional garages on the 3.7-acre site. The Village anticipates that the existing governmental operations will continue on this premise to the year 2010. The site contains approximately 1.5 acres of undeveloped land which could accommodate any future expansion to the year 2010. However, the Village should retain a consultant to further study the future spatial needs and desirable arrangement of the Village governmental activities on the current site prior to any expansion activities.

**<u>Public Library</u>**: The future spatial needs of the Slinger Community Library, located in the Village, were also analyzed. Since the size of, and the number of books in, the current library were, in 1989, well below the minimum library standards provided in Chapter VII, the library should be expanded during the planning period. The Village Board already recognized this need in 1989 and directed the Village Library Board's Village Library Building Committee to investigate alternative sites to accommodate a new library. This facility should, as a minimum, meet the State library building standards. Also, in order to determine the level of service desired and whether or not the library should also function as a multipurpose building for other types of activities, a definitive study of the library needs

should be conducted by the Library Board prior to the construction of a new library.

Fire Station: Map 29 in Chapter VII provides an indication of the extent to which the existing Slinger Fire Department can serve the recommended future pattern of urban land use in the Village. This map shows existing 1985 urban development in the study area and the optimum fire protection service area radius of the existing fire station, located at 201 Oak Street. The map also shows where future urban development may be expected to occur in the planned sanitary sewer service areas for the Slinger study area. The map indicates that such future urban development would be located within the optimum service radius of the existing fire station. The Village has acquired an additional 18,300 square feet of land adjacent to the existing fire station to allow for potential expansion of the existing building to house the additional ambulance and fire-fighting equipment that may be needed in the future.

Chapter VIII: The Land Use and Street System Plan Chapter VIII presents preliminary and final recommended land use plans for the Village of Slinger study area, including the Slinger planned urban service area. Certain land use proposals are common to both recommended plans; however, the final recommended plan contains proposals advanced in response to information provided at a series of public meetings held on the preliminary recommended plan. The final plan encompasses a larger planned urban service area and, therefore, a larger study area than envisioned at the inception of the planning program as described further in Chapter VIII. The final recommended plan is shown in graphic summary form on Maps 32 and 35 in Chapter VIII. The plan sets forth specific recommendations concerning the type, amount, and spatial location of the various land uses for the Slinger area.

The final plan represents only one of many possible patterns of land use development that could accommodate the future physical, social, and economic needs of the residents of the Village of Slinger and environs through and beyond the plan design year 2010. The selection of the plan involved the evaluation of land use patterns and supporting community utility proposals and a comparison with the agreed-upon development objectives, principles, standards, and related urban design criteria presented in Chapter VI, as well as citizen reaction provided through public informational meetings and hearings held during the planning process. The final recommended land use and street system plan, while recognizing the effects on, and importance of, the urban land market in shaping land use patterns, seeks to influence the operation of that market in two ways to achieve a more healthful, attractive, and efficient settlement pattern. First, the plan recommends that development trends be altered by encouraging intensive urban development to occur only in those areas which are covered by soils suitable for such development; which are not subject to special hazards such as flooding; and which can readily be provided with urban facilities and services, including centralized sanitary sewer and public water supply. Second, the plan recommends that development trends be altered by discouraging intensive and incompatible urban development in delineated primary environmental corridors and other environmentally significant lands.

Specific, as well as general, land use development recommendations are included in the final recommended land use and street system plan. Accordingly, the plan provides Village officials with substantial guidance in considering land use development and redevelopment within the area. For example, the plan provides the Village with relatively specific urban design recommendations in addition to providing a detailed street and lot layout design for the Slinger planned urban service area. The land use plan, however, should not be considered as rigid and unchangeable, but rather as a flexible guide intended to help local officials and concerned citizens review development proposals as such proposals are advanced. As conditions change from those used as the basis for the preparation of the plan, the plan should be reevaluated and revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the development objectives are still valid, as well as to determine the extent to which the various objectives are being realized through plan implementation.

The Final Recommended Land Use Plan for the <u>Village of Slinger Study Area</u>: The final recommended land use plan for the entire Slinger study area is shown on Map 32 and is quantified in Table 37 in Chapter VIII. It recommends the preservation of environmental corridors and other environmentally significant lands throughout the study area and the preservation of the best remaining farmlands outside the planned urban service area but within the study area. As shown on the plan map, most new urban development is proposed to be located within the planned urban service area, with some small concentrations of existing urban developments outside this urban service area. However, a 93-acre school site is outside the urban service area. This site was purchased by the Slinger School District after the District determined that additional lands for school facilities should be acquired in advance of projected needs.

The plan recommends that new urban residential development, that is, development on lots with a net area of less than five acres per dwelling unit, take place only within the urban service area. If such development occurs outside that area, it should be sited on existing vacant lots with suitable soils capable of properly accommodating an onsite sewage disposal system and a private well. Except for such "infill" areas, any new lots created outside the planned urban service area should be rural lots with a net density of at least five acres per dwelling unit capable of properly accommodating a single-family dwelling, a onsite well, and a onsite sewage disposal system. Other than the development of a potential school site and residential and recreational land uses, including the expansion of Heritage Trails Park by 168 acres, the plan does not recommend any new urban development outside the urban service area.

Of the total 20-square-mile study area considered in the final recommended plan, approximately 7 square miles, or 35 percent, would consist of urban uses; the remaining 13 square miles, or 65 percent, would consist of rural uses. Several important elements of the character of the study area may be noted from an examination of Map 32 and Table 37. First, the largest single land use in the Slinger study area would continue to be agricultural, representing about 33 percent of the total study area. Natural areas, that is, primary and secondary environmental corridors, isolated natural areas, and other environmentally significant lands identified as "Other Open Lands to be Preserved" on the plan. occupying almost 32 percent of the total study area, constitute the next largest land use. Third, residential land uses would represent about 20 percent of the total study area. Residential uses, however, would represent the largest single land use in the Slinger planned urban service area, representing about 38 percent of the planned urban service area.

<u>Trails. Parkway. and Scenic Drive</u>: Bikeways, hiking trails, and a vehicular scenic drive are recommended under the final plan for both recreational and utilitarian use. Map 33 identifies approximately 32 linear miles of bikeways recommended in the study area, linking residential areas to significant urban and natural features in the area. Map 34 shows recommended locations of the Ice Age National Scenic Trail and the principal local recreation trails for the study area.

A more detailed trail system is shown on Map 37 for the Slinger planned urban service area. This plan map shows not only the main trial routes but also secondary trial routes connecting planned residential areas to the main routes. Segments of the aforementioned trail facilities are proposed along a potential parkway. The Village has an opportunity to establish such a parkway, consisting of a linear primary environmental corridor along the Rubicon River and encompassing the adjacent large wetland areas located in the northwestern part of the study area. The plan also recommends the continued recreational use of the Kettle Moraine Scenic Drive. Approximately six miles of this pleasure-drive route traverses the Slinger study area, as indicated on Map 18 in Chapter III.

The Final Recommended Land Use and Street System Plan for the Village of Slinger Urban Service Area: The final recommended land use and street system plan for the Slinger planned urban service area shown on Map 35 indicates those areas in which urban development now exists and those areas in which such development should be permitted and encouraged. Table 38 and Figure 30 compare the existing 1985 and proposed design year 2010 land uses for both the Village urban service area and for the larger planned urban service area, which extends beyond the year 2010 urban service area boundary of the Village, as shown on Map 35 and explained further in Chapter VIII. The plan also depicts precise urban development patterns. including proposed street, lot, and block layouts for those areas recommended for new urban development, for the entire planned urban service area. This more precise plan is intended to foster sound development of public facilities and utility systems.

It is important to note that the Village Plan Commission determined that the plan for the greater Slinger urban service area should reflect full development of that area in order to provide a longerrange land use and street system plan for the urban service area. This approach also provides flexibility for the operation of the urban land market without significantly affecting the substance of the plan and it provides a basis for guiding future urban development in fringe areas. After public meetings held on the preliminary recommended plan, the Village Plan Commission also determined that the urban service area should be expanded by 2.3 square miles of lands northwest of the Village to include more relatively level land, which could be readily served by public utilities, for potential industrial development. As a result, the final recommended plan as herein presented allocates substantially more land to urban uses than required to meet Village needs to the plan design year 2010 as those needs are set forth in Chapter VII and, in effect, extends the plan design well into the 21st Century.

Primary Environmental Corridors and Other Environmentally Significant Lands: Under the final recommended plan, primary environmental corridors would occupy about 750 acres, or 21 percent, of the Village urban service area, and about 1.503 acres, or 30 percent, of the total planned urban service area. The plan recommends that all primary environmental corridors be preserved, to the maximum extent possible, in essentially natural, open uses. Accordingly, the plan further recommends that sanitary sewers not be extended into such primary environmental corridors to accommodate urban development within the corridors. However, it is recognized in the plan that it may be necessary, in some cases, to construct streets and sanitary sewers across and through primary environmental corridors and that certain land uses requiring sanitary sewer service may be properly located in the corridors, including park and limited outdoor recreation facilities and certain institutional uses. In some cases, very low-density residential development, compatible with the preservation of the corridors, may also be permitted to occupy corridor lands and it may be desirable to extend sewers into the corridors to serve such uses. Clustered residential development should be encouraged over conventional land subdivision, as illustrated in Figures 27 and 28 in Chapter VIII, so as to minimize disturbance to natural resources.

Even though secondary environmental corridors are neither shown in the final recommended plan for the planned urban service area, nor did any exist within this defined urban service area in 1985, the plan recommends the preservation of other environmentally sensitive lands. The plan proposes the preservation of certain isolated natural areas occupying about 98 acres, or 3 percent, of the Village urban service area and about 104 acres, or 2 percent of planned urban service area. The plan also proposes the preservation of certain other small environmentally significant areas that would together occupy about 150 acres, or 4 percent, of the Village urban service area and about 180 acres, or 4 percent, of the total planned urban service area. The aforementioned natural areas lend themselves to use for such private or public purposes as parks,

drainageways, or stormwater detention or retention areas.

Residential Land Uses: Areas delimited for residential use on the final recommended plan would approximate 1,316 acres, or 37 percent, of the Village urban service area, and about 1,907 acres, or 38 percent, of the total planned urban service area. Residential development is proposed to occur primarily through the creation of new residential areas contiguous to, and extending outward from, existing residential developments. On the basis of the residential density standards advanced in Chapter VI and the land requirements set forth in Chapter VII, the plan identifies five distinct categories of residential land uses. The five categories include three single-family residential uses: suburban-, low-, and medium-density classifications, with net lot sizes ranging from 7,200 square feet up to 5.0 acres; one two-family residential use, medium-high-density housing with 6.1 to 9.6 dwelling units per net acre; and one multi-family residential use, high-density accommodation with 9.7 to 14.5 dwelling units per net acre.

<u>Commercial Land Uses</u>: The final plan identifies commercial areas encompassing a total area of about 246 acres, or about 7 percent, of the Village urban service area and about 294 acres, or 6 percent, of the total planned urban service area. Most of the commercial areas shown on the final recommended plan represent expansions of existing commercial areas along major arterial streets. The plan further categorizes such developments into two specific types of commercial development: the retail sales and service type of development and office and professional services type of development. The plan also recommends a recreation business complex on the existing Little Switzerland Ski Area property.

