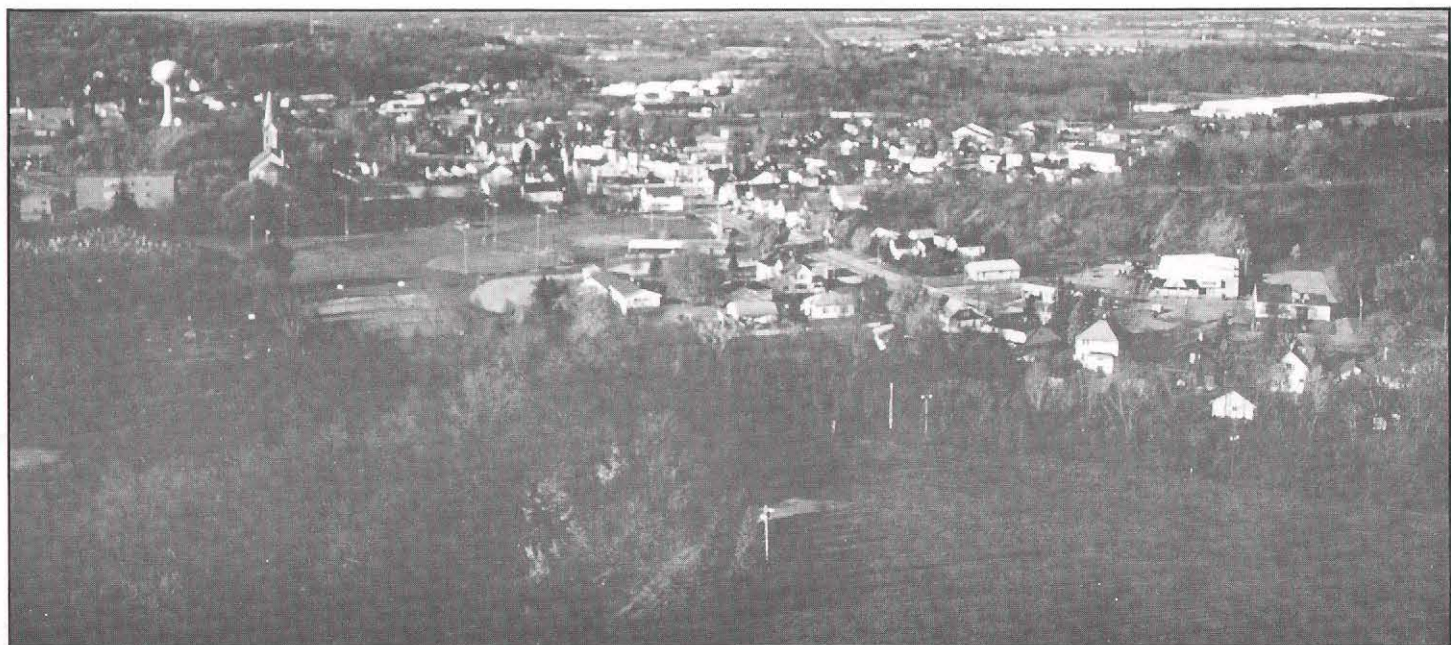


A LAND USE AND STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER: 2010



SUMMARY REPORT

December 1995

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INTRODUCTION

The land use and street system plan for the Village of Slinger and environs summarized herein was adopted on May 10, 1995, by the Village Plan Commission and on May 15, 1995, by the Village Board. The plan was prepared cooperatively by staffs of the Village of Slinger and of the Southeastern Wisconsin Regional Planning Commission, under the direction of the Village Plan Commission and the Slinger Master Plan Advisory Committee. The adopted plan is intended to serve as a guide to help local officials in making land use development and redevelopment decisions within the Village of Slinger and its environs. The findings and recommendations of the planning effort are documented in SEWRPC Community Assistance Planning Report No. 186, A Land Use and Street System Plan for the Village of Slinger: 2010.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development in the Slinger area, including existing and probable future 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. By applying these objectives and standards to the present and anticipated future needs of the Slinger area, the plan seeks to serve as an effective guide for the development of that area. The planning effort also includes recommendations for implementing the plan over time.

GENERAL DESCRIPTION OF THE SLINGER STUDY AREA

The study area for the planning effort lies entirely within Washington County, as shown on Map 1. It encompasses about 20 square miles, including all of the Village of Slinger and portions of the Towns of Polk and Hartford. The Village of Slinger, based on 1989 corporate limits, occupied about two square miles, or about 10 percent of the total study area. The remainder of the study area lies substantially within the 1.5-mile extra-territorial plat approval jurisdiction of the Village.

ANTICIPATED GROWTH AND CHANGE

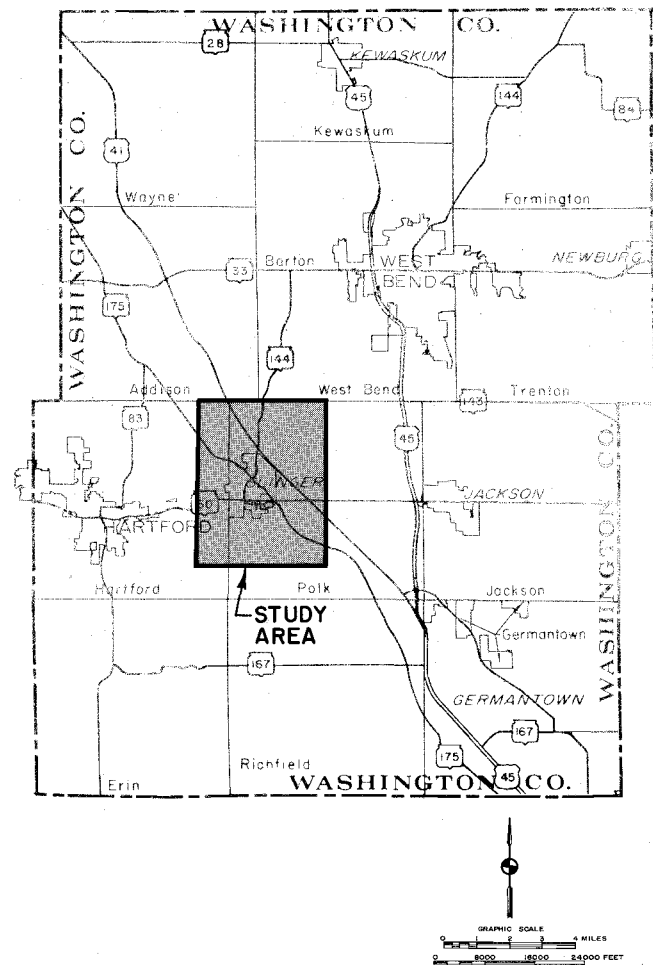
Information on the size, characteristics, and distribution of the resident population, households, and employment is an essential part of any planning effort, as are sound

forecasts of likely changes in these factors over time. This information is essential to the preparation of a sound community land use plan, since the expected number of residents, households, and employees directly influences the amount of land set aside for the various types of land uses.

The population and employment forecasts used for planning in the Slinger area were based on consideration of alternative population and employment forecasts

Map 1

LOCATION OF THE VILLAGE OF SLINGER STUDY AREA IN WASHINGTON COUNTY



Source: SEWRPC.

developed for the Southeastern Wisconsin Region to the plan design year 2010. Two alternative regional forecasts were considered the most likely scenarios for the Village of Slinger: an intermediate-growth centralized development scenario and a high-growth decentralized development scenario. Under these two scenarios, the resident population of the Slinger urban service area, that is, the portion of the study area envisioned to be developed for urban use with public utilities, may be expected to range from about 2,680 to 4,430 persons. Employment is expected to range from about 1,560 to 2,000 jobs. These projections were based on the number of residents and jobs anticipated by the year 2010 under a range of varying social and economic conditions, including a range of fertility and mortality rates, rates of migration into and out of the Region, and the distribution of population and employment within the Region.

In reviewing these forecasts and noting historic and current trends in population and employment for the area, the Village Plan Commission selected the high-growth decentralized scenario for use in the planning effort. Under this scenario, the year 2010 resident population of the planned urban service area may be expected to reach about 4,430 persons, an increase of about 2,770 persons over the 1985 resident population level of about 1,660 persons. The total number of jobs may be expected to reach about 2,000, an increase of about 1,130 jobs over the 1985 level of 870 jobs.

The anticipated changes in age distribution within the population have important implications for land use and housing planning. Within the Village of Slinger urban service area, the potential increase in the school-age population (the five- to 19-year age groups) under the selected forecast serves as the basis for estimating the potential future need for additional educational and recreational facilities. Similarly, the expected rise in the working-age (20- to 64-year age groups) population, about double the 1980 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 forecast indicates a potential rise in the population 65 years of age and older. The general aging of the population may be expected to increase the demand for elderly housing units and special transportation and health care services within the urban service area.

In 1985, the average household size in the Village of Slinger urban service area was about 2.75 persons. Under the selected forecast scenario, this average may be expected to decrease to about 2.71 persons by 2010. Taking the population forecast into account, this means that about 980 more housing units will be required between 1985 and 2010 to meet the housing needs of the forecast resident population, an increase of about 38 units per year.

