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**A PARK AND OPEN SPACE
PLAN FOR THE TOWN
AND VILLAGE
OF PEWAUKEE**

**WAUKESHA COUNTY
WISCONSIN**

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

**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 42**

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

Prepared by the
Southeastern Wisconsin Regional Planning Commission
P. O. Box 769
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October 1980

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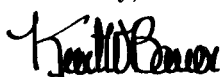
The Town of Pewaukee Park and Recreation Commission on March 1, 1979, requested that the Southeastern Wisconsin Regional Planning Commission assist the Town in the preparation of a park and open space plan—a plan which would provide recommendations concerning the preservation, acquisition, and development of needed park and open space lands in the Town. This request was consistent with the recommendation in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, that each local unit or agency of government within the Region refine and detail the recommended regional plan as it affects its area of jurisdiction and thereby integrate regional and local park plans. At about the same time, the Town and Village of Pewaukee jointly requested that the Regional Planning Commission prepare a comprehensive land use plan for the joint community planning area. Since a park and open space plan is an important element of a comprehensive land use plan, it was decided that a park and open space plan should also be prepared for the joint community planning area. A park and open space plan for this planning area was, thus, prepared under the direction of both the Town Park and Recreation Commission and the Village Park and Recreation Commission to meet the needs of both the Town and Village.

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

Implementation of the plan presented in this report would, over time, provide for an integrated system of parks and open spaces within the joint community planning area—a system that would serve to preserve and enhance the natural resource base while providing adequate opportunities for a wide range of high-quality recreational experiences. The importance of the implementation of this plan to the overall quality of life within the joint community planning area cannot be over-emphasized. The Town and Village of Pewaukee are blessed with an abundance of high-quality natural resource amenities, including rivers and streams, attractive and environmentally important woodlands and wetlands, and good wildlife habitat. Unfortunately, these resource amenities have all too often been taken for granted, or worse, abused and destroyed. These natural resource amenities are as irreplaceable as they are invaluable and, once lost, will be lost forever. Action taken now not only will preserve these natural resources and, therefore, the natural beauty, cultural heritage, and overall quality of the planning area for all time, but will also facilitate the provision of a park and open space system that can provide the residents of the planning area with the opportunity to participate in a wide variety of wholesome outdoor recreation activities close to home.

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

Sincerely,



Kurt W. Bauer
Executive Director

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Chapter I

INTRODUCTION

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

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

on an extensive basis for both active and passive outdoor recreation activities will increase, thereby increasing the need for protection and enhancement of the natural resource base. Accordingly, the primary purpose of this plan is to secure the outdoor recreation areas and facilities necessary to provide adequate opportunities for a variety of outdoor leisure-time activities for present and future residents of the Town and Village of Pewaukee, while at the same time assuring the wise use and protection of the natural resource base.

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

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

As part of the regional park and open space plan, the Southeastern Wisconsin Regional Planning Commission recommended that each level of government in the Region refine the recommended regional plan as it affects its area of jurisdiction and integrate the regional plan into any existing local park and open space plans. In accordance with this recommendation and recognizing that the park and open space planning process should be carried out within the context of comprehensive state and regional plans, the Town of Pewaukee Park and Recreation Commission requested that the Southeastern Wisconsin Regional Planning Commission prepare a local park and open space plan. At the same time that the Regional Planning Commission received the Town of Pewaukee Park and Recreation Commission's request, the Town and Village of Pewaukee also requested the assistance of the Regional Planning Commission in

the preparation of a joint comprehensive land use plan for their communities. In order that the town park and open space plan be consistent with the joint comprehensive land use plan, it was decided, upon consultation with the Town and Village of Pewaukee, that the local park and open space plan should be expanded to encompass the joint community planning area, and would thus serve as the basis for the park and open space recommendations to be contained in the joint comprehensive land use plan for the Town and Village of Pewaukee. It was further agreed among the Regional Planning Commission and the Town and Village of Pewaukee that a technical and inter-governmental coordinating and advisory committee comprised of the members of the Town and Village Park and Recreation Commissions, together with the Regional Planning Commission, would be created to oversee the necessary planning work.

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

Chapter II

A DESCRIPTION OF THE PEWAUKEE JOINT COMMUNITY PLANNING AREA

INTRODUCTION

The primary purpose of the Town and Village of Pewaukee park and open space planning program is the preparation of a plan to guide the preservation, acquisition, and development of land for park, outdoor recreation, and related open space purposes as needed to satisfy the recreation demands of the resident population of the planning area and to protect and enhance the underlying and sustaining natural resource base. It is also intended that, through the adoption of this plan, both the Town of Pewaukee and the Village of Pewaukee would be eligible to apply for and receive federal and state assistance funds for the acquisition and development of park and open space sites.

The first section of this chapter presents a general description of the Pewaukee joint community planning area, including geographic location and historic population growth. The second section presents a description of the existing land use base together with a description of the current zoning districts and attendant regulations. The third section of the chapter presents a description of the existing natural resource base, while the fourth section presents an inventory of the existing park and open space sites. The fifth and final section presents a description of the environmental corridors and important agricultural lands in the planning area.

GENERAL DESCRIPTION OF THE TOWN AND VILLAGE OF PEWAUKEE

The joint community planning area of the Town and Village of Pewaukee is located in the central portion of Waukesha County and is bounded by the City and Town of Brookfield on the east; by the City and Town of Waukesha on the south; by the Town of Delafield on the west; and by the Town of Lisbon on the north. The Town of Pewaukee and the Village of Pewaukee together comprise the 31.0-square-mile joint community planning area (see Map 1). The Town of Pewaukee occupies 28.3 square miles, or 91 percent of the planning area, and the Village of Pewaukee occupies the remaining 2.7 square miles, or 9 percent.

The joint community planning area is served by an excellent transportation system. The Waukesha County Airport—a general utility airport—is located within the joint community planning area, and the area is traversed by the Chicago, Milwaukee, St. Paul & Pacific and the Chicago, Minneapolis, St. Paul & Sault St. Marie railroad lines. Important arterial streets and highways serving the area include IH 94, USH 16, USH 18, STH 59, STH 164, and STH 190, as well as a well-developed network of county and local trunk highways.

The resident population of the joint community planning area was first enumerated in 1850 at 1,106 persons (see Table 1). The population increased slowly but steadily until 1890, when the resident population was 2,757 persons. Between 1890 and 1900 the population of the joint community planning area decreased to 2,422, with 714 persons residing in the Village of Pewaukee¹ and 1,708 persons residing in the Town of Pewaukee. The population of the joint community area then continued to increase gradually until 1930, when the population was 2,660, including 1,067 persons residing in the Village of Pewaukee and 1,593 persons residing in the Town of Pewaukee. In 1932, and again in 1934, the City of Waukesha annexed parts of the Town of Pewaukee, but as indicated in Table 1, the population of the area—excluding areas of the Town annexed by the City of Waukesha—increased rapidly until 1979, when the estimated population of the joint community planning area was 13,776 persons. Of the total estimated population in the joint community planning area in 1979, 9,043 persons, or 66 percent, resided in the Town of Pewaukee, and 4,733 persons, or 34 percent, resided in the Village of Pewaukee.

LAND USE BASE

Land use is an important determinant of both the supply of and demand for outdoor recreation and related open space facilities, and an understanding of the amount, type, and spatial distribution of

¹The Village of Pewaukee was incorporated from a part of the Town of Pewaukee in 1876 with an initial population of 578.

Table 1

**POPULATION OF THE PEWAUKEE JOINT
COMMUNITY PLANNING AREA:
SELECTED YEARS 1850-1979**

Year	Population		
	Village of Pewaukee	Town of Pewaukee	Joint Community Planning Area Total
1850	—	1,106	1,106
1860	—	1,553	1,553
1870	—	1,818	1,818
1880 ^a	566	1,626	2,192
1890	680	2,077	2,757
1900	714	1,708	2,422
1910	749	1,800	2,549
1920	800	1,778	2,578
1930 ^b	1,067	1,593	2,660
1940	1,352	3,299	4,651
1950 ^b	1,792	5,493	7,285
1960 ^b	2,484	5,797	8,281
1970 ^b	3,271	7,551	10,822
1975	4,379	8,234	12,613
1979	4,733	9,043	13,776

^a The Village of Pewaukee was incorporated from part of the Town of Pewaukee in 1876 with an initial population of 578.

^b The City of Waukesha annexed parts of the Town of Pewaukee in the decade following this year.

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

urban and rural land uses within the joint community area is essential to the development of a sound park and open space plan. In addition, an understanding of the amount of land available for conversion to urban uses, as reflected in the existing zoning ordinance and district maps for both the Town of Pewaukee and the Village of Pewaukee, is important to the development of a sound park and open space plan. This section presents a description of the existing (1975) land use base and existing zoning.

Existing Land Use Base

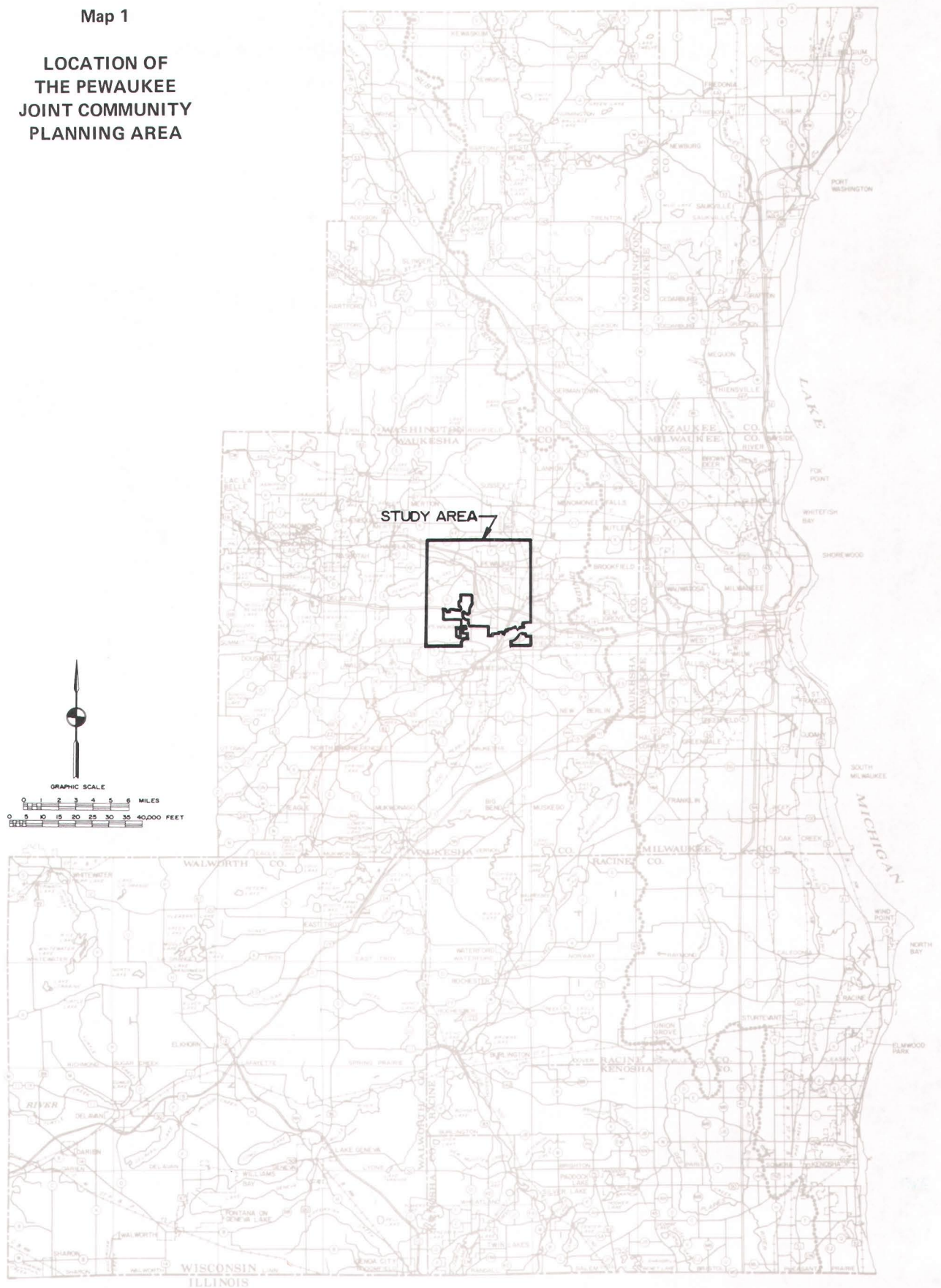
The amount of land devoted to urban uses has increased steadily in the Pewaukee joint community planning area since its settlement by Europeans in about 1836 (see Map 2). Over the 100-year period from 1850 to 1950, urban development within the planning area occurred in relatively tight concentric rings outward from the central portion of the City of Waukesha into the

southern portion of the planning area and outward from the central portion of the Village of Pewaukee. A dramatic change in the pattern of urban development within the planning area occurred in about 1950. As shown on Map 2, urban development after 1950 became discontinuous and diffused, with such urban development occurring in scattered enclaves throughout much of the remaining rural area of the Town of Pewaukee. It is important to note that the extension of urban services and facilities to such scattered urban developments is both difficult and costly. This urban sprawl form of development also reduces the viability of agriculture as a continued rural use and can create unnecessary and costly developmental and environmental problems.

The type and spatial distribution of land uses existing within the joint community planning area are summarized on Map 3. This map provides a picture of existing (1975) development and shows that, while there has been rapid and increasing urban development within the joint community planning area, a significant portion of the land area, especially in the northern portion of the Town of Pewaukee, is still devoted to rural land uses. As shown in Table 2, agricultural land uses accounted for 9,145 acres and represented about 46 percent of the total area of the joint community planning area. It is also important to note that there were 101 farms totaling 35 acres or more in operation in the planning area in 1975. In addition to agricultural land uses, other rural land uses in the area in 1975 included water, wetlands, woodlands, and other open lands. Combined, these land uses totaled 4,829 acres, or about 24 percent of the total area of the joint community planning area. Finally, as shown in Table 2, urban land uses accounted for the remaining 5,880 acres, or 30 percent of the land area in the district. Of this total, residential uses covered 2,523 acres, or 13 percent of the district, while commercial, manufacturing, transportation, and governmental land uses combined covered the remaining 3,357 acres, or 17 percent of the district. As further shown on Map 3, these urban land uses were concentrated within the Village of Pewaukee and adjacent to the Village in the Town of Pewaukee along the shoreline of Pewaukee Lake within the Village and Town of Pewaukee, and in the southern and eastern portions of the Town of Pewaukee adjacent to the Cities of Brookfield and Waukesha. In addition, there were small concentrations of residential land use scattered throughout the Town of Pewaukee.

Map 1

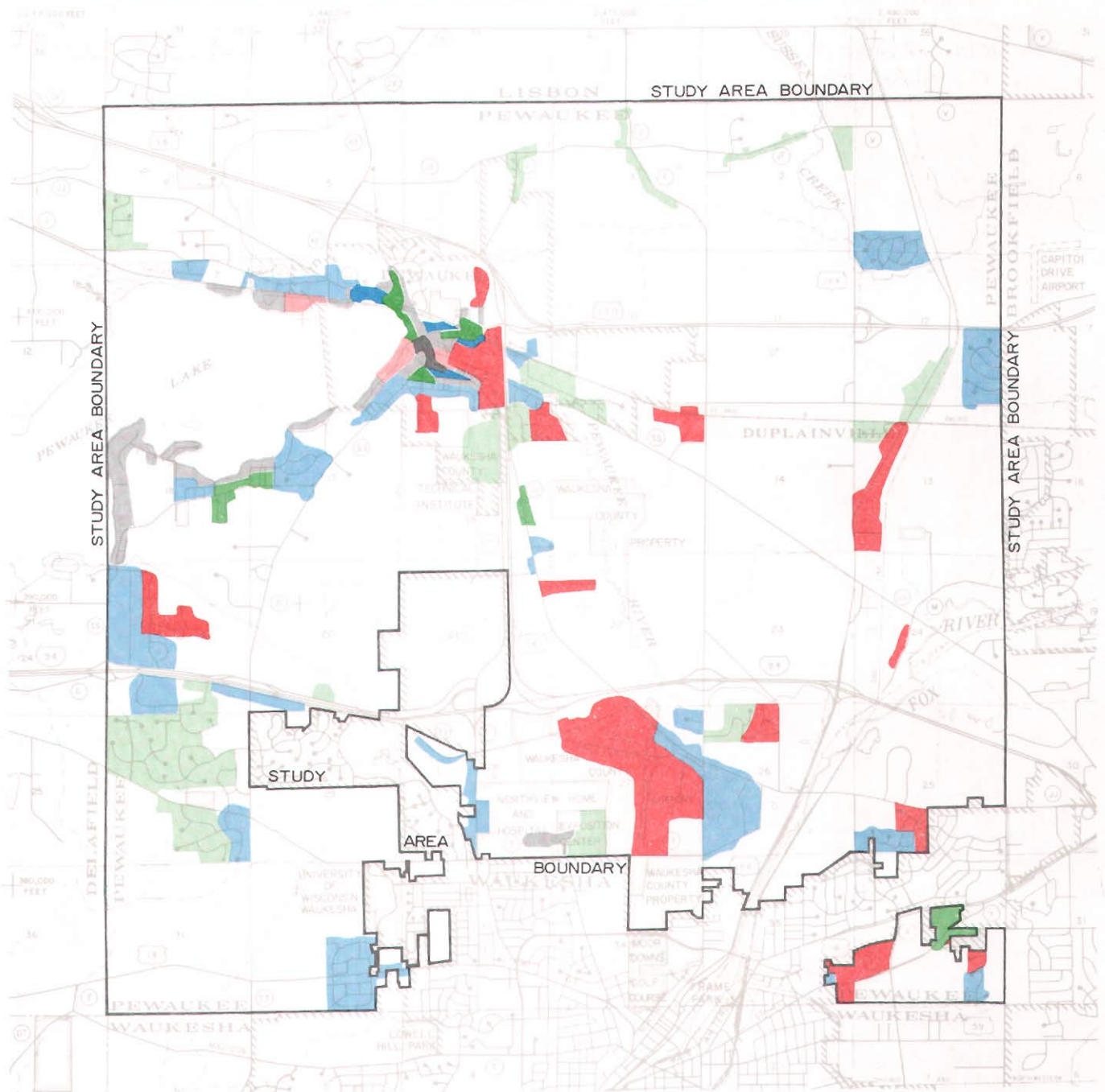
**LOCATION OF
THE PEWAUKEE
JOINT COMMUNITY
PLANNING AREA**



Source: SEWRPC.

Map 2

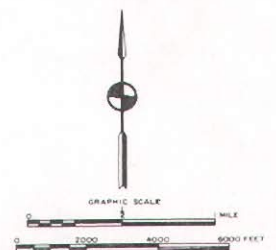
HISTORIC URBAN GROWTH IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1850 - 1975



LEGEND

URBAN GROWTH AS OF:

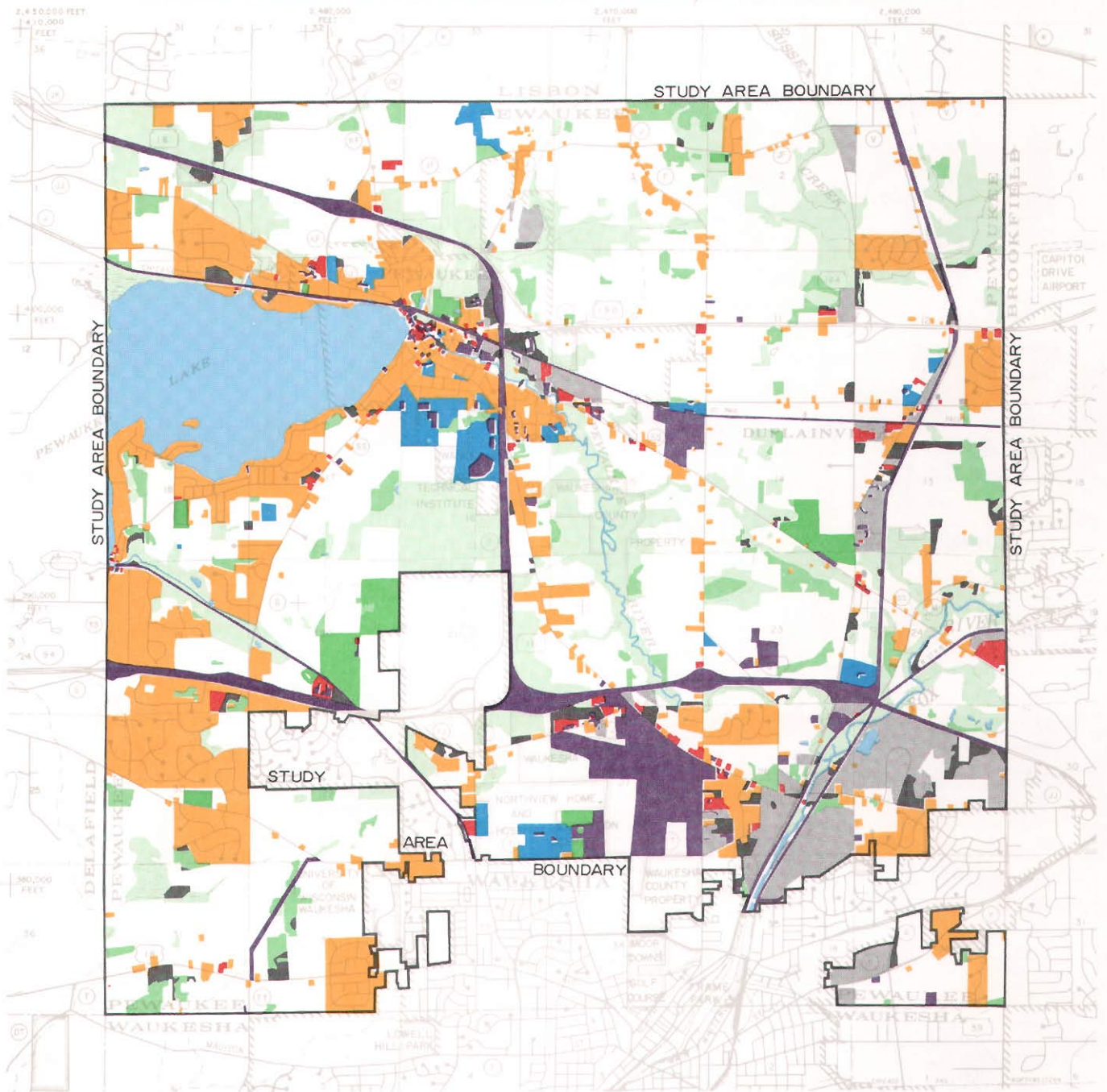
1850	1950
1880	1963
1900	1970
1920	1975
1940	



Source: SEWRPC.

Map 3

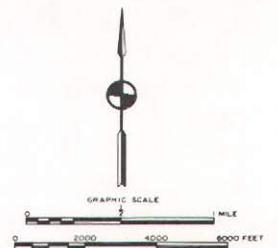
EXISTING LAND USE IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975



LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION
- GOVERNMENTAL AND INSTITUTIONAL

- RECREATIONAL
- WETLAND
- WOODLAND
- WATER
- OTHER OPEN
- AGRICULTURAL



Source: SEWRPC.

Table 2

EXISTING LAND USE IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975

Land Use Category	Village of Pewaukee		Town of Pewaukee		Pewaukee Joint Community Planning Area	
	Acres	Percent of Village	Acres	Percent of Town	Acres	Percent of Area
Residential ^a	306	16.9	2,217	12.3	2,523	12.7
Commercial	22	1.2	107	0.6	129	0.6
Industrial ^b	77	4.3	509	2.8	586	3.0
Transportation ^c	285	15.8	1,749	9.7	2,034	10.3
Government and Institution	151	8.4	214	1.2	365	1.8
Recreation ^d	23	1.3	220	1.2	243	1.2
Urban Land Subtotal	864	47.9	5,016	27.8	5,880	29.6
Agriculture	499	27.6	8,646	47.9	9,145	46.1
Other Open ^e	442	24.5	4,387	24.3	4,829	24.3
Rural Land Subtotal	941	52.1	13,033	72.2	13,974	70.4
Total	1,805	100.0	18,049	100.0	19,854	100.0

^a Includes residential areas under development.

^b Includes wholesaling, storage, and extractive uses.

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

^d Consists of intensively used outdoor recreation sites.

^e Includes surface water, wetlands, woodlands, landfills, and unused lands.

Source: SEWRPC.

Existing Zoning

A community zoning ordinance represents one of the most important and significant tools available to local units of government in directing the proper use of lands within their area of jurisdiction. In the joint community planning area, the Town of Pewaukee and the Village of Pewaukee have each enacted a zoning ordinance to direct the development of land within their jurisdictional limits. Descriptions of the zoning ordinances currently in effect within each of the two municipalities are included below.

Town of Pewaukee: A total of 16 zoning districts are provided in the existing Town of Pewaukee zoning ordinance. A summary of the provisions applicable in each of these zoning districts is set forth in Table 3. As indicated in Table 3, all zoning districts in the existing Town ordinance except the Wetland and Floodplain district—which has generally been applied along major rivers and streams—permit intensive urban uses. Even those districts which have been applied in rural farming areas or in certain environmentally sensitive areas, such as prairies, woods, and wildlife habitat areas,

Table 3

SUMMARY OF EXISTING ZONING DISTRICTS UNDER THE ADOPTED TOWN OF PEWAUKEE ZONING ORDINANCE

Zoning District	Permitted Uses	Conditional Uses	Area Requirements	
			Minimum Lot Area	Minimum Lot Width
RCE Country Estate District . .	Single - family dwellings, recreation areas, crop and dairy farming, transmission lines	Public and private schools, churches, lodges, clubs, and other similar uses	—	200 Feet
R-1 Country Home District . . .	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	—	175 Feet
R-2 Country Home District . . .	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	—	150 Feet
R-3 Country Home District . . .	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	—	120 Feet
RSE Suburban Estate District .	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	—	150 Feet ^a
RS-1 Suburban Residence District	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	—	110 Feet ^a
RS-2 Suburban Residence District	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	—	100 Feet ^a
RS-3 Suburban Residence District	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	—	90 Feet ^a
B-1 Neighborhood Convenience District	Any use as permitted in the RCE district	Any conditional use as permitted in the RCE district	24,000 Square Feet ^b	120 Feet ^b
B-2 Local Service Center District	Any use as permitted by right in the B-1 district. Retail stores and shops, public offices, restaurants, taverns, and laundromats	Any conditional use permitted in the B-1 district. Private, commercial outdoor recreational facilities	20,000 Square Feet ^b	100 Feet ^b
B-3 General Business District . .	Any use as permitted by right in the B-2 district. General merchandising and wholesaling, hotels, transportation terminals	Any conditional use as permitted in the B-2 district. Lumbryards, testing and research laboratories	20,000 Square Feet ^b	100 Feet ^b
B-4 Highway Business District .	Any use as permitted in the B-2 district. Drive-ins, hotels, motels, service stations, building supply stores	Auto body repair shops, outdoor theaters	20,000 Square Feet ^b	100 Feet
I-1 Industrial Park District . . .	Manufacturing, assembly, processing, fabrication, and processing plants	Animal hospitals, autobody repair shops, quarrying	60,000 Square Feet ^b	200 Feet
I-2 General Industrial District .	Any use as permitted by right in the I-1 district. Quarrying	Any conditional use as permitted in the I-1 district. Junk or salvage yards	40,000 Square Feet ^b	150 Feet
WF Wetland and Floodplain District	Grazing, harvesting of wild crops, hunting, fishing, tree farms, dams, and hydroelectric power stations	Crop farming, outdoor recreation facilities, sewage treatment plants	—	—
L Lowland District	Any use as permitted in the WF or RCE districts.	Any conditional use as permitted in the WF and RCE district	120,000 Square Feet ^b	300 Feet ^b

^a Doubled for development without public sewer.^b May be reduced by one-half if served by public sewer.

Source: Town of Pewaukee and SEWRPC.

permit intensive urban uses, and thus the existing zoning regulations may be expected to contribute very little toward the preservation of important agricultural lands or toward the protection of certain environmentally sensitive areas.

It is important to note that the Town of Pewaukee is in the process of revising the existing zoning ordinance. However, the Town has not yet formally adopted new regulations nor has it prepared corresponding zoning district maps. Thus, the zoning district regulations adopted in 1966 and described above remain in effect. It is anticipated that the revised zoning ordinance and district maps would guide the preservation and enhancement of the existing natural resource base of the Town, thereby preventing serious and costly developmental and environmental problems, through the creation and sound application of an exclusive agricultural district which prohibits any urban uses, a general agricultural district which permits residential country estates as well as agricultural and agricultural-related activities, and an upland conservancy district.

Village of Pewaukee: A total of 16 zoning districts are provided in the existing Village of Pewaukee zoning ordinance. A summary of the provisions applicable in each of these zoning districts is set forth in Table 4. As indicated in this table, four districts—the Conservancy (C-1), Recreation (P-1), Recreation (P-2), and Flood districts—generally restrict urban development and, therefore, when applied properly, such districts may be expected to contribute towards the protection of environmentally sensitive areas within the Village. It is important to note, however, that certain conditional uses included in the Conservancy district may be incompatible with the preservation of wetland areas. In addition, as in the case of the existing Town of Pewaukee zoning ordinance, the creation and sound application of an upland conservancy district is necessary to contribute to the protection of certain environmentally sensitive areas within the Village.

EXISTING NATURAL RESOURCE BASE

The important natural features and recreational resources of the joint community planning area are generally associated with the surface water features of the planning area. Of particular significance are the areas adjacent to the Fox River, the Pewaukee River, and Pewaukee Lake, which constitute a focal point for outstanding scenic corridors

particularly suited to outdoor recreation and open space uses. In addition, it should be noted that the climate, with its variation in temperature and precipitation, provides opportunities for a variety of seasonal recreation activities.

As previously noted, definitive knowledge of the existing natural resource base is necessary to the development of a park and open space plan. In order to provide a point of departure for the description of the existing natural resource base, it is useful to examine the important natural features of the district prior to the European settlement of the joint community planning area. As shown on Map 4, in 1836, about 5,798 acres, or 29 percent of the total area of the planning area, were comprised of surface waters, marshes, swamp forests, and wet prairies; about 6,364 acres, or 32 percent of the planning area, of oak openings; and about 7,692 acres, or 39 percent of the planning area, of forests. The land use information presented in the previous section indicates that large areas of the joint community planning area have been converted to urban and agricultural land uses. However, there are important natural resource features remaining in the planning area.

The important remaining elements of the existing natural resource base, including surface water resources, wetlands, woodlands, prairies, wildlife habitat, significant topography and soils, are described below. Descriptions of the environmental corridors—a composite of the best remaining elements of the natural resource base—and the important agricultural lands of the planning area are presented in the final section of this chapter.

Surface Water Resources

Surface water resources, consisting of lakes, streams, and associated floodlands, form a particularly important element of the natural resource base of the joint community planning area. Surface water resources contribute to the economic development, provide recreational opportunities, and enhance the aesthetic quality of the planning area.

Lakes and streams constitute a focal point for water-related recreational activities; provide an attractive setting for properly planned residential development; and when viewed in the context of open space areas, greatly enhance the aesthetic quality of the environment. It is important to note that lakes and streams are extremely susceptible to deterioration through improper rural as well as

Table 4

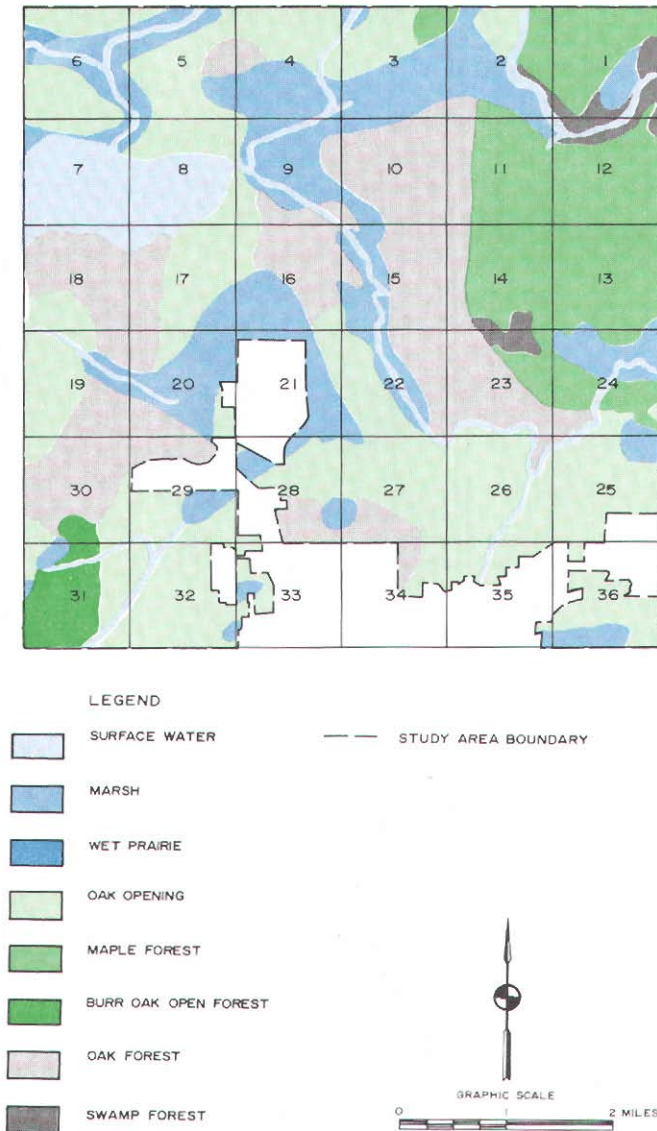
**SUMMARY OF EXISTING ZONING DISTRICTS UNDER THE
ADOPTED VILLAGE OF PEWAUKEE ZONING ORDINANCE**

Zoning District	Permitted Uses	Conditional Uses	Area Requirements	
			Minimum Lot Area	Minimum Lot Width
R-1 Residential	One-family dwelling	Government and cultural uses, public utilities, filling or dumping	18,000 Square Feet	120 Feet
R-2 Residential	One-family dwelling	Any conditional use permitted in the R-1 residential district	15,000 Square Feet	100 Feet
R-3 Residential	One-family dwelling	Any conditional use permitted in the R-1 residential district, public and private schools, colleges, religious and charitable uses	12,000 Square Feet	80 Feet
R-4 Residential	One-family dwelling	Any conditional use permitted in the R-1, R-2, R-3 residential districts, two-family dwellings	9,000 Square Feet	60 Feet
R-5 Residential	Multiple family of three to eight units per building	Any conditional use permitted in the R-1 residential district, multiple family dwellings or greater than eight units per building	15,000 Square Feet	100 Feet
B-1 Neighborhood Business District	Bakeries, barber and beauty shops, clothing, drugs, groceries, hardware and other similar uses.	Any conditional use permitted in the R-1 residential district, public terminals, drive-in theaters, food establishments, motels and trailer parks, vehicle sales and service stations, apartments	500 Square Feet	—
B-2 Community Business District	Any use permitted in the B-1 business district, hotels, churches, department stores, variety stores, furniture stores, and similar uses.	Any conditional use permitted in the B-1 business district	750 Square Feet	—
B-3 Integrated Business District	None	Any conditional use permitted in the B-1 and B-2 business districts	2 acres	200 Feet
B-4 Highway Business District	None	Restaurants, gift stores, places of entertainment, motels, service stations, or other uses normally serving a regional area	750 Square Feet	200 Feet
OLI Office and Limited Industry District	General or clerical offices, professional offices or similar uses	Schools, training centers, storing, cleaning, testing, repairing or servicing establishments	—	100 Feet
M-1 Industrial District	Commercial bakeries, distributors and wholesalers, warehouses, lumberyards, or similar uses	Governmental and cultural uses, public utilities, filling or dumping, public terminals, animal hospitals, wastewater treatment plants, laboratories, heavy manufacturing	—	100 Feet
A-1 Agricultural District	Truck and general farming, dairying, livestock and poultry raising, nurseries, greenhouses, hatcheries	Airports, public and private schools, drive-in theaters, food establishments, animal hospitals, mineral extraction	5 acres	300 Feet
C-1 Conservancy District	River bank and lakeshore protection, reforestation, hunting, fishing, wildlife preserves	Grazing, dams, power and communication transmission lines, drainage and cultivation	—	—
P-1 Recreation District	Water and ice fishing, boating, skin diving, skating, sledding, skiing	None	—	—
P-2 Recreation District	Parkland, river bank protection, swimming, water fishing, diving, hunting, skating	Public recreation facilities, i.e. swimming pools, tot lots, marinas, playgrounds	—	—
Flood Districts	Any use permitted in the C-1 conservancy district	None	—	—

Source: Village of Pewaukee and SEWRPC.

Map 4

**PRESETTLEMENT VEGETATION
IN THE PEWAUKEE JOINT COMMUNITY
PLANNING AREA: 1836**



Source: Marlin Johnson and J. A. Schwarzmeier.

urban land use development and management. Water quality can degenerate as a result of excessive pollutant loads—including nutrient loads—from malfunctioning or improperly placed onsite sewage disposal systems, inadequate sewage treatment plants, sewer overflows, and careless agricultural practices. Lakes and streams are also adversely affected by the excessive development of lakeshore and riverine areas in combination with the filling of peripheral wetlands, which remove valuable nutrient and sediment traps while adding nutrient and sediment sources.

In the joint community planning area there is only one major lake—that is, a lake having 50 acres or more of surface water area—Pewaukee Lake.

Pewaukee Lake is a preglacial erosion valley blocked by glacial drift and in more recent times, impounded by man. The original lake was only what is now the westernmost basin, and was located outside of the planning area. The construction of a dam at the present outlet inundated marshlands east of the original basin to produce the present lake, which is approximately twice the size of the original lake. The surface area of the lake is 2,493 acres, 1,117 acres, or 45 percent of which, are located within the joint community planning area boundary (see Map 5). The lake has a maximum depth of 45 feet, but an average depth of only 10 feet. There are approximately 13.7 miles of shoreline, 6.4 miles, or 47 percent of which, are located within the planning area.