<u>Industrial Land Uses</u>: Under the final recommended plan, industrial land uses would occupy the same area, approximately 516 acres, within both the Village urban service area and the total planned urban service area. Most of the recommended increase in industrial development would occur through the infilling and expansion of the existing industrial areas and through the creation of a new major industrial park located north of Arthur Road.

<u>Governmental and Institutional Land Uses</u>: Under the final recommended plan, governmental and institutional land uses would occupy about 146 acres, or 4 percent, of the Village urban service area and about 149 acres, or 3 percent, of the entire planned urban service area. These uses include the continuation of existing governmental and institutional uses as well as areas for expanding the existing fire station and developing a recently proposed church, a new public library, and two public schools.

Village Hall and Library: The plan incorporates the tentative plans of the Village to expand the existing Village Hall and parking area and to construct additional vehicular storage garages on the present 3.7acre site, of which approximately 1.5 acres were in 1989 undeveloped. The Village anticipates that the present site should adequately accommodate the future facility expansion. However, further study should be conducted to confirm this determination. At this time, existing Village governmental operations are anticipated to continue on their current site to the year 2010.

A site has been tentatively selected, however, by the Village for a new library to be located in the southeast corner of the intersection of Slinger Road and Scenic Court. This is reflected on the final recommended land use and street system plan.

Fire Protection Facilities: Map 35 indicates that most of the intensive urban development within the planned urban service area would lie within the 1.5 mile optimum service radius of the existing Village fire station. The plan shows lands, however, acquired by the Village adjacent to the existing fire station to allow for a future building expansion to accommodate additional ambulance and fire-fighting equipment.

Educational Facilities: The Slinger School District was in 1994 constructing a new middle school and in 1993 had purchased an approximately 93-acre site outside of the planned urban service area, southeast of the interchange of USH 41 and STH 60, for a potential elementary or high school. The final plan, accordingly, shows these two sites, together with another potential school site located northwest of the Village. The identification of this school facility location is not intended to imply that such a facility will be needed by the year 2010, but is provided to permit the Village to reserve land for a school that may be needed to serve the resident population beyond the year 2010.

Park and Recreational Land Uses: The park and recreational uses shown on Map 35 are based, in part, upon the recommendations of SEWRPC Planning Report No. 27, <u>A Regional Park and Open</u> Space Plan for Southeastern Wisconsin: 2000, and SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County. Under the final recommended plan, intensive outdoor recreational land uses would encompass about 211 acres, or 6 percent, of the Village urban service area and about 264 acres, or 5 percent, of the entire planned urban service area. Proposed public recreational developments within the planned urban service area are shown on Map 35, including a new special-use park, two neighborhood parks, and the expansion of Pike Lake State Park and Fireman's Park. The plan also recognizes the continued use of the Kettle Moraine Scenic Drive and Washington County Fairgrounds as well as such private recreational uses as the Slinger Speedway, Little Switzerland Ski Area, Scenic Moraine Parc of Slinger, and St. Peter's Catholic School property. Parkway and trail-oriented facilities are also shown on the final recommended plan.

Village Parks: The final plan proposes the continued use of Slinger Community Park and the expansion of Firemen's Park by an additional 16 acres to accommodate a sledding hill, a swimming area, and picnic areas to serve future community recreational needs. In addition, the final plan proposes two neighborhood parks, to be located west and northwest of the Village, to provide safe and convenient opportunities for recreational pursuits for the future residents of these areas. A special-use park is also recommended adjacent to a potential parkway, located northwest of the Village, containing a large wetland complex, primarily to provide opportunities for nature study.

**Bicycle and Recreational Trail Facilities: The final** plan recommends trail-oriented facilities to be provided to assist in connecting significant manmade and natural features of the Slinger area for both recreational and utilitarian purposes. These trails would accommodate pedestrians and bicyclists, and serve as recreational facilities as well as safe pedestrian and bicyclist access to public parks and schools in the Slinger area. As shown on Maps 33, 34, and 37, a network of trails is recommended, generally traversing the Slinger planned urban service area, comprehensively linking planned residential areas and these areas with trails leading to public and private parks and recreation facilities, public and private schools, and the potential Village historic district. It is envisioned that the overall trail system would connect with the existing Pike Lake State Park to the west, the Heritage Trails Park to the south, and the Ice Age National Scenic Trail to the south and east of the Village as shown on Map 34. This interlinking network of trails would provide the residents of the Village of Slinger with opportunities for a longer, and a wider array of,

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trail-oriented recreational pursuits, such as hiking and biking, as well as safe and convenient utilitarian access to major activity centers.

Potential Historic District: The plan proposes a potential historic district to be established within the "heart" of the Village as identified on Map 37 in Chapter VIII and in further detail on Map 22 in Chapter IV. The plan recommends that the Village continue its efforts to improve the vitality of this potential historic district in accord with the historic preservation standards and urban design criteria discussed in Chapter VI and the urban design recommendations contained in Chapter VIII. This district could serve as a significant focal point of the greater Slinger area, supported by other major attractions of the area. The historic district could foster Village identity, an identity due, in part, to the historic character of the buildings concentrated in the center of the Village. In 1993, the Village completed an inventory of potentially significant historic resources in the Village with assistance from the University of Wisconsin-Milwaukee School of Architecture and Urban Planning. The inventory recommended that the Village have a professional survey prepared to examine the potential for nomination of a historic district in the village for inclusion in the National Register of Historic Places.

Transportation System Development: The final plan proposes an integrated street system for the planned urban service area, as shown on Map 38. The proposed street system is organized on a functional basis and consists of arterial, collector, and minor land-access streets. The street system plan is based upon the Washington County jurisdictional highway system plan as amended by the new Regional Transportation System Plan, adopted in 1994. The Village Plan Commission determined that the arterial street system plan should identify ultimate potential right-of-way widths for major arterial streets since the final recommended land use and street system plan is to represent full development of the Slinger planned urban service area. Accordingly, five existing arterial streets are likely to require significant additional right-ofway to accommodate increase in traffic along them beyond the year 2010: Arthur Road, Kettle Moraine Road, Washington Street (STH 175), CTH CC, and Lovers Lane (CTH J). The street system plan provides a sound framework for land use development in the Slinger area and may, therefore, be regarded as an important land use element.

In the preparation of the street system plan, all modes of travel, including walking, bicycling, carpooling, and transit, were considered in the plan design process. The plan recommends that a metropolitan commuter-oriented "park-and-pool" lot be located northwest of the USH 45 and STH 60 interchange. Suggested street cross-sections are provided in Figure 5 in Chapter VI.

<u>Urban Design Recommendations</u>: Urban design criteria and recommendations are included in the final plan to help the Village continue its efforts to maintain and improve the unique visual character of the community and the vitality of its potential historic district through sound development and redevelopment. The good appearance and proper design of sites within the Village will ensure a more attractive community and help to stabilize and even increase property values, an advantage to both the community and the individual property owners concerned.

Urban design recommendations include the following:

- 1. Creation of a distinctly identifiable historic district in the "heart" of the Village, where two major arterials, Kettle Moraine Drive (STH 144) and Washington Street (STH 175), traversing the Village, intersect;
- 2. Streetscaping along major arterials, including planting street trees, provision of attractive street furniture, and provision of decorative streetlights with colorful banners;
- 3. Reducing or eliminating the negative visual clutter of overhead utility lines and supporting structures;
- 4. Encouraging landscaping, to be provided by private property owners, including building foundation landscaping, parking screening, buffer yard or perimeter landscaping, adverting sign landscaping, and interior parking lot landscaping;
- 5. Providing architectural review guidelines for buildings and other structures;
- 6. Ensuring the proper maintenance of landscaping, buildings, and other structures;
- 7. Improving vehicular, bicycle, and pedestrian circulation.

Although the Village has some urban design problems, it also has certain assets which can be enhanced to the benefit of the community. The heavy traffic volumes along three major arterial streets, Washington Street (STH 175), Kettle Moraine Drive (STH 144), and STH 60, provide an opportunity to present a positive image to users of those facilities. Since two arterials, Washington Street and Kettle Moraine Drive, serve as the "main streets" through the aforereferenced potential historic district, an effort should be made to improve the image of along these arterials as well as the district. Furthermore, an opportunity exists to provide trail facilities linking this district to other major attractions, including the Slinger Speedway, Little Switzerland Ski Area, Scenic View Country Club, Heritage Trails Park, and Pike Lake State Park. In addition to the cultural attractions, the trail facilities could pass through the unique glacial features in the Slinger area, with their gently sloping and rolling hills and natural attractive vegetation.

### **Chapter IX: Plan Implementation**

The final recommended land use and street system plan provides a design for the attainment of the community development objectives expressed in Chapter VI of this report. The plan is not complete. however, until the steps necessary to implement that plan have been specified. Attainment of the plan objectives will require the application and modification of certain plan implementation measures, as discussed in Chapter IX. After public informational meetings and hearings on the plan, an important step in plan implementation is the formal adoption of the plan by the Village Plan Commission and the Village Board. Upon such adoption, the plan becomes the official guide to the making of decisions by Village officials concerning the development and redevelopment of the Village and environs. The final recommended plan was adopted by the Village Plan Commission on May 10, 1995, and by the Village Board on May 15, 1995.

Following plan adoption, the Village Plan Commission should initiate appropriate amendments to the Village land division and zoning ordinances and the zoning district map, as necessary, to help implement the adopted plan and related urban design standards. The Village has the option of exercising extraterritorial zoning, under which the final recommended land use plan and attendant zoning maps presented herein could serve as the basis for the extraterritorial zoning map to guide development in the fringe areas. Existing and proposed streets, highways, parkways, parks, and playgrounds shown on the plan should be incorporated into an official map for the Village and environs.

The adopted plan should serve as a basis for the review of land subdivision plats and certified survey maps by municipal officials. All urban subdivisions should be required to provide a full complement of urban services. Those elements of the plan requiring public expenditures for implementation may be funded in part by impact fees and by proper reflection in a capital improvement program.

Within the framework of the land use and street system plan, detailed trail facility system plans and detailed revitalization and historic preservation plans should be prepared for the Village and for the potential historic district, respectively. The preparation of detailed comprehensive bikeway and recreation trial facility plans will serve to further refine and detail the plans presented herein. In addition, the preparation of detailed urban development and redevelopment plans for the potential historic district and environs will also serve to refine and detail the adopted plan.

### CONCLUDING REMARKS

The final recommended land use and street system plan, together with supporting plan implementation measures, provides an important means for promoting the orderly growth and development of the Slinger area and for preserving and enhancing its unique urban and rural characteristics over time. If the plan is properly and consistently utilized in the evaluation of proposed zoning changes, in the review of proposed land subdivision, and in the consideration of other physical development proposals, then costly developmental and environmental problems could be avoided. Consistent application of the plan will assure that individual development proposals will be channeled toward the sound development of the community. APPENDICES

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#### Appendix A

# A TREE AND SHRUB SELECTION GUIDE FOR LANDSCAPE PLANTING IN THE VILLAGE OF SLINGER

The following tables list plants recommended for landscape use within the Village of Slinger and environs. The plant selection guide is divided into four tables consisting of deciduous trees, evergreen trees, deciduous shrubs, and evergreen shrubs. These tables further group the plants by height and a summary of plant characteristics follows each name. The tables are not exhaustive, but include plants that are usually available within the Southeastern Wisconsin region. Prior to selecting plants for a specific location, various site characteristics should be carefully analyzed, including soil type, drainage conditions, air temperature, growing space, sunlight exposure, wind exposure, salt exposure, utility lines, traffic visibility, snow compaction, and other site conditions that will significantly affect the location and growth of plants.