THE NATURAL ENVIRONMENT

The natural resources of the Slinger area are 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. Accordingly, any meaningful planning effort must recognize the existence of a natural resource base to which urban development must be properly related if serious environmental and urban development problems are to be avoided.

As part of the planning effort, inventories were made of the natural resource base of the area, including soil characteristics, topography and surface water drainage patterns, floodlands, wetlands, woodlands, wildlife habitat, and prime agricultural lands. Related elements such as scenic viewpoints, natural areas of scientific value,



GLACIAL MORaine AND PIKE LAKE STATE PARK



TRILLIUM

parks and trails, and other recreational sites were also considered. One of the basic objectives of the land use plan is to exclude urban development from areas containing high-value natural resources, particularly those areas identified as primary environmental corridors, and from areas having poor soils, steep slopes, or floodlands, where development would be costly and subject to potential hazards. Such areas should be permanently preserved in essentially natural, open uses.

Soil Suitability and Prime Agricultural Lands

Soil properties exert a strong influence on land use. Soil suitability maps of the Slinger area were prepared and analyzed and soil limitations for urban development with and without sanitary sewer services were identified. Areas with soils unsuitable for onsite sewage disposal systems should not be considered for urban development unless public sanitary sewers are provided.

Prime agricultural lands not required to meet the demand for urban growth associated with the forecast population and economic activity levels should be protected and preserved in agricultural use. In 1985, prime agricultural lands, defined generally as lands well suited to agricultural production and comprised of parcels at least 35 acres in size, encompassed about 4.6 square miles, or 23 percent of the study area.

Environmental Corridors and Isolated Natural Areas

Environmental corridors are linear areas in the landscape that encompass concentrations of important natural resources. The protection of these corridors is one of the most important objectives of the plan. Primary environmental corridors encompassed about 4.6 square miles, or about 23 percent of the study area.

The primary environmental corridors in the Slinger study area are generally located around Mud Lake and along perennial and intermittent streams, including the Rubicon River and one of its unnamed tributaries. The corridors include large wetland and floodland complexes associated with these and other streams. The primary environmental corridors contain the best remaining woodlands, wetlands, and wildlife habitat areas in the study area and have truly immeasurable environmental and recreational value. Preservation of these primary corridors 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 the natural beauty of the area, and provide valuable recreational opportunities. Preservation will also help avoid the creation of such serious and costly environmental and developmental problems as flood damage, poor drainage, wet basements, failing pavements, excessive infiltration of clear waters into sanitary sewers, and water pollution.



ENVIRONMENTAL CORRIDOR

The plan also identifies secondary environmental corridors in the area. These corridors, while not as significant as the primary environmental corridors in terms of overall resource values, should be considered for preservation in essentially open, natural uses to the extent practicable as urban development proceeds within the study area, since the maintenance of such corridors in open use can facilitate drainage, maintain clusters of natural resource features, and serve as local parks and open space areas. Lands encompassing about 146 acres, or about 1 percent of the study area, were classified as secondary environmental corridors.

In addition, the plan urges the protection and preservation of isolated natural resource areas whenever possible. These areas sometimes serve as the only available wildlife habitat in an area, provide good locations for local parks, and lend diversity to an area. Isolated natural resource areas of five acres or more in size totaled about 495 acres, or 4 percent of the study area.

THE BUILT ENVIRONMENT

For the land use plan to constitute a sound and realistic guide for making decisions concerning the physical development of the Village and its environs, it must be based upon careful consideration of certain built as well as natural features of the study area. Pertinent features of the built environment were identified as existing land uses, historic buildings and sites, community facilities, and public utilities.

A detailed inventory of existing land use in the Slinger study area was conducted to determine the type, amount, and spatial distribution of existing urban development and rural land uses in the area. This information was mapped and analyzed to provide a basis for determining probable land use requirements in the year 2010, and to assist in the development of an appropriate pattern of future land use.

Land uses in the study area and Village as of 1985 are shown on Maps 2 and 3, respectively. Of the approximately 20-square-mile study area, about three square miles, or 13 percent, were occupied by urban land uses, while nonurban land uses, including water, wetlands, woodlands, agricultural lands, and undeveloped lands, occupied the remaining 17 square miles, or about 87 percent. Several important elements of the character of the study area can be noted from Maps 2 and 3. First, agriculture was the largest single land use in the study area, encompassing about 58 percent of that area. The next largest land use in the study area consisted of natural areas, such as water, wetlands, and woodlands, which together encompassed about 28 percent of the total study area.

The incorporated area of the Village of Slinger in 1985 occupied about two square miles, or about 10 percent of the total study area. Developed urban land uses occupied about 515 acres, or about 40 percent of the Village, while nonurban land uses occupied about 770 acres, or about 60 percent of the Village. Natural areas were the predominant land use in the Village in 1985, encompassing about 26 percent of the Village, while agriculture-related uses were the second largest use, occupying about 24 percent of the Village. Residential uses and transportation and utility uses each occupied about 13 percent of the area of the Village.

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 for their relation to the physical development of the Village of Slinger and environs and to the ability of the Village and neighboring local governments to implement the adopted land use plan. The most important of the regulations considered were the comprehensive zoning and land subdivision control ordinances.



SLINGER MUNICIPAL BUILDING



SLINGER FIRE DEPARTMENT

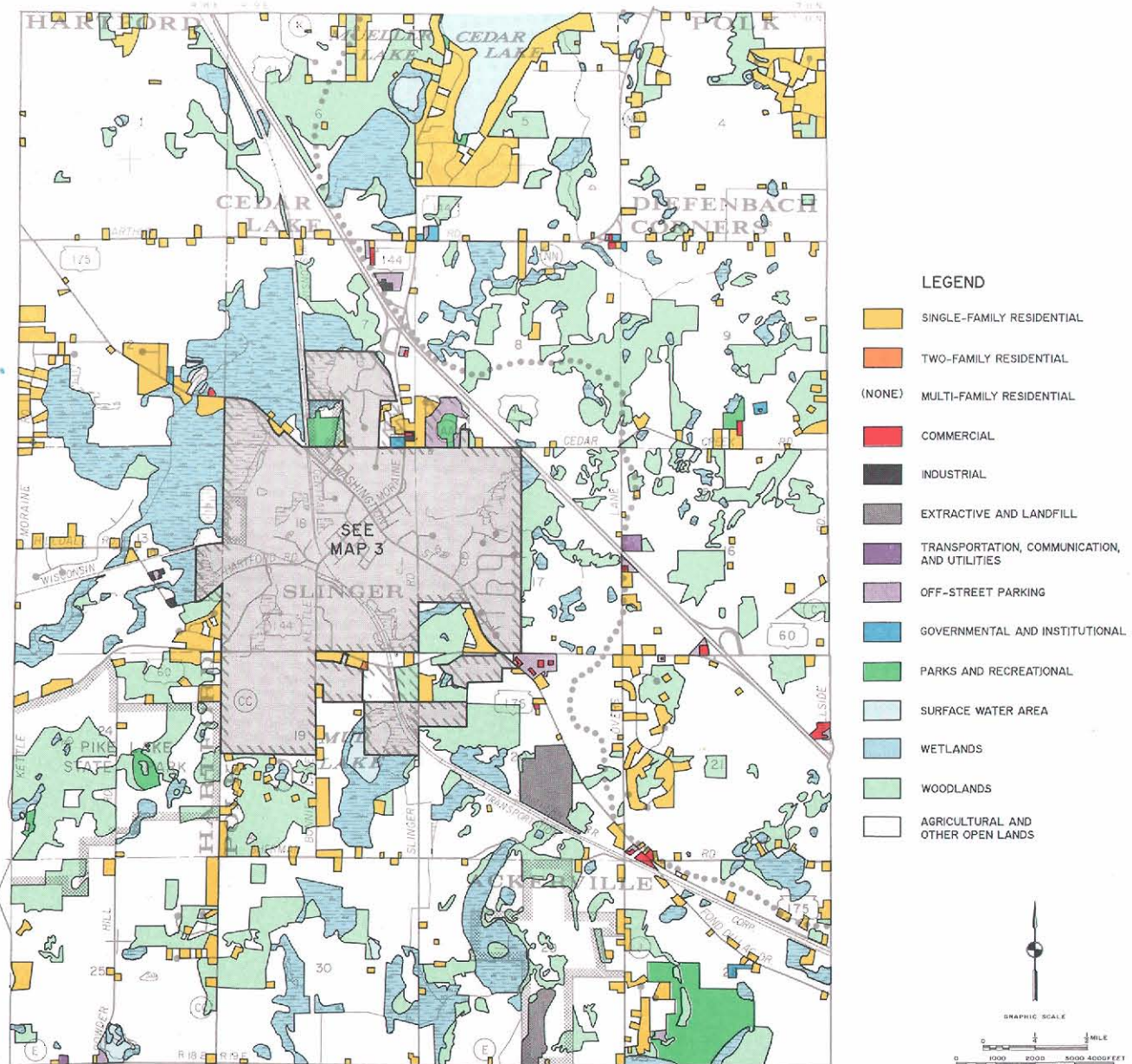


SLINGER MIDDLE SCHOOL

Zoning ordinances within the study area include the Village of Slinger Zoning Ordinance, the Zoning Ordinances of the Towns of Polk and Hartford, and the Washington County Floodplain Zoning Ordinance and Shoreland and Wetland Zoning Ordinance. The Village of Slinger Zoning Ordinance in 1989 defined 21 zoning districts, including two agricultural districts, four single-family residential districts, one two-family 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. Each district contains specific zoning regulations including permitted and conditional uses, maximum residential density, minimum lot sizes, minimum yard requirements, and maximum building heights.

