

## **LAND DEVELOPMENT GUIDE IS PUBLISHED**

The first of a series of four local planning guides was released in early December to member cities, villages, towns, and counties as part of the Commission's community assistance program. The Land Development Guide has two objectives: to describe and explain clearly the fundamentals of good land subdivision design and procedures and to provide assistance to the local units of government in the formulation of local subdivision control ordinances. Assistance in the explanation of the text and in the adoption and application of the model ordinance included in the manual is available upon request through the Commission's Community Assistance Division.

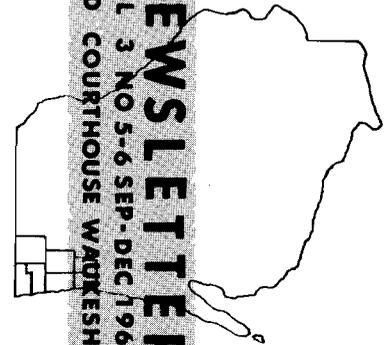
Copies of the guide are available to the general public in every public library in the Region. Additional copies may be purchased through the Community Assistance Division at \$1.50 each.

### COMBINED ISSUE

Please note that this issue combines Newsletters No. 5 and 6. Volume 4, No. 1, January and February, 1963, will be issued in late January.

SOUTHEASTERN  
WISCONSIN  
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PLANNING  
COMMISSION

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OLD COURTHOUSE WAUKESHA



## **THIRD ANNUAL CONFERENCE**

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### **Emphasis: Resources Planning**

The field of natural resources planning, conservation and management was covered thoroughly and expertly by fourteen speakers from within and outside the Region at the Commission's Third Annual Regional Planning Conference. The speakers included U.S. Senator Gaylord Nelson, who returned as luncheon speaker this year, and Wm. J. Klein, Vice-President of Allis Chalmers Manufacturing Company, principal speaker of the morning session.

Senator Gaylord Nelson delivered a dynamic appeal for recognition of the need to preserve and conserve our rapidly deteriorating natural resources. Speaking of the need to reserve open space, he called for a massive investment at local, state and national levels, warning that unless the land is acquired now, the cost of acquisition will rise so rapidly that it may never be acquired, and will be lost forever. Noting Wisconsin's leadership in a comprehensive resource conservation program, he pointed out that the 10 year - 50 million dollar outdoor resources conservation program enacted by the State Legislature during his term as governor, is heavily oriented toward land acquisition. Senator Nelson termed "naive" the beliefs that we have more resources than ever will be needed or used, or that science and technology can somehow repair the damage that we do to our resources.

### **Citizen's Role is Emphasized**

In his welcoming address, Mr. George C. Berteau, SEWRPC Chairman, emphasized the citizens role and responsibility both through local government and through citizen advisory committees in determining basic non-technical policies involved in the conduct of the various regional planning studies and the resultant plans and programs. "We have the tools at hand to prepare for our growth, and preserve and conserve our natural resources" he said. "We should not abdicate our own responsibility."

## **CONFERENCE (continued)**

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The critical need for watershed planning was emphasized by William J. Klein, Vice-President of Allis Chalmers Manufacturing Company. Mr. Klein has an enviable personal record of participation in and support of conservation measures at both a local and a national level; and was recently honored as "Watershed Man of the Year", by the National Watershed Congress. Outlining the far reaching benefits of watershed planning, he pointed to the urgent need to find solutions for our water related resource problems.

### On Soils

Minott Silliman, Jr., Assistant State Conservationist, U.S. Soil Conservation Service, defined and described the soil survey now underway in Southeastern Wisconsin, through the coordinated efforts of the S. C. S. and the SEWPRC. He pointed to the necessity for full knowledge of the physical, chemical and biological properties of an area's soil if workable development plans are to be prepared. "Many mistakes are made by people because they assume that soils which look alike on the surface behave alike," he said. "Knowledge of the planning and engineering properties of soils is the first step in the intelligent planning for the best use of the land."