There is only one minor lake—that is, a lake or pond having a surface water area less than 50 acres—in the joint community planning area, the 10-acre unnamed lake located in the Town of Pewaukee in Section 25 (see Map 5). It is important to note that minor lakes generally have few riparian owners and only marginal fisheries. In most cases primary values of the minor lakes are ecological and aesthetic, and as such, are fragile and easily degraded by improper shoreline development.

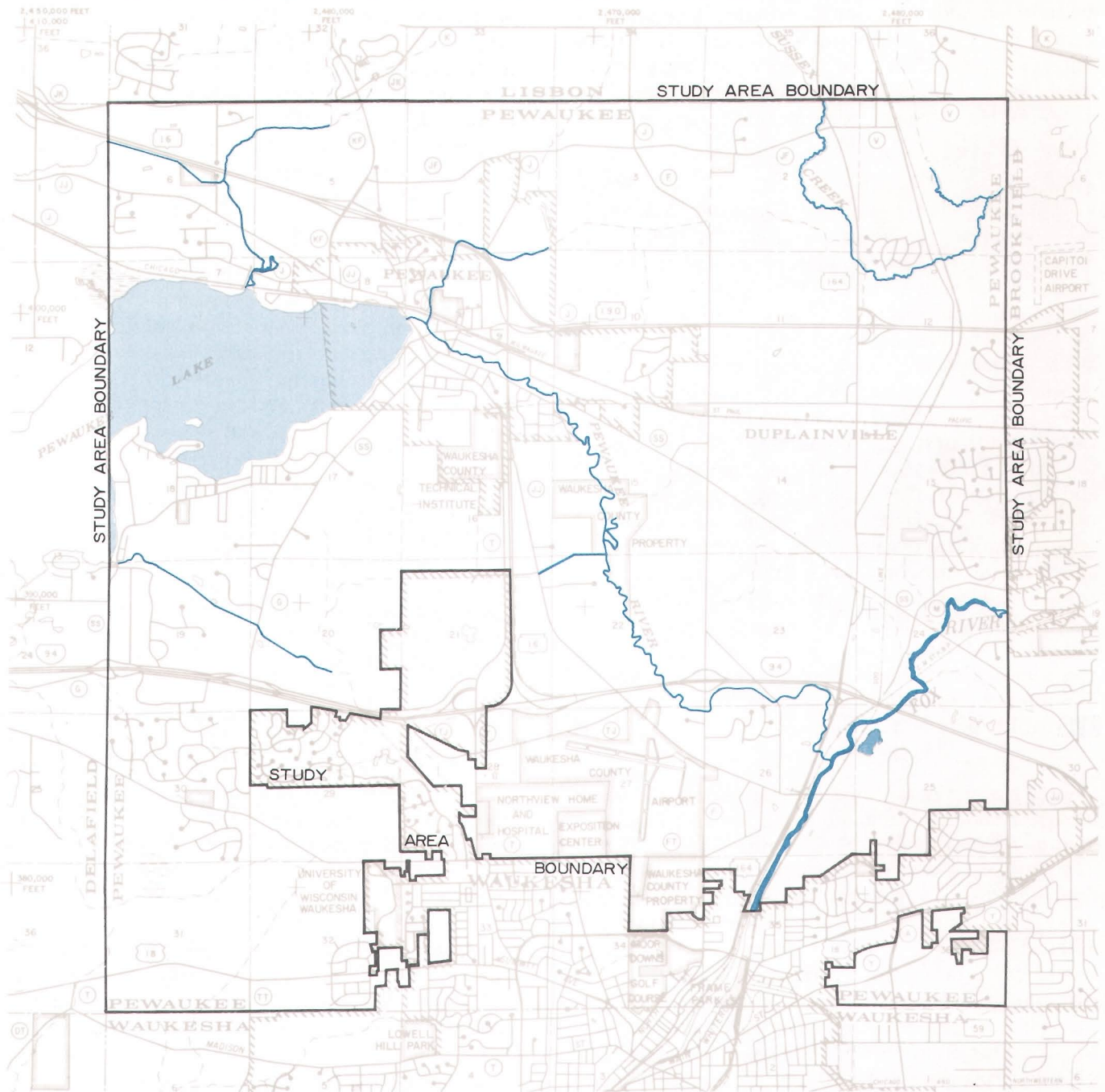
The surface drainage system of the planning area is included entirely within the Fox River watershed, which lies west of the subcontinental divide and is, therefore, a part of the Mississippi River drainage system. The main stem of the Fox River flows through the southeastern portion of the planning area. The Pewaukee River, a major tributary of the Fox River, is also an important perennial stream within the planning area. Many of the minor perennial and intermittent streams within the area, as well as Pewaukee Lake, are directly tributary to the Pewaukee River.

Major streams are defined herein as perennial streams which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Within the joint community planning area, there are approximately 18.4 miles of such major streams. The location of these major rivers and streams is shown on Map 5.

The floodlands of a river or stream are the wide, gently sloping areas contiguous with and usually lying on both sides of a river or a stream channel. Rivers and streams occupy their channels most of the time. However, during minor flood events

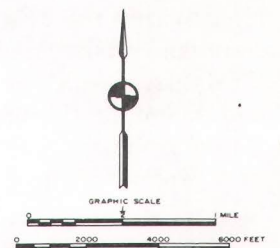
Map 5

SURFACE WATER RESOURCES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



LEGEND

- MAJOR LAKE
- MINOR LAKE
- PERENNIAL STREAM



Source: SEWRPC.

stream discharges increase markedly, and the channel may not be able to convey all of the flow. As a result, stages increase and the river or stream spreads laterally over the floodland. The periodic flow of a river onto its floodlands is a normal phenomenon and, in the absence of costly structural flood control works, will occur regardless of whether urban development occurs on the floodland.

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. This is the event that would be reached or exceeded in severity once on the average of every 100 years. Stated another way, there is a 1 percent chance that this event will be reached or exceeded in severity in any given year. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but because of high water tables and the presence of soils poorly suited to urban use. 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. Therefore, every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space use.

Due to the importance of floodland data to sound land use and management decisions, the Regional Planning Commission, as an integral part of the comprehensive watershed studies, provides definitive data relating to floodlands, including calculated flood discharges and stages and the attendant delineation of the limits of the 10- and 100-year recurrence interval flood hazard areas. In the joint community planning area, floodland delineations for selected perennial streams were prepared by the Commission as part of the Fox River watershed planning program. In addition, the Waukesha County Park and Planning Commission has prepared floodland delineations for additional selected areas within the Town of Pewaukee. Those areas of floodland delineated by the Regional Planning Commission and by the Waukesha County Park and Planning Commission are shown on Map 6. These floodlands total approximately 831 acres, or 4 percent of the planning area.

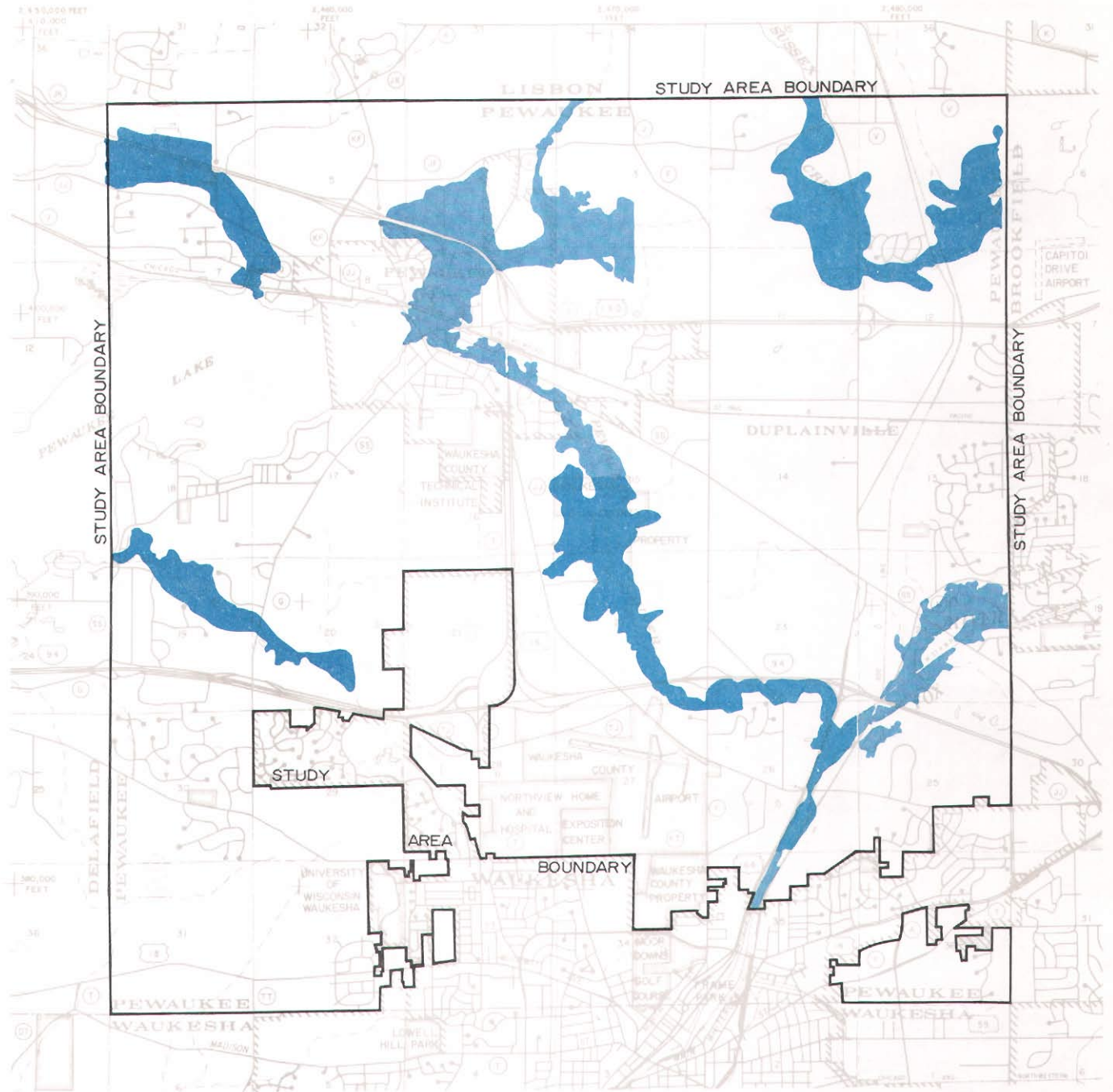
Wetlands

Wetlands are defined as areas in which the water table is at, near, or above the land surface and are characterized by both hydric soils, such as peats, mucks, or other organic soils, and by the growth of hydrophytes, such as sedges, cattails, red osier dogwood, and tamarack. Wetlands have important natural functions which make them valuable resources. Wetlands contribute to the maintenance of good water quality, except during unusual periods of high runoff followed by prolonged drought, by serving as traps which retain nutrients and sediments, thereby preventing such nutrients and sediments from reaching streams and lakes. They act to retain water during dry periods and hold it during flood events, thus keeping the water table high and relatively stable and protecting communities against flooding and drought. They protect shoreland areas from erosion by absorbing storm impact and reducing the scouring action of currents. Wetlands are important resources for overall environmental health and diversity. They provide essential breeding, nesting, resting, and feeding grounds, and predator escape cover for many forms of fish and wildlife. The presence of water is also attractive to many upland birds and other animals. These attributes have the net effect of improving general environmental health; providing recreational, research, and educational opportunities; maintaining opportunities for trapping, hunting, and fishing; and adding to the beauty of the planning area. In recognition of these important environmental functions, continued efforts should be made to protect wetland resources by discouraging costly—both in monetary and environmental terms—wetland draining, filling, and conversion to other more intensive rural and urban uses.

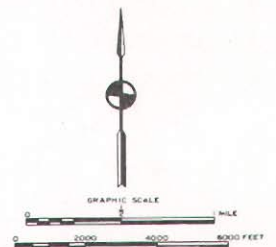
As shown on Map 7, wetlands within the joint community planning area in 1975 covered about 2,570 acres, or about 13 percent of the planning area. It should be noted that such areas as tamarack swamps and other lowland wooded areas have been classified as wetlands because the water table is located at, near, or above the land surface, and such areas are characterized by hydric soils which support hydrophytic trees and shrubs. As further shown on Map 7, large areas of wetlands are located along the main stem of the Pewaukee River in the Town of Pewaukee, along the western side of USH 16 in the Town of Pewaukee, north of Pewaukee Lake in the northwestern portion of the

Map 6

FLOODLANDS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



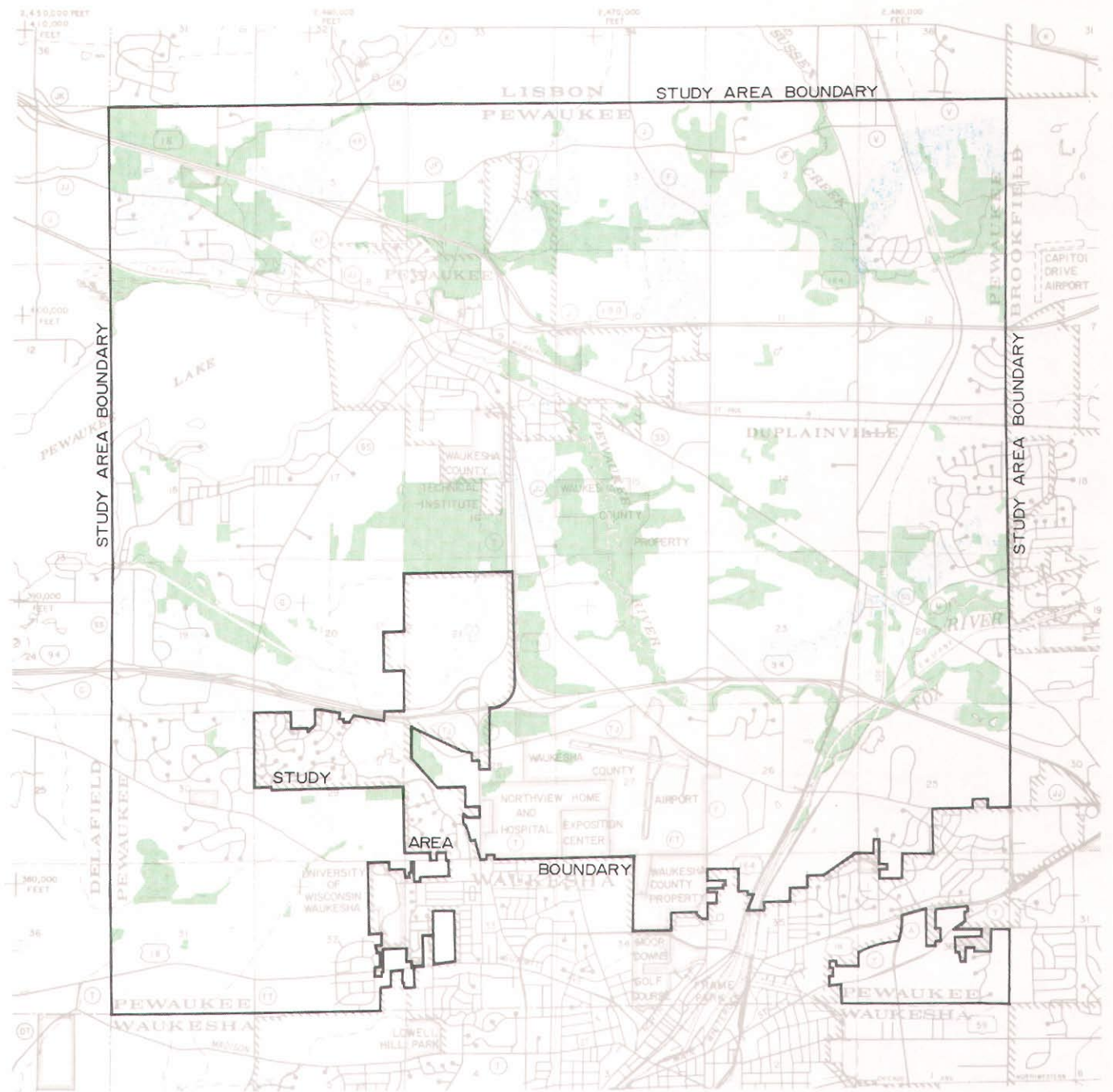
- LEGEND
- FLOODLANDS DELINEATED BY SEWRPC
 - FLOODLANDS DELINEATED BY WAUKESHA COUNTY PARK AND PLANNING COMMISSION



Source: Waukesha County Park and Planning Commission and SEWRPC.

Map 7

WETLANDS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975



Source: SEWRPC.

Town of Pewaukee, within the northern portion of and north of the Village of Pewaukee, and in the northeastern portion of the Town of Pewaukee. In addition, small areas of wetlands are scattered throughout the planning area.

Woodlands

Woodlands have both economic and ecologic value and under good management can serve a variety of uses. Located primarily on ridges and slopes and along streams and lakeshores, woodlands provide an attractive natural resource of immeasurable value. In addition to contributing to clean air and water, woodlands can contribute to the maintenance of a diversity of plant and animal life in association with human life and can thereby provide important recreational opportunities. It is important to note that existing woodlands can be destroyed through mismanagement in a short time, thereby contributing to the siltation of lakes and streams and the destruction of wildlife habitat areas. Thus, woodlands should be maintained for their total value—scenic, wildlife habitat, educational, recreational, and watershed protection—as well as for their commercial value in producing forest products and in lending value to residential and other types of urban development.

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. In addition, coniferous tree plantations and reforestation projects are also identified as woodlands by the Commission. As previously noted, all lowland wooded areas such as tamarack swamps have been classified as wetlands. As indicated on Map 8, woodland areas covered about 640 acres, or 3 percent of the joint community planning area.

Prairies

Prairies are open, treeless, or generally treeless areas in the landscape which are dominated by native grasses. Such areas have important ecological and scientific value and consist of four basic types: low prairie, mesic or moderately moist prairie, dry prairie, and oak openings. The low prairies typically occupy ancient glacial lake beds and are dominated by cord, bluejoint, and big bluestem grasses. In addition, they contain such forbs as New England aster, gay feather, prairie dock, culver's root, and golden alexanders. Mesic prairies tend to occur on the glacial outwash plains, the glacial till of recessional moraines, and the

loessial or residual soils which cover the dolomitic bedrock. These prairies are dominated by Indian grass, switch grass, and big bluestem grass. Typical mesic prairie forbs include smooth aster, wild indigo, rattlesnake master, and compass plant. Dry prairies occur on well-drained soils, usually on steep hillsides. The dominant grasses include prairie dropseed, little bluestem, side oats grama, panic, and needle grasses. Forbs characteristic of dry prairies include pasque flower, silky aster, lead plant, and purple prairie clover. Oak openings are savannahs dominated by the dry prairie grasses with between one and 17 oak trees (usually burr oak) per acre. The characteristic forbs in the oak opening are also the dry prairie forbs. For purposes of this report, oak openings are considered similar to prairies because of the dominance of the prairie grass and forb species.

A comparison of existing remnant prairie areas with those prairie areas shown on Map 4 of pre-settlement vegetation presented earlier in this section shows that only a small portion of the original prairies present in the joint community planning area in presettlement times remains in 1979. The loss of native prairie and oak openings was primarily a result of agricultural practices and the suppression of wildfires, which suppressed the advancing shrubs and trees which shade out the prairie plants. As a result, as shown on Map 9, only seven small remnant prairies remain in the planning area. These prairie remnants covered a total combined area of only 2.8 acres, or less than 1 percent of the planning area. In order to protect the aesthetic, cultural, historic, educational, ecological, and scientific values of the prairies and oak openings, the remaining prairies and oak openings identified in this report should be protected and preserved.

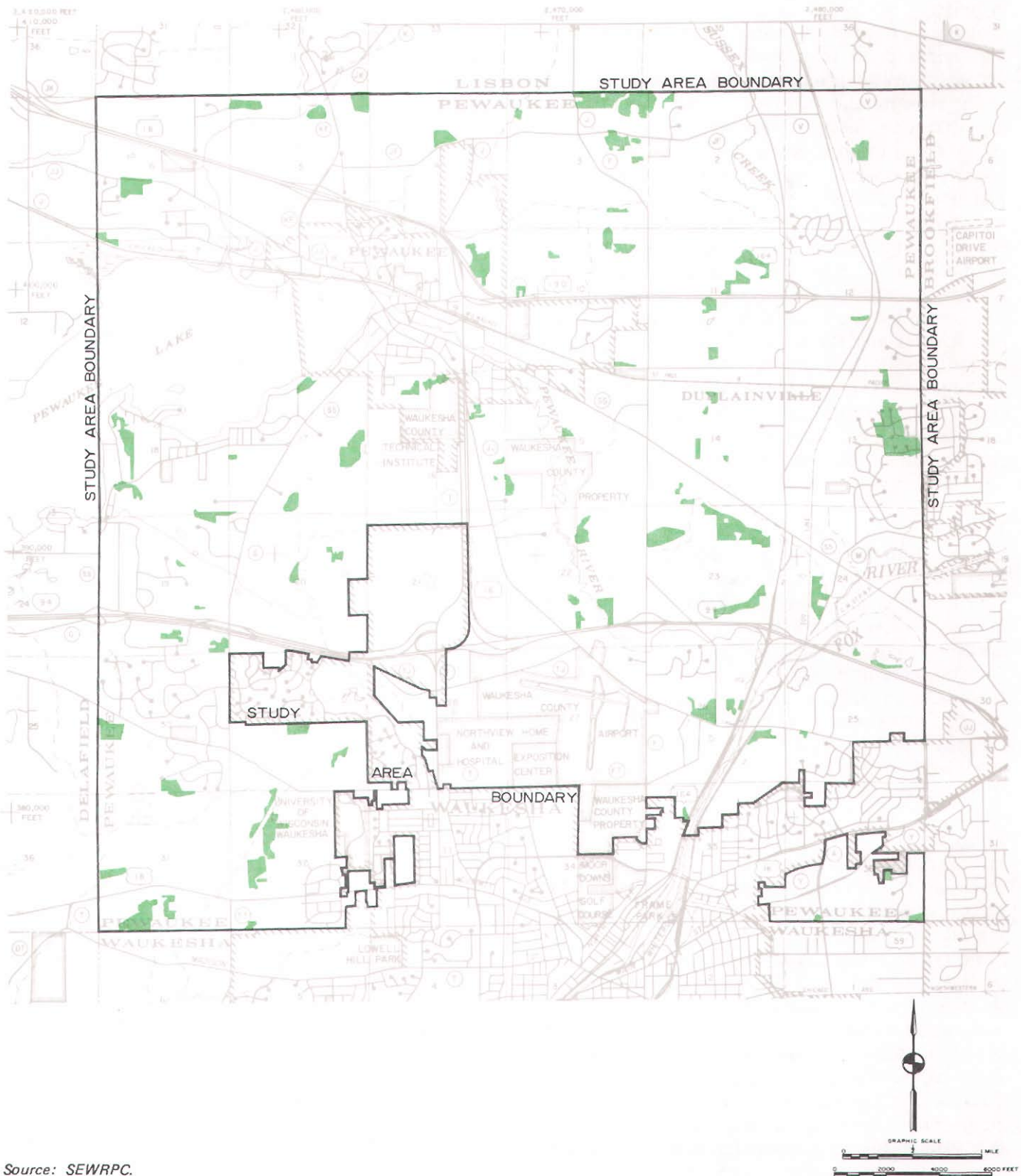
Wildlife Habitat

Wildlife in the Pewaukee joint community planning area includes upland game such as rabbit and squirrel, predators such as fox and raccoons, game birds including pheasant and grouse, and marsh furbearers such as muskrat. In addition, waterfowl are present, and deer are found in scattered areas. The remaining habitat and wildlife therein provide valuable recreational opportunities and constitute an immeasurable aesthetic asset to the planning area.

The complete spectrum of wildlife species originally native to the planning area has along with its habitat, undergone tremendous alterations

Map 8

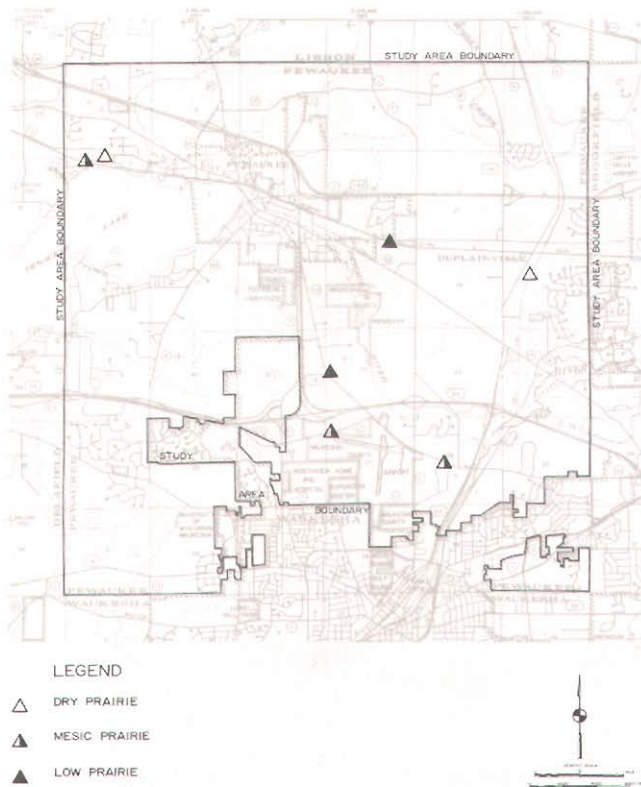
WOODLANDS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975



Source: SEWRPC.

Map 9

**PRAIRIES IN THE PEWAUKEE JOINT
COMMUNITY PLANNING AREA: 1975**



Source: SEWRPC.

since the settlement of the planning area. The change is the direct result of conversion of the environment by the European settlers, beginning with the clearing of forests and prairies and the drainage of wetlands and ending with extensive agricultural and urban land uses. This process, which began in the early nineteenth century, is still operative today. Successive cultural uses and attendant management practices, both rural and urban, have been superimposed on the overall land use changes and have also affected the wildlife and wildlife habitat. In agricultural areas, these cultural management practices include land drainage by ditching and tiling and the expanding use of fertilizers and pesticides. In the urban areas, cultural management practices that affect wildlife and their habitat are the use of fertilizers and pesticides, road salting, heavy traffic which produces disruptive noise levels and damaging air pollution, and the introduction of domestic animals. Thus, the environmental and recreational importance of the

need to protect and preserve the remaining wildlife habitat areas in the planning area should be apparent.

Wildlife habitat areas remaining in the district were identified by the Regional Planning Commission in 1970 and were categorized as either high-, medium-, or low-value habitat areas. High-value habitat areas contain a good diversity of wildlife, are adequate in size to meet all of the habitat requirements for the species concerned, and are generally located in proximity to other wildlife habitat areas. Medium-value wildlife habitat areas generally lack one of the three aforementioned criteria for a high-value wildlife habitat. However, they do retain a good plant and animal diversity. Low-value habitat areas are remnant in nature in that they generally lack two or more of the three aforementioned criteria for a high-value wildlife habitat but may, nevertheless, be important if located in close proximity to other high- or medium-value wildlife habitat areas, if they provide corridors linking higher value wildlife habitat areas, or if they provide the only available range in the area.

As shown on Map 10, wildlife habitat areas in the joint community planning area generally occur in association with existing surface water, wetland, and woodland resources. As indicated in Table 5, wildlife habitat areas covered about 2,970 acres, or about 15 percent of the planning area. Of this total habitat acreage, 823 acres, or 28 percent, were high-value habitat areas, 1,367 acres, or 46 percent, were medium-value habitat areas; and 780 acres, or 26 percent, were low-value habitat areas.

Table 5

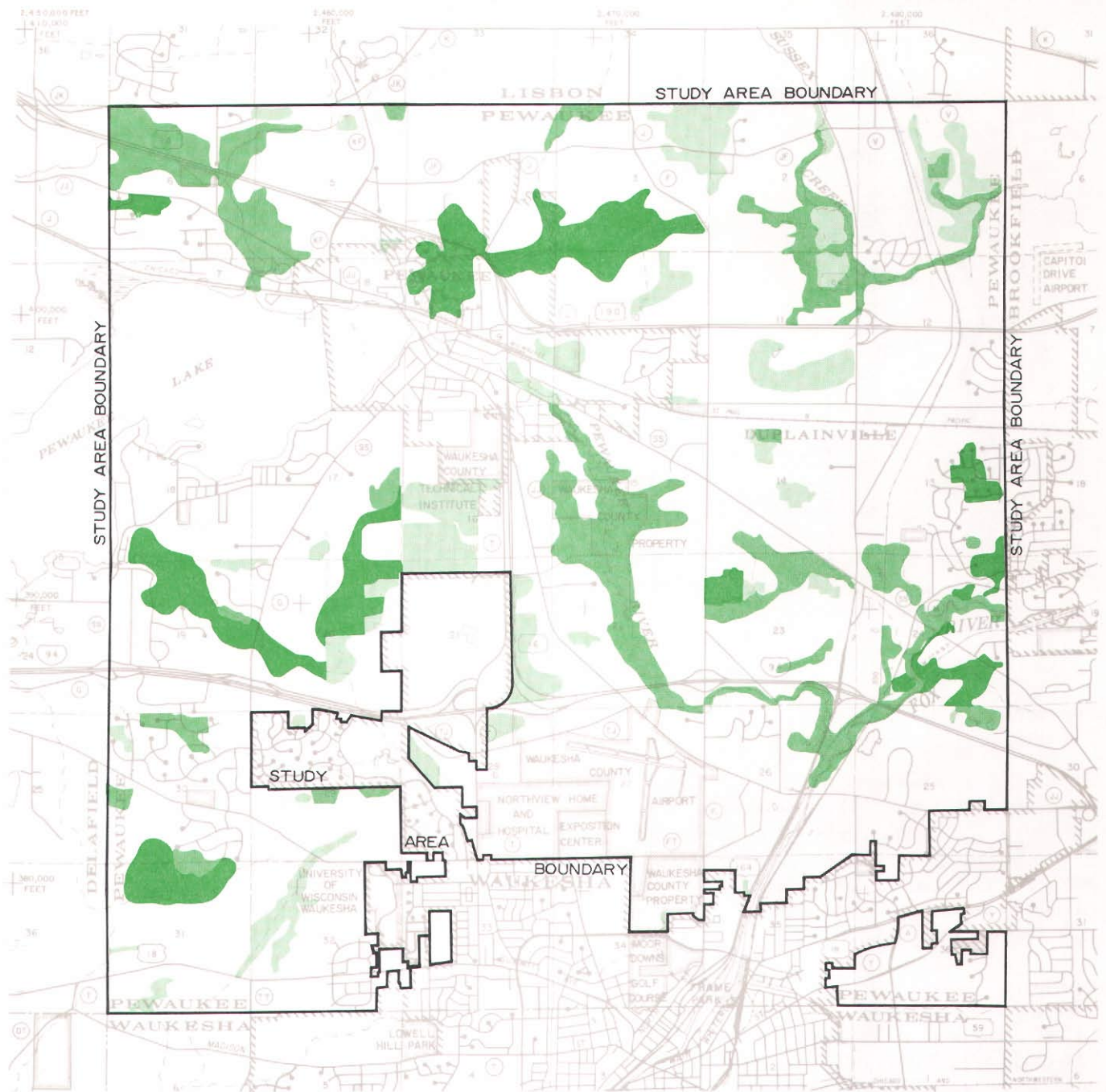
**WILDLIFE HABITAT IN THE PEWAUKEE
JOINT COMMUNITY PLANNING AREA**

Civil Division	Wildlife Habitat						
	High Value		Medium Value		Low Value		Total
	Acres	Percent of Area	Acres	Percent of Area	Acres	Percent of Area	Acres
Village of Pewaukee	124	4.2	5	0.2	49	1.6	178
Town of Pewaukee	699	23.6	1,362	45.8	731	24.6	2,792
Area Total	823	27.8	1,367	46.0	780	26.2	2,970

Source: SEWRPC.

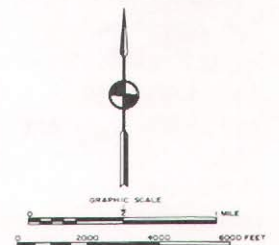
Map 10

WILDLIFE HABITAT IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1970



LEGEND

- HIGH VALUE
- MEDIUM VALUE
- LOW VALUE



Source: SEWRPC.

Topographic Features

The topography, or relative elevation of the land surface, within the planning area has been determined generally by the configuration of the bedrock geology in combination with overlying glacial deposits. As shown on Map 11, elevations within the planning area range from a low of about 830 feet above mean sea level in the southeastern part of the planning area along the main stem of the Fox River to a high of over 1,100 feet above mean sea level in the southwestern corner of the planning area. The topography of the area is generally rolling, with the low-lying areas associated with the perennial stream valleys and river basins.

Slope, to a considerable extent, determines the uses practicable on a given parcel of land. Lands with steep slopes are poorly suited for urban development as well as for most agricultural purposes and, therefore, should be maintained in natural cover for wildlife habitat or erosion control. Lands with less severe slopes may be suitable for certain agricultural uses, such as pasture lands, and for certain urban uses, such as carefully designed low-density residential areas. Lands which are gently sloping or nearly level may be best suited to agricultural production or to 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 compatible with the degree of slope of the land.

Map 12 shows the slope of the lands in the joint community planning area. In general, slopes of 12 percent or greater are considered unsuitable for urban development and most types of agricultural land uses and, therefore, should be maintained in a natural vegetative cover. In the joint community planning area, about 942 acres of land, or about 5 percent of the total area, have slopes 12 percent or greater.

Soils

Soil properties exert a strong influence on the manner in which land is used. Soils are an irreplaceable resource, and development pressures upon land continue to make this resource more and more valuable. A need exists, therefore, in any urban facility planning program to examine not only how land and soils are presently used, but how they can best be used and managed. This requires a detailed soils survey which maps the geographic location of various kinds of soils; identifies their physical, chemical, and biological pro-

perties; and interprets these properties for land use and public facilities planning. Such a soil survey of the entire Southeastern Wisconsin Region was completed in 1965 by the U. S. Department of Agriculture, Soil Conservation Service, under contract to the Regional Planning Commission.

Through the use of data provided by soils surveys, the Commission staff has prepared interpretive maps showing the suitability of certain soil types for residential, agricultural, and recreational land use. Map 13 shows those areas in the joint community planning which are covered by soils poorly suited for residential development without public sanitary sewer service on lots one acre or larger in size. Approximately 8,586 acres, or 43 percent of the planning area, are covered by soils of this type. Map 14 shows areas of the joint community planning area covered by soils which are poorly suited for residential development even with public sanitary sewer service on lots smaller than one acre in size. Approximately 4,833 acres, or 24 percent of the planning area, are covered by such soils. Map 15 shows those soils which have been identified by the U. S. Department of Agriculture, Soil Conservation Service, as particularly well suited for agricultural purposes. As indicated on Map 15, about 14,272 acres, or 72 percent of the planning area, consist of soils which are well suited to agricultural use.

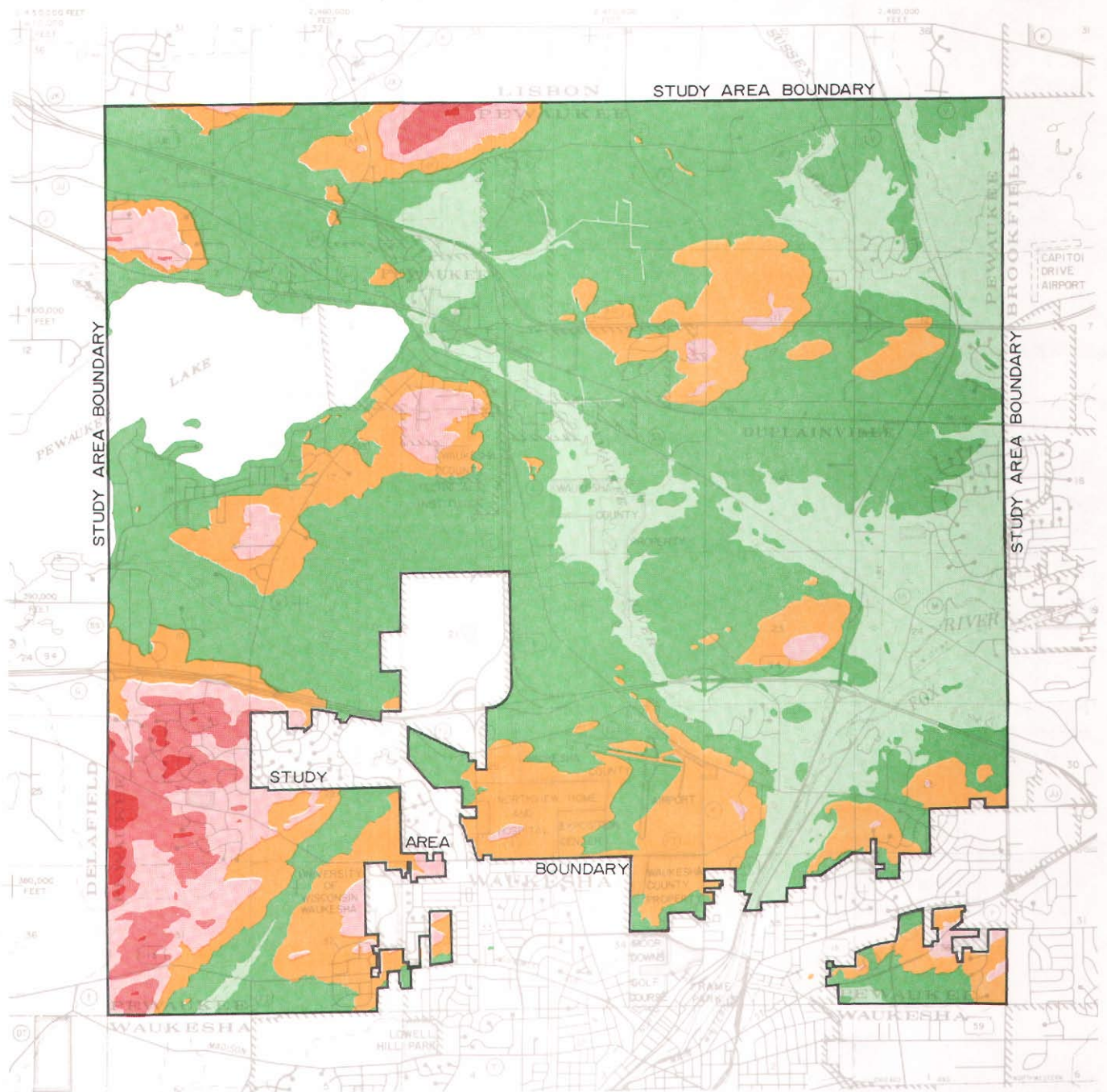
Six soil suitability interpretations for recreational development have also been prepared, including soil limitation and suitability ratings for playgrounds and athletic fields, picnic areas, and other extensive use areas; bridal paths and nature and hiking trails; golf course fairways; cottages and service and utility buildings; and tent and trailer camp sites. Table 6 defines limitation and suitability categories as used in the soil survey interpretations for the Southeastern Wisconsin Region, and Table 7—an excerpt from Table 17 of SEWRPC Planning Report No. 8, Soils of Southeastern Wisconsin—presents examples of the suitability rating of selected soils for the six types of recreational development.