Map 2

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



Source: SEWRPC.

Land division in the study area is also regulated by several ordinances. The Village of Slinger's ordinance covers land within the Village and within the extra-territorial plat approval jurisdiction of the Village, which extends one and one-half miles beyond the corporate limits. The two Towns in the study area have their own land subdivision control ordinances. Washington County has adopted an ordinance for regulating similar land divisions in unincorporated areas within the County. Each land division ordinance contains design standards and prescribes specific data to be provided on all preliminary plats, final plats, and certified survey maps.

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

Early in the planning process, development objectives, principles, standards, and related urban design criteria were formulated. The objectives, principles, and standards address the allocation of land to the various land use categories, the spatial distribution of the various land uses, the protection of the natural resources of the area, the preservation of high-quality open space land for environmental protection and recreational purposes,

the provision of parks and other recreational areas, the provision of an integrated transportation system, the provision of high-quality fire protection, the provision of a variety of housing types, and the preservation of the historical heritage of the study area.

The standards developed as part of the planning process perform a particularly important function in land use plan design since they form the basis on which estimates of future land use needs are based. The per capita and accessibility standards were two of the more important considerations in the design of the plan. The per capita standards, set forth in Table 1, were used to help estimate the number of acres in each land use category expected to be needed to serve the Village population by the year 2010. Accessibility standards, set forth in Table 2, are expressed as a service radius for facilities such as parks, schools, and shopping centers. The accessibility standards were used to distribute needed facilities in locations that will be convenient to the population to be served.

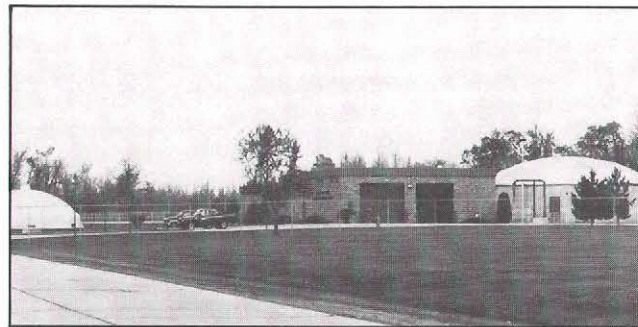
The urban design criteria are intended to help develop solutions to urban design problems with respect to site planning, architectural design, and sign design. These criteria can be used by local officials to evaluate development proposals and related site and building plans.

YEAR 2010 LAND USE AND FACILITY REQUIREMENTS

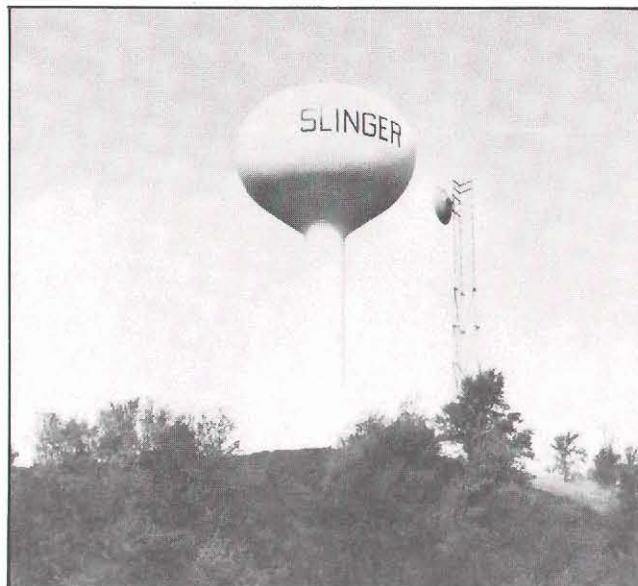
Land Use Requirements

Standards were applied to the population and employment forecasts to estimate the amount of land needed to meet the year 2010 resident population and employment forecasts of about 4,430 persons and 2,000 jobs. Table 3 summarizes the anticipated future urban land use requirements for the Village of Slinger urban service area to the year 2010. An estimated 540 acres of rural and other open lands would need to be converted to urban use between 1985 and 2010 to meet the forecast population and employment levels at the specified standards.

As already noted, a total of 1,585 occupied housing units may be expected to be needed in the Village of Slinger urban service area by the year 2010, an increase of 980 housing units over the 1985 total of 605 units. In the plan design effort, the additional housing units were distributed among five residential density classifications, in order to provide for a wide range of housing types intended to meet a desired housing mix of 60 percent single-family dwelling units, 10 percent two-family dwelling units, and 30 percent multi-family dwelling units by the year 2010. As indicated in Table 3, about 420 additional acres will be needed to provide housing for the household population of about 4,300 persons anticipated by the year 2010 under the selected population forecast.



SLINGER WASTEWATER TREATMENT PLANT



SLINGER WATER TOWER

Community Facility Needs

The Village Hall, at 220 Slinger Road, accommodates administrative offices, the police department, the utility and public works departments, the library, and the recycling center. The existing building, parking area, and garages need to be enlarged. This could be done on the existing 3.7-acre site. Existing governmental operations are anticipated to be accommodated on this site to the year 2010. However, it is likely that after 2010 the Village will need to consider a site for a new library.

In 1989, there was one fire station located in the Village, at 201 Oak Street. The land use plan standards call for most urban development to be located within 1.5 miles of a fire station.¹ Within the Slinger study area,

¹ *The standards call for one-family buildings, two-family buildings, and small concentrations of commercial or industrial uses, not requiring extensive rescue or fire-fighting forces, to be located within two miles of a fire station. This distance may be increased to four miles for scattered commercial and industrial uses and for one- and two-family buildings separated by 100 feet or more.*