John Quay, Chairman of the Lake County Planning Commission described the many benefits of the Ela Township soil survey, which was a pilot soil study in Lake County, Illinois and which has now expanded to a soil study of all of Lake County. He warned that few wrong land use decisions, once made, can ever be corrected and stressed that good soils information available at the right time can prevent a lot of idle talk and disagreement about the best use of the land. He suggested that one of the many possible benefits of a soil survey is planning for the recharge of ground water supplies, better location of reservoirs, and better management of our water resources.

Mr. Clarence Voras, Lake County Supervisor from Ela Township, Illinois, spoke on the need of politicians for planners and the need for politicians to be planners.

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## **CONFERENCE (continued)**

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Nearly 300 persons, citizens, public officials, planners and technicians attending the one day conference, heard George T. Wilson, Program Supervisor, Division of Municipal Recreation and Adult Education, Milwaukee Public Schools, point out the growing need to provide adequate recreational areas for the expanding population, and this was further explored in a later workshop session.

The role of private enterprise in resource management was presented by Mr. Robert C. Wylie, Vice-President and General Manager of the Wisconsin Valley Improvement Association, a company representing eight paper mills and public utilities in the Wisconsin River Basin.

Complete proceedings of the conference including the main talks, fact-o-rama and workshop discussions will be available in early 1964, at a cost of \$1.00 per copy.



At the Fact-o-rama -- Pictured above:

Leo Tiefenthaler, Secretary, City Club, Milwaukee; Robert C. Wylie, Vice-President and General Manager, Wisconsin Valley Improvement Company; SEWRPC Commissioner James F. Egan, Mequon; SEWRPC Chairman, George C. Berteau; George T. Wilson, Program Supervisor, Division Municipal Recreational and Adult Education, Milwaukee Public Schools; and Walter Rowland, College of Agriculture, Univ. of Wisconsin.

## **NEW ZONING LEGISLATION**

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A new state law of importance to villages, cities and towns has recently been enacted by the Legislature and approved by the Governor. Chapter 241, Laws of 1963, has given cities and villages the power to zone outside their corporate limits in unincorporated areas within a radius of one and one-half miles of fourth class cities and villages and three miles from all other cities.

This extraterritorial zoning power must be exercised through a joint committee composed of three members from the city or village plan commission and three members from the town affected. A majority of these six members must vote in favor of the proposed extraterritorial districts and regulations or amendments thereto before their adoption by the city or village.

Other procedural requirements that insure consideration of the town's interest are:

1. The city or village must have a plan commission and a zoning ordinance.
2. The proposed area to be zoned must be contiguous.
3. The common council or village board must specify by resolution the description of the area proposed for zoning and must publish a notice that they intend to prepare a comprehensive zoning ordinance for that area.
4. The village or city clerk must mail a certified copy of this resolution and a scale map to the county and town clerks.
5. A joint extraterritorial zoning committee must be established.
6. The city or village plan commission must participate with this

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## **ZONING (continued)**

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joint committee in the preparation of the zoning districts and regulations or amendments thereto.

7. The joint committee must hold a public hearing after notice to the public and the town clerk.

The city or village may enact an interim ordinance to preserve existing zoning or uses in the extraterritorial zoning area while the comprehensive zoning plan is being prepared. This interim ordinance may be enacted as an ordinary ordinance apparently without any notice to the town before enactment, but it is only effective for two years unless extended for one year with the joint committees' approval. Within 15 days of the enactment of this interim ordinance, a certified copy of this ordinance must be mailed to the county and town clerks.

If administered in the proper spirit, this new law can present an opportunity for local municipalities to cooperate in the planning and protection of areas in which both have mutual aesthetic and economic interests, and can thereby become a vehicle for intergovernmental cooperation. If not administered in the proper spirit, it can become another center of dispute and disagreement. The manner in which the law is approached by the public officials concerned will be the all important determinant as to which course the law takes.

MERRY CHRISTMAS AND HAPPY NEW YEAR!

From the Southeastern Wisconsin Regional  
Planning Commission and staff.