PARK AND OPEN SPACE SITES

In order to assess the need for park and open space sites, an inventory of existing park and open space sites must first be conducted. This section presents summary data concerning the existing park and open space sites in the joint community planning area, including both publicly owned and nonpublicly owned sites. In addition, this section

Map 11

TOPOGRAPHIC CHARACTERISTICS OF THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



LEGEND

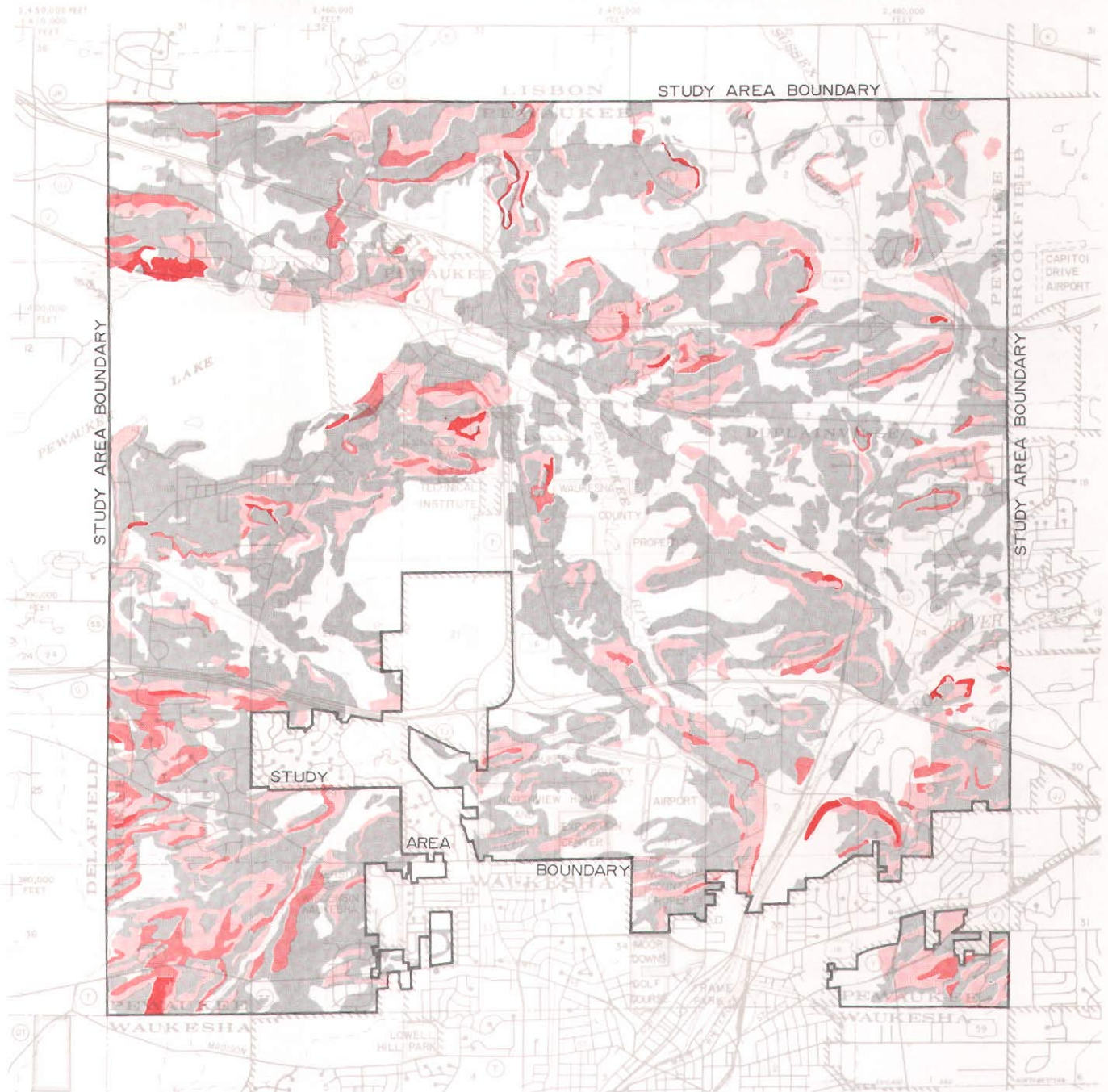
ELEVATION IN FEET
ABOVE MEAN SEA LEVEL

810 - 850	951 - 1000
851 - 900	1001 - 1050
901 - 950	1051 - 1120

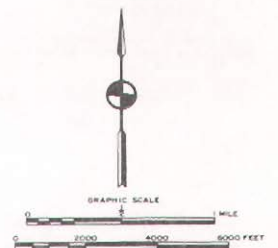
Source: SEWRPC.

Map 12

SLOPE OF LAND IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA

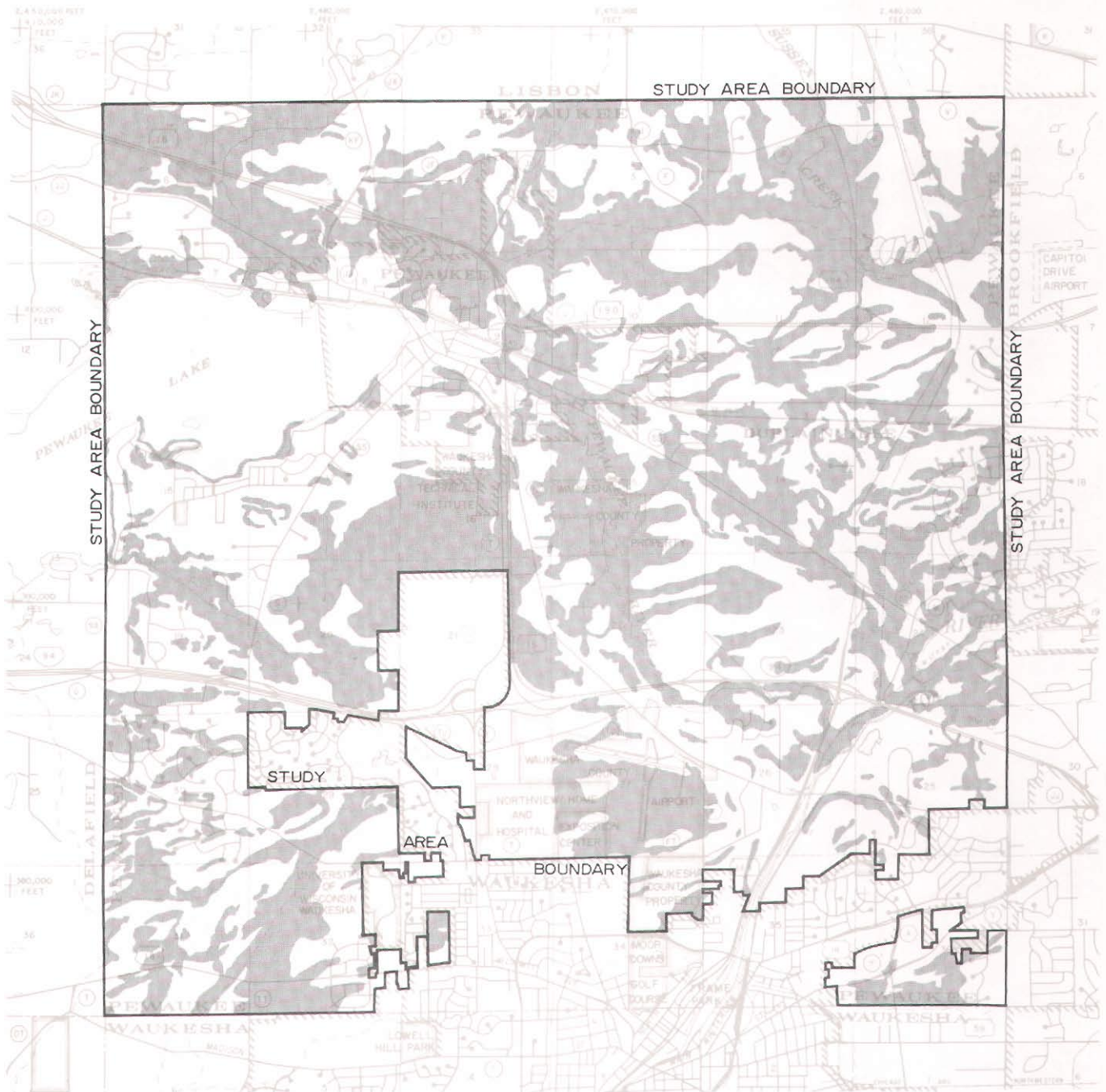


Source: SEWRPC.



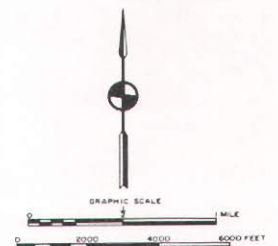
Map 13

**SUITABILITY OF SOILS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA FOR
LARGE LOT RESIDENTIAL DEVELOPMENT WITHOUT PUBLIC SANITARY SEWER SERVICE**



LEGEND

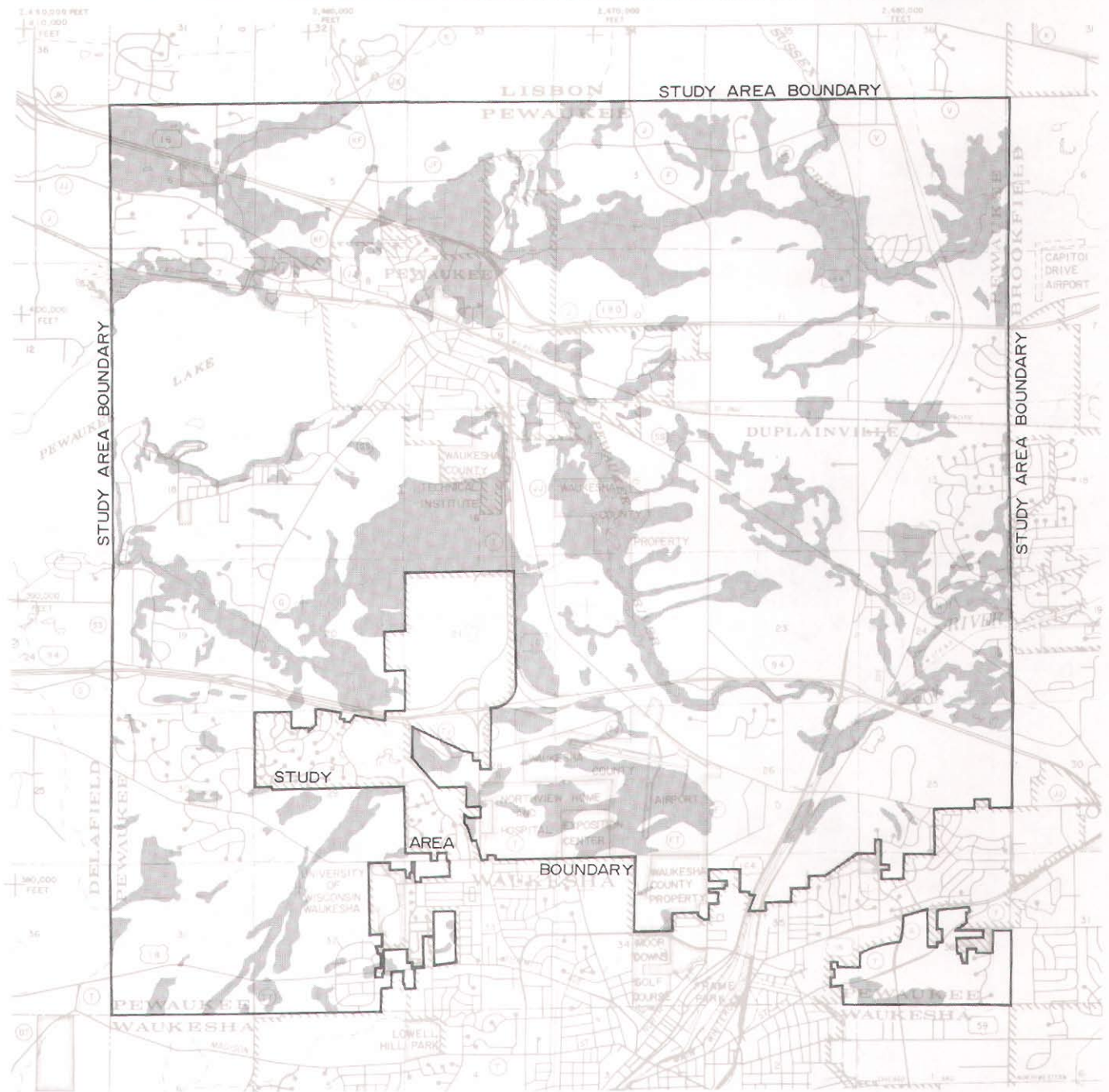
- SOILS WITH SEVERE OR VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITHOUT PUBLIC SEWER SERVICE ON LOTS ONE ACRE OR GREATER IN SIZE



Source: SEWRPC.

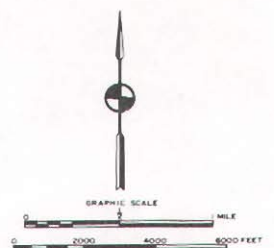
Map 14

**SUITABILITY OF SOILS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA FOR
SMALL LOT RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY SEWER SERVICE**



LEGEND

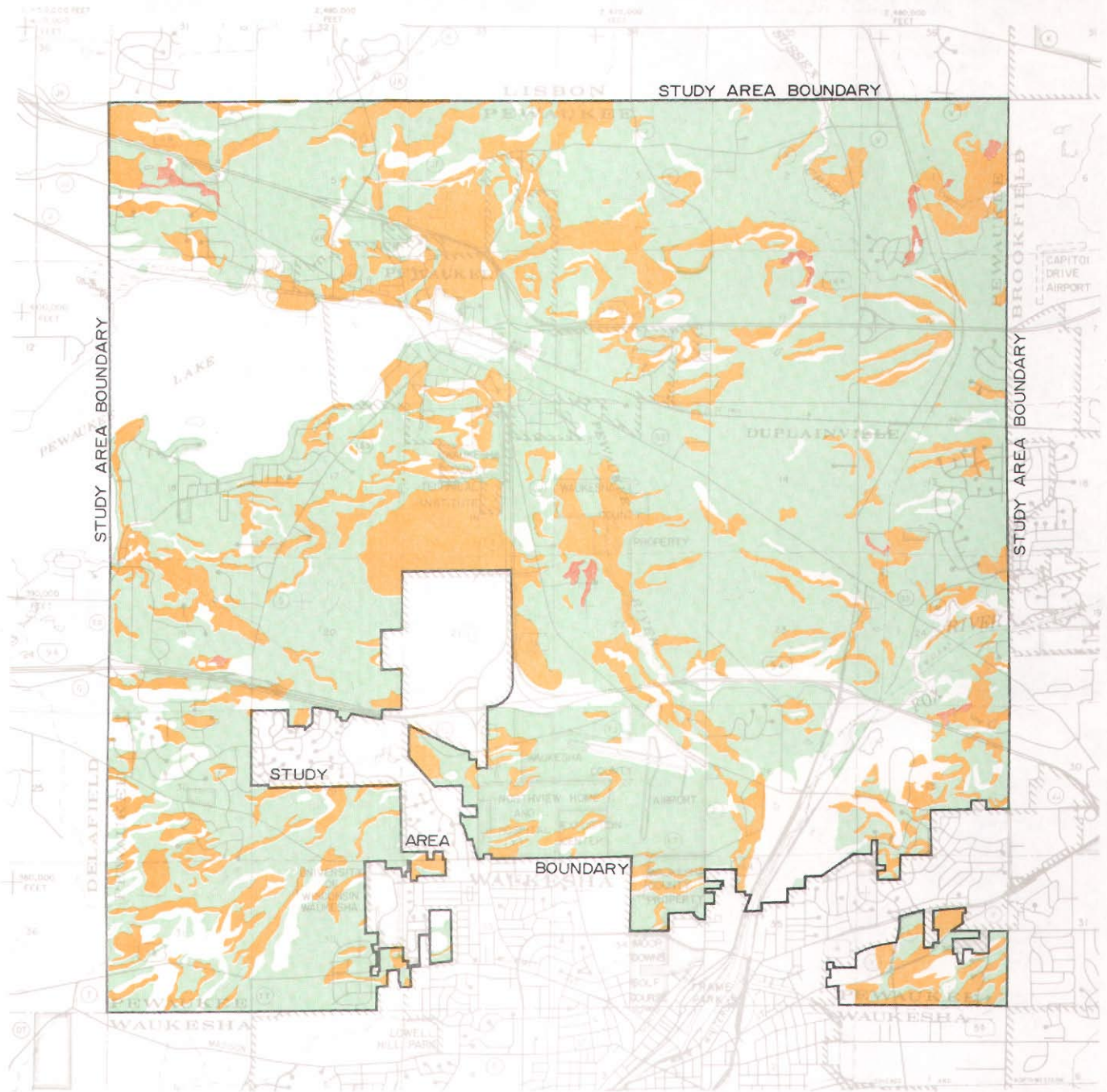
SOIL WITH SEVERE LIMITATION FOR RESIDENTIAL
DEVELOPMENT WITH PUBLIC SEWER SERVICE ON
LOTS LESS THAN ONE ACRE IN SIZE



Source: SEWRPC.

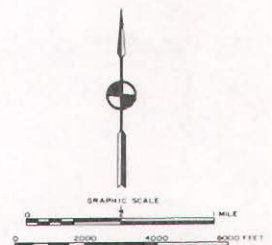
Map 15

SUITABILITY OF SOILS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA FOR AGRICULTURAL USE



LEGEND

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



Source: SEWRPC.

Table 6

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

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

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

Table 7

THE USE OF SOILS FOR RECREATIONAL DEVELOPMENTS^a

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

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

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

presents an inventory of potential park and open space sites, historic sites, significant scenic areas and vistas, and natural and scientific area sites.

Existing Park and Open Space Sites

Park and open space sites within the joint community planning area have been classified into three general categories: general use outdoor recreation sites, special use outdoor recreation sites, and rural open space sites. General use outdoor recreation sites may be defined as areas of land and water whose primary function is the provision of space and facilities for outdoor recreation activities. Such general use outdoor recreation sites, when publicly owned, are commonly known as parks. Thus, parks are a special form of publicly owned open space in which the major portion of needed outdoor recreation facilities is provided. School-related outdoor recreation areas are also classified as general use outdoor recreation sites. Finally, nonpublic recreation areas which provide facilities similar to those provided at parks and school sites, including private golf courses, campgrounds, riding stables, and nonpublic school sites, have been categorized as general use outdoor recreation sites.

As shown on Map 16 and indicated in Table 8, there are 20 general use outdoor recreation sites totaling 298 acres, or 2 percent of the total area of the joint community planning area. Of this total, 11 sites and 192 acres—of which three sites and 40 acres were publicly owned and eight sites and 152 acres were nonpublicly owned—were located in the Town of Pewaukee; while nine sites and 106 acres—of which six sites and 98 acres were publicly owned and three sites and eight acres were nonpublicly owned—were located in the Village of Pewaukee.

As noted above, general use outdoor recreation sites usually provide developed outdoor recreation facilities for relatively intensive use, including facilities for resource-oriented activities such as picnicking and swimming and for nonresource-oriented activities such as baseball and tennis. The quantity of selected intensive outdoor recreation facilities in 1979 at general use outdoor recreation sites in the planning area is presented in Table 9. As shown in Table 9, there are three baseball diamonds, 23 basketball goals, 18 regulation golf holes, two ice skating rinks, 49 picnic tables, nine playfields, eight playgrounds, 12 softball diamonds, two swimming beaches, and six tennis courts in the general use outdoor recreation sites in the joint community planning area.

Table 8

GENERAL USE OUTDOOR RECREATION SITES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1979

Civil Division	Number on Map 16	Site Name	Ownership	Acreage
Town of Pewaukee	455	South Park	Town	12
	472	West Park	Town	12
	482	East Park	Town	16
	—	Public Subtotal	3 Sites	40
	356	Pewaukee Yacht Club	Private	1 ^a
	461	Koch's Boats	Commercial	1
	462	Galetka Boats & Bait	Commercial	1
	463	Chateau Boats	Commercial	1
	466	Slocum Golf Course	Commercial	145
	480	Counselor's West Boat Access	Commercial	1
	481	Boehm's Boats & Bait	Commercial	1
	483	Sea View Beach Club	Private	1
	—	Nonpublic Subtotal	8 Sites	152
	—	Town of Pewaukee Subtotal	11 Sites	192
Village of Pewaukee	454	Village Beach	Village	1
	456	Pewaukee Village Park	Village	22
	458	Pewaukee High School & Elementary School	School District	71
	471	Valley Forge Park	Village	1
	473	Pewaukee Middle School	School District	2
	486	Peffer Park	Village	1
	—	Public Subtotal	6 Sites	98
	452	St. Mary's School	Organizational	6
	475	Smokey's Boats	Commercial	1
	478	Mack's Boats	Commercial	1
	—	Nonpublic Subtotal	3 Sites	8
	—	Village of Pewaukee Subtotal	9 Sites	106
Pewaukee Joint Community Planning Area	—	Public Subtotal	9 Sites	138
	—	Nonpublic Subtotal	11 Sites	160
	—	Planning Area Total	20 Sites	298

^a This site has acreage in the Township of Delafield and the Township of Pewaukee. Only the acres within the Planning Area are tabulated here.

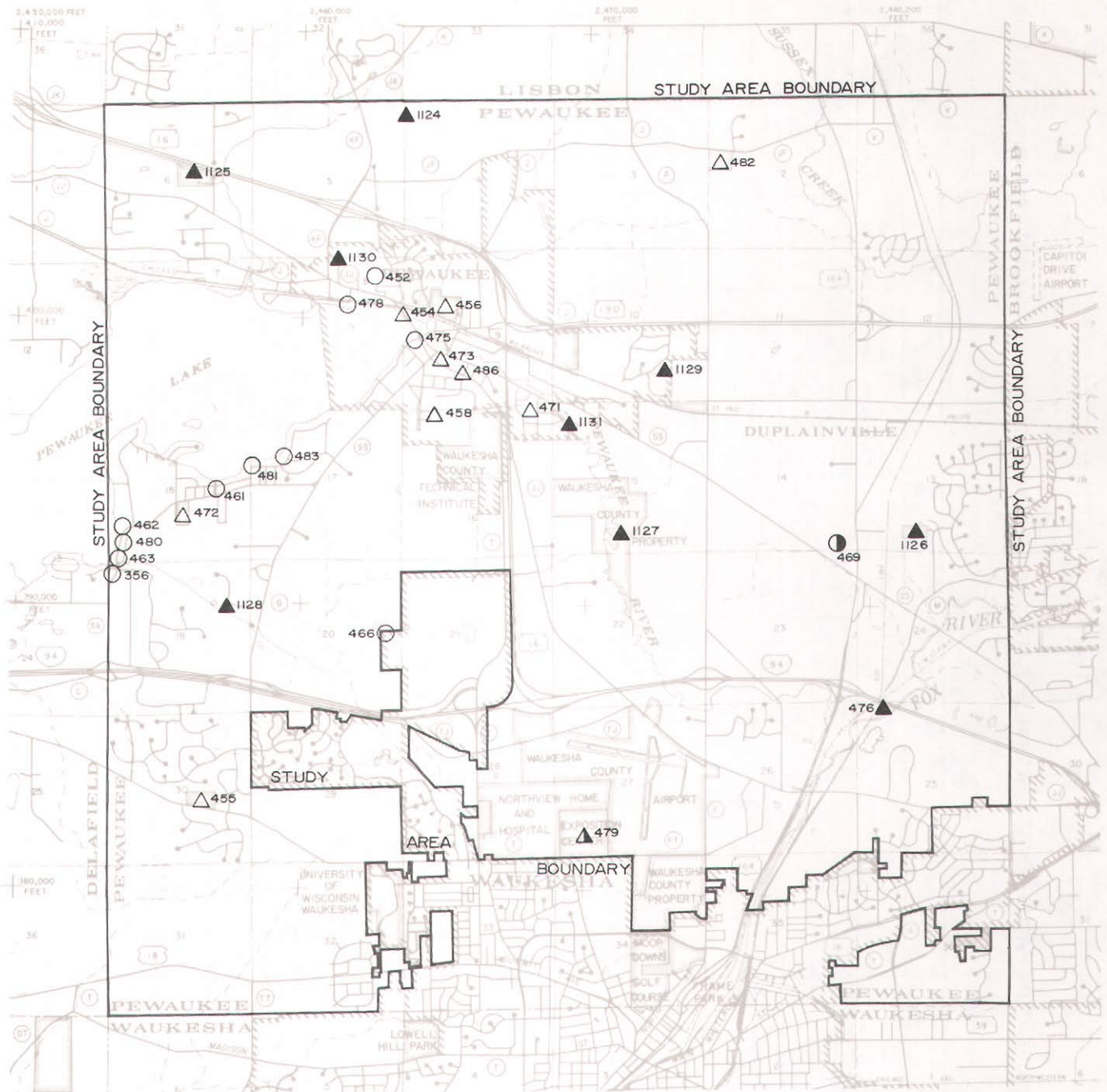
Source: SEWRPC.

Special use outdoor recreation sites differ significantly from general use outdoor recreation sites insofar as the special use sites, as defined by the Regional Planning Commission, are primarily spectator rather than user-oriented, or provide facilities for unique recreational pursuits. Special use outdoor recreation sites include both spectator-oriented facilities, such as zoos and botanical gardens, and special participant-oriented sites, such as skeet and trap shooting areas. There were two special use outdoor recreation sites—the Waukesha Gun Club (site number 469) and the Waukesha County Exposition Center (site number 479)—totaling 127 acres, or less than 1 percent of the joint community planning area, in 1979 (see Map 16).

Rural open space sites are those open areas or areas with woodlands, wetlands, or wildlife habitat acquired by public agencies or private organizations to preserve such lands and natural resource

Map 16

PARK AND OPEN SPACE SITES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1979



LEGEND

GENERAL USE SITE

△ PUBLIC

○ NONPUBLIC

SPECIAL USE SITE

▲ PUBLIC

● NONPUBLIC

RURAL OPEN SPACE SITE

▲ PUBLIC

● NONPUBLIC (NONE)

Source: SEWRPC.

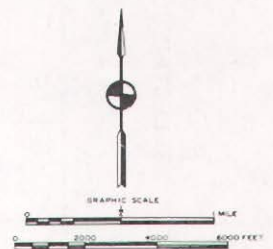


Table 9

SELECTED OUTDOOR RECREATION FACILITIES AT GENERAL USE SITES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1979

TOWN OF PEWAUKEE													
Number on Map 16	Site Name	Quantity of Selected Facilities											
		Baseball Diamonds	Basketball Goals	Regulation Golf Holes	Ice Skating Rinks	Picnic Tables	Playfields	Playgrounds	Softball Diamonds	Swimming Beach (feet)	Swimming Pools	Tennis Courts	Other
455	South Park	—	1	—	—	10	1	1	1	—	—	—	—
472	West Park	1	2	—	—	6	1	1	1	—	—	2	—
482	East Park	—	1	—	—	17	1	1	2	—	—	2	—
—	Public Subtotal	1	4	0	0	33	3	3	4	0	0	4	—
356	Pewaukee Yacht Club	—	—	—	—	—	—	—	—	—	—	—	10 boat slips
461	Koch's Boats	—	—	—	—	—	—	—	—	—	—	—	Boat access
462	Galetka Boats & Bait	—	—	—	—	—	—	—	—	—	—	—	Boat access
463	Chateau Boats	—	—	—	—	—	—	—	—	—	—	—	Boat access
466	Slocum Golf	—	—	18	—	—	—	—	—	—	—	—	—
480	Counselor's West Boat Access	—	—	—	—	—	—	—	—	—	—	—	Boat access
481	Boehm's Boats & Bait	—	—	—	—	—	—	—	—	—	—	—	Boat access
483	Sea View Beach Club	—	—	—	—	1	—	—	—	25	—	—	—
—	Nonpublic Subtotal	0	0	18	0	1	0	0	0	25	0	0	—
—	Town of Pewaukee Subtotal	1	4	18	0	34	3	3	4	25	0	4	—

VILLAGE OF PEWAUKEE													
454	Village Beach	—	—	—	—	—	—	—	—	680	—	—	—
456	Pewaukee Village Park	1	6	—	1	15	1	1	2	—	—	2	—
458	Pewaukee High School & Elementary School	1	4	—	—	—	1	1	2	—	—	—	—
471	Valley Forge Park	—	2	—	—	—	1	1	1	—	—	—	—
473	Pewaukee Middle School	—	2	—	—	—	1	—	1	—	—	—	—
486	Peffer Park	—	1	—	1	—	1	1	—	—	—	—	—
—	Public Subtotal	2	15	0	2	15	5	4	6	680	0	2	—
452	St. Mary's School	—	4	—	—	—	1	1	2	—	—	—	—
475	Smokey's Boats	—	—	—	—	—	—	—	—	—	—	—	Boat access
478	Mack's Boats	—	—	—	—	—	—	—	—	—	—	—	Boat access
—	Nonpublic Subtotal	0	4	0	0	0	1	1	2	0	0	0	—
—	Village of Pewaukee Subtotal	2	19	0	2	15	6	5	8	680	0	2	—
—	Planning Area Public Subtotal	3	19	0	2	48	8	7	10	680	0	6	—
—	Planning Area Nonpublic Subtotal	0	4	18	0	1	1	1	2	25	0	0	—
—	Planning Area Total	3	23	18	2	49	9	8	12	705	0	6	—

Source: SEWRPC.

amenities in an essentially open state for resource preservation and limited recreation purposes. It is also important to note that undeveloped park sites, which are generally located in developing areas, have also been placed in the rural open space site category. As shown in Table 10, rural open space sites covered 329 acres, or 2 percent of the joint community planning area, in 1979. Of the nine rural open space sites, three sites encompassing 33 acres were owned by the Town of Pewaukee; two sites encompassing 280 acres were owned by the Waukesha County Park and Planning Commission; one four-acre site, which is located along the Fox River, was owned by the State of Wisconsin; and the remaining three sites encompassing 12 acres were owned by the Village of Pewaukee (see Map 16).

Potential Park Sites

Certain outdoor recreation activities are dependent upon the natural resource base for their existence, as in the case of nature study, while others are heavily dependent on the natural resource amenities to enhance the quality of the recreational experience, as in the case of picnicking. To some extent, sites needed to meet the demand for such recreation activities can be created by earth moving, water impoundment, and planting activities. Usually, however, it is far more economical to satisfy the demand for outdoor recreation facilities by developing parks at sites where appropriate natural resource amenities already exist. This approach identifies and preserves sites at which the demand for facilities for resource-oriented outdoor recreation activities can be met. Recognizing the need to preserve high-value resource areas to meet the recreational demand of the existing and future population, the Regional Planning Commission in 1963 undertook an inventory of the best remaining potential park sites in southeastern Wisconsin.² This inventory was updated in 1968 and again in 1975.

²The procedures utilized in the potential park sites inventory have been described in detail in SEWRPC Technical Report No. 1, Potential Parks and Related Open Spaces. A brief summary of the inventory methodology is presented here. The first inventory phase consisted of an attempt to identify and delineate all remaining potential park sites that are related to natural resource base amenities. This was accomplished through personal interviews with park officials and citizen interest groups so that the inventory, in effect, consisted

Table 10

RURAL OPEN SPACE SITES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1979

Civil Division	Number on Map 16	Site Name	Ownership	Acreage
Town of Pewaukee	476	Fox River Project	State	4
	1124	Ryan Park Site	County	107 ^a
	1125	Old Town Dump	Town	16
	1126	Springdale Estates Addition #4	Town	12
	1127	Pewaukee River Parkway	County	173
	1128	Spring West	Town	5
	—	Public Subtotal	6 Sites	317
	—	Town of Pewaukee Subtotal	6 Sites	317
Village of Pewaukee	1129	Village Land	Village	9
	1130	Village Land	Village	1
	1131	Village Land	Village	2
	—	Public Subtotal	3 Sites	12
	—	Village of Pewaukee Subtotal	3 Sites	12
Pewaukee Joint Community Planning Area	—	Public Subtotal	9 Sites	329
	—	Nonpublic Subtotal	—	—
	—	Planning Area Total	9 Sites	329

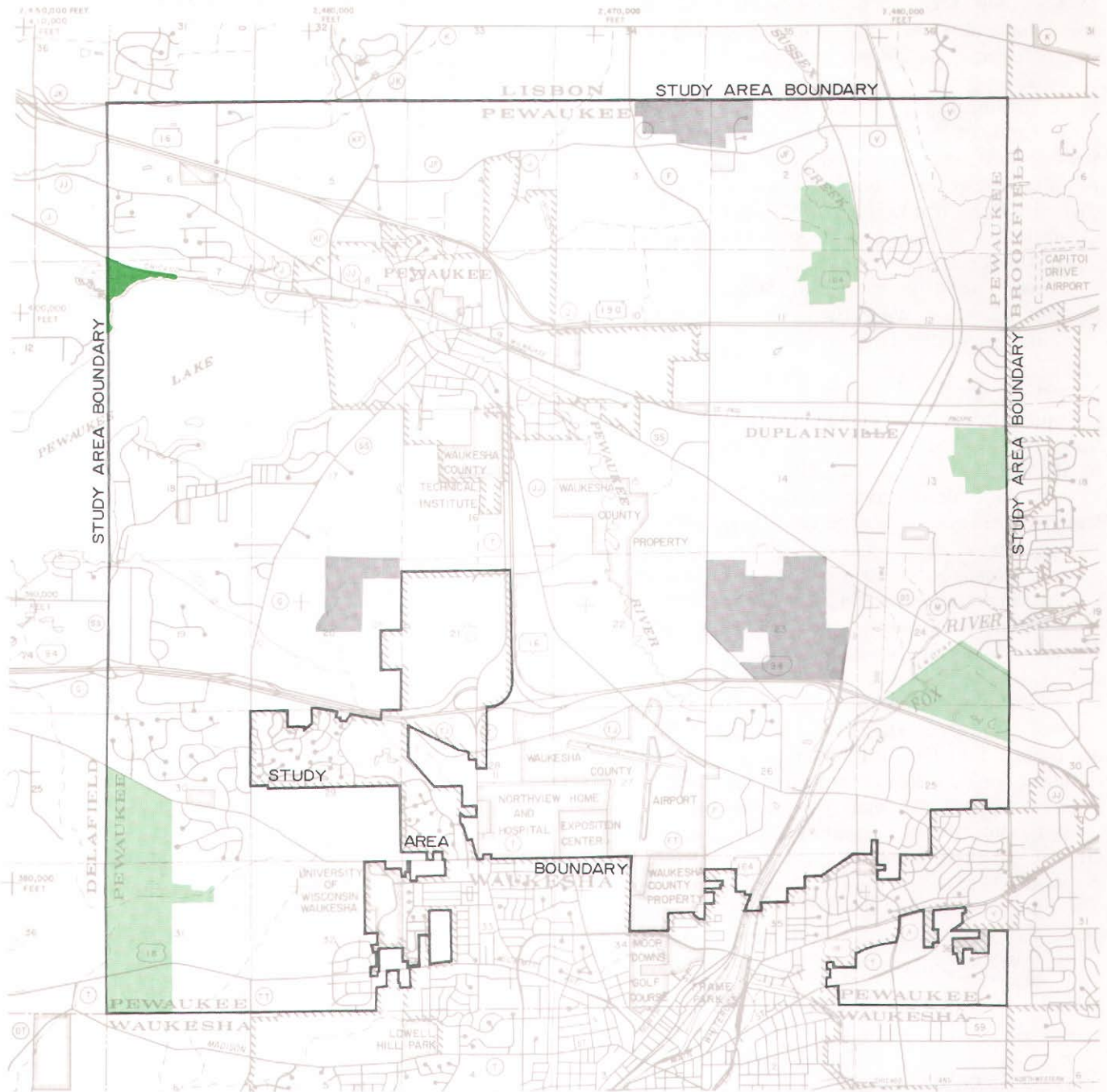
^a This site has acreage in the Township of Lisbon and the Township of Pewaukee. Only the acres within the Planning Area are tabulated here.

Source: SEWRPC.

of a collation of all sites considered to have potential for recreational use by local officials and interest groups. The second inventory phase consisted of a field inspection of identified potential park sites. In addition, value ratings were determined for each site after analysis of the available physical planning data. In assigning a site value rating, no consideration was given to cost, ownership, or specific demand for park facilities. Sites were rated, high, medium, or low as follows: sites rated as high value are those sites which possess the most favorable development potential for the type of development recommended and for which the inventory results revealed no serious development limitations. Sites rated as medium value possess certain minor development limitations, while sites rated as low value possess some major development limitations and, therefore, have relatively poor potential for development as park sites without major modification.