Map 3

EXISTING LAND USE IN THE VILLAGE OF SLINGER: 1985

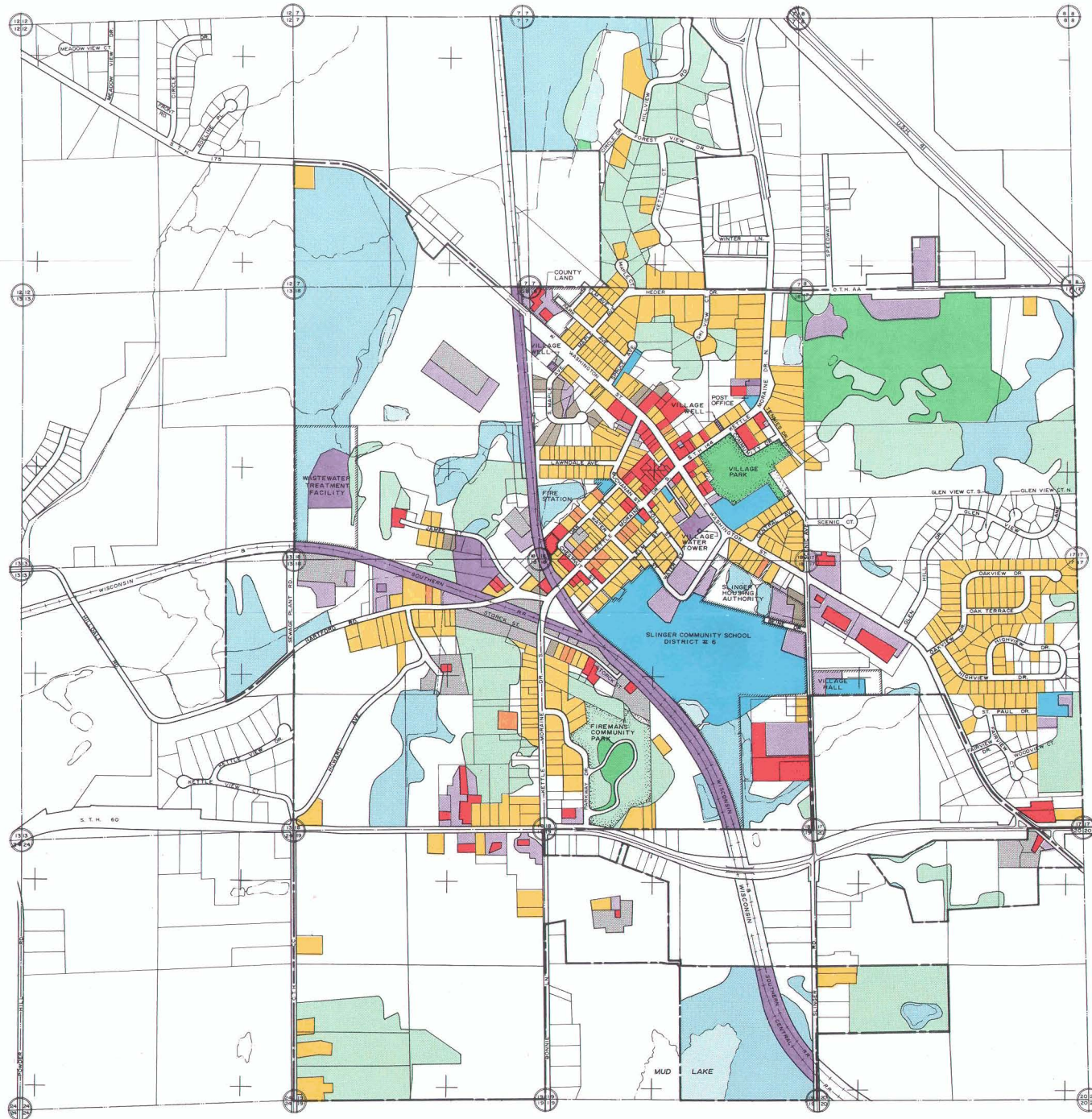


Table 1

URBAN LAND USE STANDARDS FOR THE VILLAGE OF SLINGER

Land Use Category	Development Standard (gross area) ^a
Residential^b	
Single-Family Dwellings	
Rural-Estate-Density (5.0-acre lots or greater)	588 acres per 100 dwelling units
Suburban-Density (1.5- to 4.9-acre lots)	204 acres per 100 dwelling units
Low-Density (20,000- to 65,339-square-foot lots)	109 acres per 100 dwelling units
Medium-Density (7,200- to 19,999-square-foot lots or 2.2 to 6.0 dwelling units per net residential acre)	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 ^c
Governmental and Institutional	
Public Elementary	3.0 acres per 100 students
Public Middle School	3.0 acres per 100 students
Public High School	2.5 acres per 100 students
Church	2.5 acres per 1,000 persons
Other ^d	4.5 acres per 1,000 persons
Public Outdoor Recreation	
Regional and Multi-Community	As recommended in the Regional Park and Open Space Plan
Community ^e	
In Park Sites	2.2 acres per 1,000 persons
In Middle-School or High-School Sites	0.9 acres per 1,000 persons
Neighborhood ^e	
In Park Sites ^f	1.7 acres per 1,000 persons
In Elementary-School Sites	1.6 acres per 1,000 persons

^aGross areas include associated street rights-of-way and off-street parking for each land use category. These standards are 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.

^bBased 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.

^cAssuming 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.

^dThis category includes hospitals, libraries, post offices, police and fire stations, and other related governmental and institutional uses.

^eNatural 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.

^fPark 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.

Table 2

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

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

^aMinimum facility service radius (not walking distance).

^bIndicates minimum average weekday traffic volume required on abutting freeway or arterial street or highway.

^cIncludes both land for the school facility and the associated school-related outdoor recreation facilities.

^dElementary-school site area is based upon the standard of 10 acres plus one acre for each 100 students.

^eMiddle-school site area is based upon the standard of 20 acres plus one acre for each 100 students.

^fHigh-school site area is based upon the standard of 30 acres plus one acre for each 100 students.

Source: SEWRPC.

existing urban development and the adopted planned sanitary sewer service areas, where future urban development is intended to occur, lie largely within the optimum service radius of the existing fire station. Accordingly, the existing fire station may be expected to serve urban development within the Slinger study area to the year 2010.

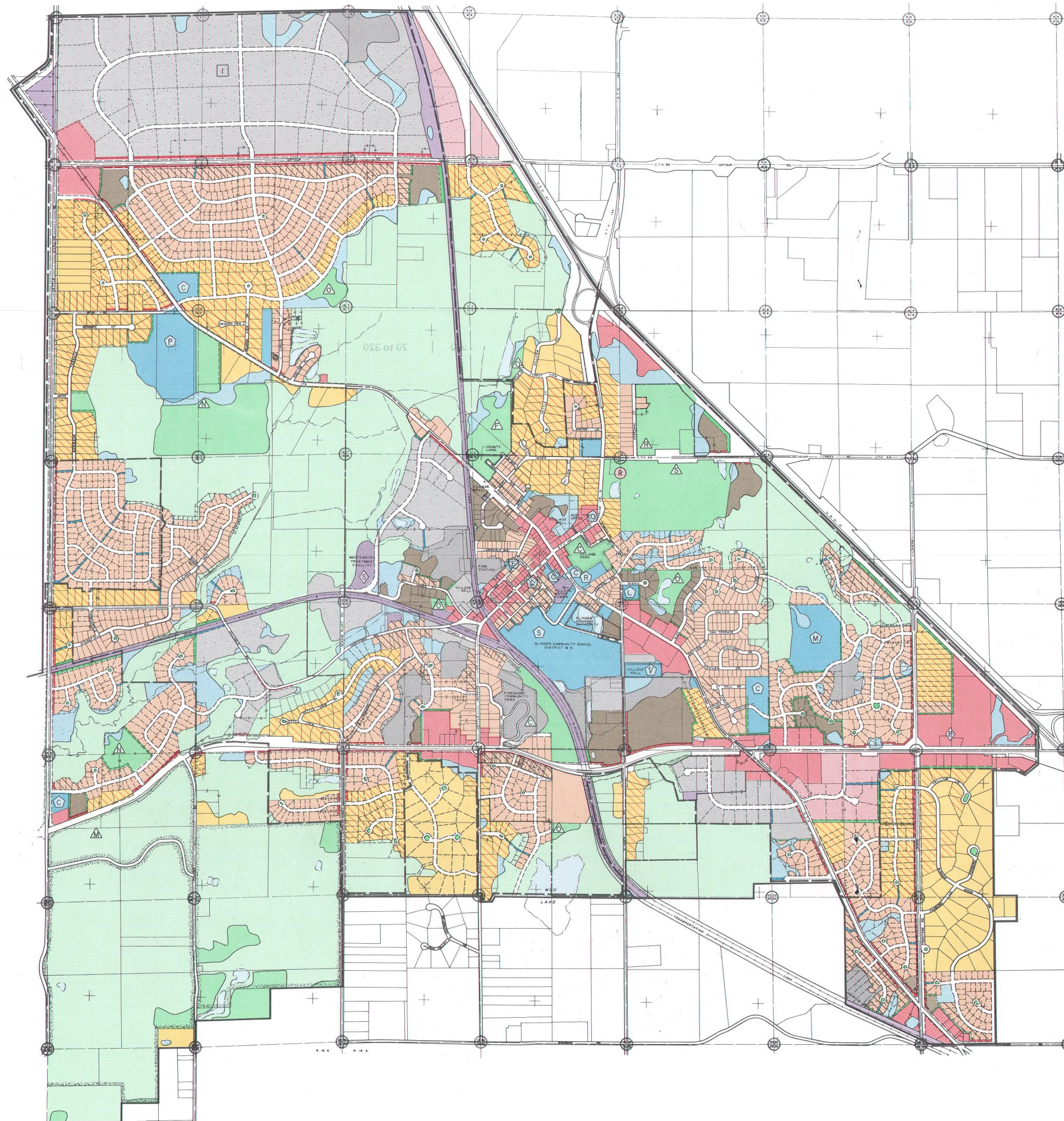
Public school enrollment in the Slinger School District, a 75-square-mile District encompassing the Slinger land use planning study area, may be expected to range from about 1,920 to 2,860. Any educational facility expansion planned for the District to meet needs derived largely from Village population should occur within the Village urban service area. On the basis of the school capacity standards contained in Table 2, a school-age population

forecast at the higher end of the forecast range indicates that there would be a need for additional educational facilities at all grade levels within the District. If the population reaches the lower end of the forecast range, a need for only additional elementary-level educational facilities may be expected.