As a general guide, plants used for buffering or screening purposes should consist of the following minimum sizes:

- 1) Deciduous shade trees and ornamental trees should have a caliper size of at least two (2) inches and one and one-half (1 1/2) inches in diameter, respectively, which are measured at least 6 inches above ground level or the root system.
- 2) Evergreen trees should be at least five (5) to six (6) feet in height;
- 3) Deciduous and evergreen shrubs used to screen parking areas from public streets should be at least 18 to 24 inches in height and grow to obtain an overall screening height of at least three (3) feet above the parking surface after three years. A minimum plant size of five (5) to six (6) feet in height is suggested for buffering between incompatible land uses. Smaller plants could be used if combined with other landscape measures, such as planters or berms, provided the desired degree of buffering or screening is achieved.

Deciduous trees selected for installation along streets should contain a caliper size of at least two (2) inches in diameter, measured at breast height. The overuse of one kind of tree should be avoided. For a more complete guide to street tree planting, refer to the sources referenced at the end of this appendix.

Abbreviations used in the following tables include:

cvs. — cultivars

f. — forma

spp. — species

ssp. — subspecies

var. - variety

#### A TREE AND SHRUB SELECTION GUIDE

# A. DECIDUOUS TREES

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
TALL TREES: 40 to 100 feet; plant a	t least 40 to 50 feet apart; column	ar species, 20	0 to 30 feet apart	t
•*Ash, Green (G.A.)	Fraxinus pennsylvanica	F	Oval- irregular	Dry to wet soil; tolerates poor drainage; twiggy and weak-wooded; yellow fall color; pest or disease problem may limit use
Aerial G.A.	"Aerial"	F	Columnar	Narrow, upright branching
Marshall Seedless G.A.	"Marshall Seedless"	F ·	Oval	Seedless; glossy, dark green foliage; improved habit of growth
Patmore G.A.	"Patmore"	F	Oval	Seedless; shining green leaves; yellow fall color; straight trunk
Summit G.A.	"Summit"	F	Upright	Finer textured foliage
•*Ash, White (W.A.)	Fraxinus americana	M	Round	Moist soil; tolerates poor drainage; dioecious; orange to purple fall color; salt-tolerant
Autumn Applause W.A.	"Autumn Applause"	м	Oval	Seedless; deep red fall color
Autumn Purple W.A.	"Autumn Purple"	м	Round	Seedless; superior fall color
Champaign County W.A.	"Champaign County"	<sup>•</sup> M	Oval	Seedless; shiny dark green foliage; yellow to purplish fall color
Rosehill W.A.	"Rosehill"	S	Oval	Seedless; dark green foliage; bronze-red fall color
Skyline W.A.	"Skyline"	M	Oval	Seedless; upright habit
*Beech, American	Fagus grandifolia	S	Oval	Moist, rich soil; smooth, gray bark; yellow- bronze fall color; difficult to transplant; shallow root system sensitive to trampling
Beech, European	Fagus sylvatica	S	Round	Moist, rich soil; less difficult to transplant than F. grandifolia; several cultivars available
Catalpa, Northern	Catalpa speciosa	F	Oval	Poor, dry soil; showy, white, June flowers; coarse; litter problem; no fall color; subject to verticillium wilt
*Cherry, Black	Prunus serotina	M	Oval	Dry soil; white flowers and littering black fruits; orange fall color; subject to black knot
*Coffeetree, Kentucky	Gymnocladus dioica	M	Upright	Moist, rich soil; coarse and rugged; dioecious; litter problem
•Elm, Hybrid (H.E.)	Ulmus x "New Horizon"	F	Upright	Dutch elm disease-resistant; urban
Regal H.E.	"Regal"	F	Upright	Dutch elm disease-resistant; urban
●Ginkgo (G.); Maidenhair Tree	Ginkgo biloba	S	Pyramidal	Urban; dioecious, females produce smelly fruits; fan-shaped leaves; golden yellow fall color
Autumn Gold G.	"Autumn Gold"	S	Conical	Urban; fruitless; yellow fall color
Lakeview G.	"Lakeview"	S	Columnar	Urban; fruitless; yellow fall color
Sentry G.	"Fastigiata"	s	Columnar	Fruitless; yellow fall color
•*Hackberry, Common (C.H.)	Celtis occidentalis	M	Vase	Tolerates alkaline soils; "pebbled" bark; hard black fruits; yellowish fall color; pest or disease problem and "witches" broom may limit use
Prairie Pride C.H.	"Prairie Pride"	м	Vase	Superior branch structure; glossier leaves; no "witches" broom
*Honeylocust, Common	Gleditsia triacanthos	F.	Vase	Urban; tolerates poor drainage; salt-tolerant; dioecious, females produce pods; fine- textured foliage; wicked thorns; yellow fall color; pest or disease problems may limit use

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
TALL TREES: 40 to 100 feet; plant at lo	east 40 to 50 feet apart; columna	ar species, 20	) to 30 feet apart	(continued)
•Thornless Common Honey- locust (T.C.H.)	Gladitsia triacanthos var. inermis	F	Vase	Tolerates poor drainage; thornless, as are all the following; pest or disease problem may limit use; salt-tolerant
Imperial T.C.H.	"Imperial"	F	Round	Podless; low-growing; flat-topped; pest or disease problem may limit use
Majestic T.C.H.	"Majestic"	F	Irregular	Podless; resistant to diseases; pest problems may limit use
Moraine T.C.H.	"Moraine"	F	Irregular	Usually fruitless; dense foliage
Shademaster T.C.H.	"Shademaster"	F	Irregular	Podless; vase shape in age; pest or disease problem may limit use
Skyline T.C.H.	"Skyline″	F	Upright	Podless; tends to form central leader; good golden fall color; pest or disease problem may limit use
Sunburst T.C.H.	"Sunburst"	F	Irregular	Podless; yellow new foliage; poor branch structure; pest or disease problem may limit use
Horsechestnut (H.)	Aesculus hippocastanum	м	Round	Urban; coarse; showy, white, May flowers; litter problem; no fall color; difficult to transplant; pest or disease problems may limit use; salt-tolerant
●Bauman H.	"Baumanni"	м	Round	Showy white flowers; fruitless
Larch, European	Larix decidua	F	Pyramidal	Full sun; graceful, fine-textured; transplant in spring before buds open; litter problem
Larch, Japanese	Larix kaempferi	F	Wide- pyramidal	Similar to above, more picturesque
*Linden, American (A.L.); Basswood	Tilia americana	м	Round	Salt-sensitive; coarse; rich soils
Redmond A.L.	"Redmond"	м	Pyramidal	Urban; dark green foliage
●Linden, Littleleaf (L.L.)	Tilia cordata	S	Pyramidal	Urban; moist soil; fragrant flowers; poor branch structure, needs training while young; yellow fall color
Chancellor L.L.	"Chancellor"	s	Pyramidal	Uniform, upright habit
Glenleven L.L.	"Glenleven"	м	Pyramidal	Straight, upright habit
Greenspire L.L	"Greenspire"	s	Pyramidal	Improved branching habit
●Linden, Silver	Tilia tomentosa	S	Pyramidal	Tolerates heat and drought
●Maple, Norway (N.M.)	Acer platanoides	м	Round	Urban; dense canopy; competitive roots; late yellow fall color; salt-tolerant
Cleveland N.M.	"Cleveland"	F	Oval-upright	Uniform, dense foliage
Columnar N.M.	"Columnare"	F	Columnar	Indistinct central leader
Crimson King N.M.	"Crimson King"	s	Round	Dense foliage; dark red leaves all summer
Deborah N.M.	"Deborah"	F	Oval	New foliage reddish; bronze by summer; an improved "Schwedleri"
Emerald Lustre N.M.; Pond N.M.	"Emerald Lustre"	F	Oval	More winter-hardy
Emerald Queen N.M.	"Emerald Queen"	F	Oval	Vigorous; crisp foliage
Greenlace N.M.	"Greenlace"	s	Round	Deeply divided, fine-textured leaves
Harlequin N.M.; Silver Variegated N.M.	"Drummondii"	s	Round	Variegated, cream-edged leaves
Royal Red N.M.	"Royal Red"	s	Round	Best for purple summer foliage

		Growth		
Common Name	Botanical Name	Rate	Form	Remarks
•Maple Norway (N.M.)	east 40 to 50 feet apart; columna	er species, 20	0 to 30 feet aparl	(continued)
(continued)				
Schwedler N.M.	"Schwedler"	M	Oval	Purplish-red new leaves turn bronze-green; orange to yellow fall color
Summershade N.M.	"Summershade"	F	Oval	Leathery dark green leaves; yellow fall color
Superform N.M.	"Superform"	M	Round	Straight trunk; dense, dark foliage; yellow fall color
●*Maple, Red (R.M.)	Acer rubrum	F	Round	Moist, acid soil; tolerates poor drainage; smooth gray bark turns flaky with age; yellow, orange, or red fall color
Autumn Flame R.M.	"Autumn Flame"	F	Round	Early, scarlet fall color
Bowhall R.M.	"Bowhall"	F	Oval	Orange fall color
Red Sunset R.M.	"Red Sunset"	F	Round	Late, scarlet fail color
Schlesinger R.M.	"Schlesingeri"	F	Round	Red-orange fall color
*Maple, Silver (S.M.)	Acer saccharinum	F	Vase	Moist soil; tolerates poor drainage; fine- textured; weak-wooded; competitive roots; yellowish or no fall color; subject to storm damage
Celebration S.M.	"Celebration"	F	Vase	Seedless
Upright S.M.	"Pyramidale"	∴ F	Pyramidal	Improved branch structure
●*Maple, Sugar (S.M.)	Acer saccharum	M	Round	Sun; rich soil; salt-sensitive; oval when young; competitive roots; yellow, orange, or red fall color
Black Maple	ssp. nigrum	м	Round	Scorch-resistant; leathery leaves
Green Mountain S.M.	"Green Mountain"	м	Round	Scorch-resistant; leathery leaves
Legacy S.M.	"Legacy"	м	Round	Scorch-resistant; leathery leaves
*Oak, Bur	Quercus macrocarpa	S	Round	Full sun; dry to wet soil; acorns; no fall color; difficult to transplant
●Oak, Pin	Quercus palustris	а " <b>М</b>	Pyramidal	Moist, acid soil; acorns; pendulous lower branches; red fall color; iron chlorosis on alkaline soil
●*Oak, Red	Quercus rubra	M	Round	Urban; pyramidal when young; acorns; red fall color; well-drained soil; often sold as Q. borealis
*Oak, Swamp White	Quercus bicolor	S	Round	Moist to wet soil; urban; tolerates poor drainage
*Oak, White	Quercus alba	S	Round	Dry soil; subject to iron chlorosis; red fall color; difficult to transplant
Tuliptree; Tulip Magnolia	Liriodendron tulipfera	F	Upright	Rich, moist soil; unique leaves, interesting June flowers; yellow fall color; purchase from northern source
●Zelkova, Japanese (J.Z.)	Zelkova serrata	M	Vase	Dutch elm disease resistant; urban; dark green foliage; yellow-orange-brown fall color
Green Vase J.Z.	"Green Vase"	F	Vase	Dutch elm disease resistant; more upright branching habit; bright green foliage; bronze-red fall color
Village Green J.Z.	"Village Green"	F	Vase	Dutch elm disease resistant; dark green foliage; rusty red fall color