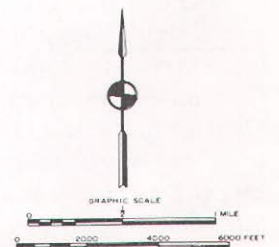
Map 17

POTENTIAL PARK SITES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975



LEGEND

- HIGH VALUE
- MEDIUM VALUE
- LOW VALUE



Source: SEWRPC.

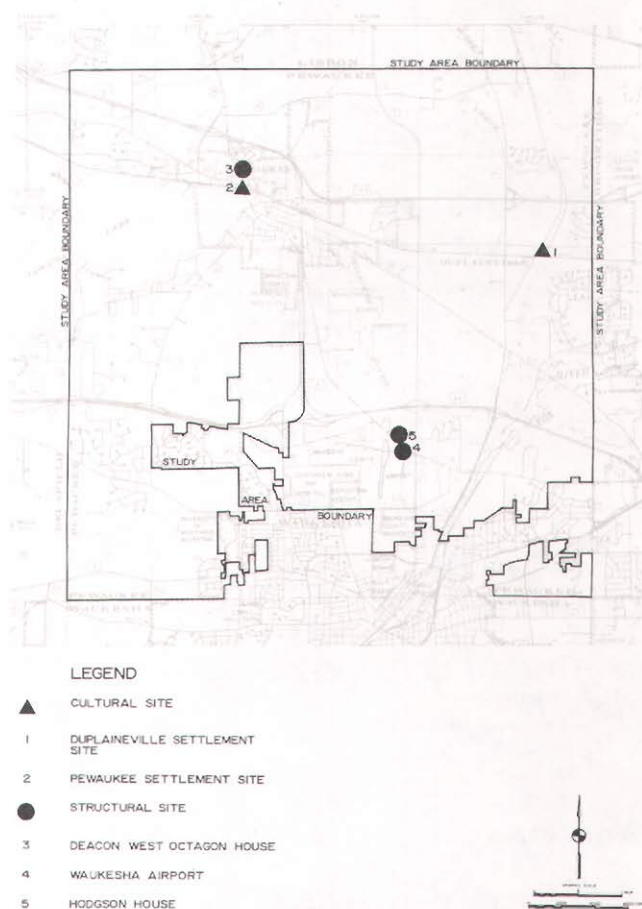
As shown on Map 17, in the joint community planning area in 1975 there were nine potential park sites encompassing 1,489 acres, or 7 percent of the joint planning area. Of this total, one site encompassing 28 acres was classified as a high-value site; five sites encompassing 879 acres were classified as medium-value sites; and the remaining three sites encompassing 582 acres were classified as low-value sites.

Historic Sites: Historic sites have been classified by the Commission into one of three general categories: structures, archeological features, and other cultural features. In general, historic structures include architecturally or historically significant homes, churches, inns, government buildings, mills, schools, and museums. Archeological sites consist of areas occupied or utilized by humans in a way and for a sufficient length of time to be marked by certain features—such as burial or effigy mounds—or to contain artifacts. Such sites are generally associated with early American Indian settlements. Other cultural features include sites of early European settlements or are closely related to such settlements and include the location, for example, of old plank roads and cemeteries. An inventory of historic sites within the Region was conducted by the Commission in 1973 under the regional park and open space planning program. As indicated on Map 18, there were three structures and two cultural features of historic value in the joint community planning area in 1973. One of the structures, the Deacon West Octagon House in the Village of Pewaukee, is listed on the National Register of Historic Places.

Scenic Viewpoints: A scenic viewpoint is defined by the Commission as a vantage point from which a diversity of natural features can be observed. A special inventory of scenic viewpoints was conducted by the Commission in 1979. Three basic criteria were applied in identifying such viewpoints: 1) the variety of features viewed should exist harmoniously in a 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 scenic area, and 3) the viewpoints should permit an observation area from which the variety of natural features can be viewed. With the aid of the 1" = 2,000' scale U. S. Geological Survey 7-1/2-minute quadrangle maps, areas with a relief of 30 feet or more and a slope of 13 percent or more were identified. Those areas of steep slopes so identified having a ridge of at least 200 feet in length and a view of

Map 18

HISTORIC SITES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1978



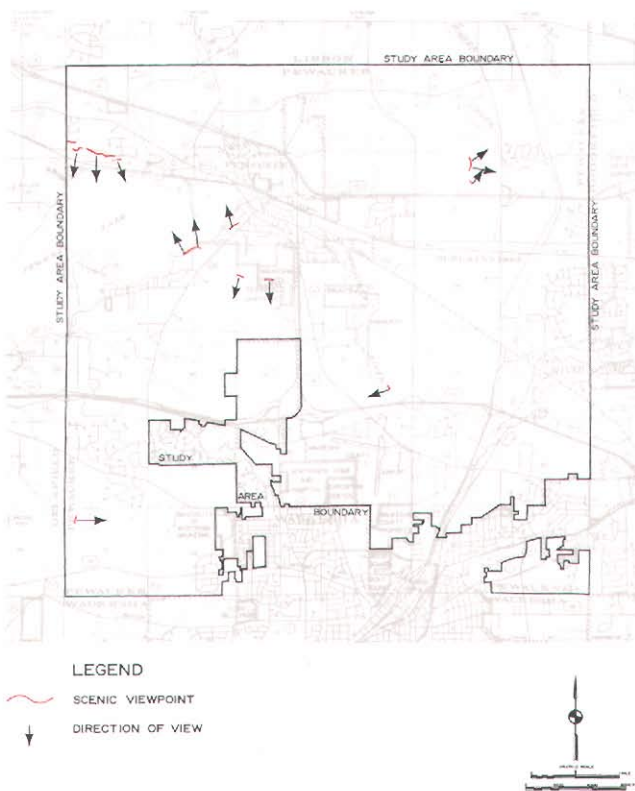
Source: SEWRPC.

at least three natural resource features—including surface waters, wetlands, woodlands, agricultural lands, or other significant geological features—within approximately one-half mile of the ridge were identified as scenic viewpoints. As shown on Map 19, there were 11 areas so identified in the joint community planning area.

Natural and Scientific Areas: Natural areas, as defined by the Wisconsin Scientific Areas Preservation Council, are tracts of land or water so little modified by man's activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-settlement landscape. As shown on Map 20, a total of six natural areas encompassing 346 acres were identified in the Pewaukee joint community plan-

Map 19

SCENIC VIEWPOINTS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



Source: SEWRPC.

ning area. Based on the current condition of each natural area, the natural area site was classified into one of the following four categories: state scientific areas, natural areas of statewide or greater significance, natural areas of countywide or regional significance, and natural areas of local significance.

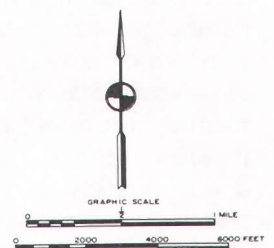
Classification of an area into one of the four categories is based upon consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from man's activities such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal communities present; any unique natural features within the area; the size of the area; and educational value.³

³The four types of natural areas are defined as follows: 1) State scientific areas are those natural areas, geological sites, or archeological sites identified as being of at least statewide significance and which have been so designated by the Wisconsin Department of Natural Resources, Scientific Areas Preservation Council. 2) Natural areas of statewide or greater significance are those natural areas which have not been significantly modified by man's activity and have sufficiently recovered from the effects of such activity so as to contain nearly intact native plant and animal communities which are believed to be representative of the presettlement landscape, but which have not as yet been classified as state scientific areas. 3) Natural areas of countywide or regional significance are those natural areas which have been slightly modified by man's activities or which have insufficiently recovered from the effects of such activities, but still contain good examples of native plant and animal communities representative of the presettlement landscape. These natural areas are of lesser significance because their quality is less than what would be defined as ecologically ideal and there is evidence of past or present disturbance such as logging, grazing, water level changes as a result of ditching or filling, or pollution; the area may contain very common plant or animal community types in the Region, in which case only the best examples would qualify for state scientific area recognition; or the area may be of insufficient size. These natural areas may serve local communities as educational sites, or as passive recreation areas and ecological zones which lend a degree of naturalness to their surroundings. In addition, these natural areas, if protected in an undisturbed condition, may be expected to increase in value over time. Therefore, some of these areas may in the future become natural or scientific areas of statewide significance. 4) Natural areas of local significance are those natural areas which have been significantly modified by man's activities but have nevertheless retained a modest amount of natural cover. Such natural areas are suitable for local educational use, and their exclusion from natural inventory survey would be considered an oversight. Natural areas of local significance may reflect the patterns of former vegetation or serve as examples of the influence of human supplement on vegetation. These natural areas may also be expected to increase in value if protected in an undisturbed condition.

NATURAL AREAS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1976



-  NATURAL AREAS OF COUNTY OR REGIONAL SIGNIFICANCE
-  NATURAL AREAS OF LOCAL SIGNIFICANCE



35

ENVIRONMENTAL CORRIDORS AND AGRICULTURAL LANDS

Ecological balance and natural beauty within an area are important determinants of the ability of that area to provide a pleasant and habitable environment for all forms of life and to maintain its social and economic well being. Preservation of the most significant aspects of the natural resource base, including environmental corridors and important agricultural lands, is, therefore, necessary to the maintenance of ecological balance, natural beauty, and economic well being of an area. This section presents a description of environmental corridors and important agricultural lands in the Pewaukee joint community planning area.

Environmental Corridors

One of the most important tasks completed under the regional planning effort has been the identification and delineation of those areas in southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur and which, therefore, should be preserved and protected. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of the Southeastern Wisconsin Region: 1) lakes, rivers, and streams and their associated shorelands and floodlands; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, or organic soils; and 7) rugged terrain and high relief topography. While the foregoing elements comprise the integral parts of the natural resource base, there are five additional elements which, although not part of the natural resource base per se, are closely related to or centered on that base and are a determining factor in identifying and delineating areas with recreational, aesthetic, ecological, and cultural value. These five additional elements are: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic, archeological, and other cultural sites; 4) significant scenic areas and vistas; and 5) natural and scientific areas.

The delineation of these 12 natural resource and natural resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission. Primary environmental corridors include a wide variety of the above-mentioned important resource and resource-related elements and are at

least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors connect with primary environmental corridors and are at least 100 acres in size and one mile in length.

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

Primary Environmental Corridors: The primary environmental corridors in the Pewaukee joint community planning area are located generally along the major perennial streams, in association with Pewaukee Lake, and in association with large wetland complexes on other perennial and intermittent streams. These primary environmental corridors contain almost all of the remaining high value woodlands, wetlands, and wildlife habitat areas in the planning area and all of the major bodies of surface water and related undeveloped floodlands and shorelands; are, in effect, a composite of the best individual elements of the natural resource base; and have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses,

and thereby from degradation and destruction, should be one of the principal objectives of this park and open space planning program. The primary corridors should be considered inviolate. Their preservation in an essentially natural state—including park and open space uses, limited agricultural uses, and country estate-type residential uses—will serve to maintain a high level of environmental quality, protect their natural beauty, and provide valuable recreation opportunities. As indicated on Map 21, about 3,078 acres,⁴ or 15 percent of the planning area, are encompassed within the primary environmental corridors. Of the total area of primary environmental corridors, 2,860 acres, or 93 percent, are located in the Town of Pewaukee, and 218 acres, or 7 percent, are located in the Village of Pewaukee (see Table 11).

Secondary Environmental Corridors: The secondary environmental corridors in the planning area are generally located along intermittent streams or serve as links between segments of primary environmental corridors. These secondary environmental corridors contain a variety of resource elements, often remnant resources from former primary environmental corridors which have been developed for intensive agricultural purposes or urban land uses. Secondary environmental corridors facilitate surface water drainage, maintain “pockets” of natural resource features, and provide for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. Such corridors should also be preserved in essentially open, natural uses as urban development proceeds within the planning area, particularly when the opportunity is presented to incorporate the corridors into urban storm water detention areas, associated drainageways, and neighborhood parks. As indicated on Map 21, about 526 acres, or 3 percent of the planning area, are encompassed within the secondary environmental corridors. Of this total, about 503 acres, or 96 percent, are located within the Town of Pewaukee, while the remaining 23 acres, or 4 percent, are located in the Village (see Table 11).

⁴This total does not include the 1,163 acres of surface water encompassed by Pewaukee lake and the Fox River in the joint community planning area.

Isolated Natural Features: In addition to the primary and secondary environmental corridors, other small concentrations of natural resource base elements exist within the planning area. These resource base elements are isolated from the environmental corridors by urban development or agricultural uses, and although separated from the environmental corridor network, such “isolated” natural features also have important 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 an aesthetic character or natural diversity to an area. Important isolated natural features within the Pewaukee joint community planning 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 areas five acres or greater in size are shown on Map 21, and total 27 sites encompassing 338 acres, or 2 percent of the total planning area. Of this total, 24 sites, or 89 percent of the total sites, and 287 acres, or 85 percent of the total acreage, are located in the Town of Pewaukee; and three sites, or 11 percent of the total sites, and 51 acres, or 15 percent of the total acreage, are located in the Village.

Agricultural Lands

Agricultural lands, in addition to providing food and fiber, can contribute to maintaining an ecological balance between plants and animals; offer locations close to urban centers for the production

Table 11

ENVIRONMENTAL CORRIDORS AND IMPORTANT ISOLATED NATURAL FEATURES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975

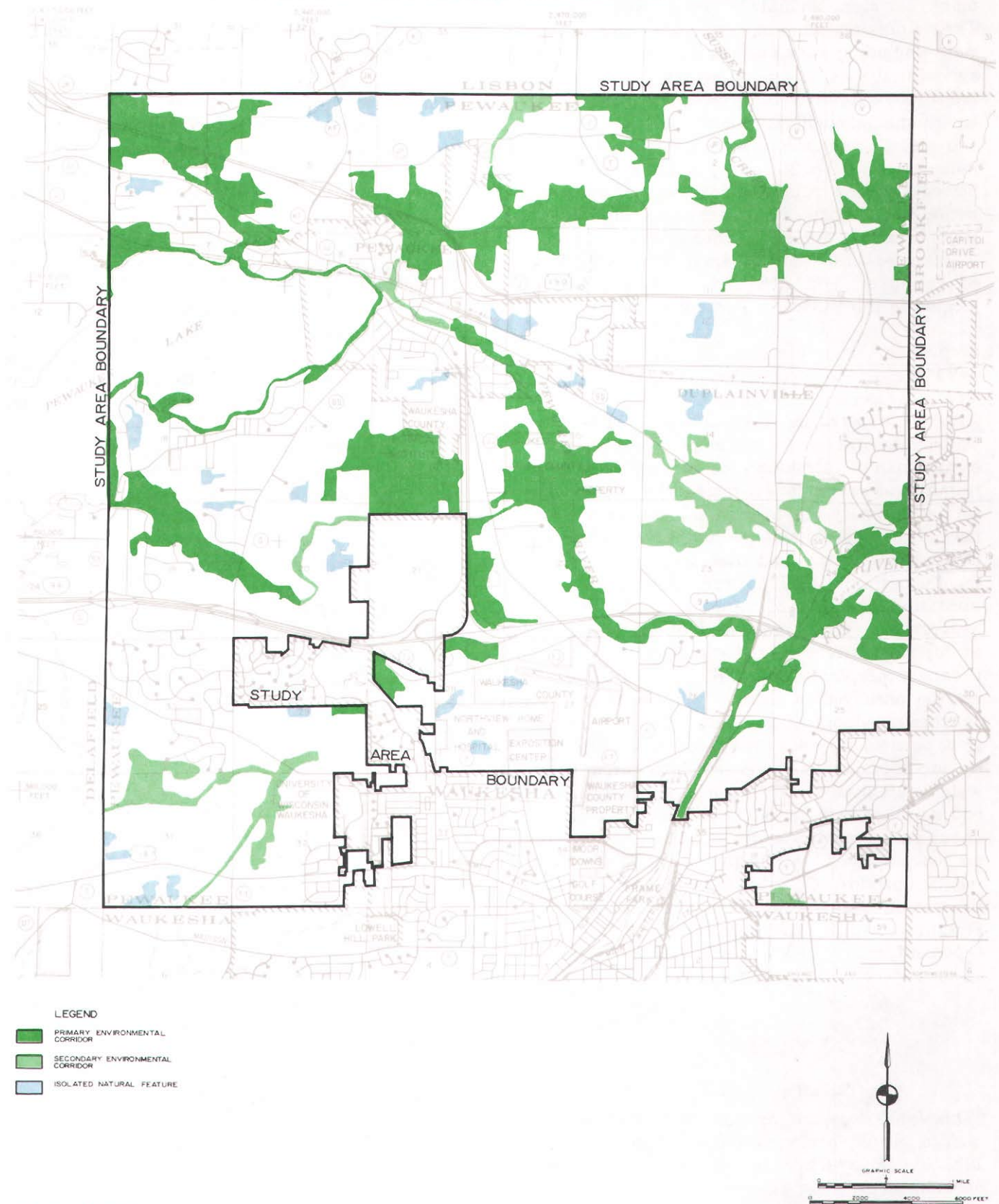
Civil Division	Significant Natural Resource Lands					
	Primary Environmental Corridors		Secondary Environmental Corridors		Isolated Natural Areas	
	Acres ^a	Percent of Area	Acres	Percent of Area	Acres	Percent of Area
Town of Pewaukee	2,860	93	503	96	287	85
Village of Pewaukee	218	7	23	4	51	15
Planning Area Total	3,078	100	526	100	338	100

^a This total does not include the 1,163 acres of surface water encompassed by Pewaukee Lake and the Fox River in the joint community planning area.

Source: SEWRPC.

Map 21

**ENVIRONMENTAL CORRIDORS AND IMPORTANT ISOLATED NATURAL
FEATURES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975**



Source: SEWRPC.

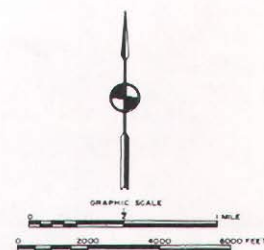
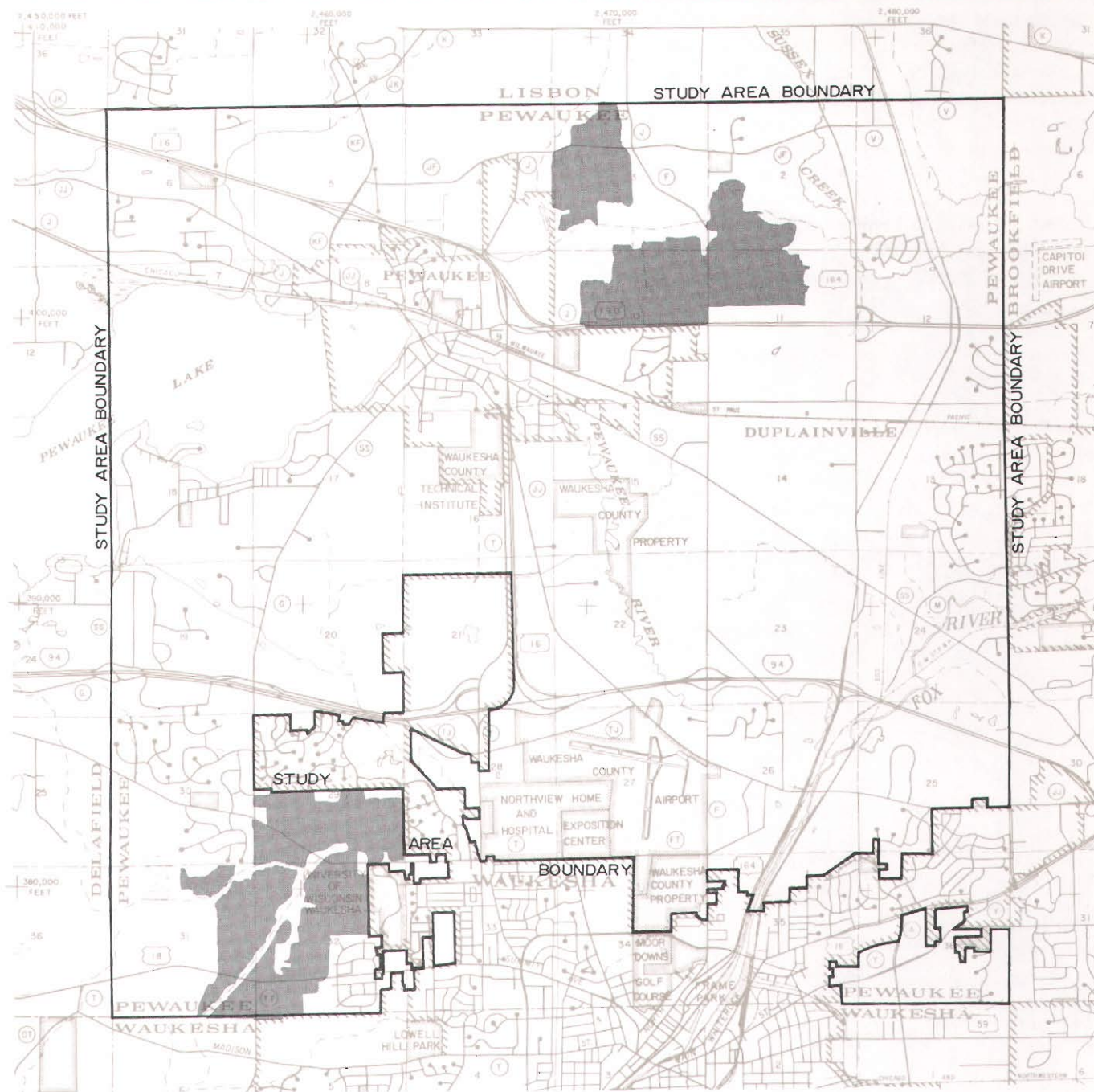
of certain food commodities which may require nearby population concentrations for an efficient production-distribution relationship; support the agricultural and agricultural-related economy of the district and surrounding areas; and provide open space lands. In the planning area in 1975 there were a total of 9,145 acres, or 46 percent of the planning area, in agricultural use. The spatial distribution of agricultural lands has been shown on Map 3.

It should be noted that the Waukesha County Park and Planning Commission has applied and received assistance funds authorized by the Wisconsin

⁵Soils included in soils capability class one are those deep, well-drained, or moderately well-drained nearly level soils with no serious limitations that restrict their use for cultivated crops. Soils included in soil capability class two are those soils that have some limitations that reduce the choice of plants that can be economically produced or that require some conservation practices.

Farmland Preservation Act of 1977 to identify prime agricultural lands within Waukesha County. Under the mapping and planning program, the Waukesha County Park and Planning Commission is preparing maps of the County identifying soil capability classes one and two,⁵ existing incompatible land uses, topography, and areas which are currently or could potentially be utilized for farming. Utilizing these data, the County Park and Planning Commission staff is to develop criteria for the identification of farmland areas for preservation, with the ultimate objective of the planning process being the preservation of farmland areas through the placement of such lands in exclusive agricultural zoning districts. Since this county planning program has not yet been completed, the Regional Planning Commission has identified, on a preliminary basis, those lands which could be considered for inclusion in a county farmland preservation plan (see Map 22). As shown on Map 22, these lands are located in the northwestern and southwestern portions of the planning area and encompass approximately 1,225 acres, or 6 percent of the planning area.

POTENTIAL FARMLAND PRESERVATION AREAS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



Source: SEWRPC.

Chapter III

PARK AND OPEN SPACE OBJECTIVES, PRINCIPLES, AND STANDARDS

INTRODUCTION

Planning is a rational process for formulating objectives and, through the preparation and implementation of plans, meeting those objectives. The formulation of objectives, therefore, is an essential task which must be undertaken before plans can be prepared. The Regional Planning Commission, as part of its regional park and open space planning program in 1977, formulated a comprehensive set of park and related open space preservation, acquisition, and development objectives. Because the study viewed all park and open space facilities as an integral part of an areawide system, the objectives addressed community and neighborhood, as well as regional park and open space facilities. This chapter sets forth the park and open space objectives developed by the Commission, highlighting those objectives particularly applicable to the formulation of a park and open space plan for the Town and Village of Pewaukee.

BASIC CONCEPTS AND DEFINITIONS

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

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

Although this chapter discusses only the first three of these terms, an understanding of the interrelationship of the foregoing definitions and of the basic concepts which they represent is essential to a full understanding of the park and open space preservation, acquisition, and development objectives, principles, and standards presented herein.

The following seven park and open space preservation, acquisition, and development objectives were formulated under the regional park and open space planning program and were utilized in the development of the park and open space plan for the Town and Village of Pewaukee.

1. The provision of an integrated system of public general use outdoor recreation sites and related open space areas which will allow the resident population of the Region—including the Town and Village of Pewaukee—adequate opportunity to participate in a wide range of outdoor recreation activities.
2. The provision of sufficient outdoor recreation facilities to allow the resident population of the Region—including the Town and Village of Pewaukee—adequate opportunity to participate in intensive nonresource-oriented outdoor recreation activities.
3. The provision of sufficient outdoor recreation facilities to allow the resident population of the Region—including the Town and Village of Pewaukee—adequate opportunity to participate in intensive resource-oriented outdoor recreation activities.

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

Complementing each of the foregoing specific park and open space preservation, acquisition, and development objectives are a planning principle and a set of planning standards (see Appendix A). These serve to facilitate the quantitative application of the objectives in plan design, test, and evaluation. It should be noted that while the attainment of all objectives is considered desirable to provide the residents of the Town and Village of Pewaukee with a high-quality recreational experience, the responsibility for providing the necessary parks, open space land, and associated recreational facilities is shared by various units and agencies of government, along with the private sector. In this regard, under the Commission adopted regional park and open space plan the responsibility for the provision of open space, large resource-oriented parks, recreation corridors, and resource-oriented recreational facilities is delegated to state and county units of government, while the responsibility for provision of smaller community and neighborhood parks and associated intensive nonresource-oriented recreation facilities and for protection of important natural resource features is delegated to local units of government.

Importantly, in addition, the responsibility for the provision of certain recreational facilities is left with the private sector, which, in southeastern Wisconsin, currently provides about one-fourth of the park and open space land in the Region.

APPLICATION OF PARK AND OPEN SPACE STANDARDS

Since the application of park and open space planning standards is an important step in the design of a park and open space plan, a general discussion of the application of the standards is presented here. First, it should be recognized that the recreation site and facility standards used in the analysis of park and recreation facility needs are of two basic types—namely, per capita and accessibility standards. The application of per capita standards, expressed as the number of acres of a given site type or the number of facilities of a given facility type per thousand population, is intended to determine whether the overall number of recreation site acres and facilities in a given area is sufficient to satisfy the recreation demands of the resident population. The application of accessibility standards, expressed as a maximum service area around recreation sites and facilities, is intended to determine whether the existing recreation site and facilities are spatially distributed in a manner convenient to the resident population intended to be served. It should be recognized that in some situations per capita standards for recreation sites and facilities may be met, but a need may still exist for additional sites and facilities because of the relative inaccessibility of some of the existing recreation areas to some of the resident population of the planning area.

Second, it should be recognized that the application of recreation site standards and recreation facility standards may result in several different “need situations.” An area of analysis—such as a community or neighborhood within the community—may lack both the facilities and the site area necessary to satisfy the recreation demands of its residents so that both types of needs—site and facility—can be met in the same location. An area, however, may have sufficient recreation sites but lack the required facilities. In this situation, if development of the needed facilities at an existing recreation site is impractical, it may be necessary to add recreation site acreage in order to accommodate the needed facilities,

thereby exceeding the recreation site acreage requirement. In still other situations there may be a need for additional recreation lands even though the demand for facilities is met so that only additional recreation site acreage is required.

Third, as previously noted, nonpublic recreation sites and facilities may satisfy a significant portion of the outdoor recreation demand of the resident population. In the development of the objectives and standards under the regional park and open space planning program, it was assumed that nonpublic outdoor recreation sites and facilities would be provided in the future at about the same proportion as existing nonpublic outdoor recreation sites and facilities. It is important to note, however, that many nonpublicly owned sites are not open to the general public, are unavailable to certain segments of the population because of an inability to pay, or are situated in locations not easily accessible to the general public. Because adequate opportunities to participate in outdoor recreation activities should be available to all residents, the park and open space standards have been utilized to ensure an

adequate quantity and geographic distribution of publicly owned recreation sites and facilities.

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

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

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Chapter IV

OUTDOOR RECREATION SITE AND FACILITY NEEDS

INTRODUCTION

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

The need for outdoor recreation sites and facilities is defined, for the purposes of this report, as the shortfall in number and area of such sites, and in number and type of such facilities as determined by comparing the existing supply of such sites and facilities with the existing and anticipated future demands. The existing supply of outdoor recreation sites and facilities has been described in Chapter II of this report. The existing and anticipated future demand for recreation sites and facilities was determined by applying the adopted planning standards—which are set forth, along with a discussion of the guidelines for the application of such standards, in Chapter III of this report—to the existing and probable future resident population levels of the joint community planning area. The adopted park and open space planning objectives and related standards specify in detail requirements for the quantity and spatial distribution of both outdoor recreation sites and outdoor recreation facilities. The application of these standards to the existing and anticipated future population levels in the planning area assists in the determination of the existing and probable future demand for specific types of outdoor recreation sites and facilities. This demand, when compared to the existing supply of such sites and facilities, yields an estimate of existing and probable future needs.

Because the existing and probable future population levels within the planning area are an important determinant of existing and probable future outdoor recreation needs, data on the existing size and distribution of population in the district together with corresponding data on the future size and distribution of population are given in the first section of this chapter. In Chapter III it was indicated that there are basically three different types of park and open space objectives to be attained by various levels of government: namely, regional resource-oriented recreational objectives to be attained primarily by state and county units of government; urban park and nonresource-oriented recreational objectives to be attained primarily by local units of government; and natural resource base preservation objectives to be attained by a combination of state, county, and local units of government. The regional park and open space plan, prepared by the Southeastern Wisconsin Regional Planning Commission and documented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, includes recommendations directed at the attainment of regional or areawide resource-oriented outdoor recreational objectives. The second section of this chapter, therefore, summarizes the needs in the joint community planning area for such resource-oriented sites and facilities as identified in the Commission's regional park and open space plan. The second section of this chapter also identifies the need for urban parks and nonresource-oriented outdoor recreation facilities. The final section of this chapter identifies the need for natural resource base preservation and protection.

EXISTING AND FUTURE POPULATION OF THE TOWN AND VILLAGE OF PEWAUKEE

An estimate of the existing resident population level of the planning area and a forecast of the probable future resident population level are essential to the development of the park and open space plan for the Town and Village of Pewaukee. Such population information provides the basis for application of recreation site and facility standards, thereby facilitating a determination of the existing and probable future recreation

demands. These demands can then, in turn, be scaled against the existing supply of recreation sites and facilities to yield estimates of existing and probable future outdoor recreation site and facility needs. A description of the existing and probable future population size and distribution is, therefore, presented in this section.

Existing Population Estimates

The preparation of a population estimate is a difficult task, which, in the absence of a census, must be based on indicators of population change. The Wisconsin Department of Administration has the responsibility under state law for preparing annual estimates of population levels for civil divisions within the State. These estimates are used as the basis for distributing certain state-shared taxes to local units of governments. The determination of this estimate is based upon indicators of population change available on a statewide basis and, in particular, the number of automobiles registered, the number of persons filing income tax returns, and the dollar value of the exemptions for dependents on those income tax returns. As shown in Table 1 in Chapter II of this report, the estimated population of the planning area in 1975 was 12,613 persons—of which 8,234 persons, or 65 percent, resided in the Town of Pewaukee; and the remaining 4,379 persons, or 35 percent, resided in the Village of Pewaukee.

Population Forecasts

Forecasts of probable future levels of population were prepared by the Regional Planning Commission in 1963 as a necessary basis for preparing the regional land use and the regional transportation plans adopted by the Commission in 1966. Following the adoption of these plan elements, the Commission in 1967 established a continuing land use-transportation study to monitor development within the Region and to assess the continuing validity of the regional population forecast used in the preparation of these plans. As a result of this monitoring process and in light of the results of the 1970 census population and the 1970 reinventory of land use—which together indicated that population growth within the Region was departing from the trends on which the original population forecasts were based—the Commission in 1972 undertook a major effort to reevaluate the adopted regional land use and transportation plans. As a first step in this reevaluation, the Commission prepared revised population forecasts to the year 2000. This design year 2000 was also

selected for additional regional planning programs, including the regional park and open space planning program and the regional water quality management-planning program, as well as the Pewaukee joint community park and open space planning program.

A total of 15 different population projections were made based upon varying assumptions with respect to birth, morality, and migration rates, and a projection of 2.22 million persons finally was selected from among the projections as the best estimate and adopted as the revised population forecast for the Southeastern Wisconsin Region. This forecast was based on an assumed reduction in the age-specific fertility rates to below replacement level by 1980 and then a gradual increase to replacement level from 1985 to the year 2000, and on an assumed halt of regional outmigration by 1985, with no substantial net in- or out-migration occurring thereafter. Based upon this forecast, and upon regional development objectives expressed in the regional land use plan, it was anticipated that the population of the joint community planning area in the year 2000 would be 30,600 persons. Under the park and open space planning program for the Town and Village of Pewaukee, this planned population was modified to account for refinements of the regional land use plan in the regional water quality management plan, the City of Brookfield sewage treatment facility plan, and the Village of Pewaukee sewage treatment facility plan.¹ For purposes of the park and open space planning program, it was anticipated that the year 2000 population of the Town and Village of Pewaukee combined would be about 29,320 persons, an increase of about 16,700 persons, or about 133 percent, over the 1975 level.

Population Distribution

In addition to information on the overall size of the existing and probable future population of the district, information on population distribution is important to any meaningful determination of existing and probable future outdoor recreation

¹See SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, June 1979; City of Brookfield 201 Facilities Plan Study, Camp Dresser and McKee, Inc., October 1979; and Village of Pewaukee Facility Plan, Graef, Anhalt, Schloemer and Associates, Inc., April 1976.

needs. As indicated in Chapter III of this report, certain outdoor recreation facilities—namely intensive nonresource-oriented recreation facilities such as baseball diamonds, basketball courts, and tennis courts, and the parks in which such facilities are provided—normally serve only urban residents of the planning area; while other recreation facilities—such as intensive resource-oriented facilities including camp sites and swimming beaches—must serve residents of both the urban and rural areas of the planning area. Accordingly, estimates of the existing and future distribution of population within the planning area are necessary to the determination of existing and probable future recreation site and facility needs. In the regional park and open space planning program, the year 1975 was used as the base year for the identification of the distribution of the existing population, and this 1975 population distribution was also utilized in the identification of the extent of the existing urban service areas in the Pewaukee joint community planning area.

For park planning purposes, urban areas are defined as areas marked by a closely spaced network of land access streets, and consist of concentrations of residential, commercial, industrial governmental, or institutional land uses, having a minimum total area of 160 acres and a minimum total resident population of 500 persons. Before applying recreation site and facility standards, it was necessary to delineate all urban areas based upon the foregoing definition, and to estimate the corresponding existing resident population levels for each such area. It was also necessary to identify all new urban residential areas likely to exist by the plan design year and estimate the probable geographic extent and population level of each urban residential area in the plan design year.

The urban residential areas existing in the joint community planning area in 1975, delineated on the basis of an examination of the Commission's 1975 aerial photographs, are shown on Map 23. The population estimates for these urban areas were derived from the Wisconsin Department of Administration's 1975 population estimates for civil divisions, allocating the state estimates to smaller areas on the basis of the results of the 1970 census and indicators of growth since 1970, including records of residential land subdivision activity and housing unit counts derived from the Commission aerial photographs. The estimated 1975 population residing in urban areas is presented in Table 12. As shown in Table 12, the

estimated total urban population of the district was 7,342 in 1975—of which 2,963 persons, or 40 percent, resided in the Town of Pewaukee, and the remaining 4,379 persons, or 60 percent, resided in the Village of Pewaukee.²

Map 23 also shows additional urban residential areas which would generally require urban recreation sites and facilities by the year 2000 if the spatial distribution of the urban land proposed under adopted regional plans—including the regional land use plan, the regional park and open space plan, and the regional water quality management plan³—is substantially achieved. It is important to recognize that the geographical extent and population size of the urban areas within the planning area for the year 2000 as set forth herein are not forecasts per se but, rather, elements of the regional plan which attempt to accommodate the urban land requirements of the probable future population of the Region in a manner which is consistent with the adopted regional land use, park and open space, and water quality objectives.