THE LAND USE AND STREET SYSTEM PLAN

The adopted land use and street system plan for the urban service area and study area, respectively, is shown on Maps 4 and 5. Figure 1 illustrates the differences between the existing 1985 land uses and the proposed land uses, assuming full development of the planned urban service area, in the study area. The entire planned urban service area includes the Village of

ADOPTED LAND USE AND STREET SYSTEM PLAN FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA



LEGEND

- PLANNED URBAN SERVICE AREA BOUNDARY
- VILLAGE OF SLINGER PLANNED URBAN SERVICE AREA BOUNDARY: 2010
- SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
 - SUBURBAN-DENSITY (1.5-TO 4.9-ACRE LOTS)
 - LOW-DENSITY (20,000-TO 65,339-SQUARE-FOOT LOTS)
 - MEDIUM-DENSITY (7,200-TO 19,999-SQUARE-FOOT LOTS)
- TWO-FAMILY RESIDENTIAL DEVELOPMENT
 - MEDIUM-HIGH-DENSITY (6.1 TO 9.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 - HIGH-DENSITY (9.7 TO 14.5 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- COMMERCIAL DEVELOPMENT
 - RETAIL SALES AND SERVICES
 - R RECREATIONAL BUSINESS COMPLEX
 - OFFICES AND PROFESSIONAL SERVICES
- OTHER LAND USES
 - INDUSTRIAL DEVELOPMENT
 - I INDUSTRIAL PARK
 - TRANSPORTATION AND UTILITIES
 - S SEWAGE TREATMENT PLANT
 - P PARK-AND-POOL-LOT
 - GOVERNMENTAL AND INSTITUTIONAL
 - V VILLAGE HALL AND POLICE DEPARTMENT
 - L LIBRARY
 - F FIRE STATION
 - O POST OFFICE
 - S PUBLIC ELEMENTARY AND HIGH SCHOOL
 - M PUBLIC MIDDLE SCHOOL
 - P PUBLIC SCHOOL
 - R PRIVATE SCHOOL
 - C CHURCH
- PARKS AND RECREATION
 - M MAJOR PARK
 - C COMMUNITY PARK
 - N NEIGHBORHOOD PARK
 - F FAIRGROUNDS
 - S SKI HILL
 - R CAR RACING TRACK
 - O OTHER PARK AND RECREATION SITES
- PRIMARY ENVIRONMENTAL CORRIDOR
- NONE SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- OTHER OPEN LANDS TO BE PRESERVED
- NONE RURAL ESTATE AND OTHER AGRICULTURAL AND OPEN LANDS
- SURFACE WATER
- EXISTING PROPERTY LINE
- EXISTING STREET RIGHT-OF-WAY LINES
- PROPOSED PROPERTY LINE
- PROPOSED STREET RIGHT-OF-WAY LINES
- PROPOSED LANDSCAPE BUFFER STRIP AND NO-ACCESS EASEMENT
- PROPOSED LANDSCAPE BUFFER STRIP
- PROPOSED PUBLIC PEDESTRIAN/RECREATIONAL TRAIL ACCESS
- EXISTING CUL-DE-SAC WITH A LANDSCAPED ISLAND
- PROPOSED CUL-DE-SAC WITH A LANDSCAPED ISLAND

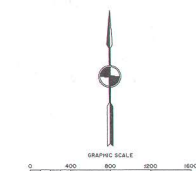


Table 3

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

Urban Land Use Category	1985 Gross Area ^a (acres)	Percent of Total 1985 Gross Area	1985 Estimates	1985 Development Ratios	Development Standards	Planned Increment 1985-2010	Required Incremental Land Use Acres per Development Standards	Required Incremental Land Use Acres After Consideration of 1985 Gross Acres ^b	2010 Forecasts ^c	Total Land Requirements 2010 ^a	
										Acres	Percent
Residential Single-Family Dwellings											
Rural Estate-Density (5.0-acre lots or greater) ...	7.0 ^d	1.8	13 persons in 5 dwelling units	820 acres per 100 dwelling units	588 acres per 100 dwelling units	0	0.0	0.0 ^e	0	0.0 ^e	0.0
Suburban-Density (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 ^e	129 persons in 47 dwelling units	111.0 ^e	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 dwelling 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 36 dwelling units	14 acres per 100 dwelling units	17 acres per 100 dwelling units	333 persons in 122 dwelling units	20.7	24.8	429 persons in 158 dwelling units	29.8	3.2
Multi-Family Dwellings High-Density (9.7 to 14.5 dwelling 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	1,288 persons in 476 dwelling units	40.1	4.2
Residential Subtotal	196.3	49.9	1,624 persons in 605 dwelling units ^f	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 ^f	615.9	65.4
Commercial	41.7	10.6	440 employees ^g	9.5 acres per 100 employees	6.0 acres per 100 employees	370 employees ^g	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 ^h	64.0 ⁱ	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 ⁱ	8.7
Total	393.8	100.0	--	--	--	--	--	542.9	--	941.4	100.0

^aGross 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.

^bThe figures in each residential land use category include 20 percent of additional acreage to allow for site suitability consideration, housing vacancies, and market choice.

^cTo meet the Village's desired housing mix for each residential classification by the year 2010, the following allocations were used: 3 percent in the suburban-density residential category; 9 percent in the low-density residential category; 48 percent in the medium-density residential category; 10 percent in the medium-high-density residential category; and 30 percent in the high-density residential category.

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

^eThe 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.

^fThe 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 either dwelling units located in commercial buildings or those 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.

^gThe estimated total of commercial employees includes service and retail trade types of employments.

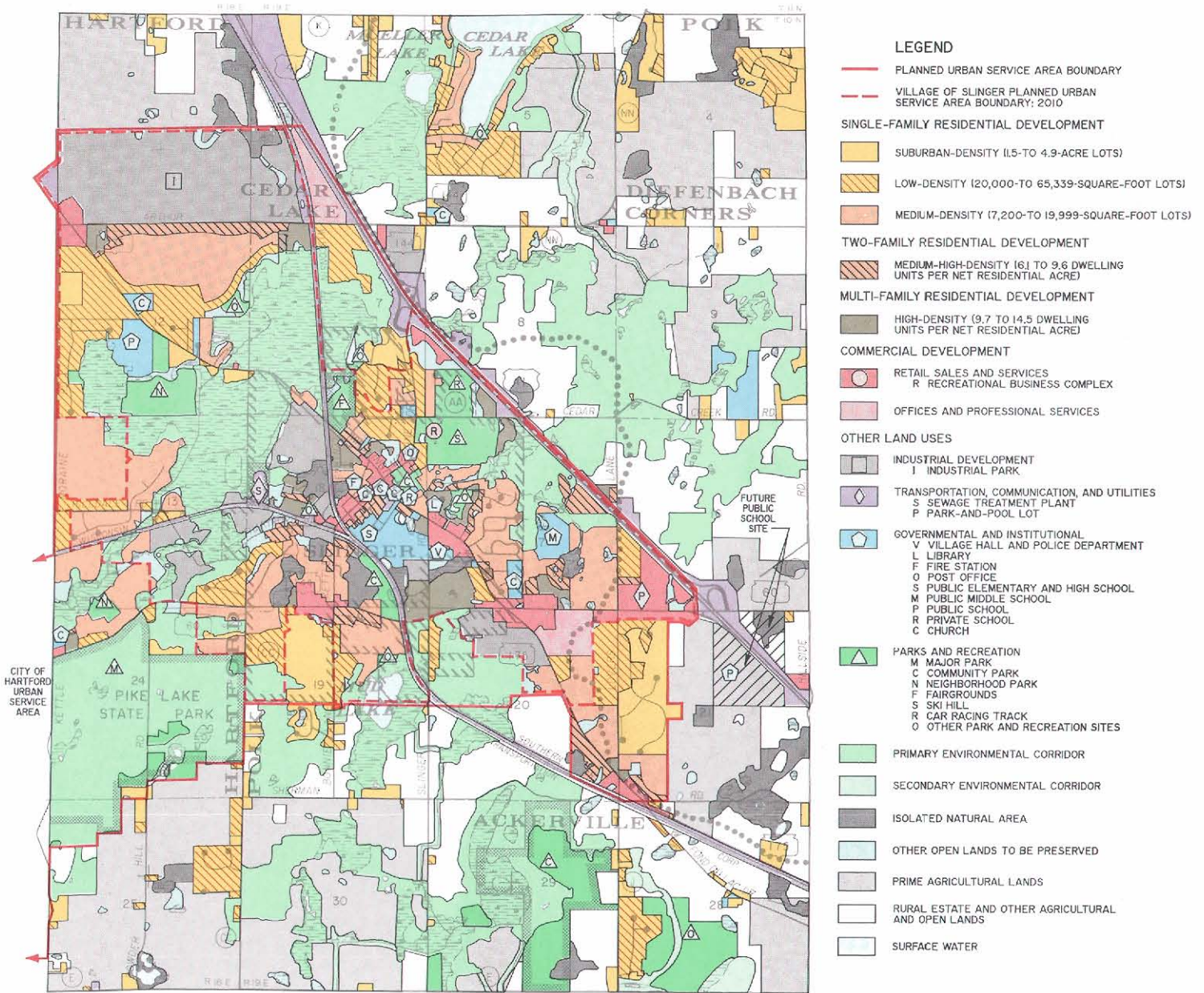
^hThis category includes only areas for intensive outdoor recreational activities.

ⁱIncludes approximately 41 acres of privately owned lands for intensive outdoor recreational activities such as the Little Switzerland Ski Area, 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.

Map 5

ADOPTED LAND USE PLAN FOR THE VILLAGE OF SLINGER STUDY AREA



Source: SEWRPC.