## **PROGRAMS AND PROGRESS**

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### 1st Phase of Land Use-Transportation Study Nears Completion

Many of the data collection studies for the Regional Land Use-Transportation Study are nearing completion and literally millions of bits of information have been assembled, coded and translated onto the data processing cards for use in the computer programs. Work on the checking, coding and key punching of the data is continuing and according to the present schedule, this phase should be completed by January 15, 1964.

### A Brief Reconnaissance of Programs Underway

The data collection phase of the land use inventory has been completed along with a tabulation of property value, both real and personal, by civil divisions, for the years 1940 and 1950 - 1962.

In the Soils Study, the soil scientists have mapped approximately 250,000 acres since July 1963. Including the areas mapped previously, approximately 53% of the Region has now been mapped. It is interesting to note that the Town of Cedarburg will await the finding of the Soil Surveys and interpretations for planning and engineering purposes prior to assigning zoning districts classification for their new zoning ordinance. Other communities including the City of Oak Creek are already putting the soils information, made available through this study, to use in their own planning and engineering programs.

The Regional Water Quality Study is now underway. It will include the collection of samples of water from over 40 stations and 26 major and minor streams and watercourses in the Region, the performance of laboratory tests on these samples and the performance of stream gaging measurements necessary to estimate sustained low flows. Results of this study will provide the Region with information on the effects of stream flow on water quality, the effects of the principal sources of stream pollution on water quality and the effect of water quality on various water uses and concomitant effects on land uses. The study is expected to take 2 years to complete, and will be supervised by Hydrologist Roy Ryling, who recently joined the staff.

## **PROGRAMS AND PROGRESS (continued)**

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The field inventory of potential sites in the Park and Open Space study is approximately 50% complete. The Wisconsin State Historical Society and local historical societies are cooperating with the SEWRPC in an inventory of historical sites and buildings.

### Wis. P-6 Reports

The reports from the recently completed Wis. P-6 Projects have now been distributed to all local member units of government, and to all public and university libraries within the Region. An attempt has been made to make these reports available to all persons in the Region having use for the information. A few copies of selected reports are still available for distribution; however, the supply is rapidly being exhausted.

### Aerial Photo Service

We are pleased that so many local units of government, business, industries and private citizens are making use of the base maps and aerial photos prepared by the Commission. Such dual use assures the maximum return on the public funds invested in the mapping and aerial photography programs. A sample of the aerial photos available from the Commission were sent to all member local units of government within the Region and to date 52 have purchased either maps or aerial photographs.

### Stream Gaging Program

Through the coordinated effort of the U.S. Geological Survey, the Metropolitan Sewerage Commission of Milwaukee County, Racine County and SEWRPC, four recording stream gages have now been constructed at strategic points on the Root River and on Oak Creek. The gages are of the continuous recording type and provide data on stream stages flows basic and paramount to any watershed planning effort.

At the request of the SEWRPC, the U.S. Geological Survey has made a reconnaissance survey of the Milwaukee, Menomonee and Kinnickinnic Rivers to determine the location of a comprehensive stream gaging network.

## **AROUND THE REGION**

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The material advantages of a subdivision control ordinance were highlighted in an article recently appearing in the "Oak Creek Pictorial". Oak Creek in 1959 passed a subdivision control ordinance. The article commended the foresight of authorities in Oak Creek in adopting the ordinance which actively involves the city in the pre-planning and design stages of development as well as in the construction stages. The article states that the ordinance in practice "gives the city more satisfied home owners who will not be faced with future assessments for sewers, water main, sidewalks, streets, etc. These costs are included in the original cost of the lot." The article continues: "One long-time resident of the city recently asked the city engineer what new sewers and streets were costing the city. He was surprised when informed that the city's only costs were for a portion of the larger sewer mains required in future extensions and for street intersections...."

With a subdivision control ordinance, a subdivider must develop his plat according to a plan that has been approved by the local municipality and he must provide certain necessary service facilities. The SEWRPC local planning inventory indicates that only one county out of seven in the Region has adopted a subdivision control ordinance, that 21 cities out of 27 and 18 villages out of 53 in the Region have adopted some kind of land subdivision ordinance.