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
MEDIUM TREES: 30 to 40 feet; plant a	nt least 20 to 35 feet apart, depen	nding on spr	ead	
Alder, European	Alnus glutinosa	F	Oval	Wet soil; tolerates poor drainage; catkins; cone-like fruits; no fall color
*Birch, River (R.B.)	Betula nigra	м	Vase	Wet to dry soil; intolerant of alkaline soils; tolerates poor drainage; pinkish, peeling bark; yellow fall color
Heritage R.B.	"Heritage"	м	Vase	Lighter bark color
Birch, Whitespire	Betula platyphylla var. japonica "Whitespire"	М	Pyramidal	White bark; heat tolerance results in greater resistance to bronze birch borer
Buckeye, Ohio	Aesculus glabra	S	Round	Rich, moist soil; yellow-green flowers; orange fall color
●Cherry, Sargent (S.C.)	Prunus sargentii	м	Upright	Sun; well-drained soil; early, pink flowers; red fall color
Columnar S.C.	"Columnaris"	м	Columnar	Glossy dark green foliage; red-orange fall color; polished bark
Chokecherry, Amur	Prunus maackii	м	Round	Amber, exfoliating bark; does well in containers
Corktree, Macho Amur	Phellodendron amurense "Macho"	м	Vase	Urban; dry soil; seedless; compound leaves; corky bark; yellow fall color
●Elm, Lacebark; Chinese Elm	Ulmus parvifolia	м	Vase	Dutch elm disease-resistant; exfoliating bark
Horsechestnut, Ruby Red	Aesculus x carnea "Briotii"	S	Round	Rich, moist soil; cone-shaped red flowers; subject to sunscald; nearly fruitless
●Pear, Callery (C.P.)	Pyrus calleryana	м	Round	Sun; early, white flowers; glossy dark green foliage; red fall color; weak branch structure needs training while young
Aristocrat C.P.	"Aristocrat"	м	Pyramidal	Glossy, dark green leaves; red-purple fall color; more horizontal branch structure than "Bradford"; thornless
Autumn Blaze C.P.	"Autumn Blaze"	м	Round	Most winter-hardy; horizontal branching; some thorns
Bradford C.P.	"Bradford"	м	Pyramidal	Full sun; inconspicuous fruits; glossy dark green leaves; scarlet-purple fall color; white flowers; resistant to fire blight; thornless
Chanticleer C.P.; Cleveland Select C.P.	"Chanticleer"	м	Columnar	Upright branches; thornless
Redspire C.P.	"Red Spire"	м	Pyramidal	Glossy, dark leaves; yellow, crimson, purple fall color
Select C.P.	"Select"	м	Pyramidal	Glossy green leaves; red-orange fall color; white flowers
Katsuratree	Cercidiphyllum japonicum	м	Vase	Moist soil; dioecious; small pods; form controlled by pruning, wide-spreading if multi-trunked; yellow to apricot fall color
Willow, Golden Weeping	Salix x sepulcralis "Tristis"	F	Weeping	Wet soil; tolerates poor drainage; bright yellow twigs; fine-textured; litter problem
LOW TREES: 15 to 30 feet; plant at le	ast 15 to 30 feet apart, dependin	g on spread		
*Chokecherry (C.)	Prunus virginiana	м	Upright	Dry, infertile soil; suckering habit; white flowers; yellow to orange fall color
Canada Red C.; Shubert C.	"Canada Red"; "Shubert"	м	Upright	Sun; foliage changes from green to purple in the summer

		Growth		
Common Name	Botanical Name	Rate <sup>a</sup>	Form	Remarks
LOW TREES: 15 to 30 feet; plant at lea	st 15 to 30 feet apart, depending	g on spread	(continued)	
Crabapples, Ornamental; Flowering Crabapples (C.)	Malus spp. and cvs.			All require sun and well-drained soil. Most possess a high degree of resistance to the apple scab disease
Adams C.	"Adams"	м	Spreading	Slightly susceptible to fire blight; rose-red flowers; persistent deep red fruits
Betchel C.	"Betchel"	M	Upright- spreading	Pink flowers
Bob White C.	"Bob White"	м	Rounded	Moderately susceptible to fire blight; white flowers; persistent yellow fruits
Candied Apple C.	"Candied Apple"	M	Weeping	Slightly susceptible to scab; pink flowers; persistent cherry-red fruits; foliage tinged with red
Coralburst C.	"Coralburst"	м	Rounded	Disease-resistant; coral-pink buds; rose-pink flowers; dwarf-type tree
Dolgo C.	"Dolgo"	F	Upright- spreading	White flowers; crimson fruits; disease resistant
Donald Wyman C.	"Donald Wyman"	M	Rounded- spreading	Disease resistant; white flowers; persistent bright red fruits
Indian Magic C.	"Indian Magic"	M	Vase	Pink flowers; moderately susceptible to scab; glossy red fruits
Indian Summer C.	"Indian Summer"	M	Rounded	Disease-resistant; rose-red flowers; persistent red fruits
Jack C.	Malus baccata "Jackii"	". <b>M</b>	Upright- spreading	Slightly susceptible to fire blight; white flowers; tiny, dark red fruits
Japanese C.	Malus floribunda	<b>М</b>	Spreading	Slightly susceptible to scab and powdery mildew; moderately susceptible to fire blight; pink-white flowers; yellow-red fruits
Kelsey C.	"Kelsey"	м	Upright- spreading	Pink flowers; semi-dwarf tree
Mary Potter C.	"Mary Potter"	S	Horizontal	Moderately susceptible to fire blight and scab; white flowers; red fruits
Ormiston Roy C.	"Ormiston Roy"	M	Rounded	Slightly susceptible to fire blight; white flowers; persistent yellow fruits
Pink Spires C.	"Pink Spires"	M	Upright	Moderately susceptible to scab and slightly susceptible to fire blight and leaf spot; pink flowers; purplish-red fruits; copper fall color
Professor Sprenger C.	"Professor Sprenger"	<b>M</b> .	Upright- spreading	Disease resistant; white flowers; persistent orange fruits
Profusion C.	"Profusion"	M	Rounded- spreading	Slightly susceptible to fire blight; rose-red flowers; deep red fruits; bronze-green foliage
Radiant C.	"Radiant"	F	Upright	Susceptible to scab; pink flowers; compact, symmetrical tree
Red Barron C.	"Red Barron"	_ <b>™</b>	Upright	Magenta-red flowers; glossy, dark red fruits; reddish fall foliage
Red Jade C.	"Red Jade"	S	Weeping	Moderately susceptible to scab and powdery mildew; white flowers; glossy red fruits
Red Jewel C.	"Red Jewel"	м	Upright- spreading	Moderately susceptible to scab; white flowers; persistent bright red fruits
Red Splendor C.	"Red Splendor"	M	Vase	Slightly susceptible to scab and moderately to fire blight; pink flowers; bright red fruits remain into winter
Royalty C.	"Royalty"	S	Vase/ upright	Severely susceptible to scab and slightly to fire blight; purple-red flowers; dark red fruits

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
LOW TREES: 15 to 30 feet; plant at lea	ast 15 to 30 feet apart, depending	g on spread	(continued)	
Crabapples, Ornamental;				
Flowering Crabapples (C.) (continued)				
Sargent Crab	Malus sargentii	S	Spreading	Slightly susceptible to scab, fire blight, and leaf spot; white flowers; dark red fruits; dwarf tree
Sentinel C.	"Sentinel"	S	Upright	Slightly susceptible to fire blight and scab; white flowers; persistent bright red fruits
Snowdrift C.	"Snowdrift"	S	Vase	Slightly susceptible to scab and fire blight; white flowers; orange-red fruits
Spring Snow C.	"Spring Snow"	S	Vase	Severely susceptible to scab and slightly to fire blight; white flowers; fruitless
Van Eseltine C.	"Van Eseltine"	м	Vase	Severely susceptible to scab and fire blight; pink flowers; yellow fruits
White Cascade C.	"White Cascade"	S	Weeping	Disease-resistant; white flowers; yellowish fruits
Zumi Calocarpa C.	Malus sieboldii var. zumi "Calocarpa"	S	Pyramidal	Slightly susceptible to scab, mildew and severely to fire blight; white to pink flowers; bright red fruits
*Dogwood, Pagoda	Cornus alternifolia	м	Spreading	Cool, moist soil; shade; blue-black fruits on red stalks; early, maroon fall color
*Hawthorn, Cockspur (C.H.)	Crataegus crus-galli	S	Spreading	Urban; sun; persistent, brick red fruits; orange to red fall color; thorns
●Thornless C.H.	var. inermis	м	Spreading	Few thorns; dark green foliage; bright red fruits.
*Hawthorn, Dotted	Crataegus punctata	S	Spreading	Moist, heavy soil; sun; picturesque; susceptible to rust
*Hawthorn, Downy	Crataegus mollis	S	Spreading	Sun; large, red, early-ripening fruit; yellow fall color; susceptible to rust
Hawthorn, Washington	Crataegus phaenopyrum	М	Upright	Urban; sun; thorns; latest blooming; small, persistent, orange-red fruits in clusters; orange fall color
Hawthorn, Winter King	Crataegus x viridis "Winter King"	м	Upright	Sun; few thorns; glossy leaves; persistent red fruits; silver bark
●*Hophornbeam; Ironwood	Ostrya virginiana	S	Pyramidal	Dry soil; shade; catkins; elm-like leaves; yellowish fall color
●*Hornbeam, American; Blue Beech; Ironwood; Musclewood	Carpinus caroliniana	S	Spreading	Moist soil; shade; smooth, gray, muscle-like trunk; orange fall color
●Lilac, Japanese Tree (J.T.L.)	Syringa reticulata	S	Horizontal	Sun; large, pyramidal, cream-white fragrant flower cluster in June; tan fruits; salt-tolerant
Ivory Silk J.T.L.	"Ivory Silk"	s	Oval	Straight, single trunk
Summer Snow J.T.L.	"Summer Snow"	м	Globe	Glossy dark green leaves; large creamy-white flowere; cherry-like bark
Maple, Amur (A.M.)	Acer ginnala	м	Round	Partial shade; red fruits; orange-red fall color; usually multiple trunk
Bailey Compact A.M.	"Bailey Compact"	м	Round	More compact; 10' high
Magnolia, Loebner (L.M.)	Magnolia x loebneri	S	Pyramidal	Rich soil; sun; difficult to transplant
Leonard Messel L.M.	"Leonard Messel"	s	Pyramidal	Pink flowers
Merrill L.M.	"Merrill"	S	Pyramidal	White flowers
Magnolia, Saucer	Magnolia x soulangiana	S	Round	Rich soil; sun; large pink flowers; difficult to transplant; subject to alkaline soil-induced chlorosis