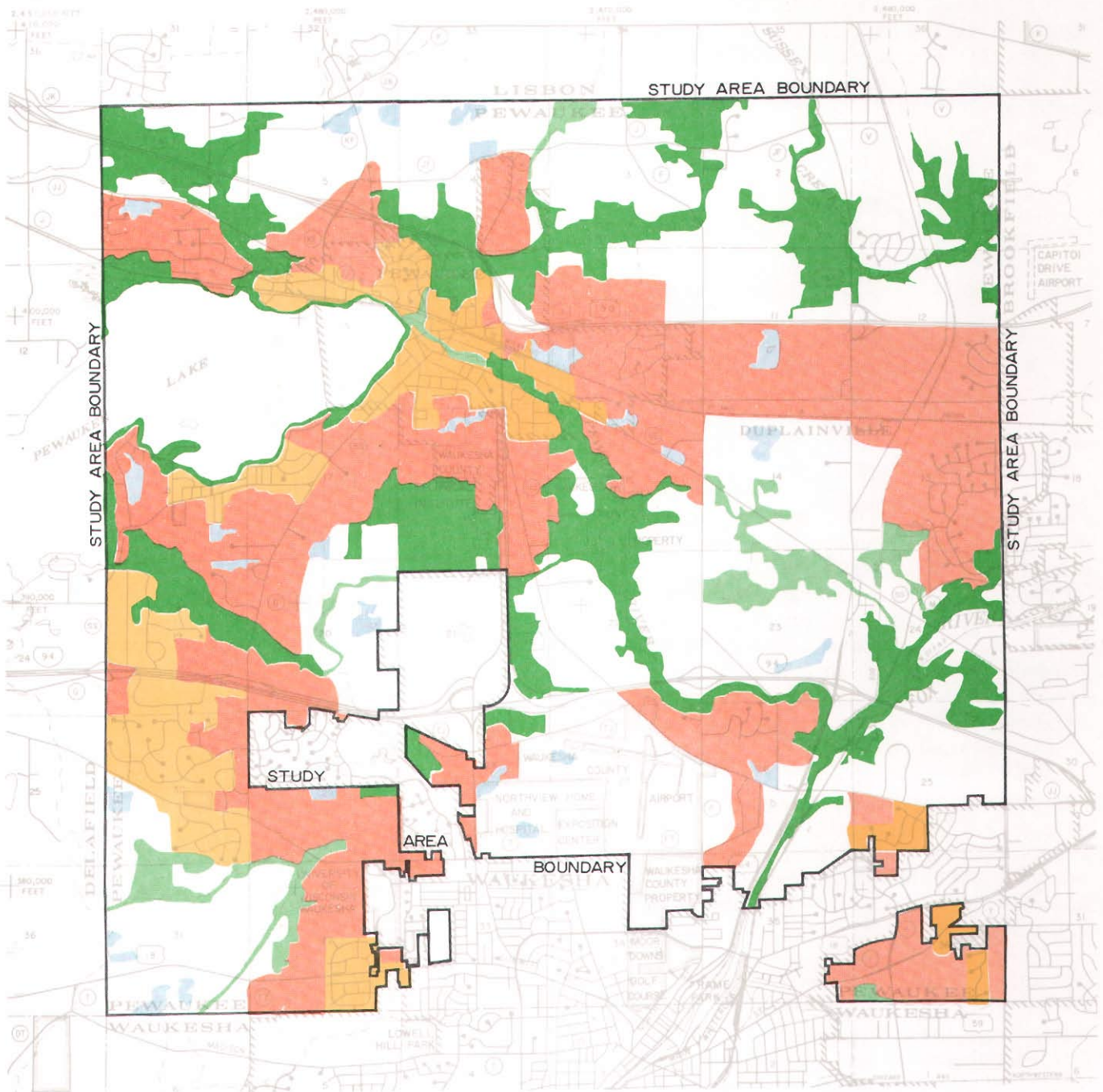
As indicated in Table 12, the total urban population of the planning area for the year 2000 is estimated at 28,410, representing an increase of 21,068 persons, or 287 percent, over the 1975 level. This urban population would be distributed throughout the planning area as indicated on Map 23, with additional areas of urban development

²The estimated 1975 and planned year 2000 population residing in urban areas in the Pewaukee joint community planning area were assigned to civil divisions on the basis of the 1975 corporate limits.

³The recommended regional land use plan is documented in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000; the recommendations of the regional park and open space plan are documented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000; and the recommendations of the regional water quality plan are documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000.

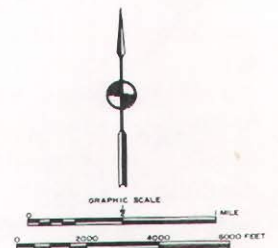
Map 23

EXISTING AND PLANNED URBAN RESIDENTIAL AREAS IN THE
PEWAUKEE JOINT COMMUNITY PLANNING AREA: 1975 AND 2000



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL FEATURES
- EXISTING URBAN RESIDENTIAL AREA 1975
- PLANNED URBAN RESIDENTIAL AREA 2000



Source: SEWRPC.

Table 12

**POPULATION OF THE PEWAUKEE JOINT
COMMUNITY PLANNING AREA RESIDING
IN URBAN AREAS: 1975 AND 2000**

Civil Division ^a	Urban Population ^b	
	1975	2000
Town of Pewaukee	2,963	21,710
Village of Pewaukee	4,379	6,700
Joint Community Planning Area . . .	7,342	28,410

^a Estimated 1975 and planned year 2000 urban populations for each civil division were assigned to civil divisions on the basis of the 1975 corporate limits.

^b The existing 1975 and planned year 2000 urban population distribution is shown on Map 1.

Source: SEWRPC.

proposed to surround existing urban development of the City of Waukesha and the Village of Pewaukee, the western portion of the Town surrounding Pewaukee Lake, and in the eastern portion of the Town adjacent to the City of Brookfield. It is anticipated that urban parks and intensive nonresource-oriented facilities would be required in these urban residential areas.

OUTDOOR RECREATION SITE AND FACILITY NEEDS

As indicated in Chapter III of this report, Objectives 1 through 5 are concerned with the provision of adequate outdoor recreation sites and facilities for the resident population. Standards under Objective No. 1 specify per capita acreage requirements and accessibility requirements for parks and school recreation sites. Additional standards under Objective No. 1 specify per capita linear mileage and accessibility requirements for recreation corridors. Standards under Objectives Nos. 2 through 5 specify per capita outdoor recreation facility requirements and accessibility requirements for a variety of types of outdoor recreation facilities. For purposes of this report, the identification of outdoor recreation site and facility needs has been divided into two general categories: 1) resource-oriented sites and facilities, including Type I and Type II parks; recreation corridors; and resource-oriented facilities, such as campsites, swimming beaches, and golf courses;

and 2) Type III and Type IV parks and nonresource-oriented outdoor recreation facilities such as softball diamonds, playground, and tennis courts.

Under the regional park and open space planning program, the need for resource-oriented outdoor recreation sites and facilities was identified for the seven-county southeastern Wisconsin planning area. Since the standards which specify resource-oriented site and facility requirements are appropriately applied at the regional level, the needs for such sites and facilities identified in the regional park and open space plan within the Pewaukee joint community planning area—including the need for major parks, recreation corridors, and resource-oriented facilities—are summarized in this section. Since the standards for urban parks and intensive nonresource-oriented facilities are appropriately applied at the local community level, a detailed analysis of the needs for such sites and facilities in the Town and Village of Pewaukee was undertaken as part of this planning program and is also presented in this section of the chapter.

Resource-Oriented Site and Facility Needs

An analysis of need for resource-oriented sites and facilities—including major parks, recreation corridors, and intensive resource-oriented facilities—was conducted under the regional park and open space planning program through the application of the standards presented in Appendix A of this report. The need for such sites and facilities in the joint community planning area is summarized below.

Major Parks and Recreation Corridors: The first park and open space objective calls for the provision of an integrated system of public parks and related open space areas which will offer the resident population adequate opportunity to participate in a wide variety of outdoor recreation activities. The system to be provided under this objective consists primarily of major parks and public recreation corridors.⁴ The application of

⁴Major parks (or Type I and Type II parks) are defined as large public general use outdoor recreation sites which generally provide opportunities for such activities as camping, golfing, picnicking, and swimming and have large areas containing significant natural resource amenities. (Footnote 4 continued on next page.)

standards under Objective No. 1 indicated that one developed major park may be expected to be required in the planning area by the year 2000. In addition, a recreation corridor which would traverse outstanding natural resource features in the planning area, specifically the Fox River Valley, may also be expected to be required.

Intensive Resource-Oriented Facilities: Standards under Objective Nos. 3 and 4 prescribe the quantity and spatial distribution of resource-oriented facilities ordinarily provided in major parks and recreation corridors. Specifically, under Objective No. 3, per capita and accessibility standards are set forth for facilities for resource-oriented activities, including camping, golfing, picnicking, downhill skiing, and beach swimming, while under Objective No. 4, standards are set forth for the provision of trail-oriented activities such as bicycling, hiking, horseback riding, nature study, and ski touring.

The areas of the Pewaukee joint community planning area needing intensive resource-oriented outdoor recreation facilities as prescribed under Objective No. 3 are shown on Map 24. As indicated on Map 24, the planning area is adequately served by camping, golfing, downhill skiing, and swimming facilities at major parks in the Region. As further shown on Map 24, only the southeastern portion of the planning area is not served by picnic facilities in a major park.

Standards under Objective No. 4 prescribe the quantity and geographic distribution of trail-oriented outdoor recreation facilities. It is important to recognize that the standards set forth under Objective No. 4 relate only to recreation trails recommended to be provided within public recreation corridors. Generally a recreation corridor should provide opportunities for both hiking and biking activities. In addition, certain segments of a recreation corridor can provide opportunities for horseback riding, nature study, and ski touring.

(Footnote 4, continued)

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

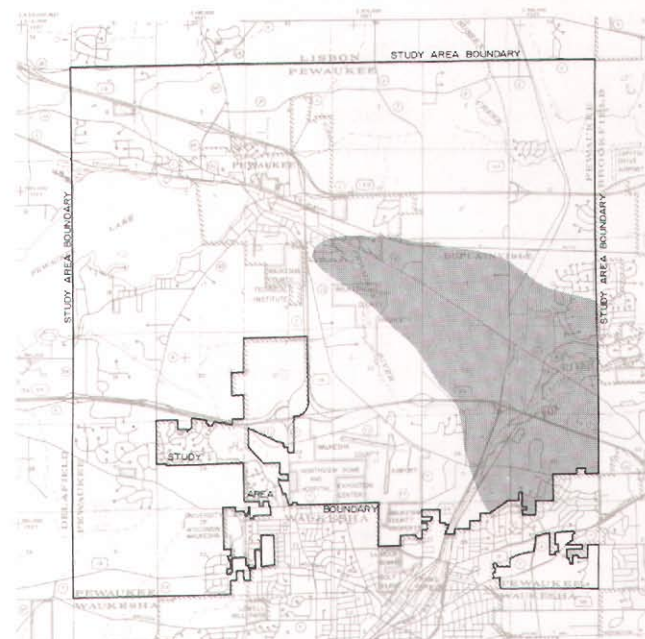
It is important to recognize that the provision of such facilities requires the cooperation of the various local agencies and units of government within the planning area.

Urban Park and Facility Needs

An analysis of need for urban parks and outdoor recreation sites and associated intensive nonresource-oriented outdoor recreation facilities was conducted in the planning area park and open space planning program through the application of the standards presented in Appendix A of this report. The needs for both urban outdoor recreation sites and facilities identified in this analysis are summarized below.

Map 24

AREAS OF THE PEWAUKEE JOINT COMMUNITY PLANNING AREA NOT SERVED BY PUBLIC INTENSIVE RESOURCE-ORIENTED FACILITIES: 2000



LEGEND

FACILITY TYPE	
	PICNIC FACILITY
NONE	CAMPGROUND
NONE	REGULATION GOLF COURSE
NONE	SWIMMING BEACH
NONE	SKI HILL



Source: SEWRPC.

Urban Outdoor Recreation Site Needs: The first park and open space objective calls for the provision of an integrated system of public parks and related open space areas which will offer the resident population adequate opportunities to participate in a wide variety of outdoor recreation activities. The system to be provided under this objective includes the provision of public parks and outdoor recreation sites and facilities in urban areas. Standards under Objective No. 1 specify both per capita requirements and accessibility requirements for urban parks and other outdoor recreation sites. Urban parks and outdoor recreation sites which provide facilities for intensive nonresource-oriented outdoor recreation activities have been termed general use outdoor recreation sites. Type III general use sites range in size from 25 to 99 acres while Type IV general use sites are under 25 acres in area. Type III and Type IV general use sites, which typically provide opportunities for intensive nonresource-oriented outdoor recreation activities such as baseball, ice skating, and tennis, generally attract users from a small service area and are provided primarily to meet the outdoor recreation demand of residents in urban areas. Accordingly, standards for public Type III and Type IV general use sites are appropriately applied only to the population of urban areas. The per capita and accessibility analyses for such sites are presented below.

Urban Outdoor Recreation Site Per Capita Needs: There are two basic kinds of public general use sites—parks and public school-owned playgrounds and playfields. Although not generally perceived as parks, school-owned outdoor recreation sites provide areas for the pursuit of intensive nonresource-oriented outdoor recreation activities in urban areas. However, as indicated in the standards under Objective No. 1 presented in Appendix A of this report, areas which offer space for passive recreational use are generally not provided at school-owned outdoor recreation sites. Because of the importance attached to areas for passive recreation use usually provided at parks but not generally provided at school-owned outdoor recreation sites, it was assumed in determining outdoor recreation site acreage needs in the Pewaukee joint community planning area that the per capita standards for Type III and IV parks combined—3.9 acres per thousand persons—must be met for the existing and planned future population of the urban areas within the joint community planning area. The remainder of the Type III and Type IV outdoor recreation site

acreage requirement—2.5 acres per thousand persons—may be met at either parks or public school-owned outdoor recreation sites. The application of the per capita acreage requirements for urban parks and for public school-owned outdoor recreation sites for the urban areas in the Town and Village of Pewaukee is presented in Table 13.

As indicated in Table 13, the per capita acreage requirements for both parks and for public school-owned outdoor recreation sites within the planning area have been met for the existing 1975 urban population. However, as further indicated in Table 13, application of the standard acreage requirement for urban parks and schools based on the planned year 2000 urban population indicates a per capita acreage need of about 61 acres for urban parks and 54 acres for public school-owned outdoor recreation sites in the urban portions of the Town of Pewaukee, while for the Village of Pewaukee no significant per capita acreage need was identified for the plan design year 2000.

Urban Outdoor Recreation Site Accessibility Needs: In addition to needs for urban outdoor recreation sites based on an application of per capita acreage standards, urban areas may have a need for additional urban parks because the spatial distribution of existing parks does not provide sufficient access for residents of that urban area. Accordingly, in order to determine which portions of the urban areas within the Pewaukee joint community planning area lack adequate access to urban parks, appropriate service areas were delineated around the existing parks for both the existing 1975 urban areas and the planned year 2000 urban areas, and the existing and planned urban portions of the joint community planning area not adequately served were identified. It should be noted that the residents of urban areas should have access to natural areas which offer space for passive recreational uses. Such areas, though ordinarily provided in parks, are not ordinarily provided in public school-owned outdoor recreation sites. Therefore, the accessibility analysis was conducted only for parks which encompassed an area of five acres or greater in size, which generally provide areas for passive recreation activities as well as active intensive activities. Public school-owned outdoor recreation sites were excluded from the accessibility analysis.

Table 13

**PER CAPITA ACREAGE REQUIREMENTS FOR URBAN OUTDOOR RECREATION SITES IN THE
PEWAUKEE JOINT COMMUNITY PLANNING AREA BY CIVIL DIVISION: 1975 AND 2000**

Civil Division	Public General use Outdoor Recreation Sites	Minimum Standard Acreage Requirement (Acres Per 1000 Persons) ^a	Existing Acres ^b	1975			2000		
				Estimated Urban Population	Acreage Requirement ^c	Acreage Need ^d	Planned Urban Population	Acreage Requirement ^c	Acreage Need ^d
Town of Pewaukee	Parks	3.9	24	2,963	11.6	—	21,710	84.7	61
	Schools	2.5	0	2,963	7.4	— ^e	21,710	54.3	54
Village of Pewaukee	Parks	3.9	25	4,379	17.1	—	6,700	26.1	1
	Schools	2.5	73	4,379	10.9	—	6,700	16.8	—

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

^b This total includes only those sites within the plan design year 2000 urban area.

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

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

^e Since the park acreage surplus of 12 acres exceeded the school acreage need of seven acres, no per capita acreage need for school outdoor recreation sites was identified for 1975.

Source: SEWRPC.

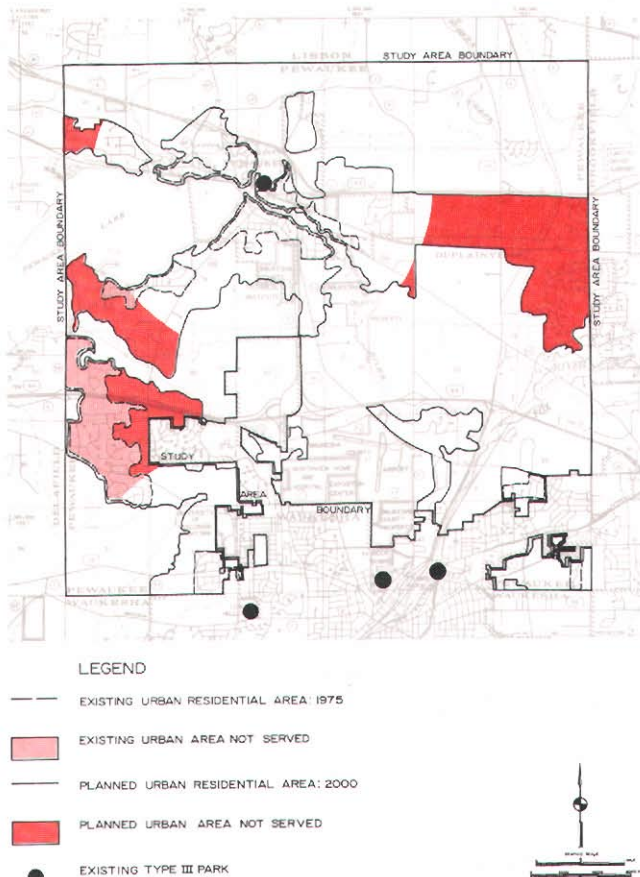
According to standards prescribed under Objective No. 7, Type III parks—those parks ranging in size from 25 to 99 acres—should be provided within two miles of each resident in urban areas having a population greater than 7,500 persons. Thus, it was appropriate to apply the accessibility standards for Type III parks in the joint community planning area. While there are no existing Type III parks in the Pewaukee joint community planning area, the Pewaukee Village Park, a 22-acre site functions as a Type III park insofar as it provides urban community facilities such as a baseball field, tennis courts, and picnic facilities. Thus, for purposes of the Type III park accessibility analysis, the Pewaukee Village Park has been considered a Type III park. In addition, Lowell Hill Park, Moor Downs Park, and Frame Park—all of which are Type III parks located in the City of Waukesha—are within the prescribed two-mile service distance of portions of the urban areas in the Town of Pewaukee and, therefore, have been included in the Type III park accessibility analysis.

As shown on Map 25, only the urban areas in the western portion of the Town of Pewaukee were not adequately served by a Type III park in 1975. However, as further shown on Map 25, large areas in the western and eastern portions of the urban analysis area of the Town would not be adequately served by the existing distribution of Type III parks in the plan design year 2000.

According to the standards prescribed under Objective No. 1, the service radius of Type IV parks varies with population density. In this regard, the service radius of a Type IV park is 0.5 mile in a high-density urban area, 0.75 mile in a medium-density urban area, and 1.0 mile in a low-density urban area. Within the urban analysis areas in the Pewaukee joint community planning area, a combination of the medium and low urban densities exists or is proposed to exist by the plan design year 2000, and, therefore, it was necessary to vary the service radius according to the existing or planned urban density. There are

Map 25

URBAN RESIDENTIAL AREAS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA NOT SERVED BY A TYPE III PARK: 1975 AND 2000



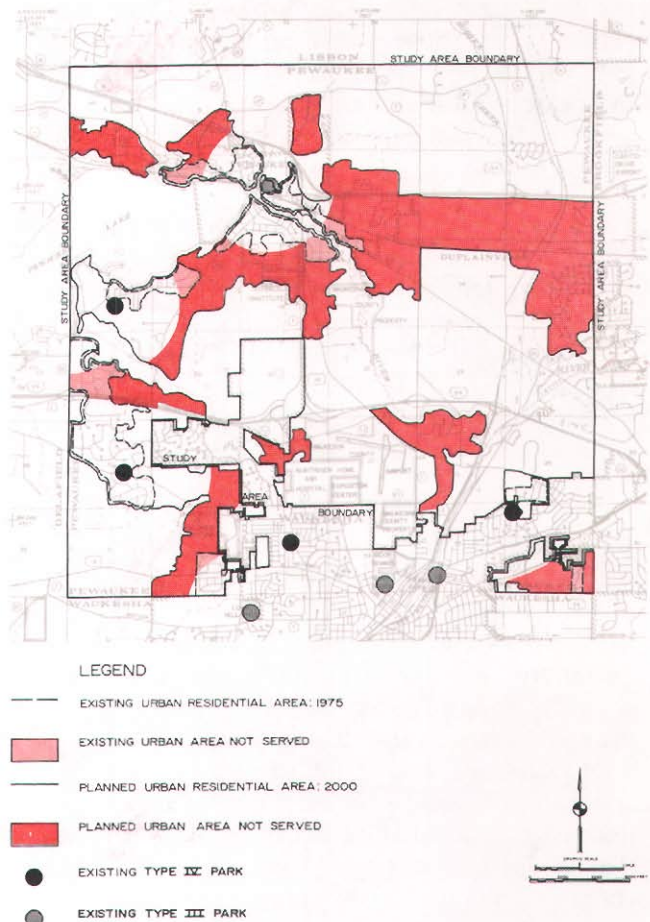
Source: SEWRPC.

two existing Type IV parks within the urban service area of the Town of Pewaukee—South Park and West Park—which have been included in the Type IV park accessibility analysis. It should be noted that the need for a Type IV park is also met by a Type III, Type II, or Type I park. Thus, the Pewaukee Village Park, a Type III site, was included in Type IV accessibility analysis. In addition, as in the case of the Type III park accessibility analysis, Type IV parks located in the City of Waukesha serve portions of urban service area in the Town of Pewaukee.

As shown on Map 26, the distribution of existing parks generally serves the urban areas in the western portion of the Town of Pewaukee and the central portion of the Village. Only small

Map 26

URBAN RESIDENTIAL AREAS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA NOT SERVED BY A TYPE IV PARK: 1975 AND 2000



Source: SEWRPC.

areas within the Town and Village were not served in 1975. As further shown on Map 26, large portions of the additional planned year 2000 urban residential areas within the planning area would not be served by the existing distribution of Type IV parks. These large unserved planned urban service areas include urban areas in the eastern and southeastern portions of the Town, small portions of the urban area in the Town adjacent to the City of Waukesha, small portions of the Village of Pewaukee, and a portion of the urban area in the Town north of Pewaukee Lake.

Urban Outdoor Recreation Facility Needs: Standards under Objective No. 2 specify the per capita and accessibility requirements for selected intensive nonresource-oriented outdoor recreation facilities.

ties, including baseball diamonds, basketball goals, ice skating rinks, playfields, playgrounds, softball diamonds, and tennis courts. These facilities users from relatively short distances and, being located primarily in Type III and Type IV general use outdoor recreation sites in urban areas, serve residents of those urban areas. The analysis of per capita and accessibility needs for selected intensive nonresource-oriented facilities in the urban areas in the joint community planning area is presented below.

Selected Intensive Nonresource-Oriented Per Capita Facility Needs: The standards under Objective No. 2 for selected intensive nonresource-oriented outdoor recreation facilities were applied to both the existing 1975 and planned year 2000 population for the urban areas within the Town and Village of Pewaukee. A summary of the application of these standards is presented in Table 14.

As indicated in Table 14, the existing quantity of facilities for intensive nonresource-oriented outdoor recreation activities in the urban portions of the Town of Pewaukee in 1975 exceeded the minimum standard requirement. However, due to a large anticipated population increase in the urban areas of the Town by the year 2000, application of the standard requirement for the selected intensive facilities indicates an anticipated need for additional facilities as follows: baseball diamonds—1, basketball goals—22, ice skating rinks—3, playfields—9, playgrounds—7, softball diamonds—11, and tennis courts—11.

As indicated in Table 14, the existing quantity of facilities for intensive nonresource-oriented outdoor recreation activities in the urban areas of the Village of Pewaukee in 1975 exceeded the minimum standard requirement except in the case of tennis courts, where the need for an additional court was identified for 1975. As further indicated in Table 14, due to a relatively small population increase in the Village by the year 2000, application of the standard requirements for intensive facilities indicated that only two additional tennis courts would be required in the Village by the plan design year 2000.

Selected Intensive Nonresource-Oriented Outdoor Recreation Facility Accessibility Needs: As in the case of the application of standards for Type III and Type IV park sites, it is important to recognize that in addition to per capita facility requirements, urban areas may also have a need

for additional facilities because the spatial distribution of such facilities does not provide sufficient access for residents of that urban area. Accordingly, in order to determine which portion of the urban service areas within the Town and Village of Pewaukee lack adequate access to certain intensive nonresource-oriented outdoor recreation facilities, appropriate service areas⁵ were delineated around these facilities on a base map. The existing 1975 developed urban service areas within the planning area and the planned year 2000 urban service areas within the planning area not adequately served with such facilities are identified below.

Baseball Diamond: As shown on Map 27 baseball diamonds were located at three general use outdoor recreation sites in the urban service areas of the Pewaukee joint community planning area in 1975. Since the maximum service radius of a baseball diamond is two miles, the existing geographic distribution of baseball diamonds serves virtually the entire urban service area within the planning area in 1975. As further shown on Map 27, since there are no existing baseball diamonds located in the eastern portion of the Town of Pewaukee, the large planned year 2000 urban service area in the eastern portion of the Town would not be served by the existing distribution of baseball diamonds in the year 2000.

Basketball Goal: As shown on Map 28, existing basketball facilities were located at eight general use outdoor recreation sites in the urban service areas of the Pewaukee joint community planning

⁵The service radius prescribed in the standard under Objective No. 2 indicates the maximum distance a participant should have to travel from his or her place of residence to participate in a given outdoor recreation activity. It is important to note that, for intensive nonresource-oriented facilities, this accessibility requirement is intended to be applied only within existing and planned urban residential service areas. It is also important to note that, as in the case of the accessibility analyses for Type III and Type IV parks, facilities located outside, but adjacent to, the planning area serve residents of the planning area. Such facilities have been identified in the accessibility need analyses for intensive nonresource-oriented facilities in the planning area.

Table 14

**PER CAPITA REQUIREMENTS FOR SELECTED INTENSIVE NONRESOURCE-ORIENTED
OUTDOOR RECREATION FACILITIES IN THE EXISTING AND PLANNED URBAN
PORTIONS OF THE PEWAUKEE JOINT COMMUNITY PLANNING AREA
BY CIVIL DIVISION: 1975 AND 2000**

TOWN OF PEWAUKEE

Facility	Existing Number Of Facilities ^a	Minimum Standard Requirement (Facility Per 1000 Persons) ^b	1975 (Estimated Urban Population - 2,963)		2000 (Planned Urban Population - 21,710)	
			Facility Requirement ^c	Facility Need ^d	Facility Requirement ^c	Facility Need ^d
Baseball Diamond . . .	1	0.10	0.3	—	2.2	1
Basketball Goal	3	1.13	3.3	—	24.5	22
Ice Skating Rink	0	0.15	0.4	—	3.3	3
Playfield	2	0.50	1.5	—	10.9	9
Playground	2	0.42	1.2	—	9.1	7
Softball Diamond . . .	2	0.60	1.8	—	13.0	11
Tennis Court	2	0.60	1.8	—	13.0	11

VILLAGE OF PEWAUKEE

Facility	Existing Number Of Facilities ^a	Minimum Standard Requirement (Facility Per 1000 Persons) ^b	1975 (Estimated Urban Population - 4,379)		2000 (Planned Urban Population - 6,700)	
			Facility Requirement ^c	Facility Need ^d	Facility Requirement ^b	Facility Need ^c
Baseball Diamond . . .	2	0.10	0.4	—	0.7	—
Basketball Goal	19	1.13	4.9	—	7.6	—
Ice Skating Rink	2	0.15	0.7	—	1.0	—
Playfield	6	0.50	2.2	—	3.4	—
Playground	5	0.42	1.8	—	2.8	—
Softball Diamond . . .	8	0.60	2.6	—	4.0	—
Tennis Court	2	0.60	2.6	1	4.0	2

^a This total includes only facilities at sites within the plan design year 2000 urban area.

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

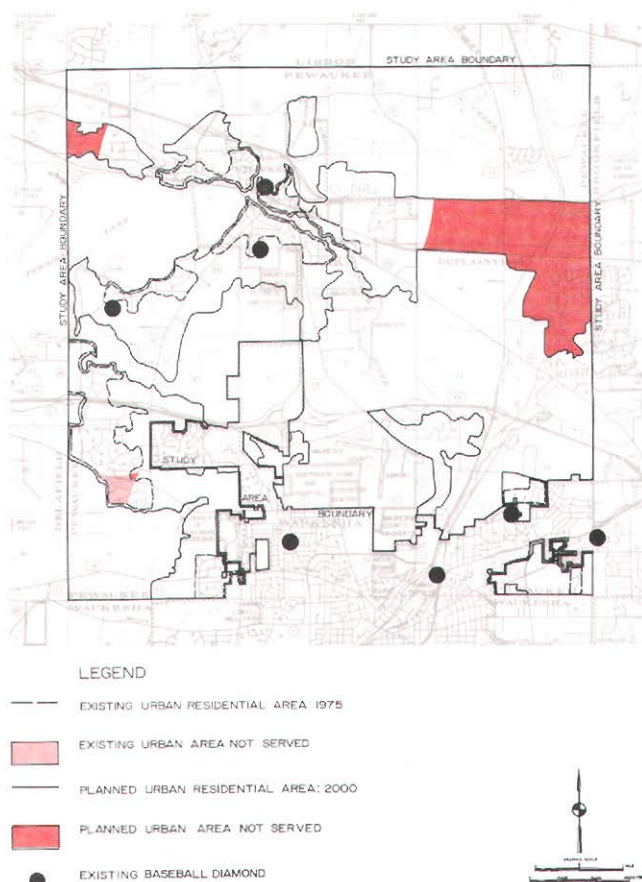
^c The facility requirement was determined by multiplying the minimum standard requirement times the appropriate population in thousands of persons.

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

Source: SEWRPC.

Map 27

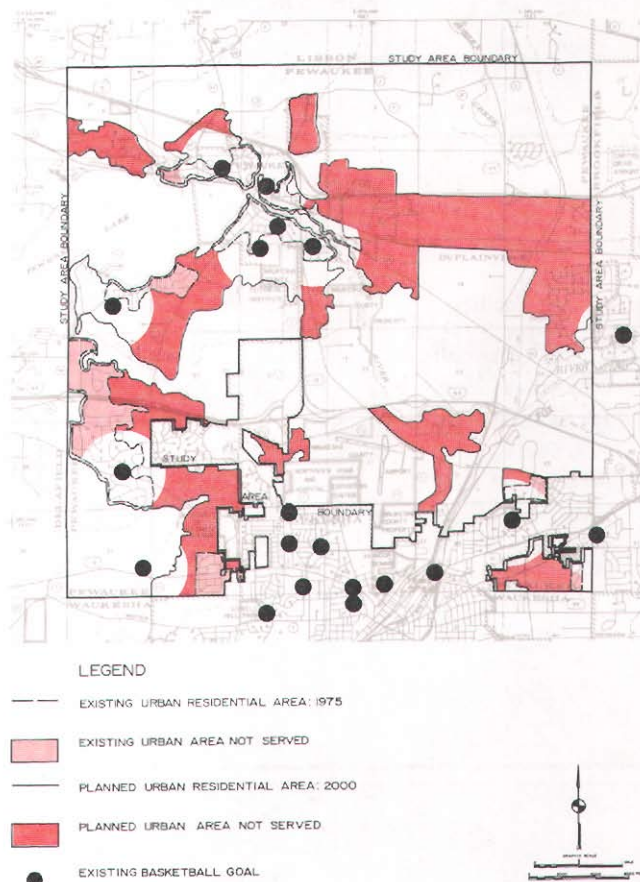
**URBAN RESIDENTIAL AREAS IN THE PEWAUKEE
JOINT COMMUNITY PLANNING AREAS NOT SERVED
BY A BASEBALL DIAMOND: 1975 AND 2000**



Source: SEWRPC.

Map 28

**URBAN RESIDENTIAL AREAS IN THE PEWAUKEE
JOINT COMMUNITY PLANNING AREA NOT SERVED
BY A BASKETBALL GOAL: 1975 AND 2000**



Source: SEWRPC.

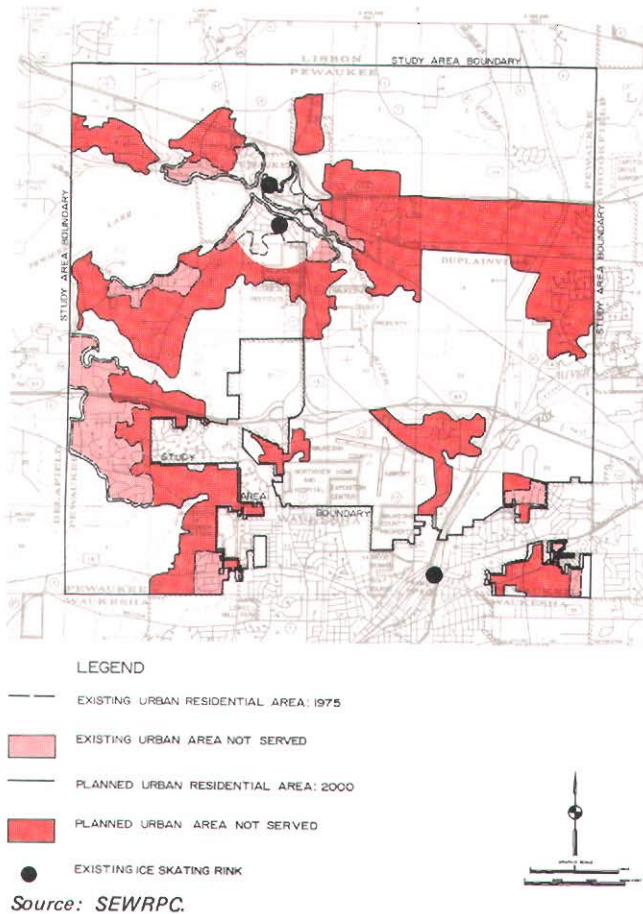
area in 1975. Since the maximum service radius for basketball goals is 0.5 mile, application of the accessibility requirement for basketball goals in the existing developed urban areas of the planning area indicates that portions of the urban service areas are not served by basketball goals in 1975. Those areas not served by basketball goals include scattered small areas in the southeastern and southwestern portion of the Town, the area along the north shore of Pewaukee Lake, and a relatively large unserved area in the western portion of the Town. As further shown on Map 28, additional large areas of the planned year 2000 urban service areas would not be served by the existing distribution of basketball goals. Those planned year 2000 urban areas not served include the entire urban

service area in the eastern portion of the Town, scattered small areas in the southeastern, western, and central portions of the Town, and along the north shore of Pewaukee Lake.

Ice Skating Rink: As indicated on Map 29, there were two ice skating rinks in the urban service areas of the Pewaukee joint community planning area in 1975. Since the maximum service radius of an ice skating rink is about 0.5 mile, the central portion of the Village was served by the existing rinks. As further shown on Map 29, the remaining existing urban areas and virtually the entire planned year 2000 urban service area in the Town and Village would not be served by ice skating rinks.

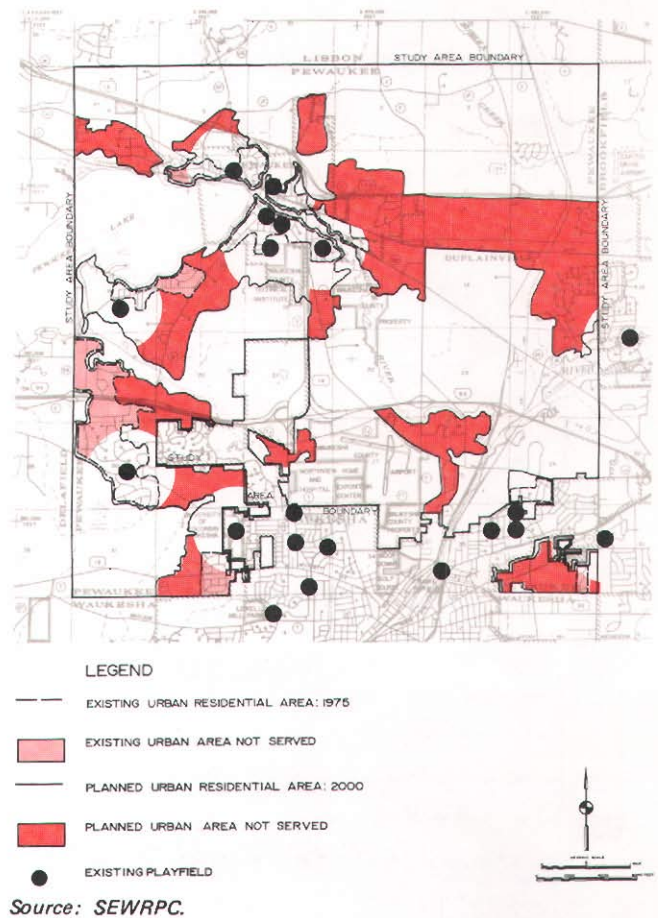
Map 29

URBAN RESIDENTIAL AREAS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA SERVED BY AN ICE SKATING RINK: 1975 AND 2000



Map 30

URBAN RESIDENTIAL AREAS IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA NOT SERVED BY A PLAYFIELD: 1975 AND 2000



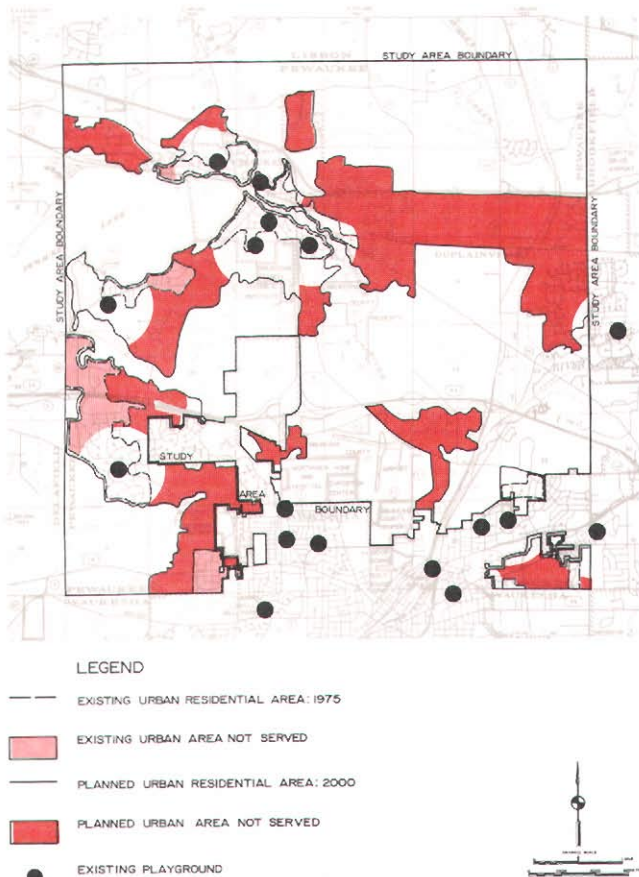
Playfield: As shown on Map 30, playfields were located at eight general use outdoor recreation sites in the urban areas of the Pewaukee joint community planning area in 1975. Since the maximum service radius of a playfield is about 0.5 mile, application of the accessibility requirement for playfields indicates that portions of the existing 1975 urban service areas are not served by the existing distribution of playfields. Those areas not served by playfields include scattered small areas in the southeastern and southwestern portions of the Town, the area along the north shore of Pewaukee Lake, and a relatively large unserved area in the western portion of the Town. As further shown on Map 30, large areas of the planned year 2000 urban service areas in the planning area would not be served by the existing distribution of playfields. Those planned year

2000 urban service areas not served include the entire urban service area in the eastern portion of the Town, scattered areas in the southeastern, western, and central portion of the Town, and the area along the north shore of Pewaukee Lake.