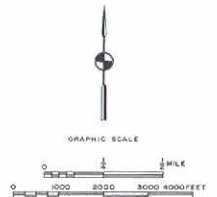
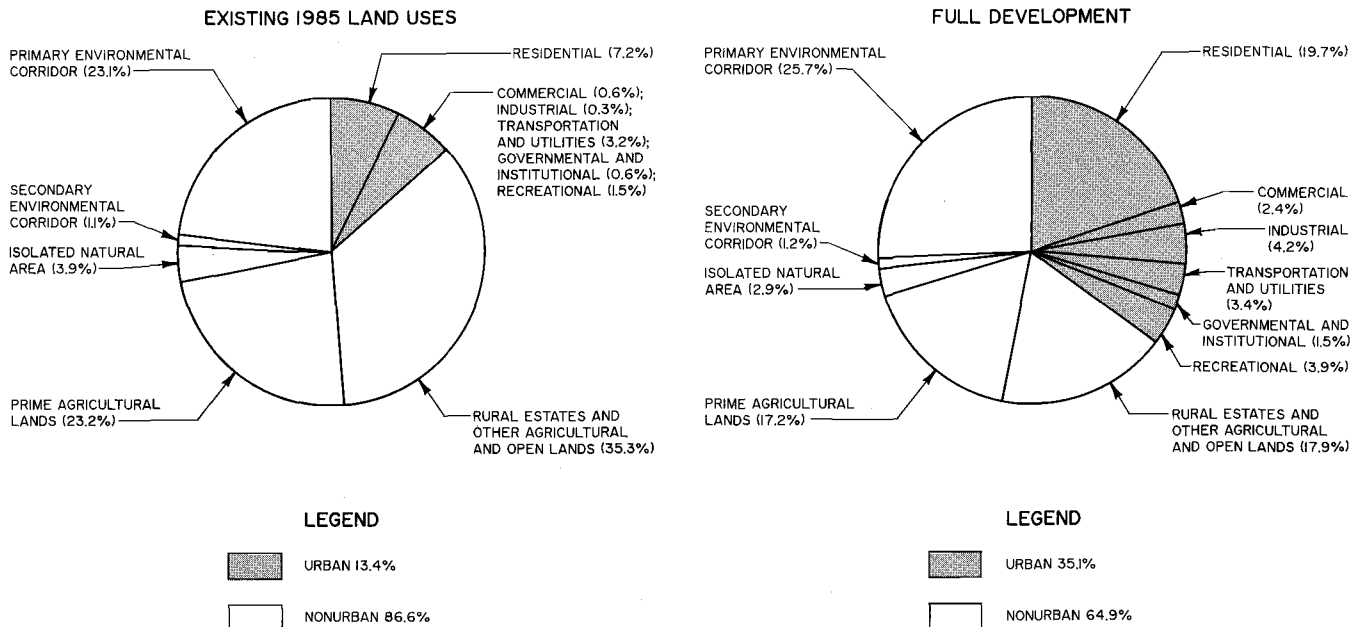


Figure 1

COMPARISON OF EXISTING 1985 AND PROPOSED LAND USES IN THE VILLAGE OF SLINGER STUDY AREA



NOTE: THE VILLAGE OF SLINGER STUDY AREA TOTALS APPROXIMATELY 12,793 ACRES OR 20.0 SQUARE MILES. SEE MAP 5.

Source: SEWRPC.

Slinger 2010 sanitary sewer service area, a portion of the City of Hartford sanitary sewer service area, known as the Pike Lake Utility District and lands encompassing Pike Lake State Park, and certain additional land located adjacent to these sewer service areas. The plan sets forth recommendations concerning the type, amount, and spatial location of the various land uses for the Slinger study area.

The adopted plan represents a pattern of land use development that could effectively accommodate the physical, social, and economic needs of the residents of the Village of Slinger and environs through and beyond the plan design year 2010. It is a long-range plan that will meet the long-term development objectives of the Village if individual projects are developed in accordance with the general guidelines provided by the plan.

The adopted land use plan for the study area, shown on Map 5, is designed for a planning period extending up to and beyond the year 2010. Map 4 provides a more detailed plan for the entire planned urban service area, with block, lot, and street layout designs based on an integrated street system, consisting of arterial, collector, and minor land access streets.

The adopted plan contains proposals advanced in response to information provided at a series of public meetings held on a preliminary recommended plan. The Village Plan Commission determined that the detailed plan for the urban service area should reflect full development of that area in order to provide an urban land use and street system plan that could serve the Village to the year 2010 and beyond. This approach provides flexibility for the operation of the urban land market without significantly affecting the substance of the plan, and provides a basis for guiding future urban development in fringe areas. As a result, the adopted plan allocates more land to urban use than may be required to meet Village needs to the plan design year 2010 and, in effect, extends the plan design period well into the 21st Century.

Land Use Categories

One of the most important objectives of the plan is the protection of primary environmental corridors and other environmentally significant areas in essentially open, natural uses. Other environmentally sensitive lands, including secondary environmental corridors and isolated natural areas, should be carefully integrated with urban development to protect valuable natural resources to the extent practicable. Such areas are often well

suited for public open spaces, including parks, drainageways, and stormwater detention areas. In addition, the plan recommends the preservation of prime agricultural lands, the best remaining farmlands, outside the planned urban service area but within the study area.

Under the plan, new urban development is proposed to be located within the planned urban service area. The plan recommends that new urban residential development, defined as development on lots smaller than five acres per dwelling unit, take place only within the urban service area or on existing vacant lots in urban subdivisions located outside this area, provided that the soils and size of such lots are capable of properly accommodating an onsite sewage disposal system and a private well. Except for these areas, any new lots created outside of the urban service area should be rural-type lots at least five acres in size capable of properly accommodating a single-family dwelling, private well, and sewage disposal system.

The plan identifies five classifications of residential land use. Housing types in three of the five classifications, suburban-, low-, and medium-density, would consist of single-family housing units. The medium-high-density classification would consist primarily of two-family housing units; the high-density residential classification would consist primarily of multi-family housing units. New urban residential development is proposed to be located in the Village of Slinger urban service area, where a full range of public services would be available, including public water and sanitary sewer services, engineered stormwater drainage, emergency services, street lighting, and sidewalks.

The plan proposes that several areas be devoted to commercial land uses, including a recreation-oriented business complex on the existing Little Switzerland Ski Area property. The plan further categorizes such areas into two specific types of commercial developments: retail sales and consumer service developments and office and professional service developments. The plan standards recommend that all new retail commercial uses be located within centers of concentrated retail and service activity that would meet the day-to-day needs of community residents. These areas largely represent extensions of already existing commercial uses, but include a new center recommended near the intersection of Arthur Road and Kettle Moraine Road.

The plan also proposes two concentrated areas of office and professional service commercial development, one to be located northwest of the intersection of Arthur Road and USH 41 and the other near the southeast corner of the intersection of STH 60 and E. Washington Street (STH 175). Both locations have characteristics suitable for such development, including adequate size; ready access to, and high visibility from, the arterial highway system; and proximity to the freeway.

The plan also identifies land for future industrial development. Most of the recommended increase in industrial lands would occur through the infilling and expansion of existing industrial areas and through the creation of a new major industrial park to be located north of Arthur Road, near USH 41.

Community Facilities

The plan indicates locations of various community facilities. These uses include mostly the continuation of existing recreational, governmental, and institutional uses as well as areas for expanding existing parks and the fire station and developing a recently proposed church, a carpool parking lot, a library, new parks, and schools. Further in-depth studies of the requirements for each of these community facilities will be necessary prior to any expansion activities.

Village Hall and Library: As already noted, Village governmental operations are anticipated to be located on the existing site through the year 2010. However, a site for a new library will likely be needed following the first decade of the 21st Century. The plan includes a new library to tentatively be located in the southeast corner of the intersection of Slinger Road and Scenic Court.

Fire Station: Most intensive urban development within the planned urban service area would lie within the optimum service radius of the existing Village fire station. The existing station, therefore, may be expected to serve urban development within the Slinger study area to the year 2010. The plan, however, recognizes the need for future building expansion to accommodate additional ambulance and fire-fighting equipment.

Schools: The Slinger School District is constructing a new middle school, to be completed in 1995, and in 1993 purchased an approximately 93-acre site located outside the planned urban service area and southeast of the interchange of USH 41 and STH 60 for a potential elementary or high school. This site was purchased after the District determined that additional lands for school facilities should be acquired well in advance of projected needs. The adopted plan shows these two sites together with another potential school site located northwest of the Village. The identification of this school facility location northwest of the Village 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.

Recreational Facilities: Existing and proposed parks for the Slinger study area are also shown on Maps 4 and 5. Recommended public recreational developments include a special-use park, two neighborhood parks, and the expansion of Heritage Trails Park, Pike Lake State Park,

and Fireman's Park. The plan also recognizes private recreational uses such as the Slinger Speedway, Little Switzerland Ski Area, Scenic View Country Club, Scenic Moraine Parc of Slinger, and the St. Peter's Catholic School property.

The 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 recreational needs. The plan recommends two new neighborhood parks in the west and northwest areas of the urban service area to provide safe and convenient opportunities for recreational pursuits for the future residents of these areas. A special-use park is also recommended next to a potential parkway that would contain a large wetland complex to provide an opportunity for nature study.