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
LOW TREES: 15 to 30 feet; plant at le	ast 15 to 30 feet apart, dependi	ng on spread	(continued)	
Magnolia, Star	Magnolia stellata	s	Round	Sun; well-drained soil; early white flowers
●Maple, Globe Norway	Acer platanoides "Globosum"	S	Globe	Urban; dense canopy; yellow fall color; useful on a standard under utility wires; 20' height
*Mountainash, American	Sorbus americana	S	Oval	Cool soil; white flowers; orange-red fruits
Mountainash, European	Sorbus aucuparia and cvs.	м	Oval	Cool soil; orange fruits; pest or disease problem
Mountainash, Korean	Sorbus alnifolia	S	Oval	Cool soil; simple leaves; small flowers and fruits; orange to red fall color; subject to fire blight
*Mountainash, Showy	Sorbus decora	s	Upright	Cool soil; large, reddish fruits; pest or disease problem
*Plum, American	Prunus americana	F	Horizontal	Dry soil; sun; suckering habit; white flowers; yellow to orange fall color
Plum, Newport	Prunus x "Newport"	M	Round	Sun; reddish-purple summer foliage
Redbud, Eastern	Cercis canadensis	M	Spreading	Sun or shade; purplish-pink flowers; yellow fall color; "Columbus strain" is the most winter- hardy
Russianolive	Elaeagnus angustifolia	М	Round	Sun; thorns; gray foliage
*Serviceberry, Allegany (A.S.)	Amelanchier laevis	s	Upright	Moist soil; white flowers; orange to red fall color; edible fruits
Cumulus A.S.	"Cumulus"	S	Upright	Single trunk
*Serviceberry, Apple (A.S.)	Amelanchier x grandiflora	s	Upright	Moist soil; white flowers; orange to red fall color; edible fruits
Autumn Brilliance A.S.	"Autumn Brilliance"	s	Spreading	Bright red-orange fall color
Princess Diana A.S.	"Princess Diana"	S	Spreading	Bright red-orange fall color
Strata A.S.	"Strata"	S	Spreading	Horizontal branching
*Serviceberry; Downy; Juneberry	Amelanchier arborea	S	Upright	Dry soil; suckering; gray bark; white flowers; yellow fall color; edible fruits
Willow, Contorted; Corkscrew Willow	Salix matsudana "Tortuosa"	F	Upright	Wet soil; tolerates poor drainage; sun; twisted branches; pest or disease problem
Willow, Laurel	Salix pentandra	M	Round	Wet soil; sun; glossy, dark green foliage; dense habit; good screening plant

<sup>a</sup>The following letters represent: S — Slow; M — Medium; and F — Fast.

• Street tree. Only male Ginkgo trees should be selected for this purpose. The overuse of one type of tree should be avoided.

\* Wisconsin native.

# **B. EVERGREEN TREES**

Common Name	Botanical Name	Growth Rate <sup>a</sup> Form		Remarks	
* TALL TREES: 60 to 80 feet; plant	at least 25 to 35 feet apart, depen	nding on sp	read	L	
Fir, Douglas	Pseudotsuga menziesii	м	Pyramidal	Half-shade; flat, dark green needles	
Fir, White	Abies concolor	м	Pyramidal	Dry soil; heat-tolerant; gray-green foliage	
*Hemlock, Canadian	Tsuga canadensis	м	Pyramidal	Moist soil; shade; soft, feathery foliage	
*Pine, Eastern White	Pinus strobus	м	Pyramidal	Moist soil; sun; picturesque; soft, green foliage subject to blister rust	
Spruce, Colorado Blue	Picea pungens var. glauca	S	Pyramidal	Sun; urban; blue needles; stiff, formal habit	
Spruce, Norway	Picea abies	F.	Pyramidal	Deep soil; dark green foliage; long cones; pendulous branchlets	
MEDIUM TREES: 40 to 60 feet; p	lant at least 25 to 35 feet apart, d	epending o	n spread		
Pine, Austrian	Pinus nigra	м	Pyramidal	Sun; salt-tolerant; urban; stout, dark green needles; pest or disease problem	
*Pine, Jack	Pinus banksiana	м	Pyramidal	Dry soil; sun; yellow-green winter color; salt- tolerant	
*Pine, Red	Pinus resinosa	F	Pyramidal	Dry soil; sun; reddish bark; yellow-green winter color	
Pine, Scots; Scotch Pine	Pinus sylvestris	F	Irregular- pyramidal	Dry soil; sun; orange bark; bluish needles	
Pine, Swiss Stone	Pinus cembra	S	Columnar- pyramidal	Sun; narrow habit	
Spruce, Serbian	Picea omorika	S	Columnar- pyramidal	Sun; narrow habit; pendulous branchlets	
*Spruce, White	Picea glauca	м	Pyramidal	Moist soil; sun; light green needles	
LOW TREES: 15 to 40 feet; plant	at least 10 to 25 feet apart, depe	nding on sp	read	<u></u>	
*Arborvitae, American, (A.A.); White Cedar	Thuja occidentalis	M	Columnar- pyramidal	Moist soil; half-shade; light green, soft, scale-like foliage, brownish-green in winter; screening plant	
Dark Green A.A.	"Nigra"	s	Columnar- pyramidal	Dark green foliage persistent through winter	
Hetz Wintergreen A.A.	"Hetz Wintergreen"	F	Columnar- pyramidal	Narrow columnar form with single leader; dark green foliage	
Pyramidal A.A.	"Pyramidalis"	s	Columnar- pyramidal	Bright green, soft textured foliage	
Sunkist A.A.	"Sunkist"	s	Columnar- pyramidal	Yellow foliage	
Techny Dark-Green A.A.	"Techny"; "Mission"	S	Columnar- pyramidal	Deep green foliage, year-round	
Juniper, Chinese (C.J.)	Juniperus chinensis	S	Columnar- pyramidal	Dry soil; sun; blue-green foliage; rust resistant	
Iowa C.J.	"lowa"	s	Columnar- pyramidal	Dense columnar form; fruits	
Mountbatten C.J.	"Mountbatten"	S	Columnar- pyramidal	Narrow, columnar form; large fruits	
*Redcedar, Eastern (E.R.)	Juniperus virginiana	S	Columnar- pyramidal	Dry soil; sun; brownish winter color; susceptible to cedar-apple rust; salt tolerant	
Burk E.R.	"Burkii"		Columnar- pyramidal	Fine-textured, gray-green foliage	
Canaert E.R.	"Canaertii"	S	Columnar- pyramidal	Dark green, tufted foliage	
Silver E.R.	"Glauca"	S	Columnar- pyramidal	Silver-gray foliage; informal habit	

# B. EVERGREEN TREES (continued)

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
LOW TREES: 15 to 30 feet; pla	ant at least 15 to 30 feet apart, de	pending on sp	read (continued	) the second
*Redcedar, Eastern (E.R.) (continued)				
Hill Dundee E.R.	"Hillii"	S	Columnar- pyramidal	Gray-green foliage turns purple in winter; no fruits
Spruce, Black Hills	Picea glauca var. densata	S	Pyramidal	Dyr soil; sun; narrow, dense habit; salt-tolerant
Yew, Upright Japanese	Taxus cuspidata	S	Pyramidal	Shade; urban; deep green needles; often sold as T. cuspidata "capitata"

<sup>a</sup>The following letters represent: S — Slow; M — Medium; and F — Fast.

\*Wisconsin native.

# C. DECIDUOUS SHRUBS

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
TALL SHRUBS: 8 to 10 feet, sometim	nes 15 feet; plant at least 4 to 6 feet a	part		· · · ·
Beautybush	Kolkwitzia amabilis	F	Upright	Alkaline soil; sun; pink flowers in June; shredded bark; leggy
*Bladdernut, American	Staphylea trifolia	М	Upright	Moist soil; shade; whitish flowers; green to brown, bladder-like fruits; white- striped bark
Buckeye, Bottlebrush	Aesculus parviflora	M	Mounded	Moist soil; semi-shade; white flowers in July
Buckthorn, Glossy (G.B.)	Rhamnus frangula			
Feathery G.B.	"Asplenifolia"	s	Vase	Moist soil; shade; finely divided leaves
Tallhedge G.B.	"Columnaris"	м	Columnar	Moist soil; shade; red to black fruits; holds leaves late; screening plant
Buffaloberry	Shepherdia argentea	м	Irregular	Dry soil; sun; yellowish flowers; dioecious; edible red fruits; silvery foliage; thorns
Cherry, Manchu; Nanking Cherry	Prunus tomentosa	S	Rounded	Dry soil; sun; white flowers; edible, red fruits
Cotoneaster, Manyflowered	Cotoneaster multiflorus	M	Mounded	Sun; well-drained soil; white flowers; red fruits; very wide-spreading; subject to fire blight
Dogwood, Corneliancherry (C.D.)	Cornus mas	м	Oval	Shade; urban; yellow flowers in April; flower buds may be injured or killed during some winters; edible red fruits
Golden Glory C.D.	"Golden Glory"	м	Upright	Darker green foliage
*Dogwood, Gray	Cornus racemosa	S	Erect	Dry or wet soil; shade; white flowers; white fruits; purple fall color
*Dogwood, Pagoda	Cornus alternifolia	м	Spreading	Moist soil; shade; white flowers; blue fruits; horizontal branches; early, maroon fall color
*Dogwood, Redosier (R.D.)	Cornus sericea	F	Spreading	Wet, moist soil; tolerates poor drainage; white flowers; white fruits; red twigs; often sold as C. stolonifera
Bailey R.D.	f. baileyi	F	Erect	Wet, moist soil; tolerates shade; bright red twigs
Yellowtwig R.D.	"Flaviramea"	F	Spreading	Yellow bark in winter
Euonymus, European (E.E.); Spindletree	Euonymus europaea	м	Tree-like	Dry soil; urban; striped bark; persistent, pink fruits; orange to purple fall color
Red Cap E.E.	"Red Cap"	м	Tree-like	Bright pink fruits
Euonymus, Winged; Burning Bush	Euonymus alata	S	Spreading	Sun or shade; well-drained soil; corky, winged twigs; pink to rose fall color
Forsythia, Meadowlark	Forsythia x "Meadowlark"	F	Upright	Sun; deep yellow flowers in April
Fringetree	Chionanthus virginicus	S	Spreading	Moist soil; shade; spidery white flowers; dioecious; blue fruits; coarse
Honeysuckle, Zabeli Red	Lonicera tatarica "Zabelii"	M	Upright	Sun or partial shade; red flowers
Hydrangea, Peegee	Hydrangea paniculata "Grandiflora"	F	Upright	Moist soil; white to pink flowers in August; persistent, tan flower clusters
Lilac, Chinese	Syringa x chinensis	М	Vase	Dry, alkaline soil; purple-lilac flowers; fine-textured; good screening plant