Playground: As shown on Map 31, playgrounds were located at seven general use outdoor recreation sites in the urban service areas of the joint community planning area in 1975. Since the maximum service radius of a playground is about 0.5 mile, application of the accessibility requirement for playgrounds indicates that, as in the case of playfields, scattered small areas in the southeastern and southwestern portions of the Town, the area along the north shore of Pewaukee Lake, and a relatively large unserved area in the western portion of the Town are not

Map 31

**URBAN RESIDENTIAL AREAS IN THE
PEWAUKEE JOINT COMMUNITY PLANNING AREA
NOT SERVED BY A PLAYGROUND: 1975 AND 2000**



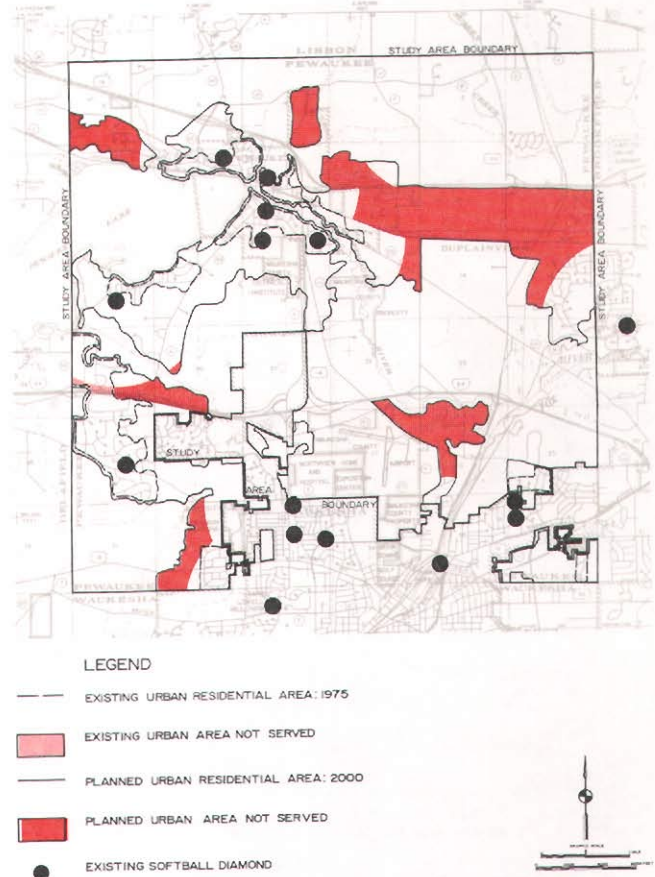
Source: SEWRPC.

served by the existing distribution of playgrounds in 1975. As further shown on Map 31, large areas of the planned year 2000 urban service area would not be served by the existing distribution of playgrounds.

Softball Diamond: As shown on Map 32, softball diamonds were located at seven general use outdoor recreation sites in the urban service areas of the Pewaukee joint community planning area in 1975. Since the maximum service radius of a softball diamond is about 1.0 mile, application of the accessibility requirements for softball diamonds indicates that virtually the entire existing urban area was adequately served by a softball diamond in 1975. As further shown on Map 32, portions of the eastern, southwestern, and

Map 32

**URBAN RESIDENTIAL AREAS IN THE PEWAUKEE
JOINT COMMUNITY PLANNING AREA NOT SERVED
BY A SOFTBALL DIAMOND: 1975 AND 2000**



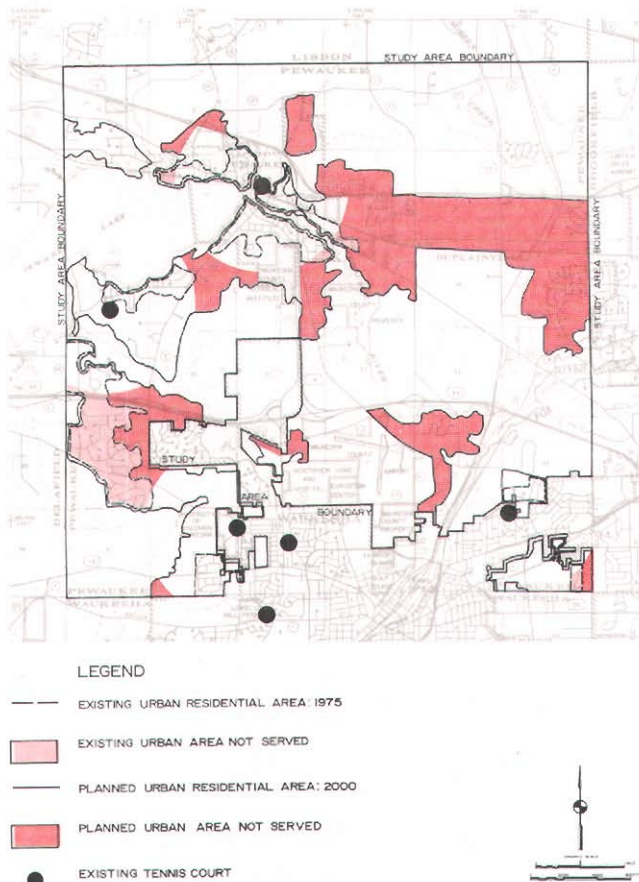
Source: SEWRPC.

northern planned year 2000 urban service areas would not be served in the year 2000 by the existing distribution of softball diamonds.

Tennis Court: As shown on Map 33, tennis courts were located at two general use outdoor recreation sites in the urban service areas of the planning area in 1975. Since the maximum service radius of a tennis court is about 1.0 mile, application of the accessibility requirement for tennis courts indicates that only the existing urban service area in the southwestern portion of the Town was not served by tennis courts in 1975. However, as further shown on Map 33, the entire planned year 2000 urban service area in the eastern portion of the Town, as well as scattered areas in the northern and southwestern portions of the Town, would

Map 33

**URBAN RESIDENTIAL AREAS IN THE
PEWAUKEE JOINT COMMUNITY PLANNING AREA
NOT SERVED BY A TENNIS COURT: 1975 AND 2000**



Source: SEWRPC.

not be served by the existing distribution of tennis courts in the plan design year 2000.

Other Urban Need Considerations: The preceding sections have described per capita and accessibility needs for urban parks and intensive nonresource-oriented outdoor recreation facilities. These needs were based on an application of standards presented under Objective Nos. 1 and 2 (see Appendix A of this report). In addition, other urban park and facility needs have been identified including the needs for upgrading and rehabilitating existing park facilities and the needs for additional parks and

facilities perceived by representatives of the park commissions of the Town and Village of Pewaukee. Additional needs perceived by the town representatives included the need for a drainage system and soccer field at South Park, rehabilitation and addition of support facilities including parking at West Park, and an addition to the existing shelter and other support facilities at East Park. Additional needs perceived by the village representatives included the need for rest rooms and other support facilities at the Village Beach, the improvement of water quality at the existing lagoon and other support facilities at the Village Park, and landscaping at Valley Forge Park.

OPEN SPACE PRESERVATION NEEDS

In the previous sections of this chapter an analysis of needs relating to Objective No. 1 through 5 have been determined by applying the recreation site and facility standards under these objectives to the existing and planned population size and distribution in the Town and Village of Pewaukee. It is important to note that there are equally important needs relating to the considerations set forth in Objective No. 6—that is, the need to preserve and protect the underlying and sustaining natural resource base of the planning area.

The preservation of high-quality open space lands to protect the underlying and sustaining natural resource base and to enhance the social and economic well being and environmental quality of the planning area generally can be achieved through the maintenance of the existing primary and secondary environmental corridors and isolated natural features in essentially natural open space uses, and the maintenance of important agricultural lands in agricultural use. It is important to note that the achievement of the open space preservation objective is independent of any population level and relates directly to the location and extent of such open space lands. A description of these open space lands has been presented in Chapter II of this report, while the methodology for the preservation of such lands, including recommendations relating to public land acquisition and land use control, will be discussed in the following chapter.

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Chapter V

RECOMMENDED PARK AND OPEN SPACE PLAN

INTRODUCTION

The primary purpose of the joint Town and Village of Pewaukee park and open space planning program is the preparation of a sound and workable plan to guide the acquisition and development of lands and facilities needed to satisfy the outdoor recreation demands of the resident population of the planning area and to protect and enhance the underlying and sustaining natural resource base. Chapter IV of this report identified in detail the need for additional outdoor recreation sites and facilities as well as the need to preserve high quality open space lands. A sound park and open space plan must address both types of needs—that is, recreation needs and open space preservation needs—in a manner consistent with the adopted park and open space objectives, principles, and standards presented in Chapter III of this report. This chapter presents the recommended park and open space plan, which addresses both the identified outdoor recreation and the identified open space preservation needs. In addition, this chapter outlines the steps required to implement the recommended plan.

The first section of this chapter describes the recommended park and open space plan for the Town and Village of Pewaukee. It includes recommendations intended to meet the areawide needs for resource-oriented park and outdoor recreation facilities, the areawide needs for open space preservation, and the local needs for urban parks and nonresource-oriented outdoor recreation sites and facilities. The second section of this chapter outlines the actions which must be taken to assure that the recommended park and open space plan is carried out by the plan design year 2000. It includes a discussion of existing laws and regulations enabling the implementation of the park and open space plan; the identification of specific implementation activities directed at each of the units, levels, and agencies of government having jurisdictional responsibilities within the planning area; and an estimate of the costs likely to be incurred in plan implementation.

PARK AND OPEN SPACE PLAN RECOMMENDATIONS

The recommended park and open space plan for the Town and Village of Pewaukee addresses both outdoor recreation needs and open space preservation needs. Outdoor recreation needs may be generally categorized as needs for resource-oriented outdoor recreation sites and facilities, and needs for nonresource-oriented or urban outdoor recreation sites and facilities. Resource-oriented recreation sites and facilities rely heavily on natural resource amenities to provide or enhance the quality of the recreational experience; attract users from relatively long distances and large service areas; and generally serve residents of both urban and rural areas. In contrast, nonresource-oriented or urban sites and facilities rely less heavily on natural resource amenities; generally fulfill a greater need in urban than in rural areas; and have relatively small service areas, so that they usually can be provided economically and efficiently only in areas having a significant population concentration. The first part of this section presents the plan recommendations for the provision of resource-oriented outdoor recreation sites and facilities and the recommendations for open space preservation. The second part of this section presents plan recommendations for nonresource-oriented outdoor recreation sites and facilities.

Areawide Plan Recommendations

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

Resource-Oriented Parks and Outdoor Recreation Facilities: Resource-oriented parks and outdoor recreation facilities include major parks and

recreation corridors. Major parks are Type I parks, which are 250 acres or larger in size and which have a multicounty service area, and Type II parks, which range in size from 100 to 249 acres and which have a multicomunity service area. Such parks provide intensive use outdoor recreation facilities, including campsites, golf courses, and swimming beaches. Recreation corridors are linear bands of land located within scenic areas or areas of natural, cultural, or historical interest which provide trails for participation in such outdoor recreation activities as hiking, biking, and nature study.

There are no existing developed major parks in the joint community planning area. However, the Waukesha County Park and Planning Commission has acquired a 138-acre Type II park site, known as the Ryan Park Site, which is located partially within the Town of Pewaukee in Sections 3 and 4 and partially within the Town of Lisbon (see Map 34). Under the regional plan, this site would be developed primarily for picnicking and other passive recreation activities. The recommended regional plan also proposes five linear miles of trails within two recreation corridors within the joint community planning area. The first recreation corridor would be located in the southeast corner of the planning area as part of the continuous recreation corridor along the Fox River, while the second recreation corridor would be located in the southwest corner of the planning area as part of the continuous recreation corridor along the Wisconsin Electric Power Company right-of-way. Both corridors would provide opportunities for trail-oriented activities, including hiking and biking (see Map 34).

Open Space Preservation: As in the case of the need for resource-oriented outdoor recreation sites and facilities, the need for open space preservation was identified under the regional park and open space planning program. Thus, the recommendations for open space preservation contained herein are based upon and, to the extent necessary, represent refinements of the recommendations contained in the regional park and open space plan.

Primary Environmental Corridors: Primary environmental corridors within the joint community planning area encompass approximately 3,078 acres,¹ or 15 percent of the planning area, and are located along the major perennial streams, around Pewaukee Lake, and along other perennial and

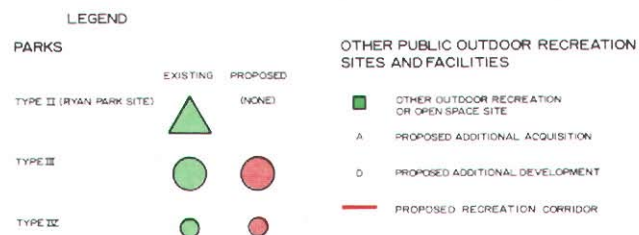
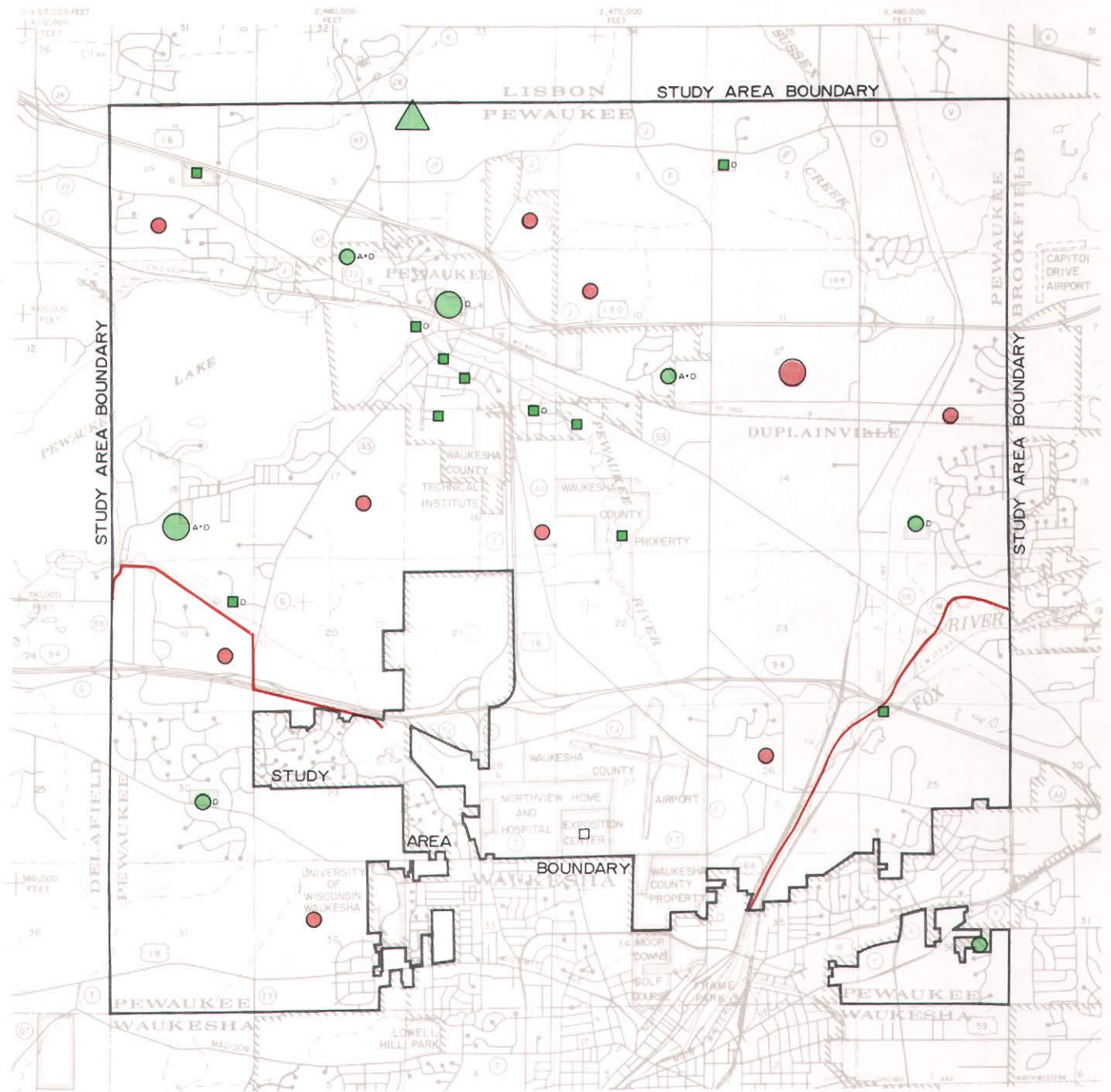
intermittent streams. Under the plan, all primary environmental corridors would be preserved in essentially natural, open uses. It is recognized that existing private as well as public outdoor recreation and related open space uses generally serve to protect such environmental corridors. Therefore, the plan recommends that such uses be maintained for resource preservation and limited recreation purposes and that such maintenance be promoted through proper zoning. It is also recommended that the primary environmental corridor lands along the Pewaukee River, along the Fox River, around Pewaukee Lake, and along certain tributaries to Pewaukee Lake within the planned urban service area in the joint community planning area be acquired by the public through dedication or purchase (see Map 35). It is envisioned that the remaining primary environmental corridor lands, located primarily in the central and northern portions of the joint community planning area outside of the planned urban service area, would be preserved through appropriate public land use regulations (see Map 35).

It is important to note that certain primary environmental corridor lands located around Pewaukee Lake and along the Pewaukee and Fox Rivers have been committed to urban uses and are presently developed primarily for residential purposes. While these lands remain within the primary environmental corridor, it is unlikely that such lands can be readily acquired for public park or open space use. However, it is important that no additional urban development be permitted to occur on such lands, and in the event that such lands become available for conversion to park or open space use, such lands could be considered for public acquisition.

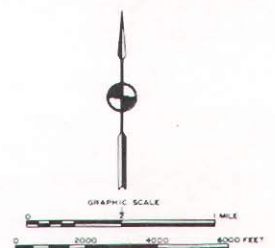
As indicated in Table 15, of the total 3,078 acres of primary environmental corridor lands in the Pewaukee joint community planning area, 248 acres, or 8 percent, are presently held in public ownership, while nine acres, or less than 1 percent, are held in compatible nonpublic outdoor recreation uses. As further indicated in Table 15, the

¹This total does not include the 1,163 acres of primary environmental corridor area encompassed by the surface water of Pewaukee Lake and the Fox River within the planning area.

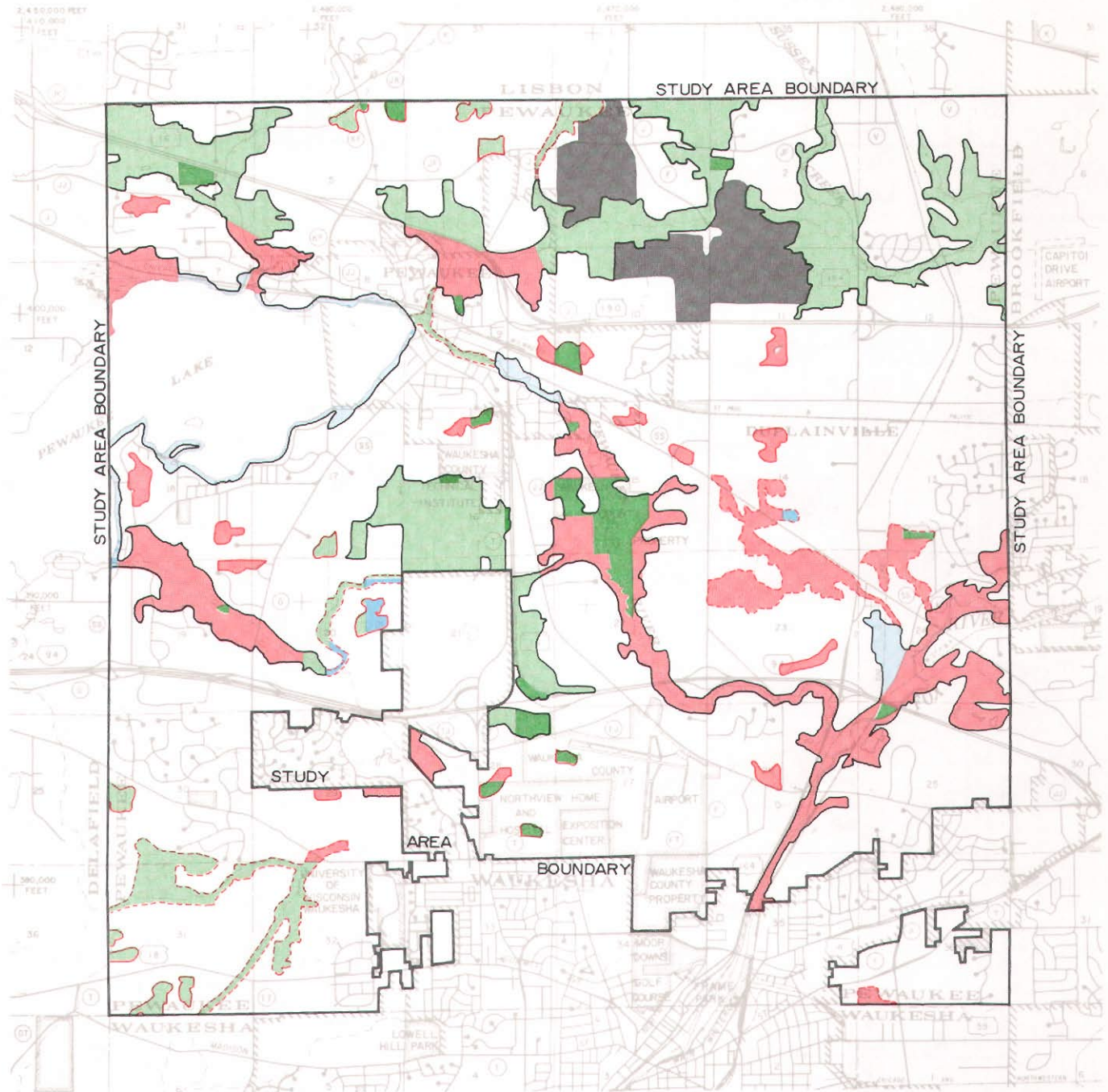
PARK AND OUTDOOR RECREATION FACILITIES UNDER THE PARK AND
OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



Source: SEWRPC.

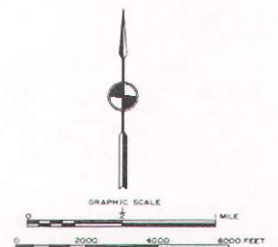


PRESERVATION OF NATURAL RESOURCE FEATURES UNDER THE PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



LEGEND

	PRIMARY ENVIRONMENTAL CORRIDOR	SECONDARY ENVIRONMENTAL CORRIDOR	ISOLATED NATURAL AREA	PRIME AGRICULTURAL LAND
EXISTING PUBLIC OWNERSHIP	[Dark Green Box]	[Light Green Box]	[Medium Green Box]	(NONE)
EXISTING COMPATIBLE NONPUBLIC OUTDOOR RECREATION USE	[Light Blue Box]	[Light Blue Box]	[Light Blue Box]	(NONE)
PROPOSED WAUKESHA COUNTY PARK AND PLANNING COMMISSION ACQUISITION	[Red Box]	(NONE)	(NONE)	(NONE)
PROPOSED LOCAL ACQUISITION	(NONE)	[Pink Box]	[Pink Box]	(NONE)
PUBLIC LAND USE REGULATION	[Light Green Box]	[Light Green Box]	[Light Green Box]	[Dark Grey Box]
OTHER URBAN USE	[White Box]	(NONE)	(NONE)	(NONE)



Source: SEWRPC

Table 15

PRESERVATION OF NATURAL RESOURCE FEATURES IN THE PEWAUKEE JOINT COMMUNITY PLANNING AREA

Civil Division	NATURAL RESOURCE FEATURES																					
	PRIMARY ENVIRONMENTAL CORRIDORS												SECONDARY ENVIRONMENTAL CORRIDORS									
	Existing Public Ownership		Existing Compatible Nonpublic Use		Proposed Public Ownership		Public Land Use Regulation		Other		Total		Existing Public Ownership		Existing Compatible Nonpublic Use		Proposed Public Ownership		Public Land Use Regulation		Total	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres ^a	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Village of Pewaukee	16	0.5	2	0.1	118	3.8	40	1.3	42	1.4	218	7.1	2	0.4	0	0.0	0	0.0	21	4.0	23	4.4
Town of Pewaukee	232	7.5	7	0.2	990	32.2	1,517	49.3	114	3.7	2,860	92.9	8	1.5	13	2.5	262	49.8	220	41.8	503	95.6
Total Planning Area	248	8.0	9	0.3	1,108	36.0	1,557	50.6	156	5.1	3,078	100.0	10	1.9	13	2.5	262	49.8	241	45.8	526	100.0

Civil Division	NATURAL RESOURCE FEATURES																					
	Isolated Natural Areas										Total											
	Existing Public Ownership		Existing Compatible Nonpublic Use		Proposed Public Ownership		Public Land Use Regulation		Total		Existing Public Ownership		Existing Compatible Nonpublic Use		Proposed Public Ownership		Public Land Use Regulation		Other		Total	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Village of Pewaukee	26	7.7	0	0.0	25	7.4	0	0.0	51	15.1	44	1.1	2	0.1	143	3.6	61	1.6	42	1.1	292	7.5
Town of Pewaukee	32	9.5	11	3.2	148	43.8	96	28.4	287	84.9	272	6.9	31	0.8	1,400	35.4	1,833	46.5	114	2.9	3,650	92.5
Total Planning Area	58	17.2	11	3.2	173	51.2	96	28.4	338	100.0	316	8.0	33	0.9	1,543	39.0	1,894	48.1	156	4.0	3,942	100.0

^a This total does not include the 1,163 acres of primary environmental corridor area encompassed by the surface water of Pewaukee Lake and the Fox River within the planning area.

Source: SEWRPC.

recommended plan proposes that an additional 1,108 acres, or 36 percent of the corridor lands, be acquired over the plan design period for public park and open space use. The plan also recommends that 1,557 acres, or 51 percent, be preserved through appropriate public land use regulations. The remaining 156 acres, or 5 percent of the primary environmental corridor lands in the planning area, have been committed to essentially urban uses. Intensification of such urban uses should be discouraged through appropriate public land use regulation, and these lands should be considered for public acquisition if they become available.

Secondary Environmental Corridors: The secondary environmental corridors in the joint community planning area are generally located along intermittent streams or serve as links between segments of primary environmental corridors. These secondary corridors encompass about 526 acres of land, or 3 percent of the planning area (see Map 35). It is recommended that secondary environmental corridor lands which are presently held in public park and open space use, or in compatible private park and related open space use, be maintained in such use. Those secondary environmental corridor lands which are located within the planned year 2000 urban service area and not presently held in public or private park and related open space use are proposed to be preserved and protected through interim public land use regulations and ultimate public acquisition as actually needed for use as drainageways and other urban open space purposes. It is important to note in this respect that, in urban areas, secondary environmental corridor lands may serve as particularly suitable locations for necessary local urban park and open space lands. Thus, public acquisition of secondary environmental corridor lands is appropriate, particularly when the opportunity is presented to incorporate such corridors into urban storm water retention and detention areas, associated drainageways, and neighborhood parks.

As indicated in Table 15, of the 526 acres of secondary environmental corridor lands in the joint community planning area, only 10 acres, or 2 percent, are presently held in public park and open space use, while 13 additional acres, or 2 percent, are held in compatible nonpublic outdoor recreation and related open space use. As further indicated in Table 15, 262 acres, or 50 percent, are recommended to be protected through public land use regulation, and as more

detailed drainage and neighborhood unit planning and engineering proceed, would be considered for public acquisition as needed through purchase or dedication.

Isolated Natural Features: In addition to the primary and secondary environmental corridors, other smaller concentrations of natural resource base elements exist in the joint community planning area. These concentrations are isolated from the environmental corridors by urban development or agricultural uses, and although separated from the environmental corridor network, such isolated features may have important natural values. These isolated natural areas encompass about 338 acres of land, or 2 percent of the joint community planning area (see Map 35). It is recommended that such areas be preserved in essentially natural, open uses whenever possible. Under this proposal, those isolated natural areas currently held in public or compatible nonpublic outdoor recreation and open space use would be maintained in such uses, while the remaining isolated natural areas would be protected through appropriate public land use regulations. As in the case of secondary environmental corridors, isolated natural areas may serve as particularly suitable locations for necessary local urban park and open space lands; and public acquisition of isolated natural areas may be appropriate, especially when the opportunity is presented to incorporate such areas into urban storm water retention and detention areas or neighborhood parks.

As indicated in Table 15, of the 338 acres of isolated natural areas in the planning area, 58 acres, or 17 percent, are held in public ownership, while 11 acres, or 3 percent, are held in compatible nonpublic outdoor recreation or open space use. As further indicated in Table 15, 173 acres, or 51 percent of such areas located within the planned year 2000 urban service area, would be protected through public land use regulation, and, as more detailed drainage and neighborhood planning and engineering proceed, would be considered for public acquisition as needed through purchase or dedication. The remaining 96 acres, or about 29 percent located in the planned rural areas of the planning area, would be protected through public land use regulation.

Important Agricultural Lands: As noted in Chapter II of this report, the Waukesha County Park and Planning Commission is currently preparing a county farmland preservation plan. Under this

plan, the County, in cooperation with the Town of Pewaukee, would identify all agricultural lands which should be preserved in agricultural use. Since this county plan has not been completed, a preliminary proposal for the preservation of agricultural lands was developed under the park and open space plan for the Town and Village of Pewaukee. A total of 1,411 acres, or 7 percent of the total area of the planning district, were identified as prime agricultural lands in 1975. Of these 1,411 acres, about 849 acres, or 60 percent, would be converted to urban land uses by the year 2000 under the plan, while the remaining 562 acres, or 40 percent, would be maintained in agricultural use, protected through appropriate land use regulation.

Local Plan Recommendations

The analysis of outdoor recreation needs, described in Chapter IV of this report, indicated that there is a need in the joint community planning area for additional public outdoor recreation sites as well as public nonresource-oriented outdoor recreation facilities including baseball diamonds, basketball courts, ice skating rinks, playfields, playgrounds, softball diamonds, and tennis courts. In comparison to the resource-oriented outdoor recreation sites and facilities intended to meet the need for areawide outdoor recreation site and facility demand, these nonresource-oriented outdoor recreation sites and facilities rely less heavily on natural resource amenities, generally are more needed in urban than in rural areas, and have relatively small service areas. Thus, such sites as a practical matter can be readily provided only in areas having a significant population concentration. This section presents a brief description of the recommended plan for the provision of nonresource-oriented outdoor recreation sites and facilities required within the urban areas of the joint community planning area to the plan design year 2000.

The plan recommendations for the provision of urban outdoor recreation sites and facilities consist of recommendations for the acquisition and development of new Type III parks, which are 25 to 99 acres in size and have a communitywide service area, and Type IV parks, which are five to 24 acres in size and have a neighborhood service area, and the acquisition of certain additional lands and the development of certain additional facilities at existing outdoor recreation sites within the planning area. It is important to note that, as described in Chapter II of this report,

as of 1979 there were 18 publicly owned outdoor recreation sites and related open space areas within the Pewaukee joint community planning area. Together these sites and areas encompassed a total area of 467 acres, or 2 percent of the planning area. Under the recommended plan, it is anticipated that these sites would be maintained for such park and open space uses. In addition, under the recommended plan, one new Type III site and nine new Type IV sites would be acquired and developed within the joint community planning area. It is recommended that three existing outdoor recreation sites in the planning area be expanded to provide a combined total of 39 acres of additional space for outdoor recreation activities. Finally, it is also recommended that additional outdoor recreation facilities be provided at 10 existing outdoor recreation sites within the planning area. Map 34 summarizes the recommendations for additional urban parks and outdoor recreation facilities, while a detailed description of the plan proposals for these urban sites and facilities is presented in the implementation section of this chapter.

PLAN IMPLEMENTATION

The recommended park and open space plan for the Town and Village of Pewaukee described above provides a design for the attainment of the specific park acquisition and development objectives and open space preservation objectives presented in Chapter III of this report. The plan consists of recommendations concerning the preservation of the most valuable open space lands remaining in the joint community planning area, together with recommendations for the provision of resource-oriented outdoor recreation sites and facilities required in the planning area and for the provision of urban outdoor recreation sites and facilities required within the urban residential areas of the joint community planning area through the plan design year 2000. In a practical sense, the recommended park and open space plan is not complete, however, until the steps required to implement the plan are specified. This section of the chapter, accordingly, is intended to serve as a guide for use in the implementation of the recommended park and open space plan for the Town and Village of Pewaukee. The first section consists of a summary presentation of those laws and regulations which pertain to park acquisition and open space preservation, focusing on the legal framework of such park acquisition and open space preservation at the village and town level of government. The

second section presents a description of the specific actions required to implement the park and open space plans—including a description of required actions by both the Town of Pewaukee and the Village of Pewaukee, as well as the state and county units and agencies of government having responsibility for the provision of park and open space within the joint community planning area. The third section presents a summary of the actions required to implement the recommended park and open space plan over time.

Existing Laws and Regulations

The implementation of the recommended park and open space plan for the Town and Village of Pewaukee is entirely dependent on action by certain local, state, and federal agencies of government. Examination of the various agencies that are available under existing enabling legislation to implement the recommended park and open space plan revealed a variety of departments, commissions, committees, boards, and districts at all levels of government. These agencies include general purpose local units of government, including, importantly, villages and towns, as well as county, state, and federal agencies. Since the joint community planning area is comprised of the Village of Pewaukee and the Town of Pewaukee, the various authorities and responsibilities at the village and town level are emphasized.

Villages: The village level of government in Wisconsin has various authorities and responsibilities related to the planning, reservation, acquisition, development, and maintenance of parks, woodlands, and related recreation facilities.

Parks: Section 27.08 of the Wisconsin Statutes provides cities with the authority to create, by ordinance, a board of park commissioners. The duties of this board are to acquire property for park purposes by lease or purchase and to manage, control, improve, and care for all public parks within the city. Villages have park provision responsibilities similar to those of cities. Section 27.13 of the Wisconsin Statutes provides villages with the authority to maintain a system of parks: "Every town and village may provide and maintain parks, parkways, boulevards, or pleasure drives pursuant to the provision of this chapter which are applicable to cities." In addition, Section 61.34 provides that: "the Village Board may acquire property, real or personal, within or without the Village for parks, libraries, historic places, recreation, beautification, streets, water works,

sewage or waste disposal, harbors, improvement of watercourses, public grounds, vehicle parking areas, and for any other public purpose."

Forests: Under Section 28.20 of the Wisconsin Statutes, provision is made for ownership and maintenance of a community forest by a village. Village forests may be located outside the village limits.

Park and Recreation Planning: Under Section 61.35 of the Wisconsin Statutes, the provisions of the city planning act—Section 62.23 of the Wisconsin Statutes—are made applicable to villages. Under Section 62.23, a city council may create a city plan commission consisting of the mayor, city engineer, president of the park board, an alderman, and three citizens. It is the function and duty of the city plan commission to make and adopt a master plan for the physical development of the city. The plan shall show, among other things, the general location, character, and extent of "public places and areas, parks, parkways, and playgrounds." Under Section 61.35 of the Wisconsin Statutes "the powers and duties conferred and imposed by said section upon mayors, councils, and specified city officials are hereby conferred upon presidents, village boards, and village officials performing duties similar to the duties of such specified city officials respectively." Under this section of the Wisconsin Statutes, the chairman of the Village of Pewaukee Park Commission should hold a position on the Village Plan Commission.

Section 61.35 of the Wisconsin Statutes also grants to villages the same plan implementation powers conferred upon cities in Section 62.23 of the Wisconsin Statutes, including official mapping, zoning, and subdivision regulation. Thus, villages are authorized to establish an official map of the village showing, among other things, ". . . parkways, parks and playgrounds."² The official map is final and conclusive as to the location and extent of parkways, parks, and playgrounds. Villages are also given the power to zone for the purpose of promoting the public health, safety, morals, and general welfare. Such zoning may "regulate and restrict the height, number of stories, and size of buildings and other

²Wisconsin Statutes Section 62.23(6) (1975).

structures; the percentage of lot that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes . . .”³ In addition, under Section 87.30 of the Wisconsin Statutes villages are required to enact a floodplain zoning ordinance, or in the alternative, have the State impose such floodplain zoning on the floodland area of the village. Such a floodplain zoning ordinance must be adopted “for an area where appreciable damage from floods is likely to occur.”⁴ The floodplain ordinance must be reasonable and effective and may result in the reservation of needed open space, which may have other uses in addition to those of floodwater movement and storage. Villages may also enact subdivision control ordinances to control lot sizes, street width, and street and other improvements. The subdivision control ordinance may require parkland dedication and/or fee in lieu of such dedication during the land development process. Such ordinances are thus important techniques enabling villages to reserve areas for recreation and open space preservation purposes without incurring land acquisition costs.

Towns: Like villages, towns have statutory authority and responsibilities relating to the planning, reservation, acquisition, development, and maintenance of parks and related recreation facilities.