### Ozaukee County Added to Milwaukee SMSA

In 1959 the Bureau of the Budget established a new geographic basis for the collection of statistical information, to be used by various agencies, including the Bureau of the Census, for the publication of population and economic data. It is called a Standard Metropolitan Statistical Area or SMSA. An SMSA is defined as a county with a central city of 50,000 or over population together with such contiguous counties as are economically and socially linked to the central city. The Southeastern Wisconsin Region contains three SMSA's: Racine SMSA, Kenosha SMSA and Milwaukee SMSA. The first two each consist of single counties; the Milwaukee SMSA is now a three county area including all of Milwaukee County, Waukesha County and, as of October 18, 1963, Ozaukee County.

## **SEWRPC NOTES**

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Commission Structure - continued from previous issues

The Planning and Research Committee of the SEWRPC is appointed by the Chairman of the Commission and consists of not less than seven members, two of whom shall be also members of the executive Committee. Any Commissioner may serve on this committee who indicates his interest to the Chairman. Five members constitute a quorum for the present eleven member committee. According to the revised bylaws, it is the responsibility of the committee to: review all proposals for planning studies, determine the relative priority of such studies, recommend to the Commission any part of the advisory master plan for the physical development of the Region (according to Sec. 66.945 of the Wisconsin Statutes); and recommend to the Executive Committee the appointment of the members of Citizens Advisory Committees. The committee meets regularly on the first Wednesday of each month, and this committee, because of its responsibilities for the technical work program of the Commission, is perhaps the singularly most important committee in the Commission structure.

Present membership on this committee includes:

George C. Berteau	Kenosha County
Richard W. Cutler	Milwaukee County
Nick R. Didier	Ozaukee County
James F. Egan	Ozaukee County
Dr. Carlton Herman	Washington County
Lester Hoganson	Racine County
Lyle L. Link	Waukesha County
Maynard W. Meyer, Chairman	Waukesha County
Dr. Henry J. Schmandt	Milwaukee County
George L. Schlitz, Vice-Chairman	Kenosha County
Arthur E. Weiner	Washington County

In the next issue we will discuss the responsibilities and membership of the Administrative Committee.

## **SEWRPC NOTES (continued)**

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### Executive Committee Re-elected For 1964

In a unanimous vote, the Commission re-elected the present slate of officers and the present Executive Committee for 1964. (See Newsletter, Vol. 3, No. 4.)

In his acceptance speech, and speaking for the officers and committee members, Chairman George C. Berteau restated the dedication of effort toward the goals and principles for which the Commission is becoming known. "We have reached a unanimity within the Commission that is being reflected in our accomplishments," he said. Expressing appreciation for the vote of confidence, he said he "hoped that this kind of solid support would continue," and pledged that in the future, as in the past, the Commissioners will have full opportunity to work together in the formulation of the Commission's policies and programs.

## **QUESTION BOX**

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### WHAT IS THE DIFFERENCE BETWEEN A POPULATION PROJECTION AND A POPULATION FORECAST?

Both Population Projections and Population Forecasts are estimates of the number of people who will live in a given area at some future date. The basic distinction between the two terms is that a population projection assumes that past trends will continue into the future, a population forecast acknowledges the fact that past trends may not continue into the future.

A population projection is generally a mathematical extension of a past population growth trend. It implies that past birth rates, death rates, and migration rates will continue in the future.

A population forecast is generally an adjustment of a past population trend. The adjustment is based on an analysis of certain economic and cultural factors which tend to accelerate or retard past growth trends.

QUOTABLE QUOTE.....

"The problem of a pinching economy will confront our descendants....the paramount duty remains to us to transmit to our descendants the resources which nature has bequeathed to us as nearly undiminished in amount as possible, consistent with living a rational and frugal life.

"Now that imposes upon us the responsibility of knowledge; to do less than this would be a base communal crime."

The Conservation of  
Natural Resources in  
the U. S.

Charles R. Van Hise,  
President, University  
of Wisconsin, 1903 -  
1918.

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