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
TALL SHRUBS: 8 to 10 feet, sometim	nes 15 feet; plant at least 4 to 6 feet a	part (continu	l	
Lilac, Common	Syringa vulgaris cvs.	M	Upright	Well-drained soil; sun; white, pink, lilac, purple, fragrant flowers; subject to mildew
Lilacs, Hyacinth	Syringa x hyacinthiflora cvs.	M	Upright	Sun; white, pink, lilac, purple flowers; early blooming
Lilac, Japanese Tree	Syringa reticulata	M	Tree-like	Sun; white flowers in June; tan fruits; cherry-like bark; often sold as S. amurensis japonica
Lilac, Preston	Syringa x prestoniae cvs.	M	Rounded	Sun; pink to purple flowers; late- blooming; coarse-textured; possible disease problem
Magnolia, Star	Magnolia stellata	S	Rounded	Rich soil; white flowers; orange fruits; finest-textured magnolia
Maple, Dwarf Amur	Acer ginnala nana	м	Upright	Scarlet fall color
*Ninebark, Common	Physocarpus opulifolius	M	Vase	Dry soil; semi-shade; white flowers; red, capsular fruits; shredded bark; coarse
Peashrub, Siberian	Caragana arborescens	F	Erect-oval	Dry, alkaline soil; yellow flowers; greenish twigs; salt-tolerant
Pearlbush	Exochorda racemosa	20 M	Leggy	Sun; pearl-like flower buds
Plum, Double Flowering; Rose-Tree-of-China	Prunus triloba	S	Rounded	Sun; double, pink flowers; no fruit
Privet, Amur	Ligustrum amurense	F	Erect	Dry soil; white flowers; black fruits; hedge plant; salt-tolerant
Privet, Cheyenne	Ligustrum vulgare "Cheyenne"	F	Erect	Dry soil; urban; white flowers; black fruits; hedge plant
*Serviceberry; Juneberry (Also see Low Deciduous Trees)	Amelanchier spp.	S	Upright	Partial shade; alkaline soil; white flowers; edible purple fruits; smooth, gray bark; yellow to orange fall color; fire blight sometimes a problem
Serviceberry, Shadblow	Amelanchier canadensis	s	Upright	Moist soil; white flowers; black fruits
Smoketree (S.); Smokebush	Cotinus coggygria	M	Rounded	Sun; dry soil; pinkish "smoke-like" inflorescence; subject to verticillium wilt
Nordine Red S.	"Nordine Red"	м	Rounded	Purplish summer foliage
Royal Purple S.	"Royal Purple"	S	Upright	Purple foliage; reddish-purple fall color
*Sumac, Smooth	Rhus glabra	F	Suckering	Dry soil; sun; persistent red fruits; smooth stems; scarlet fall color; salt-tolerant
*Sumac, Staghorn (S.S.)	Rhus typhina	F	Suckering	Dry soil; sun; persistent red fruits; felty stems; orange to red fall color; salt- tolerant
Shredleaf S.S.; Cut Leaf S.S.	"Dissecta"	F	Picturesque	Dry soil; sun; red fruits; dissected leaves; orange to red in fall
Tamarisk (T.)	Tamarix ramosissima	F	Irregular- upright	Dry soil; sun; salt-tolerant; tiny, pink flowers; very fine-textured; often sold as T. pentandra
Cheyenne Red T.	"Cheyenne Red"	F	Irregular- upright	Deep reddish pink flowers

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
TALL SHRUBS: 8 to 10 feet, sometin	nes 15 feet; plant at least 4 to 6 feet a	part (continu	ied)	Lenne
*Viburnum, American Cranberrybush	Viburnum trilobum	м	Upright	Moist soil; shade; lacy, white flowers; persistent
Viburnum, Arrowwood	Viburnum dentatum	M	Vase	Moist soil; shade; white flowers in June; blue fruits; maroon fall color
*Viburnum, Blackhaw	Viburnum prunifolium	S	Spreading	Partial shade; white flowers; black fruits; single- or multi-trunked; maroon fall color
Viburnum, Burkwood	Viburnum x burkwoodii	м	Upright	Moist, well-drained soil; partial shade; dark green foliage; wine-red fall color
Viburnum, European Cranberrybush	Viburnum opulus	м	Upright	Moist soil; lacy white flowers; persistent red fruits
*Viburnum, Nannyberry	Viburnum lentago	м	Upright	Moist or dry soil; sun or shade; white flowers; black fruits; leggy; maroon fall color; subject to mildew
Viburnum, Sargent	Viburnum sargentii	м	Upright	Lacy white flowers; persistent, red fruits; rough bark
Viburnum, Wayfaringtree (W.V.)	Viburnum lantana	м	Upright	Dry soil; shade; white flowers; red to black fruits; late maroon fall color
Mohican W.V.	"Mohican"	м	Upright	More compact with showier fruits
*Wahoo, Eastern	Euonymus atropurpurea	M	Tree-like	Moist soil; tiny purple flowers; orange to purple fall color
Willow, Goat; French Pussy Willow	Salix caprea	F	Oval	Wet or dry soil; sun; large, silver catkins in early spring
*Witchhazel, Common	Hamamelis virginiana	M	Spreading	Shade; yellow flowers in October; yellow fall color
Witchhazel, Vernal	Hamamelis vernalis	м	Rounded	Partial shade; well-drained soil; yellow flowers in February
MEDIUM SHRUBS: 5 to 8 feet; plant	at least 3 to 4 feet apart			
Bayberry	Myrica pensylvanica	M	Upright	Dry soil; sun; gray, fragrant fruits; dioecious; semi-evergreen; suckering; salt-tolerant
Cherry, Purpleleaf Sand	Prunus x cistena	F	Rounded	Dry soil; sun; white flowers; purple foliage all season
Chokecherry, Red	Aronia arbutifolia	S	Erect	Wet soil; shade; tolerates poor drainage; white flowers; red fruits; red fall color
Cotoneaster, Hedge	Cotoneaster lucidus	м	Upright	Dry soil; partial shade; black fruits; orange to maroon fall color; good hedge plant; C. acutifolius is similar
Cotoneaster, Peking	Cotoneaster acutifolius	М	Upright- vase	Partial shade; black fruits; orange to maroon fall color; good hedge plant
Cotoneaster, Spreading	Cotoneaster divaricatus	M	Mounded	Dry, alkaline soil; red fruits; fine-textured; late maroon fall color; dies back in severe winters
Crabapple, Jewelberry	Malus "Jewelberry"	М	Spreading	Disease resistant; white flowers; persistent, 1/2" diam., red fruits; 8' mature height

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
MEDIUM SHRUBS: 5 to 8 feet; plant at least 3 to 4 feet apart (continued)				
Crabapple, Sargent (S.C.)	Malus sargentii	S	Spreading	Slightly susceptible to scab, fire blight and leafspot; white flowers; red fruits; 8' mature height
Tina S.C.	"Tina"	s	Spreading	Disease resistant; 5' mature height
Dogwood, Creamedge; Variegated Dogwood	Cornus alba "Argenteo-marginata"	F	Mounded	Moist soil; white flowers and fruits; variegated foliage with creamy-white margins; often sold as C. elegantissima
Dogwood, Isanti Red	Cornus sericea "Isanti"	F	Rounded	Moist soil; white flowers and fruits; bright red twigs; compact form; often sold as C. stolonifera
Euonymus, Nordine Winged; Nordine Burning Bush	Euonymus alata "Nordine Strain"	S	Spreading	Sun or shade; pink and orange fruits; red fall color; often sold as "Koreana"
Dwarf Winged Euonymus; Dwarf Burning Bush	"Compacta"	s	Rounded	Sun or shade; small-winged branches; dense form; red fall color
Forsythia, Sunrise	Forsythia x "Sunrise"	F	Spreading	Sun; urban; large, deep yellow flowers in April
*Hazelnut; American Filbert	Corylus americana	M	Rounded	Dry soil; shade; catkins in March; orange fall color; edible nuts
Jetbead	Rhodotypos scandens	м	Spreading	Dry soil; shade; white flowers; black fruits in clusters of four
Lilac, Miss Kim	Syringa patula "Miss Kim"	S	Rounded	Sun; purple flowers; maroon autumn foliage; coarse
Lilac, Meyer; Palibin Lilac	Syringa meyeri "Palibin"	S	Rounded	Sun; purple flowers; dense; fine-textured; good informal hedge plant often sold as S. palibiniana
Lilac, Persian	Syringa persica	M	Upright	Sun; bluish-green foliage; lilac, purple flowers; susceptible to mildew
Mockorange, Glacier	Philadelphus x virginalis "Glacier"	F	Rounded	Sun; double, white, fragrant flowers
Mockorange, Lemoine	Philadelphus x lemoine cvs.	F	Upright	Sun; moist, well-drained soil; semi-dwarf; single white flowers
Privet, Golden Vicary	Ligustrum x vicaryi	м	Vase	Sun; bright yellowish-green foliage
Privet, Regel's Border	Ligustrum obtusifolium var. regelianum	F	Spreading	Dry soil; shade; white flowers; blue-black fruits; late, purple fall color
Rose, Father Hugo	Rosa hugonis	F	Vase	Poor soil; sun; yellow flowers; sparse red fruits; fine-textured
*Rose, Prairie; Climbing Rose	Rosa setigera	F	Sprawling- mounded	Sun; pink flowers in July; red fruits; orange fall color; can be used as a climber
Rose, Rugosa	Rosa rugosa cvs.	F	Rounded	Dry soil; sun; white, yellow, pink or red flowers; large, edible red fruits; salt- tolerant; includes "Grootendorst"
Spirea, Bridlewreath	Spiraea prunifolia	F	Vase	Sun; white flowers; arching branches
Spirea, Ural False	Sorbaria sorbifolia	F	Erect	Sun; fuzzy white flowers; suckering
Spirea, Vanhoutte	Spiraea x vanhouttei	F	Vase	Sun; white flowers; arching branches; salt-tolerant
Viburnum, Koreanspice	Viburnum carlesii	S	Rounded	Shade; urban; pink to white, fragrant flowers; blue-black fruits; red fall color

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
MEDIUM SHRUBS: 5 to 8 feet; plant at least 3 to 4 feet apart (continued)				
*Viburnum, Witherod	Viburnum cassinoides	М	Rounded	Wet, acid soil; tolerates poor drainage; white flowers; pink to red to blue fruits; red fall color
Weigela, Old-Fashioned; Cardinal Bush	Weigela florida	М	Spreading	Well-drained soil; pink, funnel-shaped flowers
Weigela, Red Prince	Weigela x "Red Prince"	м	Spreading	Well-drained soil; red flowers
Willow, Dwarf Arctic	Salix purpurea "Gracilis"	F	Rounded	Wet soil; sun; fine-textured silvery leaves; hedge plant
*Winterberry	llex verticillata	S	Upright	Wet, acid soil; tolerates poor drainage; dioecious (needs pollinator); red fruits
LOW SHRUBS: 2 to 5 feet; plant at le	east 2½ to 3 feet apart			
Barberry, Japanese (J.B.)	Berberis thunbergii	M	Rounded	Dry soil; shade; red fruits; orange fall color; thorns; good hedge plant
Redleaf J.B.	var. atropurpurea	м	Rounded	Sun; red summer foliage
Crimson Pygmy J.B.	"Crimson Pygmy"	s	Low mound	Sun; red summer foliage; 2' tall
Rosy Glow J.B.	"Rosy Glow"	м	Rounded	Sun; rose-red-whitish leaves
Barberry, Korean	Berberis koreana	м	Upright	Sun; showy red fruits and autumn foliage; thorns; suckering; coarse
Box or Boxwood, Green Velvet	Buxus x "Green Velvet"	S	Rounded	Shade; broadleaf evergreen; good hedge plant; protection from severe low temperatures and winter winds
Box or Boxwood, Wintergreen Korean Littleleaf	Buxus sinica var. insularis "Wintergreen"	S	Rounded	Shade; broadleaf evergreen; good hedge plant; protection from severe low temperatures and winter winds
*Chokeberry, Glossy Black	Aronia melanocarpa var. elata	S	Suckering	Wet soil; shade; white flowers; black fruits; red fall color
*Cinquefoil, Bush; Potentilla (P.)	Potentilla fruticosa	s	Rounded	Dry soil; sun; blooms all summer
Abbotswood P.	"Abbotswood"	s	Rounded	White flowers; blue-green foliage
Gold Drop P.	"Gold Drop"; "Farrei"	s	Rounded	Yellow flowers; small green leaves
Goldfinger P.	"Goldfinger"	s	Rounded	Yellow flowers; yellow-green foliage
Jackman P.	"Jackmanii"	S	Rounded	Larger bright-yellow flowers; medium- green foliage; salt-tolerant
McKay's White P.	"McKay's White"	s	Rounded	Cream flowers; yellow-green foliage
Primrose Beauty P.	"Primerose Beauty"	S	Rounded	Pale-yellow flowers; silvery foliage
Cotoneaster, Cranberry	Cotoneaster apiculatus	S	Mounded	Dry soil; red fruits; red fall color
Cotoneaster, Rock	Cotoneaster horizontalis	м	Spreading	Sun; dark glossy green foliage; fishbone- pattern branches; reddish-purple fall color; bright red fruits
Coralberry, Indiancurrant; Buckbrush	Symphoricarpos orbiculatus	F	Suckering	Dry soil; shade; pink fruits; good bank cover
Currant, Alpine	Ribes alpinum	м	Rounded	Shade; urban; good hedge plant; salt- tolerant
Daphne, Burkwood (B.D.)	Daphne x burkwoodii	S	Rounded	Partial shade; well-drained soil; semi- evergreen; fragrant pinkish flowers
Carol Mackie B.D.	"Carol Mackie"	s	Rounded	Varigated leaves