Parks: Section 27.13 of the Wisconsin Statutes enables towns to provide and maintain parks, parkways, boulevards, or pleasure drives pursuant to the provisions which grant park authority to cities. Section 60.181 further provides that a town may create a park commission of seven members appointed by the town board. The powers of the commission include the authority to lay out, maintain, and improve parks and open spaces, and to accept or acquire property for park purposes. In addition, towns are allowed to

acquire land and engage in forestry practices for purposes of initiating or acquiring a community forest. Such forests must be located within the town limits.

Recreation Authority: Under Sections 66.527 and 60.18 (18m) of the Wisconsin Statutes, towns are given the power to establish a recreation authority consisting of three members appointed by the town chairman. In addition, two or more towns and/or school districts may jointly form such a recreation authority. This recreation authority is “authorized to conduct the activities of such public recreation department, to expend funds, therefore, to employ a supervisor of recreation, to employ assistance, to purchase equipment and supplies, and generally to supervise the administration, maintenance, and operation of such department and recreational activities authorized by the board.”⁵ In addition, the recreation board is authorized to accept gifts and bequests of land.

Park and Recreation Planning: The town park commission is given authority to “make a thorough study with reference to making reservation of lands therein for public uses and laying out ample open spaces, parks, highways, roads, boulevards; make plans and maps of a comprehensive town highway and park system; gather such information in relation thereto as it may deem expedient; and report the same to the town meeting. . .”⁶ It is important to note that, as in the case of the Village of Pewaukee, the chairman of the Town of Pewaukee Park Commission should hold a position on the town plan commission. Town boards may be granted village powers pursuant to Section 60.18(12) of the Wisconsin Statutes and, by resolution adopted pursuant to this section of the statutes, may exercise planning functions and adopt zoning, official map, and land subdivision control ordinances in a manner similar to cities.

It should be noted that in Wisconsin, counties have the authority to prepare a zoning ordinance for the unincorporated areas within their jurisdiction. Individual towns within the county may then ratify the county prepared ordinance. However, those towns which have adopted village powers pursuant to Section 60.18(12) may choose to

³*Wisconsin Statutes Section 62.23(7) (1975).*

⁴*Wisconsin Statutes Section 87.30 (1975); see also Wisconsin Administrative Code Chapter NR 116 for the Department of Natural Resources rules relating to the Wisconsin Floodplain Management Program.*

⁵*Wisconsin Statutes Section 66.527(2)(d) (1975).*

⁶*Wisconsin Statutes Section 60.183 (1975).*

prepare their own zoning ordinance. The ordinance the town prepares, however, is subject to approval of the county. Thus, zoning within unincorporated areas in Wisconsin is a joint county-town endeavor, and cooperation between the two government levels is necessary for the effective preparation, adoption, and enforcement of a zoning ordinance in such areas. The Town of Pewaukee has adopted village powers and prepared a town zoning ordinance which has been approved by the Waukesha County Park and Planning Commission. Any revisions or amendments to this ordinance, like the preparation of the ordinance itself, are subject to the approval of Waukesha County.

Park and Outdoor Recreation Aid: Villages and towns may apply for and accept federal and state aids for acquisition and development of recreational lands. To be eligible for state aids which cover up to 50 percent of the total acquisition or development costs, a project must be in accord with comprehensive plans submitted prior to the application and consistent with the State Comprehensive Outdoor Recreation Plan as prepared by the Wisconsin Department of Natural Resources. In addition, the municipality must adopt a resolution which constitutes a formal request for the outdoor recreation aids grant, which allocates local funds for the project, and which commits the municipality to maintaining the area or facility upon acquisition.

The most important aids program for recreation at the state level is the Outdoor Recreation Action Program (ORAP), while at the federal level the most important program is the Land and Water Conservation (LAWCON) fund. The purpose of ORAP is set forth in Section 23.30 of the Wisconsin Statutes as follows: "the purpose of this section is to promote, encourage, coordinate, and implement the long-range plan to acquire, maintain, and develop for public use, those areas of the State best adapted to the development of the comprehensive system of state and local outdoor recreation facilities and services in all fields, including without limitation because of enumeration, parks, forests, camping grounds, fishing and hunting grounds, related historical sites, highway and scenic easements, and local recreation programs except spectator sports, and to facilitate and encourage the public use thereof."⁷ Aids provided under this program are allocated on a county basis and apportioned to counties on the basis of 70 percent representing each county's proportional share of the State's population and

30 percent allotted equally to each county. State aids under this program are limited by administrative rule to no more than 50 percent of the cost of acquiring or developing outdoor recreation lands and facilities.

A program similar to the Wisconsin ORAP program was created by the federal Land and Water Conservation Act of 1965.⁸ The types of projects funded under this program include land acquisition for new or existing parks and wildlife areas, and development projects which contribute directly to outdoor recreation by the addition of basic facilities. LAWCON funds are apportioned to Wisconsin each year and are allocated in the following manner: 40 percent to local governments, 40 percent to state agencies, and 20 percent to a contingency fund for use by local governments or state agencies.⁹

Plan Implementation Activities

Because of the many and varied governmental agencies operating within the Pewaukee joint community planning area, it is important to identify those agencies having the legal authority and financial capability to most effectively implement the recommended park and open space plan. Accordingly, those agencies whose action will have a significant effect either directly or indirectly upon the successful implementation of the recommended park and open space plan for the Town and Village of Pewaukee and whose full cooperation and plan implementation will be essential, along with the actions required of those agencies, are identified below.

Wisconsin Department of Natural Resources: The Wisconsin Department of Natural Resources (DNR) has authority and responsibility in the areas of park development, natural resource

⁷*Wisconsin Statutes Section 23.30 (1975); see also Wisconsin Administrative Code Chapter NR 50 for Department of Natural Resources rules relating to the Administration of Outdoor Recreation Program grants.*

⁸*Public Law (PL) 88-578 as amended by PL 91-485.*

⁹*Wisconsin Administrative Code Chapter NR 50, Administration of Outdoor Recreation Program grants.*

protection, water quality control, and water use regulation. Because the DNR has this broad range of authority and responsibilities, certain DNR functions have particular importance in the implementation of the park and open space plan. Thus, the Department has the obligation to prepare a comprehensive, statewide outdoor recreation plan and to develop long-range, statewide conservation and water resource plans; the authority to protect, develop, and regulate the use of state parks, forests, fish, game, lakes, streams, certain plant life, and other outdoor resources; the authority to acquire conservation and scenic easements; and the authority to administer the federal grant program known as the Land and Water Conservation fund within the State as well as the park and open space grant funds available under the state Outdoor Recreation Action Program. The Department also has the obligation to establish standards for floodplain and shoreland zoning and the authority to adopt, in the absence of satisfactory local action, shoreland and floodplain zoning ordinances.

More specifically, in relation to the implementation of the park and open space plan for the Town and Village of Pewaukee, the DNR should approve and adopt the park and open space plan in order to enable the Town of Pewaukee and the Village of Pewaukee to apply for and receive state and federal outdoor recreation grants. In addition, the Department of Natural Resources should use available regulatory authority to guide urban development in accordance with the location and extent of the urban service area proposed under this plan and to enhance environmental quality within the planning area.

Waukesha County Park and Planning Commission:

The authority and responsibility for resource-oriented park acquisition, development, operation, and maintenance rests with the Waukesha County Park and Planning Commission. In addition, this Commission has responsibility for the acquisition, development, operation and maintenance of parkways, including the provision of trail facilities and the preservation of important environmental areas. Under the recommended park and open space plan for the Town and Village of Pewaukee, the Waukesha County Park and Planning Commission would have the responsibility for the development of one major park, the provision of five miles of recreation corridor, and the acquisition of certain environmental corridor lands

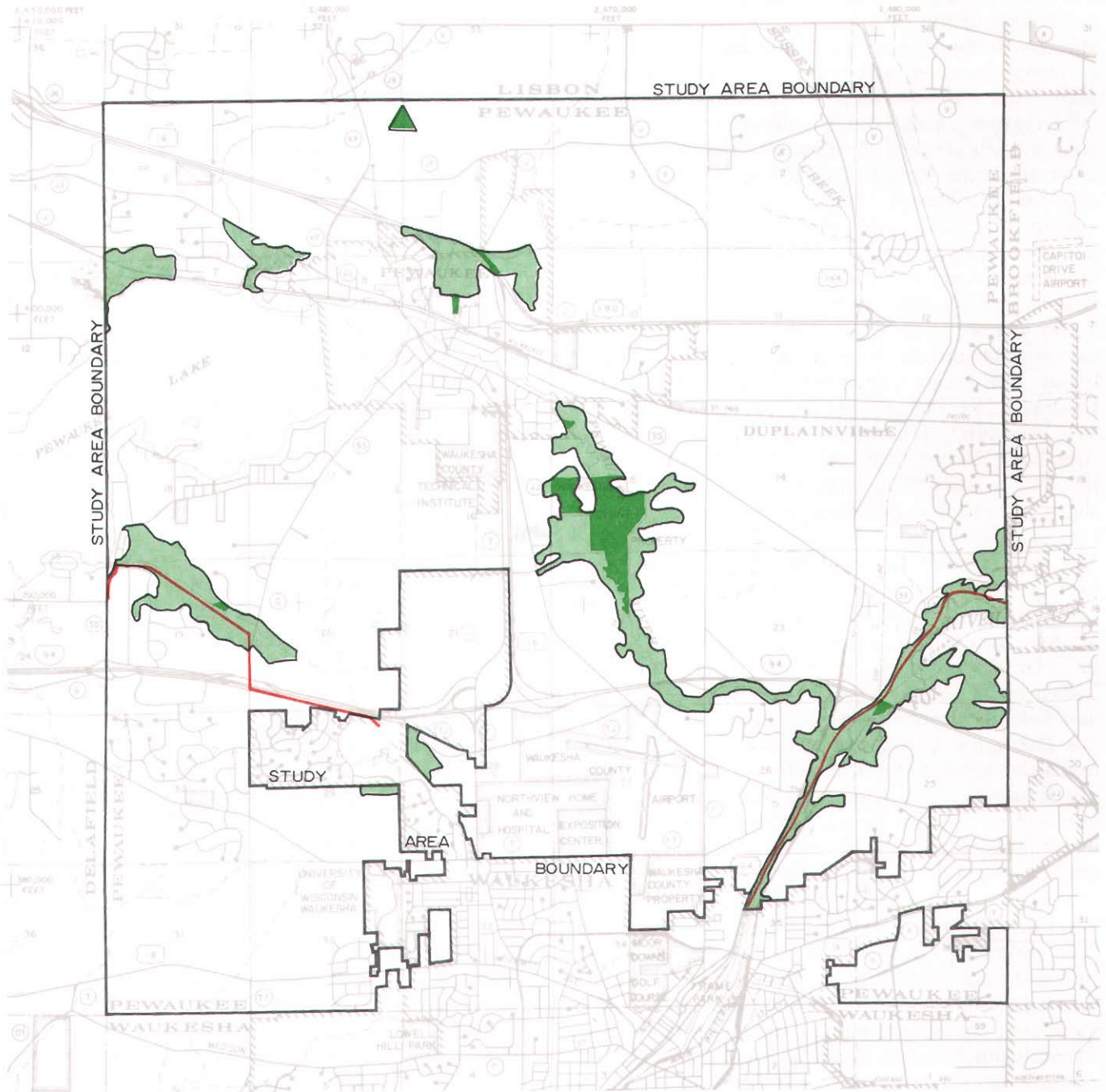
and important natural resource features within the planning area (see Map 36). In addition, in order to assist in the preservation of important open space lands in the Town of Pewaukee, the Commission would cooperate with the Town to revise the town zoning ordinance as described in the following section of this chapter.

Under the recommended plan, the Ryan Park Site, an existing county-owned park site located partially within the Town of Pewaukee and partially within the Town of Lisbon, would be developed for picnicking and other passive recreation activities at an estimated cost of \$433,100. In addition, under the plan, the Waukesha County Park and Planning Commission would develop hiking and biking trail facilities in the recreation corridors proposed to be located along the main stem of the Fox River and along the Wisconsin Electric Power Company right-of-way. Under this proposal, five linear miles of trails would be developed within the joint community planning area at an estimated cost of \$232,500. It is important to note that the recreation corridor segment proposed for development along the Fox River would be located primarily within a primary environmental corridor proposed for public acquisition under this plan, and the segment along the Wisconsin Electric Power Company (WEPCO) right-of-way would be located on lands leased from the WEPCO. Therefore, no additional costs would be incurred as a result of the acquisition of the proposed recreation corridors.

Under the recommended plan those primary environmental corridor lands located along the Fox River, along the Pewaukee River, and along those tributaries to Pewaukee Lake located within the plan year 2000 urban service area would be acquired for resource preservation and limited recreation purposes. It is recommended that the Waukesha County Park and Planning Commission acquire the nonpublicly owned lands within these primary environmental corridors (see Map 36). Under this proposal, a total of 1,108 acres, or 36 percent, of the primary environmental corridor lands within the Pewaukee joint community planning area would be acquired by the Waukesha County Park and Planning Commission at an estimated cost of \$1,633,100.

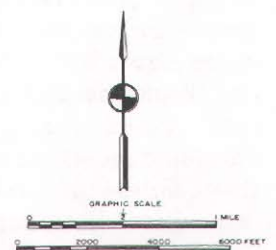
As summarized in Table 16, the Waukesha County Park and Planning Commission would develop the Ryan Park Site, would acquire primary environmental corridor lands, and would develop

**PARK AND OPEN SPACE RESPONSIBILITIES FOR THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION
UNDER THE PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA**



LEGEND

- EXISTING PUBLIC OWNERSHIP
- PROPOSED WAUKESHA COUNTY PARK AND PLANNING COMMISSION ACQUISITION
- PROPOSED RECREATION CORRIDOR
- EXISTING TYPE II PARK PROPOSED FOR DEVELOPMENT



Source: SEWRPC.

Table 16

**ACQUISITION AND DEVELOPMENT COSTS
FOR THE WAUKESHA COUNTY PARK AND
PLANNING COMMISSION UNDER THE PARK
AND OPEN SPACE PLAN FOR THE PEWAUKEE
JOINT COMMUNITY PLANNING AREA**

Park and Open Space Sites	Cost		
	Acquisition	Development	Total
Existing Type II Park	\$ —	\$433,100	\$ 433,100
Recreation Corridors	— ^a	232,500	232,500
Primary Environmental Corridors	1,633,100	—	1,633,100
Total	\$1,633,100	\$665,600	\$2,298,700

NOTE: All costs are estimated in 1980 dollars. Appendix B presents unit costs for park and open space acquisition and development.

^a It is anticipated that trail facilities proposed to be located in the recreation corridors would be developed on primary environmental corridor lands. Thus acquisition costs for recreation corridor lands are included in the primary environmental corridor acquisition costs.

Source: SEWRPC.

recreation corridor facilities within the joint community planning area at an estimated total acquisition and development cost of \$2,298,700. Of this total, \$1,633,100, or 71 percent, would be required for land acquisition, and the remaining 665,600, or 29 percent, would be required for outdoor recreation facility development. It should be noted that these costs are estimated 1980 dollar costs and that all costs would be eligible for up to 50 percent state and federal aid.

Town of Pewaukee: The park and open space plan for the Town and Village of Pewaukee recommends, within the Town of Pewaukee, the acquisition and development of one additional Type III park, the acquisition and development of eight additional Type IV parks, the expansion and additional development of one town-owned park site, the development of additional facilities at four additional existing park sites, and the preservation of environmental corridor lands and important isolated natural resource features. Full implementation of these plan recommendations as they relate to the Town of Pewaukee would result in the attainment of the specific park acquisition and development and open space preservation objectives presented in Chapter III of this report. Plan implementation measures and actions are based upon and related to existing

government programs and are predicated upon existing enabling legislation. The implementation of the above-mentioned recommendations is primarily the responsibility of the Town of Pewaukee. Specific implementation activities for the provision of park and outdoor recreation facilities and for the preservation of natural resource features in the Town are presented below.

Type III Park Acquisition and Development: It is recommended that the Town of Pewaukee acquire and develop one Type III park, Park Site A, the general location of which is shown on Map 37. The precise location and size of this site should be determined on the basis of a more detailed facility planning effort. Once prepared, the facility planned could be implemented both through official mapping and through appropriate zoning. As indicated in Table 17, the proposed Type III park would be about 41 acres in size and would provide a variety of outdoor recreation facilities, including a baseball diamond, softball diamond, basketball goals, an ice skating rink, playfield areas, a playground, and an area for picnicking and other passive recreation activities. As further indicated in Table 17, park acquisition and development costs are estimated at \$495,500.

Type IV Park Acquisition and Development: It is recommended that the Town of Pewaukee acquire and develop eight additional Type IV park sites. As in the case of the proposed Type III park site, the precise location and size of each site would be determined by a more detailed facility planning effort. A general description of the location, size, and proposed facilities for each of the Type IV sites is provided below.

1. Park Site B—Park Site B is proposed to be located in the eastern portion of the Town of Pewaukee (see Map 37) and would encompass an area approximately 10 acres in size. Facilities proposed at this site include a softball diamond, tennis courts, basketball goals, an ice skating rink, playfield areas, a playground, and an area for picnicking and other passive recreation activities. It is important to note that this site is intended to serve the immediate needs of the residents of Springdale Estates, a subdivision in the eastern portion of the Town which currently lacks ready access to adequate outdoor recreation facilities.

Table 17

**ACQUISITION AND DEVELOPMENT OF PROPOSED PARK SITES IN THE TOWN OF PEWAUKEE
UNDER THE PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA**

Site Name	Proposed Acquisition		Proposed Development																General Development Costs	Other Proposed Facilities	Other Costs	Total Development Costs	Total Estimated Acquisition and Development Costs		
			Baseball				Basketball Goal		Playfield		Playground		Softball				Tennis								
	Diamond		Lights		Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Diamonds	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Courts	Estimated Cost							
	Quantity	Estimated Cost	Quantity of Lighted Diamonds	Estimated Cost																					
Proposed Park A	41	\$184,500	1	\$14,000	1	\$35,000	4	\$ 8,800	1	\$ 3,500	1	\$ 5,700	2	\$20,000	2	\$51,000	—	\$ —	—	\$ —	\$173,000	—	\$ —	\$ 311,000	\$ 495,500
Proposed Park B	10	120,000	—	—	—	—	2	4,400	1	3,500	1	5,700	1	10,000	—	—	3	31,800	3	10,500	42,400	Misc ^a	40,000	\$ 148,300	268,300
Proposed Park C	10	120,000	—	—	—	—	2	4,400	1	3,500	1	5,700	1	10,000	—	—	3	31,800	—	—	42,400	—	—	97,800	217,800
Proposed Park D	9	40,500	—	—	—	—	2	4,400	1	3,500	1	5,700	1	10,000	—	—	—	—	—	—	42,400	—	—	66,000	106,500
Proposed Park E	7	21,000	—	—	—	—	—	—	1	3,500	1	5,700	—	—	—	—	3	31,800	3	10,500	42,400	Misc ^a	40,000	133,900	154,900
Proposed Park F	6	18,000	—	—	—	—	2	4,400	1	3,500	1	5,700	—	—	—	—	—	—	—	—	42,400	—	—	56,000	74,000
Proposed Park G	6	27,000	—	—	—	—	—	—	1	3,500	1	5,700	—	—	—	—	—	—	—	—	42,400	—	—	51,600	78,600
Proposed Park H	10	120,000	—	—	—	—	2	4,400	1	3,500	1	5,700	1	10,000	—	—	3	31,800	—	—	42,400	Misc ^a	40,000	137,800	257,800
Proposed Park I	6	27,000	—	—	—	—	2	4,400	1	3,500	1	5,700	—	—	—	—	—	—	—	—	42,400	—	—	56,000	83,000
Total	105	\$678,000	1	\$14,000	1	\$35,000	16	\$35,200	9	\$31,500	9	\$51,300	6	\$60,000	2	\$51,000	12	\$127,200	6	\$21,000	\$512,200	—	\$120,000	\$1,058,400	\$1,736,400

NOTE: All costs are estimated in 1980 dollars. Appendix B presents unit costs for park acquisition and development.

^a Includes a small shelter and rest rooms.

Source: SEWRPC.

2. Park Site C—Park Site C is proposed to be located in the southeastern portion of the Town of Pewaukee (see Map 37) and would encompass an area approximately 10 acres in size. Facilities proposed at this site include softball diamonds, tennis courts, basketball goals, an ice skating rink, playfield areas, a playground, and areas for picnicking and other passive recreation activities.
3. Park Site D—Park Site D is proposed to be located in the southwest portion of the Town of Pewaukee (see Map 37) and would encompass an area approximately nine acres in size. Facilities proposed at this site include a softball diamond, basketball goals, an ice skating rink, playfield areas, a playground, and an area for picnicking and other passive recreation activities.
4. Park Site E—Park Site E is proposed to be located in the western portion of the Town of Pewaukee (see Map 37) and would encompass an area approximately seven acres in size. Facilities proposed at this site include tennis courts, playfield areas, a playground, and an area for picnicking and other passive recreation activities.
5. Park Site F—Park Site F is proposed to be located in the central portion of the Town of Pewaukee (see Map 37) and would encompass an area approximately six acres in size. Facilities proposed at this site include basketball goals, an ice skating rink, playfield areas, playgrounds, and an area for picnicking and other passive recreation activities.
6. Park Site G—Park Site G is proposed to be located in the northern portion of the Town of Pewaukee adjacent to the Village of Pewaukee (see Map 37) and would encompass an area approximately six acres in size. Facilities proposed at this site include a playground, playfield areas, and an area for picnicking and other passive recreation activities.
7. Park Site H—Park Site H is proposed to be located in the northwest corner of the Town of Pewaukee (see Map 37) and

would encompass an area approximately 10 acres in size. Facilities proposed at this site include a softball diamond, tennis courts, basketball goals, playfield areas, a playground, and an area for picnicking and other passive recreation activities.

8. Park Site I—Park Site I is proposed to be located in the western portion of the Town of Pewaukee (see Map 37) and would encompass an area approximately six acres in size. Facilities proposed at this site include basketball goals, playfield areas, a playground, and an area for picnicking and other passive recreation activities.

The acquisition and development cost for the above-mentioned sites is estimated at \$1,240,900, of which 493,500, or 40 percent, would be expended for park site acquisition, and \$747,400, or 60 percent, would be expended for park site development. It is important to note that the acquisition of lands for proposed park sites and facilities could be facilitated by the use of the subdivision control ordinances in effect in the Town of Pewaukee, which has a parkland dedication, or fee in lieu of dedication, requirement. It is anticipated that this subdivision control ordinance would enable the Town to acquire areas for recreation and open space use at a minimal cost. It is also important to note that all proposed acquisition and development projects described above would be eligible for up to 50 percent state and federal aid.

Other Outdoor Recreation Sites and Facilities: In addition to the proposed acquisition and development of one Type III park and eight Type IV parks, it is recommended that the Town expand one existing park site through the acquisition of additional parklands and develop and upgrade facilities at four existing parks. A description of the proposed additional facilities at four existing parks¹⁰ and of the expansion and additional development at one existing park is provided below.

¹⁰*The provision of additional facilities at existing town parks and the acquisition and development of new town parks would meet existing and probable future outdoor recreation needs in almost all urban areas of the Town. However, no town-owned park and outdoor recreation facilities are* (Footnote 10 continued on next page)

1. East Park—East Park is proposed to be further developed to meet existing outdoor recreation needs within the Town. Under this proposal, improvements to the existing ball diamonds (including fencing and backstops), a nature trail, and park support facilities (including the paving of the parking area and the enlargement of the existing park building) would be provided at an estimated cost of \$32,000 (see Table 18).
2. South Park—South Park is proposed to be further developed as a neighborhood park. Under this proposal, a softball diamond, tennis courts, basketball goals, a playground, and a playfield including a soccer field as well as various park support facilities would be provided. It is important to note that in order to provide proper drainage for the softball diamond and playfield area, a drainage system and the regrading of the existing playfield area would be required. As indicated in Table 18, the total development cost at South Park is estimated at \$75,800.
3. Springdale Estates Park—Springdale Estates Park was identified in Chapter II of this report as a 12-acre open space site which protects a wetland encompassing approximately nine acres of this site. It is recommended that this wetland area be preserved in its natural state, and that limited outdoor recreation facilities be developed in the three remaining acres of the site. Under this proposal, a playfield area and an area for picnicking and other passive recreation activities would be provided at an estimated cost of \$22,150 (see Table 18).
4. Spring West Park—Spring West Park is also identified in Chapter II of this report as an open space site and is located partially within the primary environmental corridor in the southwestern portion of the Town of Pewaukee. It is recommended that this site remain in its natural state for resource preservation purposes and limited recreation use. Under this proposal, a small playfield area and an area for picnicking and other passive recreation activities would be provided at an estimated cost of \$22,150 (see Table 18).
5. West Park—West Park is proposed to be expanded through the acquisition of additional lands west and south of the existing park site. Under this proposal, West Park would be increased in size from the existing 12 acres to a total site area approximately 40 acres in size, thereby providing sufficient space for the development of a variety of outdoor recreation facilities to meet communitywide needs. The acquisition cost of the additional 28 acres is estimated at \$96,800. In addition at West Park, the plan recommends a variety of proposed new and improved existing facilities, including the provision of additional softball diamonds; the resurfacing of existing tennis courts and provision of two additional tennis courts; the provision of support facilities for existing ball diamonds, such as bleachers and a score board; the provision of additional playfield areas, as well as the development of a soccer field; the provision of a picnic area and an area for other passive recreation activities; and the provision of a variety of park support facilities, such as a parking area and landscaping. As indicated in Table 18, the estimated development cost of the proposed new and improved existing facilities is \$222,100. Thus, the total cost of acquiring additional lands to expand West Park to a Type III park and to provide additional outdoor recreation facilities is estimated at \$318,900.

(Footnote 10 continued)

proposed to serve the extreme southeastern portion of the Town, which is separated from the remainder of the Town by the City of Waukesha. It is anticipated that the need for park and outdoor recreation facilities in this isolated area of the Town could be met through the provision of outdoor recreation facilities at an undeveloped Type IV park site located in the northeastern corner of the City of Waukesha. Under this proposal, the City of Waukesha and the Town of Pewaukee would jointly develop and maintain this site for use by residents of both the City of Waukesha and Town of Pewaukee.

The acquisition and development cost for the existing park sites is estimated at \$471,000, of which \$96,800, or 21 percent, would be required for the expansion of West Park, and \$374,200,

Table 18

**ADDITIONAL ACQUISITION AND DEVELOPMENT AT EXISTING OUTDOOR
RECREATION SITES IN THE TOWN OF PEWAUKEE UNDER THE PARK AND
OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA**

Site Name	Proposed Acquisition		Proposed Development																		General Development Costs	Other Proposed Facilities	Other Costs	Total Development Costs	Total Estimated Acquisition and Development Costs
			Baseball				Basketball Goal		Playfield		Playground		Softball				Tennis								
			Diamond		Lights								Diamond		Lights		Court		Lights						
	Acreage	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Diamonds	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Diamonds	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Courts	Estimated Cost					
East Park	—	\$ —	—	\$ —	—	\$ —	—	\$ —	—	\$ —	—	\$ —	—	\$ —	—	\$ —	—	\$ —	—	\$ —	\$ —	Misc ^a	\$ 32,000	\$ 32,000	\$ 32,000
South Park	—	—	—	—	—	—	2	4,400	1	3,500	1	5,700	1	10,000	—	—	3	31,800	—	—	—	Misc ^b	20,400	75,800	75,800
Springdale Estates Park	—	—	—	—	—	—	—	—	1	3,500	—	—	—	—	—	—	—	—	—	—	—	Misc ^c	18,650	22,150	22,150
Spring West Park	—	—	—	—	—	—	—	—	1	3,500	—	—	—	—	—	—	—	—	—	—	—	Misc ^c	18,650	22,150	22,150
West Park	28	96,800	—	—	—	—	—	—	1	3,500	—	—	2	20,000	2	51,000	2	21,200	4	14,000	42,400	Misc ^d	70,000	222,100	318,900
Total	28	\$96,800	—	\$ —	—	\$ —	2	\$4,400	4	\$14,000	1	\$5,700	3	\$30,000	2	\$51,000	5	\$53,000	4	\$14,000	\$42,400	—	\$159,700	\$374,200	\$471,000

NOTE: All costs are estimated in 1980 dollars. Appendix B presents unit costs for park and open space acquisition and development.

^a Includes a nature trail, paved parking area, and enlargement of existing park building.

^b Includes drainage system and landscaping.

^c Includes landscaping and park furnishings.

^d Includes bleachers and scoreboard for existing ball diamond, resurfacing of existing tennis courts, relocation of ball diamond, expansion of parking area, relocation of shelter building, and rest room facilities.

Source: SEWRPC.

or 79 percent, would be required for the development of additional facilities at the five existing parks, including West Park (see Table 18). All proposed acquisition and development projects would be eligible for up to 50 percent state and federal aid.

Open Space Preservation: A description of the location and extent of the important open space lands in the planning area—including primary environmental corridors, secondary environmental corridors, isolated natural features, and important agricultural lands—was presented in Chapter II of this report, along with a discussion of the importance of the preservation of these open space lands in order to maintain a high level of environmental quality, protect the scenic natural beauty, and provide valuable recreation opportunities in the planning area. Under the plan it is recommended that these open space lands be protected and preserved through public acquisition or appropriate zoning. A summary of the preservation of natural resource lands in the Town of Pewaukee under the park and open space plan is presented in Table 19. As indicated in Table 19, primary environmental corridors encompass about 2,860 acres of land, or 16 percent of the area of the Town. Of this total, the 232 acres, or 8 percent, of primary environmental corridor lands which are presently held in public park or open space use, and the seven acres, or less than 1 percent, which are held in compatible private park and related open space use would be maintained in such ownership. As further indicated in Table 19, 990 acres, or 35 percent, would be acquired by the Waukesha County Park and Planning Commission.

Secondary environmental corridors in the Town of Pewaukee encompass an area approximately 503 acres in size, or 3 percent of the area of the Town (see Table 19). As in the case of the primary environmental corridor lands, of the total 503 acres of secondary environmental corridor lands, it is recommended that the eight acres, or 2 percent, which are presently held in public park and open space use, and the 13 acres, or 3 percent, in compatible private park and related open space use be maintained in such ownership. About 262 acres of secondary environmental corridor lands, or 52 percent of the total of such corridors which are located within the planned year 2000 urban service area in the Town and not presently held in public or private park and related open space use, would be publicly acquired as needed for drainageways or other open space purposes.

Isolated natural features encompass an area approximately 287 acres in size, or 2 percent of the area of the Town. It is recommended that isolated natural features be preserved in essentially natural, open space uses whenever possible. Of the total 287 acres of isolated natural features in the Town, the 32 acres, or 11 percent, of isolated natural features currently held in public ownership and the 11 acres, or 4 percent, currently held in compatible nonpublic outdoor recreation and open space use would be maintained in such use (see Table 19). About 148 acres, or 52 percent, of the total isolated natural features in the Town are located within the urban service area and, as more detailed drainage and neighborhood planning and engineering proceed, these areas would be considered for public acquisition through purchase or dedication for park or other open space uses.

Prime agricultural lands encompass approximately 1,411 acres, or 8 percent of the area of the Town. Of this total about 562 acres, or 40 percent, are located outside the planned year 2000 urban service area and would be preserved through public land use regulation. Under the plan the remaining 849 acres, or 60 percent, within the plan year 2000 urban service area would be committed to urban use by the plan design year 2000. The prime agricultural lands, as well as environmental corridors and isolated natural features, should be placed in appropriate zoning districts to preserve the inherent natural resource characteristics of such lands.

As noted in Chapter II of this report, the Town of Pewaukee is in the process of revising its zoning ordinance. It is anticipated that this revised zoning ordinance will include districts which can be used to protect and preserve important features of the natural resource base within the Town. Specifically, the proposed new ordinance should include the following districts not presently included in the existing ordinance: a lowland conservancy district, an upland conservancy district, an agricultural preservation district, an agricultural holding district, a park and recreation district, a general agricultural district, and a floodland district. The use of each of these districts in implementation of the recommended park and open space plan is described below:

1. **Lowland Conservancy District**—This district would be used to protect and preserve the lakes, streams, and wetland

Table 19

**PRESERVATION OF NATURAL RESOURCE LANDS IN THE TOWN OF PEWAUKEE UNDER THE PARK AND
OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA**

Natural Resource Feature	Lands Proposed for Preservation											
	Existing Public Ownership		Existing Compatible Nonpublic Outdoor Recreation Use		Proposed Public Ownership		Public Land Use Regulation		Other		Total	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Primary Environmental Corridors	232	8.1	7	0.2	990	34.7	1,517	53.0	114	4.0	2,860	100.0
Secondary Environmental Corridors . . .	8	1.6	13	2.6	262	52.1	220	43.7	0	0.0	503	100.0
Isolated Natural Areas	32	11.1	11	3.8	148	51.6	96	33.5	0	0.0	287	100.0

Source: SEWRPC.

- areas of the planning area. No new urban development would be permitted in this district.
2. Upland Conservancy District—This district would be used to protect and preserve the significant woodlands, related scenic areas, and marginal farmlands while at the same time allowing for rural estate residential development. This district would provide for a minimum lot size of five acres and would place limits on removal of natural vegetation and on the number of domestic animals permitted.
3. Agricultural Preservation District—This district would be used to preserve the best remaining farmlands in agricultural use. The district provides for a minimum parcel size of 35 acres in order to preserve workable farm units, and prohibits further intrusion of urban land uses.
4. Agricultural Holding District—This district would also be used to preserve the best remaining farmland in agricultural use on an interim basis until such lands would be necessary to accommodate planned urban growth. This district provides for a minimum parcel size of 35 acres in order to preserve workable farm units until such lands are converted to urban use.
5. Park and Recreation District—This district would be used to preserve the existing private, as well as public, recreational areas in the planning area and to protect such areas from possible encroachment by incompatible land uses. This district would prohibit the conversion of a private recreational site to urban or other incompatible uses without town approval.
6. General Agricultural District—This district would be used to protect and preserve farmlands of marginal value, while at the same time allowing for estate-type residential development on such lands. This district provides for a minimum lot size of 10 acres and would permit a mixture of farm sites and estate-type residences.
7. Floodland District—This district would be used to prevent intensive urban development within the natural floodlands of the rivers and streams of the planning area. No new urban-type development would be permitted within this district.

It is recommended that important open space lands proposed to be protected and preserved through public land use regulation be placed in one of the above-mentioned appropriate zoning districts. Under this proposal, all primary environ-

mental corridor lands, secondary environmental corridor lands, and isolated natural features would be placed in either the conservancy district or the park and recreation district; while the important agricultural lands and the remaining rural lands not proposed for conversion to urban use would be placed in the agricultural preservation district, the agricultural holding district, or the general agricultural district. Specifically, the Town would place all wetlands within the lowland conservancy district. In addition, to further protect certain low-lying areas, all lands within the 100-year recurrence interval flood hazard line should be placed within the floodland district. All lands currently held in public as well as nonpublic outdoor recreation and open space use would be placed in the proposed park and recreation district, which would serve to protect and preserve the character of the existing natural resources, permit the provision of compatible outdoor recreation facilities, and prohibit urban and other incompatible uses. Woodlands, wildlife habitat areas, and areas possessing steep slopes which have not been placed in the lowland conservancy district or park and recreation district should be placed in the upland conservancy district. Finally, all agricultural lands identified as being prime agricultural lands in Chapter II of this report and located outside the plan year 2000 urban service area should be placed in the agricultural preservation district, while the agricultural lands identified as being prime agricultural lands and located inside the planned year 2000 urban service area should be placed in the agricultural holding district. The remaining rural lands located outside the planned year 2000 urban service area in the Town of Pewaukee should be placed in the general agricultural district.

The placement of lands within the above-mentioned district would effectively remove the potential for conversion of such lands in these districts to intensive urban uses. It is also important to note that, while the use of such zoning districts is an important open space preservation tool, the use of the police powers to achieve natural resource preservation goals has certain limitations in urban and urbanizing areas. Questions of the confiscatory nature of zoning inevitably arise when zoning is extensively used for natural resource preservation purposes in such areas. Thus, it is likely that the lands placed in the above-mentioned zoning districts within the existing and planned future urban service area within the Town would eventually be acquired by a public agency, or in

the case of the placement of private outdoor recreation sites in a recreation district, would be held in compatible nonpublic outdoor recreation use. Therefore, as previously noted, it is recommended that the Waukesha County Park and Planning Commission acquire large areas of primary environmental corridors within the Town, while it is anticipated that the Town of Pewaukee would acquire, primarily through the dedication process as land subdivision takes place, those secondary environmental corridor lands and isolated natural features which lie within the planned year 2000 urban service area within the Town.

Plan Costs: Implementation of the recommended park and open space plan for the Town and Village of Pewaukee within the Town of Pewaukee would require a capital expenditure of about \$2,207,400 by the Town (see Table 20). Of this total, \$495,500, or 23 percent, would be expended by the Town for the acquisition and development of a Type III park; \$1,240,900, or 56 percent, would be expended for the acquisition and development of eight Type IV parks; and \$471,000, or 21 percent, would be expended by the Town for the expansion and additional development of one existing park site and the development of additional facilities at four existing park sites. It is also important to note that an additional \$1,427,700 would be expended by the Waukesha County Park and Planning Commission for the acquisition of primary environmental corridor lands within the Town, that virtually all acquisition and development costs would be eligible for up to 50 percent state and federal aid, and that lands for park and open space purposes within the Town can be acquired through the land subdivision dedication process without a direct expenditure of public funds.

Village of Pewaukee: The park and open space plan for the Town and Village of Pewaukee recommends, within the Village of Pewaukee, the acquisition and development of one additional Type IV park, the expansion and development of two existing village park sites, the development of additional facilities at three existing village park sites, and the preservation of environmental corridor lands and isolated natural features within the Village. Full implementation of these plan recommendations as they relate to the Village of Pewaukee would result in the attainment of the specific park acquisition and development and open space preservation objectives presented in

Table 20

**ACQUISITION AND DEVELOPMENT COSTS
FOR THE TOWN OF PEWAUKEE UNDER THE PARK
AND OPEN SPACE PLAN FOR THE PEWAUKEE
JOINT COMMUNITY PLANNING AREA**

Park and Open Space Sites	Cost		
	Acquisition	Development	Total
Proposed Type III Park . . .	\$184,500	\$ 311,000	\$ 495,500
Proposed Type IV Parks . .	493,500	747,400	1,240,900
Existing Sites	96,800	374,200	471,000
Total	\$774,800	\$1,432,600	\$2,207,400

NOTE: All costs are estimated in 1980 dollars. Appendix B presents unit costs for park and open space acquisition and development.