The adopted plan also advances trail-oriented facilities to connect significant urban and natural features of the Slinger area for both recreational and utilitarian purposes. These trails would accommodate pedestrians and bicyclists, and provide access to public parks and

schools in the Slinger area. As shown on Maps 6, 7, and 8, a network of trails is recommended generally traversing throughout the Slinger study area, comprehensively linking planned residential areas to parks and recreation facilities, public and private schools, and the potential Village historic district. It is envisioned that the overall trail system would connect to 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 Maps 6 and 7. Ultimately, this network of trails would provide the residents of the Village of Slinger opportunities for a longer and 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 and Urban Design Recommendations

The plan provides urban design recommendations to help the Village continue its efforts to maintain and improve the unique visual character of the community and the vitality of a potential historic district through sound development and redevelopment. The proper design of sites within the Village will ensure an attractive community and help to stabilize and increase prop-



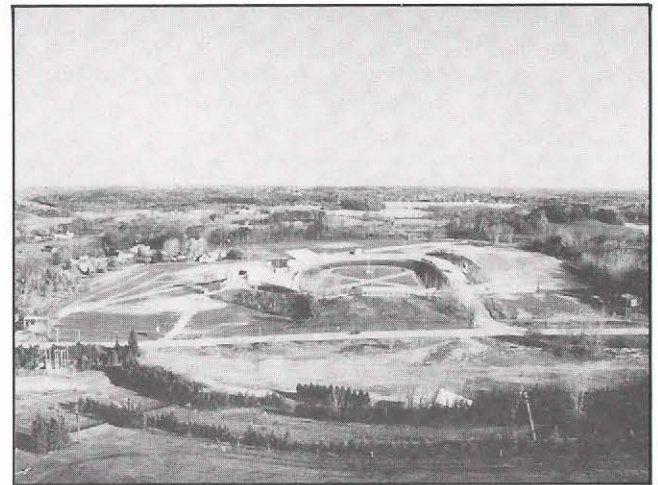
FIREMAN'S PARK



SLINGER COMMUNITY PARK



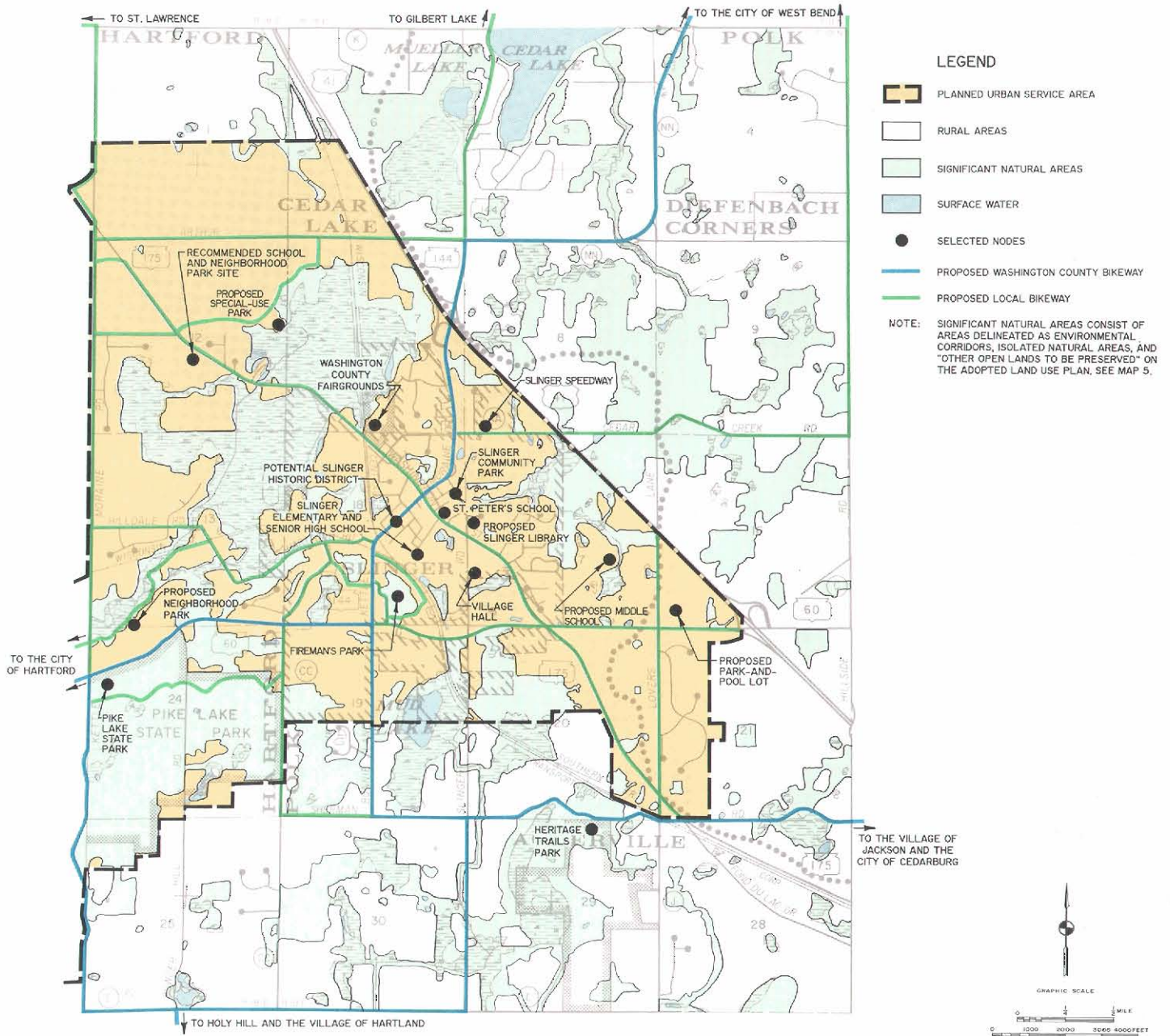
LITTLE SWITZERLAND SKI AREA



SLINGER SPEEDWAY

Map 6

RECOMMENDED BIKEWAYS FOR THE VILLAGE OF SLINGER STUDY AREA



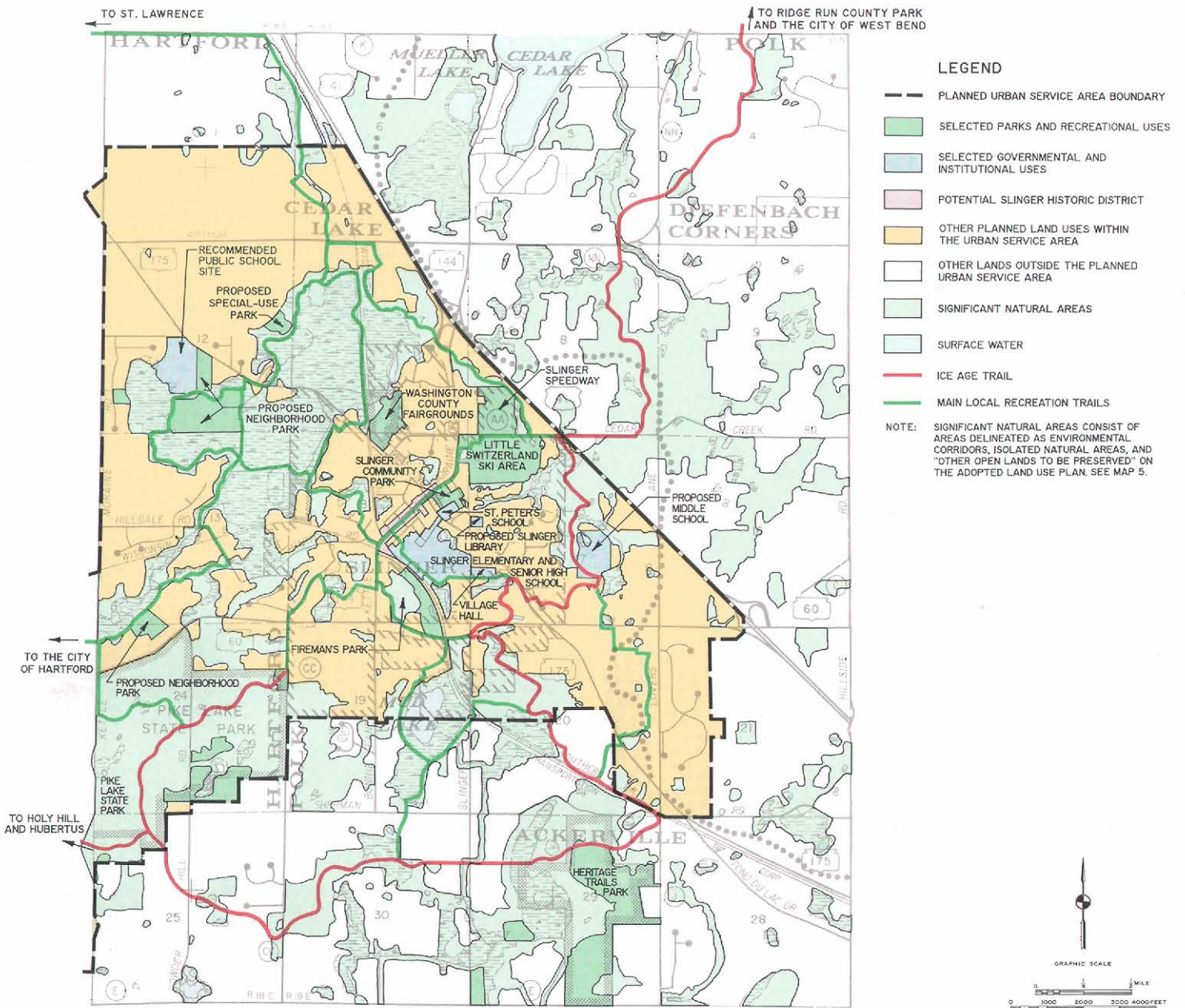
Source: Wisconsin Department of Natural Resources; Washington County Land Use and Park Department; the Village of Slinger; and SEWRPC.