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Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks	
LOW SHRUBS: 2 to 5 feet; plant at least 21/2 to 3 feet apart (continued)					
Deutzia, Compact Lemoine	Deutzia x lemoinei "Compacta"	S	Rounded	Well-drained soil; white flowers	
Floweringalmond, Pink Dwarf	Prunus glandulosa "Sinensis"	S	Rounded	Sun; well-drained soil; double, pink flowers; no fruits; narrow leaves	
Floweringquince, Texas Scarlet	Chaenomeles x superba "Texas Scarlet"	M	Spreading	Dry soil; urban; red flowers; yellow, edible fruits; thornless; flower buds may be injured or killed during some winters	
Forsythia, Bronx	Forsythia viridissima "Bronxensis"	S	Low mound	Sun; small yellow flowers; fine-textured; purple fall color	
Honeysuckle, Clavey's Dwarf	Lonicera x xylosteoides "Clavey's Dwarf"	M	Rounded	Dense growth;. good hedge or screening plant	
Emerald Mound Honeysuckle	"Emerald Mound"; "Nana"	м	Mounded	Rich, bluish-green foliage; dense, compact form	
Miniglobe Honeysuckle	"Miniglobe"	s	Globe	Dense 2' globe	
*Honeysuckle, Dwarf Bush	Diervilla lonicera	S	Mounded	Dry soil; shade; yellow flowers; good bank cover	
Hydrangea, Annabelle Smooth	Hydrangea arborescens "Annabelle"	S	Mounded	Moist soil; shade; white, clustered flowers; dense; bloom on new wood	
Snowhill Hydrangea	"Grandiflora"	s	Mounded	Smaller flower clusters and less dense than above	
Mockorange, Golden	Philadelphus coronarius "Aureus"	S	Rounded	Sun; white flowers; yellow summer foliage	
Ninebark, Dwarf Common	Physocarpus opulifolis "Nanus"	S	Rounded	Dry soil; shade; creamy-white flowers; red capsular fruits; shredded bark	
Oregongrape, Mayhan	Mahonia aquifolium "Mayhan"	S	Suckering	Shade; urban; yellow flowers; blue fruits; holly-like evergreen foliage; needs shelter from winter sun and wind	
Privet, Lodense	Ligustrum vulgare "Lodense"	S	Rounded	Dry soil; dense compact form; susceptible to blight	
Rose, Virginia	Rosa virginiana	M	Suckering	Sun; pink flowers; persistent red fruits; red stems; good bank cover	
*St. Johnswort, Kalm's	Hypericum kalmianum	S	Rounded	Dry soil; sun; yellow flowers; shiny brown twigs	
*Serviceberry, Running	Amelanchier stolonifera	М	Suckering	Dry soil; shade; white flowers; edible fruits; orange fall color	
*Snowberry	Symphoricarpos albus	F	Vase	Best in dry soil; shade; tiny pink flowers; showy white fruits; salt-tolerant; may be sold as S. rivularis	
Spirea, Billiard	Spiraea x billiardii	м	Upright	Sun; pink flowers in July and August	
Spirea, Bumalda (S.)	Spiraea x bumalda	м	Rounded	Dry soil; sun; summer flowering	
Anthony Waterer S.	"Anthony Waterer"	м	Rounded	Raspberry-red flowers	
Froebelii S.	"Froebelii"	м	Rounded	Pinkish flowers; coppery fall color	
Goldflame S.	"Goldflame"	M	Rounded	Gold leaves; red-tipped young shoots; coppery fall color	
Spirea, Grefsheim	Spiraea x cinerea "Grefsheim"	S	Mounded	Sun; white flowers in early May; fine- textured; may be sold as "Graciosa"	

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks	
LOW SHRUBS: 2 to 5 feet; plant at least 21/2 to 3 feet apart (continued)					
Spirea, Japanese (J.S.)	Spiraea japonica	S	Mounded	Sun; pale pink flowers in summer	
Daphne J.S.	var. alpina	s	Mounded	Only 10 inches high with tiny flowers	
Goldmound J.S.	"Goldmound"	S	Mounded	Gold summer foliage	
Little Princess J.S.	"Little Princess"	s	Mounded	Pale pink flowers	
Spirea, Japanese White	Spiraea albiflora	м	Mounded	Sun; white flowers in summer	
Spirea, Snowmound	Spiraea nipponica "Snowmound"	S	Mounded	Sun; white flowere; blue-green foliage; possible disease problem	
Stephanandra, Cutleaf	Stephanandra incisa "Crispa"	F	Mounded	Sun; well-drained, acid soil; excellent ground cover	
*Sumac, Fragrant (F.S.)	Rhus aromatica	м	Mounded	Dry soil; sun; red fruits; fragrant foliage, turns orange-maroon in fall; salt- tolerant	
Gro-Low F.S.	"Gro-Low"	м	Mounded	Uniform 2 1/2' height; glossy leaves	
Viburnum, Compact European Cranberrybush	Viburnum opulus "Compactum"	S	Rounded	Partial shade; white flowers; persistent, red fruit; dense habit	
Viburnum, Dwarf European Cranberrybush	Viburnum opulus "Nanum"	S	Globe	Shade; no flowers or fruits; twiggy	
Viburnum, Dwarf Koreanspice	Viburnum carlesii "Compacta"	S	Rounded	Partial shade; dense, compact form; white, fragrant flowers; red fall color	
Willow, Silver Creeping	Salix repens var. nitida	S	Spreading	Moist soil; sun; silvery foliage; ground cover	
*Winterberry, Red Sprite	llex verticillata "Red Sprite"	S	Upright	Wet, acid soil, tolerates poor drainage; dioecious (needs pollinator); large red fruits	

<sup>a</sup>The following letters represent: S — Slow; M — Medium; and F — Fast.

\* Wisconsin native.

# D. EVERGREEN SHRUBS

		Growth			
Common Name	Botanical Name	Rate <sup>a</sup>	Form	Remarks	
TALL SHRUBS: 8 to 10 feet, sometimes 15 feet; plant at least 6 to 8 feet apart, depending on spread					
Arborvitae, Ware; Siberian	Thuja occidentalis	M	Broad-	Moist soil, half-shade; a dark green foliage;	
Arborvitae (Also see Low Evergreen Trees)	"Wareana"		pyramidal	may be sold as T.o. "Robusta"	
Juniper Chinese (C.J.)	luninerus chinensis		·	Sun: well-drained soil	
Ames C 1	"Ames"	м	Broad-	Bluish green foliage	
			pyramidal		
Fairview C.J.	"Fairview"	M	Narrow- pyramidal	Bluish-green foliage; silver berries	
Hetz C.J.	"Hetzi"	F	Ascending- spreading	Silvery-blue foliage	
Kettleer C.J.	"Kettleeri"	F	Broad- pyramidal	Green foliage	
Robusta Green C.J.	"Robusta Green"	м	Broad- pyramidal	Tufted brilliant green foliage	
Spartan C.J. (See also Low Evergreen Trees)	"Spartan"	F	Pyramidal	Rich green foliage	
Juniper, Rocky Mountain; Colorado Redcedar	Juniperus scopulorum	S	Narrow- pyramidal	Sun; well-drained soil; bluish-green foliage	
Blue Heaven Juniper (J.)	"Blue Heaven"	s	Narrow- pyramidal	Blue foliage; heavy cone bearer	
Blue Wichita J.	"Wichita Blue"	S	Narrow- pyramidal	Silvery-blue foliage	
Medora J.	"Medora"	S	Pyramidal	Blue foliage	
Moffett J.	"Moffetti"	s	Pyramidal	Silvery-green foliage	
Sutherland J.	"Sutherland"	s	Pyramidal	Green foliage	
Welch J.	"Welch"	S	Narrow- pyramidal	Bluish-green foliage	
MEDIUM SHRUBS: 2 to 8 feet; plant a	t least 4 to 6 feet apart, dependi	ng on sprea	d		
Arborvitae (A.)	Thuja occidentalis			Moist soil; half-shade; green foliage	
Giobe A.	"Globosa"	S	Globular	Green foliage turns grayish-green in winter	
Hetz Midget A.	"Hetz Midget"	s	Globular	Bright green foliage	
Holmstrup A.	"Holmstrup"	S	Globular	Dark green foliage; compact	
Rheingold A.	"Rheingold"	s	Mound	Golden foliage	
Woodward Globe A.	"Woodwardii"	м	Globular	Bright green foliage	
Juniper, Blue Star Singleseed	Juniperus squamata "Bluestar"	s	Mounded	Sun; blue foliage	
Fishtail Juniper	"Meyeri"	S	Irregular- bushy	Bluish-white foliage	
Juniper Chinese (C.J.)	Juniper chinensis		· · · ·	Sun; well-drained soil	
Blaauw C.J.	"Blaauw"	м	Upright-vase	Grayish-blue foliage	
Blue Pfitzer Juniper	"Pfitzeriana Glauca"	F	Spreading	Bluish-gray foliage; no fruit	
Gold Tip Pfitzer Juniper	"Pfitzeriana Aurea"	м	Spreading	Green foliage with gold tips	
Maney C.J.	"Maney"	м	Upright-vase	Bluish-green foliage	
Mint Julep C.J.	"Mint Julep"	s	Upright- bushy	Yellow-green foliage; also sold as "Sea Green"	
Old Gold C.J.	"Old Gold"	M	Spreading	Green foliage with gold tips; bronze-gold foliage in winter; no fruits	
Pfitzer Juniper	"Pfitzeriana"	F	Wide- spreading	Green foliage; no fruits; salt-tolerant	