erty values to the advantage of both the community and the individual property owners concerned. Urban design recommendations include: 1) creating a distinctly identifiable historic district, 2) streetscaping along major arterials as illustrated in Figure 2, 3) reducing or eliminating the negative visual clutter of overhead utility lines and supporting structures, 4) encouraging landscaping, provided by private-property owners, including building

foundation landscaping, interior parking lot landscaping, parking lot screening, buffer yard and perimeter strip landscaping, and advertisement sign landscaping, 5) providing architectural review guidelines to ensure architectural compatibility of buildings and other structures, 6) ensuring the proper maintenance of landscaping, buildings, and other structures, and 7) improving vehicular, bicycle, and pedestrian circulation.

Map 7

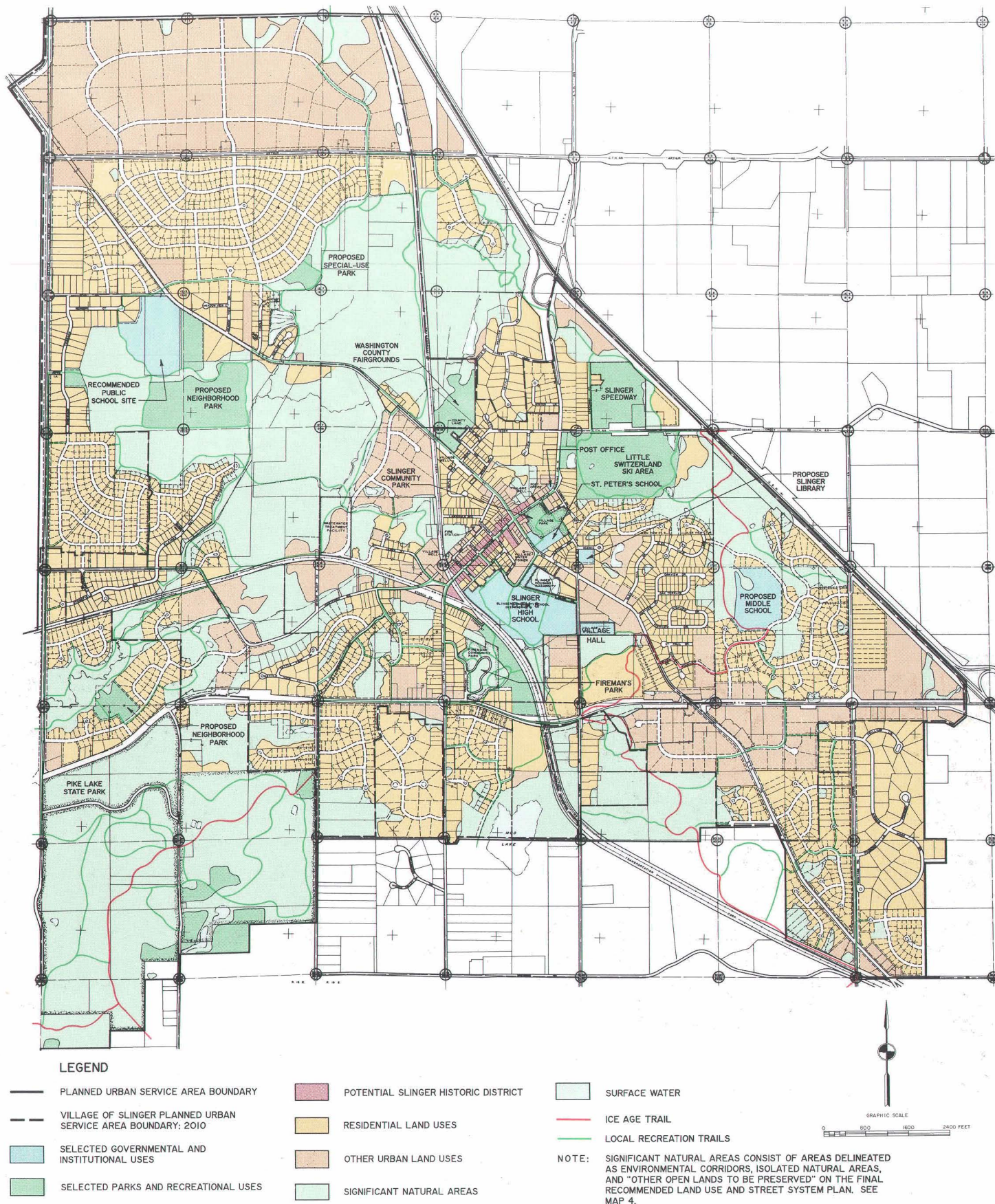
RECOMMENDED ICE AGE TRAIL AND MAIN LOCAL RECREATION TRAILS FOR THE VILLAGE OF SLINGER STUDY AREA



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 8

RECOMMENDED RECREATION TRAILS FOR THE VILLAGE OF SLINGER URBAN SERVICE AREA



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.

Figure 2

POTENTIAL STREETSCAPE IMPROVEMENTS ALONG KETTLE MORaine
DRIVE-NORTH (STH 144) LOOKING SOUTHWEST FROM COMMUNITY DRIVE

1989 VIEW



VIEW AFTER IMPROVEMENTS



Source: SEWRPC.



SLINGER'S POTENTIAL HISTORIC DISTRICT

PLAN IMPLEMENTATION

The adopted land use and street system plan provides a design for attaining community development objectives. The plan is not complete, however, until the steps necessary to implement the plan are specified. Plan implementation begins with plan adoption which occurred in May 1995. Upon that adoption, the plan became an official guide to be used by Village officials when making decisions regarding development and redevelopment of the Village and environs.

It is intended that the Village Plan Commission initiate appropriate amendments to the Village's land division and zoning ordinances and zoning district map to help implement the adopted land use plan and related urban design standards. To continue to ensure that the built environment will foster the attractiveness of the Village as a place to live and work, the Village's zoning ordinance should establish minimum landscaping and architectural review requirements consistent with the urban design standards set forth in the plan. Requirements for building foundation plantings, advertisement sign landscaping, buffer yards and perimeter landscape strips, parking lot landscaping and screening, and dumpster and mechanical equipment screening for all multi-family residential, commercial, industrial, and institutional projects should be included in the ordinance.

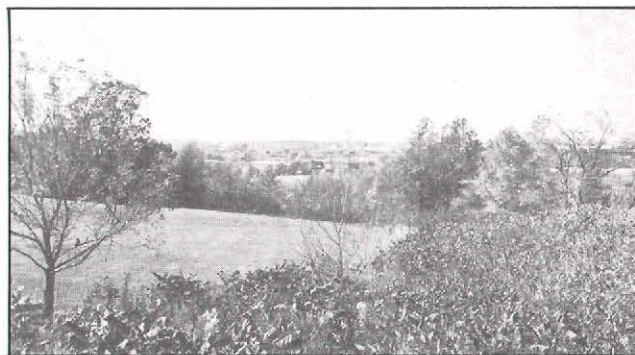
In addition, existing and proposed streets, highways, waterways, parkways, parks, playgrounds, schools, and other public sites should be incorporated into an official

map for the Village and its environs. The adopted land use and street system plan should serve as a basis for the review of land subdivision plats and certified survey maps. All urban subdivisions should be required to provide for a full complement of urban services. Those elements of the plan requiring public expenditures for implementation can be aided through impact fees in accordance with an impact fee ordinance, and should be integrated in the Village's capital improvements program.

Within the framework of the adopted plan, detailed revitalization and historic preservation plans should be prepared for the potential historic district and environs. In addition, more detailed comprehensive bicycle and recreation trail facility plans should be prepared to further refine and detail such plans presented earlier.

CONCLUDING REMARKS

The land use and street system plan, together with supporting implementation devices, provides an important means for promoting the orderly growth and development of the Village of Slinger and environs over time. Implementation of the plan will help to preserve and enhance the unique and highly desirable environmental characteristics of the Slinger area. Consistent application of the plan will assure that individual physical development and redevelopment proposals are properly related to the development of the Village and surrounding areas and that a more healthful and attractive, as well as cost-effective, community is created over time.



SLINGER'S RURAL CHARACTER



This is a summary of SEWRPC Community Assistance Planning Report No. 186, A Land Use and Street System Plan for the Village of Slinger: 2010, prepared by the Southeastern Wisconsin Regional Planning Commission in cooperation with the Village of Slinger. For further information contact:

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