# D. EVERGREEN SHRUBS (continued)

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks	
MEDIUM SHRUBS: 2 to 8 feet; plant a	at least 4 to 6 feet apart, dependi	ing on sprea	d (continued)	4	
Juniper Chinese (C.J.)					
(continued) Schroeder Compact Juniper	"Pfitzeriana Compacta"	м	Spreading	Compact green foliage	
*Juniper, Oldfield Common	Juniperus communis var. depressa	s	Spreading	Sun; well-drained soil; light green foliage turns brown in winter	
Pine, Mugo	Pinus mugo var. mugo	м	Mounded	Sun; dry soil; green foliage	
Spruce, Dwarf Alberta	Picea glauca "Conica"	s	Pyramidal	Shelter from winter sun; light-green foliage	
Spruce, Nest	Picea abies "Nidiformis"	S	Spreading	Sun; grayish-green foliage; nest-like shrub	
Yew, Anglojapanese	Taxus x media cvs.	S	Round or Upright	Shade; very dark green foliage; needs ideal conditions	
Densiformis Yew (Y.)	"Densiformis"	м	Spreading	Bright green foliage; protected shady areas	
Hicks Y.	"Hicksii"	s	Upright	Columnar with flat top; dark green foliage	
Tauton Y.	"Tautonii"	S	Spreading	Most winter-burn-resistant cultivar	
Ward Y.	"Wardii"	S	Spreading	Dense dark green foliage	
Yew, Dwarf Japanese (J.Y.)	Taxus cuspidata "Nana"	S	Mounded	Shade; urban; very dark green foliage; needs ideal conditions	
Intermedia J.Y.	"Intermedia"	s	Rounded	Dark green foliage	
Spreading J.Y.	"Expansa"	s	Spreading	Shade; urban; very dark green foliage; needs ideal conditions	
LOW SHRUBS: 6 to 24 inches; plant at least 4 to 6 feet apart, depending on spread					
Juniper, Chinese	Juniper chinensis			Sun; well-drained soil	
Japanese Garden Juniper	var. procumbens	s	Creeping	Bluish-green foliage year-round	
Dwarf Japanese Garden Juniper	"Nana"	S	Creeping	Dwarf and dense	
Kallay's Compact Pfitzer Juniper	"Kallay's Compact"	м	Spreading	Pale green foliage	
Sargent Juniper	var. sargentii	м	Creeping	Green or bluish-green foliage in "Glauca" cultivar	
Juniper, Petite Common	Juniperus communis "Petite"	м	Creeping	Dense; compact; fruits	
Creeping Common Juniper	"Repanda"	м	Creeping	Sun; green foliage in winter	
*Juniper, Creeping (J.)	Juniperus horizontalis	M	Creeping	Dry soil; variable color-brown in winter; subject to blight disease	
Bar Harbor J.	"Bar Harbor"	м	Creeping	Bluish-green foliage turning purple in winter	
Blue Chip J.	"Blue Chip"	м	Creeping	Blue foliage year-round	
Blue Rug J.	"Wiltonii"	м	Flat-trailing	Silvery-blue foliage and fruits	
Hughes J.	"Hughes"	м	Spreading	Silvery-blue foliage; radial branching habit	
Webber J.	"Webberi"	м	Creeping	Bluish-green foliage; mat-like	
Wisconsin J.	"Wisconsin"	M	Creeping	Bluish-green foliage turning steel blue in winter	
Youngstown J.; Andorra J.	"Youngstown"	м	Radial- creeping	Grayish-green foliage turning purple in winter	

#### Appendix A (continued)

#### **D. EVERGREEN SHRUBS (continued)**

Common Name	Botanical Name	Growth Rate <sup>a</sup>	Form	Remarks
LOW SHRUBS: 6 to 24 inches; plant a	t least 4 to 6 feet apart, dependi	ng on sprea	d (continued)	
Juniper, Savin	Juniperus sabina	· .		Sun; well-drained soil
Broadmoor Juniper (J.)	"Broadmoor"	S	Mounded	Soft gravish-green foliage; fine-textured
Buffalo J.	"Buffalo"	S	Low- spreading	Bright green foliage; fine-textured
Calgary Carpet J.	"Calgary Carpet"	S	Low- spreading	Soft green foliage

<sup>a</sup>The following letters represent S — Slow; M — Medium; and F — Fast.

\*Wisconsin Native.

Source: E. R. Hasselkus, <u>A Guide to Selecting Landscape Plants for Wisconsin</u>, Madison, WI, University of Wisconsin-Extension, 1991; Michael A. Dirr, <u>Manual of Woody Landscape Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses</u>, Champaign, IL, Stipes Publishing Company, Fourth Edition, 1990; Richard D. Schein, Ph. D., <u>Street Trees: A Manual for Municipalities</u>, State College, PA, Treeworks, 1993; Henry D. Gerhold, Willet N. Wandell, Norman L. Lacasse, <u>Street Tree Factsheets</u>, University Park, PA, Pennsylvania State University, 1993; and SEWRPC.

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#### **Appendix B**

#### SUGGESTED ARCHITECTURAL REVIEW GUIDELINES

#### **Purpose and Intent**

The architectural compatibility of buildings located in a community is of critical public concern. The intention of public review of proposed building designs by a review committee is to avoid incompatible building designs and adverse impacts on the visual experience in a community. The development or redevelopment of buildings should be consistent with the general intent and purposes of promoting the public health, safety, and general welfare; maintaining the good appearance of the Village; and promoting development and redevelopment of buildings in harmony with the adopted comprehensive plan for the development of the Village. Architectural review guidelines for buildings are set forth herein for the specific purpose of promoting an attractive community, compatible development, and stability of property values and to prevent impairment or depreciation of property values.

#### Architectural Review Guidelines

The following guidelines are established for the aforenoted purposes and are intended to apply to all new buildings and to changes or additions to existing buildings in the Village.

- 1. The proportions, scale and mass, of a building relative to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- 2. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.
- 3. No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- 4. No building shall be permitted the design or exterior appearance of which is so nearly identical to those adjoining as to create excessive monotony or drabness.
- 5. No building shall be permitted where any exposed facade is constructed or faced with finished material which is aesthetically incompatible with the other facades and presents an unattractive appearance to the public and to surroundings properties. A minimum of 30 percent of the front of all buildings, the side of the building facing streets, is deemed to front, shall be finished with brick, fieldstone, or decorative masonry material, except where the building style requires a different material. Aluminum or vinyl siding which has the appearance of wood siding or other compatible material may, however, be permitted. Commercial, manufacturing, and institutional buildings on corner lots shall have the required masonry siding on the facade facing each street. No metal-faced building shall be constructed in a residential or business district. All faces of buildings shall be kept in good repair and appearance at all times. All buildings shall be of approved construction, in conformance with all applicable building codes.
- 6. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing neighborhood buildings.
- 7. Accessory buildings shall be built with materials compatible with those of the principal building on the same site.
- 8. No building shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely

affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing buildings on adjoining properties.

- 9. No building shall be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village.
- 10. Buildings shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical to prevent indiscriminate earth moving or clearing of property, disfiguration of natural land forms, and disruption of natural drainage patterns.
- 11. Buildings shall be provided with adequate public services, as approved by the appropriate utility.
- 12. Floors of buildings shall be hard-surfaced and not gravel.
- 13. No buildings shall obstruct the passage of natural light to an adjacent property.
- 14. No buildings shall impair the enjoyment of historic attractions and areas of significant historic interest.
- 15. Buildings on premises which have historical significance as certified by the Village of Slinger shall be maintained or restored insofar as is practicable in a manner which will protect their historical significance, in accordance with the standards promulgated by the U.S. Secretary of Interior for historic preservation projects.
- 16. Buildings shall be consistent with the public goals, objectives, principles, standards, policies, and urban design criteria set forth in the adopted community master plan of the Village or any component thereof.

#### **Appendix C**

# **RESOLUTION OF THE VILLAGE OF SLINGER PLAN COMMISSION ADOPTING THE VILLAGE OF SLINGER FINAL RECOMMENDED LAND USE AND STREET SYSTEM PLAN**

# RESOLUTION NO. # P05-01-95

#### A Resolution Adopting the Village of Slinger Land Use and Street System Plan.

WHEREAS, the Village of Slinger, pursuant to the provisions of Sections 61.35 and 62.23 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a Master Plan for the physical development of the Village of Slinger; and

WHEREAS, the Village of Slinger requested the Southeastern Wisconsin Regional Planning Commission to prepare a Land Use and Street System plan for the Village, which plan includes:

- 1. Collection, compilation, processing, and analyses of various types of demographic, economic, natural resource, historic resource, recreation and open space, land use, transportation, and other information pertaining to the Village;
- 2. A forecast of growth and change;
- 3. Statements of development objectives, principles, standards, and related urban design criteria;
- 4. A Land Use and Street System Plan map;
- 5. Recommendation of activities to implement the plan; and

WHEREAS, the aforementioned forecasts, inventories, analysis, objectives, principles, standards, and related urban design criteria, Land Use and Street System Plan, and implementation recommendations are set forth in a published report entitled SEWRPC Community Assistance Planning Report No. 186, <u>A</u> Land Use and Street System Plan for the Village of Slinger: 2010, Washington County, Wisconsin; and

WHEREAS, the Village of Slinger Plan Commission has held public meetings to acquaint residents, landowners, and local government officials of the Village and neighboring municipalities with the plan recommendations including formal public hearings held on the 13th day of July, 1994 and the 9th day of March, 1995; and

WHEREAS, the Village Plan Commission has carefully considered the plan over an extended period of time, including statements and requests during the planning process, and has proceeded to incorporate, where deemed appropriate, changes to the recommended land use and street system plan; and

WHEREAS, the Village Plan Commission considers the plan to be a necessary guide to the future development of the Village and environs;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Village of Slinger Plan Commission on the 10th day of May, 1995, hereby adopts the SEWRPC Community Assistance Planning Report No. 186, entitled <u>A Land Use and Street System Plan for Village of Slinger: 2010, Washington County, Wisconsin, and the attendant recommended Land Use and Street System Plan as a guide for the future development of the Village of Slinger and surrounding environs.</u>

BE IT FURTHER RESOLVED, that the Secretary of the Village of Slinger Plan Commission transmit a certified copy of this resolution, after recording the action on the adopted plan, to the Board of Trustees of the Village of Slinger and to the Southeastern Wisconsin Regional Planning Commission.

Richard A. Kohl, Village President

ATTEST:

Dean A. Otte, Village Clerk

#### Appendix D

# **RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF SLINGER ADOPTING THE VILLAGE OF SLINGER LAND USE AND STREET SYSTEM PLAN**

#### **RESOLUTION # 05-01-95**

# Resolution for Adopting the Village of Slinger Land Use & Street System Plan.

WHEREAS, the Village of Slinger, pursuant to the provisions of Sections 61.35 and 62.23 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, the Village Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), a plan for the physical development of the Village of Slinger and environs, said plan embodied in SEWRPC Community Assistance Planning Report No. 186, A Land Use and Street System Plan for the Village of Slinger: 2010, Washington County, Wisconsin; and

WHEREAS, the Village Plan Commission on the 10th day of May, 1995, adopted SEWRPC Community Assistance Planning Report No. 186 and the attendant final recommended land use and street system plan, and has submitted a certified copy of that resolution to the Board of Trustees of the Village of Slinger; and

WHEREAS, the Board of Trustees of the Village of Slinger concurs with the Village Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 186;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Slinger hereby adopts SEWRPC Community Assistance Planning Report No. 186 and the attendant final recommended land use and street system plan as a guide for the future development of the Village of Slinger and surrounding environs.

BE IT FURTHER RESOLVED, that the Village Plan Commission shall annually report to the Village Board on all amendments to the land use and street system plan adopted by the Plan Commission.

Passed and Approved this <u>15<sup>th</sup></u> day of <u>Ney</u>, 1995.

Richard A. Kohl, Village President

Attest:

Dean A. Otte, Village Clerk