Source: SEWRPC.

Chapter III of this report. Plan implementation measures and actions are based upon and related to existing government programs and predicated upon existing enabling legislation. The implementation of the above-mentioned recommendations is primarily the responsibility of the Village of Pewaukee. Specific implementation activities for the provision of park and outdoor recreation facilities are presented below, while implementation activities for the preservation of open space are presented later in this section.

Park and Outdoor Recreation Facilities: It is recommended that the Village of Pewaukee acquire and develop one Type IV park, Park Site J, the general location of which is shown on Map 38. The precise location and size of this site should be determined on the basis of a more detailed facility planning effort. Once prepared, the facility plan could be implemented both through official mapping and appropriate zoning. As indicated in Table 21, the proposed Type IV park would be about 13 acres in size and would provide a variety of outdoor recreation facilities, including softball diamonds, tennis courts, basketball goals, an ice skating rink, playfield areas, a playground, and an area for picnicking and other passive recreation activities. As further indicated in Table 21, park acquisition and development costs are estimated at \$154,500.

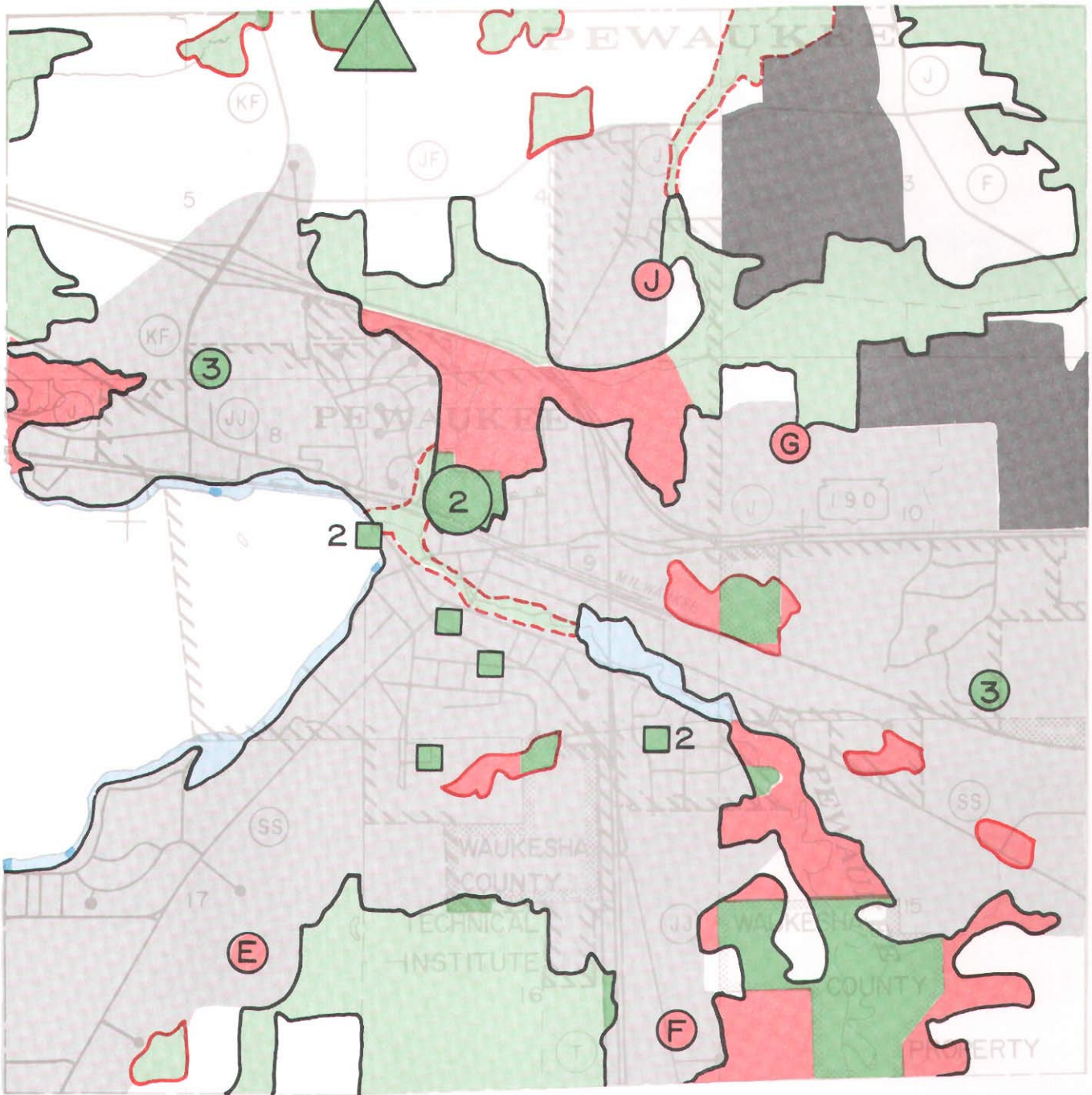
It is also recommended under the park and open space plan that the Village of Pewaukee expand two existing park sites through the acquisition of additional adjacent lands and develop outdoor recreation facilities at these two sites. A one-acre parcel of village-owned land located in the western

portion of the Village is proposed to be expanded to an area approximately six acres in size through the acquisition of an additional five acres. Outdoor recreation facilities proposed for development at this site include basketball goals, playfield areas, a playground, and an area for picnicking and other passive recreation activities. As indicated in Table 21, the acquisition and development costs for this site are estimated at \$131,000. The other existing parcel of village land proposed for expansion is located on the eastern end of the Village. This site would be expanded to a size of 15 acres through the acquisition of six additional acres. Outdoor recreation facilities proposed for development at this site include a softball diamond, tennis courts, basketball goals, an ice skating rink, playfield areas including a soccer field, a playground, and an area for picnicking and other passive recreation activities. As indicated in Table 21, the acquisition and development cost is estimated at \$220,300.

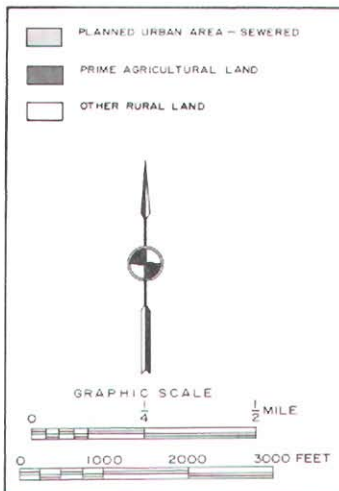
Under the park and open space plan for the Town and Village of Pewaukee, it is recommended that additional outdoor recreation facilities and general park improvements be provided at three additional village parks. Under this proposal, the Village would provide restrooms and other support facilities at the Village Beach on Pewaukee Lake; landscaping and other park support facilities at Valley Forge Park; and general improvements at the Village Park, including resurfacing of tennis courts, grading and new fencing at the existing baseball diamond, improvement of water quality at the existing lagoon, and other park support facilities. As indicated in Table 21, the development cost of the variety of outdoor recreation facilities and general park improvements at these three existing park sites combined is estimated at \$55,000.

Open Space Preservation: A description of the location and extent of the important open space lands in the Village—including primary environmental corridors, secondary environmental corridors, and isolated natural features—was presented in Chapter II of this report. Under the park and open space plan for the Town and Village of Pewaukee it is recommended that these open space lands be protected and preserved. Under this proposal, all of the primary and secondary environmental corridor lands and isolated natural features within the Village would be placed in appropriate zoning districts. This would require a revision of the existing village zoning ordinance and zoning district map.

PARK AND OPEN SPACE SITES AND FACILITIES IN THE VILLAGE OF PEWAUKEE UNDER THE
PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA



LEGEND



	NATURAL RESOURCE AREAS		
	PRIMARY ENVIRONMENTAL CORRIDOR	SECONDARY ENVIRONMENTAL CORRIDOR	ISOLATED NATURAL AREAS
EXISTING PUBLIC OWNERSHIP		(NONE)	
EXISTING COMPATIBLE NONPUBLIC OUTDOOR RECREATION USE		(NONE)	(NONE)
PROPOSED WAUKESHA COUNTY PARK AND PLANNING COMMISSION ACQUISITION		(NONE)	(NONE)
PROPOSED LOCAL ACQUISITION	(NONE)	(NONE)	
PUBLIC LAND USE REGULATION			
URBAN USE		(NONE)	(NONE)

	PARKS	
	EXISTING	PROPOSED
TYPE II		(NONE)
TYPE III		(NONE)
TYPE IV		
OTHER		
PROPOSED ADDITIONAL ACQUISITION	1	
PROPOSED ADDITIONAL DEVELOPMENT	2	
PROPOSED ADDITIONAL ACQUISITION AND DEVELOPMENT	3	
PROPOSED SITE IDENTIFICATION LETTER - SEE TEXT	A	

Table 21

**ACQUISITION AND DEVELOPMENT AT PROPOSED AND EXISTING OUTDOOR
RECREATION SITES IN THE VILLAGE OF PEWAUKEE UNDER THE PARK AND
OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA**

Site Name	Proposed Acquisition		Proposed Development																	General Development Costs	Other Proposed Facilities	Other Costs	Total Development Costs	Total Estimated Acquisition and Development Costs	
			Baseball				Basketball Goal		Playfield		Playground		Softball				Tennis								
			Diamond		Lights								Diamond		Lights		Court		Lights						
	Acres	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Diamonds	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Diamonds	Estimated Cost	Quantity	Estimated Cost	Quantity of Lighted Courts	Estimated Cost							
Proposed Park J	13	\$ 58,500	—	\$ —	—	\$ —	2	\$ 4,400	1	\$ 3,500	1	\$ 5,700	—	\$ —	—	\$ —	—	\$ —	—	\$ —	\$ 42,400	Misc ^a	\$ 40,000	\$ 96,000	\$154,500
Pewaukee Village Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Misc ^b	30,000	30,000	30,000
Valley Forge Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Landscaping	5,000	5,000	5,000
Village Beach	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20,000	20,000	20,000
Village Land	5	75,000	—	—	—	—	2	4,400	1	3,500	1	5,700	—	—	—	—	—	—	—	—	42,400	—	—	56,000	131,000
Village Land	6	72,000	—	—	—	—	2	4,400	1	3,500	1	5,700	1	10,000	—	—	3	31,800	3	10,500	42,400	Misc ^a	40,000	148,300	220,300
Total	24	\$205,500	—	\$ —	—	\$ —	6	\$13,200	3	\$10,500	3	\$17,100	1	\$10,000	—	\$ —	3	\$31,800	3	\$10,500	\$127,200	—	\$135,000	\$355,300	\$560,800

NOTE: All costs are estimated in 1980 dollars. Appendix B presents unit costs for park acquisition and development.

^a Includes a small shelter and rest rooms.

^b Includes resurfacing of tennis courts, grading, and new fencing at existing baseball diamond; water quality improvement at lagoon.

^c Includes provision of permanent rest room facilities.

Source: SEWRPC.

As noted in Chapter II of this report, the village zoning ordinance should be modified in order to ensure the protection of important natural features within the Village. Specifically, the revised ordinance should include a lowland conservancy district, a park and recreation district, and three floodland zoning districts. A description of each of these districts is presented below:

1. **Lowland Conservancy District**—This district would be used to preserve, protect, and enhance the streams and wetland areas within the Village. No new urban or other intensive development would be permitted in this district.
2. **Park and Recreation District**—This district would be used to properly zone existing recreation land uses within the Village and protect them from possible encroachment by incompatible uses. This category would include private outdoor recreational sites and would prohibit the conversion of such sites to urban or other incompatible uses without village approval.
3. **Floodland Zoning Districts**—Three special floodland districts—floodway district, floodplain conservancy district, and floodland fringe overlay district—would be used to restrict additional intensive development within the natural floodlands of the rivers and streams located within the Village. New urban-type development would be permitted only within flood fringe areas where capital improvements and development commitments have been made. Flood fringe developments would be required to meet the special construction standards and would not be permitted to adversely affect flood stages.

It is important to note that the placement of appropriate lands within the above-mentioned districts would effectively remove the potential for conversion of floodprone lands in these districts to intensive urban uses. It is important that the village zoning district map be amended to reflect the floodland overlay districts identified in a special floodplain study completed by the Regional Planning Commission for the Village in 1977. It should also be noted that, while the use of the conservancy district, the park and recreation district, and the floodland overlay district is an important open space preservation tool, the use

of the police power to achieve natural resource preservation goals has certain limitations. Questions of the confiscatory nature of zoning inevitably arise when zoning is extensively used for resource base preservation purposes in urban or urbanizing areas. Thus, it is likely that lands placed in the above-mentioned zoning districts would eventually be acquired by the Village, or, in the case of the placement of private outdoor recreation sites in a park and recreation district, would be held in compatible nonpublic outdoor recreation use.

Under the recommended park and open space plan for the Town and Village of Pewaukee, the Village of Pewaukee would place all wetlands in the revised lowland conservancy district. All lands in the Village currently held in public as well as nonpublic outdoor recreation and open space use would be placed in the park and recreation district. In addition, any isolated natural features proposed to be acquired for future park sites would be placed in the park and recreation district. In addition, to further protect certain low-lying areas all lands within the 100-year recurrence interval flood hazard delineation would be placed within the floodland districts.

As indicated in Table 22, with respect to the preservation of primary environmental corridors, such lands encompass approximately 218 acres, or 12 percent of the area of the Village. Of this total, the 16 acres, or 7 percent, which are presently held in public park or open space use and the two acres, or 1 percent, in compatible nonpublic outdoor recreation or open space use should be maintained in such use. In addition, about 118 acres, or 54 percent, located in the northern portion of the Village would be acquired by the Waukesha County Park and Planning Commission for open space preservation and limited recreation use. The 25 acres, or 12 percent, of the total primary environmental corridor lands in the Village located along the Pewaukee River would be placed in one of the three floodland districts, while the 17 acres, or 8 percent, of the primary environmental corridor lands in the Village located along the Pewaukee Lake shoreline and committed to urban development would be placed in a zone which would discourage additional urban development from occurring on these lands. The remaining 40 acres, or 18 percent, would be preserved through placement in the lowland conservancy and floodland districts.

Table 22

PRESERVATION OF NATURAL RESOURCE LANDS IN THE VILLAGE OF PEWAUKEE UNDER THE PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA

Natural Resource Feature	Lands Proposed for Preservation											
	Existing Public Ownership		Existing Compatible Nonpublic Outdoor Recreation Use		Proposed Public Ownership		Public Land Use Regulation		Other		Total	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Primary Environmental Corridors	16	7.3	2	0.9	118	54.1	40	18.3	42 ^a	19.4	218	100.0
Secondary Environmental Corridors	2	8.7	0	0.0	0	0.0	21	91.3	0	0.0	23	100.0
Isolated Natural Areas	26	51.0	0	0.0	25	49.0	0	0.0	0	0.0	51	100.0

^a Includes 25 acres located along the Pewaukee River and 17 acres located along the shoreline of Pewaukee Lake.

Source: SEWRPC.

Secondary environmental corridors encompass an area approximately 23 acres in size, or 1 percent of the area of the Village. These secondary environmental corridor lands are located along the Pewaukee River and, for the most part, are devoted to urban uses. Under the plan, all of these secondary environmental corridor lands would be placed in one of the three floodland districts. Isolated natural features encompass 51 acres, or 3 percent of the total area of the Village. Of this total, the 26 acres, or 51 percent, currently held in public ownership would be maintained in such ownership, while the remaining 25 acres, or 49 percent, would be preserved for urban park and open space use and, as more detailed drainage and neighborhood planning and engineering proceeds, these areas would be considered for public acquisition through purchase or dedication.

The Village of Pewaukee presently owns two acres of wetland along the Pewaukee River in the southwest corner of the Village and within the primary environmental corridor lands located along the Pewaukee River which have been proposed for acquisition by the Waukesha County Park and Planning Commission. Therefore, it is recommended that the Village transfer ownership of this two-acre parcel to the County for resource preservation and limited recreation use. It is also important to note at this time that should the Village or Town of Pewaukee acquire primary environmental corridor lands through dedication as the land subdivision process proceeds, these units of government

should consider the transfer of such primary environmental corridor lands to the County, thereby assisting the County in the acquisition of the recommended primary environmental corridor lands.

Plan Costs: Implementation of the recommended park and open space plan for the Town and Village of Pewaukee within the Village would require a capital expenditure of about \$560,800 by the Village (see Table 23). Of this total, \$205,500, or 37 percent, would be expended by the Village for the acquisition of additional parklands, while the remaining \$355,300, or 63 percent, would be expended for the development of outdoor recreation facilities. An additional \$205,400 would

Table 23

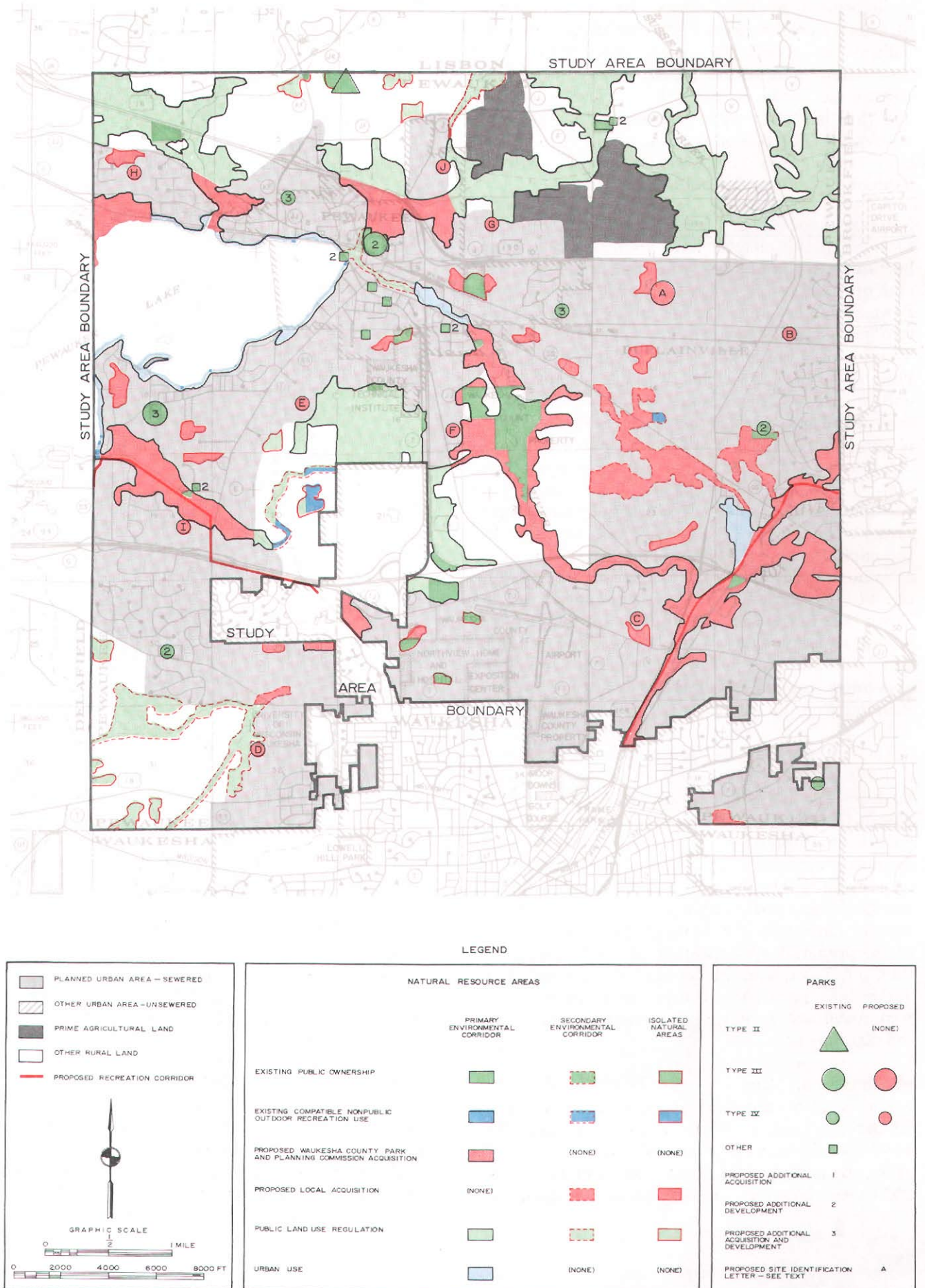
**ACQUISITION AND DEVELOPMENT COSTS
FOR THE VILLAGE OF PEWAUKEE UNDER THE
PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE
JOINT COMMUNITY PLANNING AREA**

Park and Open Space Sites	Cost		
	Acquisition	Development	Total
Proposed Type IV Park	\$ 58,500	\$ 96,000	\$154,500
Existing Sites	147,000	259,300	406,300
Total	\$205,500	\$355,300	\$560,800

NOTE: All costs are estimated in 1980 dollars. Appendix B presents unit costs for park and open space acquisition and development.

Source: SEWRPC.

A PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA: 2000



be expended by the County for the acquisition of primary environmental corridor lands within the Village. It should be noted that virtually all acquisition and development costs would be eligible for up to 50 percent state and federal aid and that lands for park and open space purposes within the Village could be acquired through the land subdivision dedication process without a direct expenditure of public funds.

Summary of Plan Implementation: Previous sections of this chapter have identified the actions necessary to implement the recommended park and open space plan for the Town and Village of Pewaukee. As indicated in these sections, the two municipalities within the planning area—the Town of Pewaukee and the Village of Pewaukee—as well as the Waukesha County Park and Planning Commission would have primary responsibilities for the implementation of the recommended plan. A summary of the recommendations contained in the park and open space plan is shown on Map 39, while a summary of the plan costs associated with implementation is presented in Table 24. As indicated in Table 24, the capital costs of fully implementing the plan are estimated at \$5,066,900. Of this total, \$2,207,400, or 44 percent, would be expended by the Town of Pewaukee; \$560,800, or 11 percent, would be expended by the Village of Pewaukee; and \$2,298,700, or 45 percent, would be expended by the Waukesha County Park and Planning Commission.

As shown on Map 39, the responsibility for the acquisition of park and outdoor recreation facilities is divided among the municipalities within the planning area and the Waukesha County Park and Planning Commission. It is important to note that the identification of jurisdictional responsibility for the provision of urban park and outdoor recreation facilities is based primarily on the corporate limits in existence at the time of the preparation of this plan, and it is anticipated that the Town and Village will work together to determine park acquisition and development responsibilities as corporate limits change within the planning area.

As shown on Map 39, the Town of Pewaukee would acquire and develop one additional Type III park and eight additional Type IV parks. The Town would also expand one existing Type IV park to a Type III park and would provide additional facilities at five existing parks. The

Village of Pewaukee would acquire and develop one additional Type IV park and would expand two existing village-owned parcels of land for park and outdoor recreation purposes. In addition, the Village would provide additional facilities at five existing parks (see Table 24).

As further shown on Map 39, the responsibility for the preservation of open space lands within the planning area is shared by the County and local units of government. Under the park and open space plan, it is recommended that the remaining environmental corridors and isolated natural features and certain important agricultural lands be preserved. Under this proposal all such open space lands would be placed in appropriate zoning districts, and over the 20-year plan implementation period certain of these open space lands would be acquired for public park and open space uses. The Waukesha County Park and Planning Commission would acquire certain primary environmental corridor lands for park and open space purposes, while the Town and Village of Pewaukee would acquire certain secondary environmental corridors and isolated natural features for local park and open space purposes (see Map 39). It is important to point out that acquisition by the two municipalities could be accomplished primarily through the use of subdivision control ordinances which provide for park and open space land dedication or fee in lieu of such dedication.

CONCLUDING REMARKS

The primary purpose of the Pewaukee joint community park and open space planning program was the preparation of a sound and workable plan to guide the acquisition and development of lands and facilities needed to satisfy the outdoor recreation demands of the resident population of the Town and Village of Pewaukee and to protect and enhance the underlying and sustaining natural resource base. Implementation of the recommended plan would provide a wide range and adequate quantity of park and open space sites and facilities within the planning area. Environmental corridor lands and important isolated natural features would be protected and preserved; important agricultural lands and other rural open space lands would be preserved; and an adequate number and variety of park and open space sites and facilities would be provided in a geographically well-distributed manner throughout the urban

areas of the planning area. The acquisition and development of the outdoor recreation and open space sites as recommended not only would assure a well-balanced, readily accessible system of sites and facilities to meet the outdoor recreation

needs of the existing and future resident population of the Pewaukee joint community planning area but also would serve to protect and enhance the underlying and sustaining natural resource base of the planning area.

Table 24

**ACQUISITION AND DEVELOPMENT OF PARKS AND OPEN SPACE IN THE TOWN AND VILLAGE OF PEWAUKEE
UNDER THE PARK AND OPEN SPACE PLAN FOR THE PEWAUKEE JOINT COMMUNITY PLANNING AREA**

Governmental Unit	Parks											Open Space		Total Cost		
	Proposed New Parks					Existing Parks						Aquisition of Primary Environmental Corridors				
	Sites		Cost			Additional Acquisition			Additional Development		Total Cost					
	Number	Acres	Acquisition	Development	Total	Sites	Acres	Cost	Sites	Cost						
																Acres
Waukesha County	—	—	\$ —	\$ —	\$ —	—	—	\$ —	1	\$ 665,600 ^a	\$ 665,600	1,108	\$1,633,100	\$1,633,100	\$ 665,600	\$2,298,700
Village of Pewaukee	1	13	58,500	96,000	154,500	2	11	147,000	5	259,300	406,300	—	—	205,500	355,300	560,800
Town of Pewaukee	9	105	678,000	1,058,400	1,736,400	1	28	96,800	5	374,200	471,000	—	—	774,800	1,432,600	2,207,400
Total Planning Area	10	118	\$736,500	\$1,154,400	\$1,890,900	3	39	\$243,800	11	\$1,299,100	\$1,542,900	1,108	\$1,633,100	\$2,613,400	\$2,453,500	\$5,066,900

NOTE: All costs are estimated in 1980 dollars. Appendix B presents estimated unit costs for park and open space acquisition and development.

^a Includes trail development costs in proposed recreation corridors.

Source: SEWRPC.

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APPENDICES

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Appendix A

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

OBJECTIVE NO. 1

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

PRINCIPLE

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

A. PUBLIC GENERAL USE OUTDOOR RECREATION SITES

PRINCIPLE

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

STANDARDS

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

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

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

B. RECREATION RELATED OPEN SPACE

PRINCIPLE

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

STANDARDS

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

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

OBJECTIVE NO. 2

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

PRINCIPLE

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

STANDARD

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

Minimum Per Capita Facility Requirements ⁹				Design Standards					Service Radius of Facility (miles) ^f
Activity . . .	Facility	Owner	Facility Per 1,000 Urban Residents	Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirement (acres per facility)	
Baseball . .	Diamond	Public Nonpublic Total	0.09 0.01 0.10 ⁸	Types II, III, and IV general use site	2.8 acres per diamond	Parking (30 spaces per diamond) Night lighting [†] Concessions and bleachers [‡] Buffer and landscape	0.28 acre per diamond -- 0.02 acre minimum 1.40 acres per diamond	4.5	2.0
Basketball .	Goal	Public Nonpublic Total	0.91 0.22 1.13	Type IV general use site	0.07 acre per goal		--	0.07	0.5
Ice-Skating	Rink	Public Nonpublic Total	0.15 ^u -- 0.15	Type IV general use site	0.30 acre per rink minimum	Warming house	0.05 acre --	0.35 minimum	0.5
Playfield Activities .	Playfield	Public Nonpublic Total	0.39 0.11 0.50	Type IV general use site	1.0 acre per playfield minimum	Buffer area	0.65 acre minimum	1.65 minimum	0.5
Playground Activities .	Playground	Public Nonpublic Total	0.35 0.07 0.42	Type IV general use site	0.25 acre per playground minimum	Buffer and landscape	0.37 acre	0.62 minimum	0.5
Softball . .	Diamond	Public Nonpublic Total	0.53 0.07 0.60	Types II, III, and IV general use site	1.70 acre per diamond	Parking (20 spaces per diamond) Night lighting [†] Buffer	0.18 acre per diamond -- 0.80 acre per diamond	2.68	1.0
Swimming	Pool	Public Nonpublic Total	0.015 ^v -- 0.015	Types II and III general use site	0.13 acre per pool minimum	Bathhouse and concessions Parking (400 square feet per space) Buffer and landscaping	0.13 acre minimum 0.26 acre minimum 0.70 acre minimum	1.22 minimum	3.0 3.0
Tennis	Court	Public Nonpublic Total	0.50 0.10 0.60	Types II, III, and IV general use site	0.15 acre per court	Parking (2.0 spaces per court) Night lighting [†] Buffer	0.02 acre per court -- 0.15 acre per court	0.32	1.0

OBJECTIVE NO. 3

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

PRINCIPLE

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

STANDARD

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

Minimum Per Capita Facility Requirement ^W				Design Standards						Service Radius of Facility (miles) ^X
Activity	Facility	Owner	Per Capita Requirements (facility per 1,000 residents)	Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirements (acres per facility)	Resource Requirements	
Camping..	Camp site	Public Nonpublic Total	0.35 1.47 1.82	Types I and II general use sites	0.33 acre per camp site	Rest rooms - showers Utility hookups Natural area backup lands	-- -- 1.5 acres per camp site	1.83	Ungrazed wooded area Presence of surface water Suitable topography and soils	25.0
Golf.....	Regulation 18 hole course	Public Nonpublic Total	0.013 0.027 0.040	Types I and II general use sites	135 acres per course	Clubhouse, parking, maintenance Practice area Woodland-water areas Buffer acres	8.0 acres per course 5.0 acres per course 35.0 acres per course 2.0 acres per course	185.0	Suitable topography and soils Presence of surface water Form-giving vegetation desirable	10.0
Picnicking..	Tables	Public Nonpublic Total	6.35 ^V 2.39 8.74	Types I, II, III, and IV general use sites	0.07 acre per table minimum	Parking Shelters and grills Buffer and parking overflow	0.02 acre per table (1.5 spaces per table) -- 0.02 acre per table	0.11	Topography with scenic views Shade trees Presence of surface water desirable Suitable soils	10.0
Skiing. . .	Developed Slope (acres)	Public Nonpublic Total	0.010 0.090 0.100	Types I, II and III general use sites	1.0 acre per acre of developed slope	Chalet Parking Ski tows (and lights) Buffer and maintenance Landscape	0.13 acre minimum 0.25 acre per acre of slope 0.40 tow per acre of slope 0.40 acre per acre of slope 0.35 acre per acre of slope	2.1	Suitable topography and soils (20 percent slope minimum) North or northeast exposure	25.0
Swimming..	Beach (linear feet)	Public Nonpublic Total	Major Inland Lakes 6 12 18 Lake Michigan 16 -- 16	Types I, II, and III general use sites	40 square feet per linear foot (average)	Parking Bathhouse-concessions Buffer area	0.2 acre per acre of beach 0.10 acre minimum 10 square feet per linear foot	-.2	Natural beach Good water quality	10.0

OBJECTIVE NO. 4

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

PRINCIPLE

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

STANDARD

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

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

OBJECTIVE NO. 5

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

PRINCIPLE

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

STANDARDS

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

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

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

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

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

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

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

OBJECTIVE NO. 6

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

PRINCIPLE

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

A. PRIMARY ENVIRONMENTAL CORRIDORS

PRINCIPLE

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

STANDARDS

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

B. PRIME AGRICULTURAL LANDS

PRINCIPLE

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

STANDARDS

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

OBJECTIVE NO. 7

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

PRINCIPLE

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

STANDARD

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

- ^a In urban areas facilities for intensive nonresource-oriented activities are commonly located in Type III or Type IV school outdoor recreation sites. These facilities often provide a substitute for facilities usually located in parks by providing opportunities for participation in intensive nonresource-oriented activities. It is important to note, however, that school outdoor recreation sites do not generally contain natural areas which provide space for passive recreation use.
- ^b The identification of a maximum service radius for each park type is intended to provide another guideline to assist in the determination of park requirements and to assure that each resident of the Region has ready access to the variety of outdoor recreation facilities commonly located in parks, including space and facilities for both active and passive outdoor recreational use.
- ^c The identification of a maximum service radius for each school site is intended to assist in the determination of active outdoor recreation facility requirements and to assure that each urban resident has ready access to the types of active intensive nonresource-oriented facilities commonly located in school recreation areas.
- ^d For Type I and Type II parks, which generally provide facilities for resource-oriented outdoor recreation activities for the total population of the Region, the minimum per capita acreage requirements apply to the total resident population of the Region. For Type III and Type IV sites, which generally provide facilities for intensive nonresource-oriented outdoor recreation activities primarily in urban areas, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.
- ^e Urban areas are defined as areas containing a closely spaced network of minor streets which include concentrations of residential, commercial, industrial, governmental, or institutional land uses having a minimum total area of 160 acres and a minimum population of 500 persons. Such areas usually are incorporated and are served by sanitary sewerage systems. These areas have been further classified into the following densities: low-density urban areas or areas with 0.70 to 2.29 dwelling units per net residential acre, medium-density urban areas or areas with 2.30 to 6.99 dwelling units per net residential acre, and high-density urban areas or areas with 7.00 to 17.99 dwelling units per net residential acre.
- ^f For public school sites, which generally provide facilities for intensive nonresource-oriented outdoor recreation activities, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.
- ^g Type I sites are defined as large outdoor recreation sites having a multicounty service area. Such sites rely heavily for their recreational value and character on natural resource amenities and provide opportunities for participation in a wide variety of resource-oriented outdoor recreation pursuits. Figure A-1 provides an example of a Type I park.
- ^h A passive activity area is defined as an area within an outdoor recreation site which provides an opportunity for such less athletic recreational pursuits as pleasure walking, rest and relaxation, and informal picnicking. Such areas generally are located in parks or in urban open space sites, and usually consist of a landscaped area with mowed lawn, shade trees, and benches.
- ⁱ Type II sites are defined as intermediate size sites having a countywide or multicommunity service area. Like Type I sites, such sites rely for their recreational value and character on natural resource amenities. Type II parks, however, usually provide a smaller variety of recreation facilities and have smaller areas devoted to any given activity. Figure A-2 provides an example of a Type II park.
- ^j In general, each resident of the Region should reside within 10 miles of a Type I or Type II park. It should be noted, however, that within urban areas having a population of 40,000 or greater, each urban resident should reside within four miles of a Type I or Type II park.
- ^k Type III sites are defined as intermediate size sites having a multineighborhood service area. Such sites rely more on the development characteristics of the area to be served than on natural resource amenities for location. Figure A-3 provides an example of a Type III park.
- ^l In urban areas the need for a Type III park is met by the presence of a Type II or Type I park. Thus, within urban areas having a population of 7,500 or greater, each urban resident should be within two miles of a Type III, II, or I park.
- ^m The service radius of school outdoor recreation sites, for park and open space planning purposes, is governed primarily by individual outdoor recreation facilities within the school site. For example, school outdoor recreation sites which provide such facilities as playfields, playgrounds, and basketball goals typically have a service radius of one-half mile, which is the maximum service radius assigned to such facilities (see standards presented under Objective No. 2). As another example, school outdoor recreation sites which provide tennis courts and softball diamonds typically have a service radius of one mile, which is the maximum service radius assigned to such facilities (see standards presented under Objective No. 2). It is important to note that areas which offer space for passive recreational use are generally not provided at school outdoor recreation sites, and therefore Type III and Type IV school sites generally do not meet Type III and Type IV park accessibility requirements.
- ⁿ Type IV sites are defined as small sites which have a neighborhood as the service area. Such sites usually provide facilities for intensive nonresource-oriented outdoor recreation activities and are generally provided in urban areas. Recreation lands at the neighborhood level should most desirably be provided through a joint community-school district venture, with the facilities and recreational land area required to be provided on one site available to serve the recreation demands of both the school student and resident neighborhood population. Using the Type IV park standard of 1.7 acres per thousand residents and the school standard of 1.6 acres per thousand residents, a total of 3.3 acres per thousand residents or approximately 21 acres of recreation lands in a typical medium-density neighborhood would be provided. These acreage standards relate to lands required to provide for recreation facilities typically located in a neighborhood and are exclusive of the school building site and associated parking area and any additional natural areas which may be incorporated into the design of the park site such as drainageways and associated storm water retention basins, areas of poor soils, and floodland areas. Figure A-4 provides a design for typical Type IV combined park-school sites.

- ^o The maximum service radius of Type IV parks is governed primarily by the population densities in the vicinity of the park. In high-density urban areas, each urban resident should reside within 0.5 mile of a Type IV park; in medium-density urban areas, each resident should reside within 0.75 mile of a Type IV park; and in low-density urban areas, each urban resident should reside within one mile of a Type IV park. It should be noted that the requirement for a Type IV park also is met by a Type I, II, or III park within 0.5-1.0 mile service 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 multiuse parks five acres or greater in area should be considered as satisfying the maximum service radius requirement. Such park sites generally provide areas which offer space for passive recreational uses, as well as facilities which provide opportunities for active recreational uses.
- ^p A recreation corridor is defined as a publicly owned continuous linear expanse of land which is generally located within scenic areas or areas of natural, cultural, or historical interest and which provides opportunities for participation in trail-oriented outdoor recreation activities especially through the provision of trails designated for such activities as biking, hiking, horseback riding, nature study, and ski touring. In the Region in 1973 only Milwaukee County, with an extensive parkway system, and the Wisconsin Department of Natural Resources, with the Kettle Moraine State Forest—Southern Unit, possessed the continuous linear lands required to develop such a recreation corridor.
- ^q Facilities for intensive nonresource-oriented outdoor recreation activities generally serve urban areas. The minimum per capita requirements for facilities for intensive nonresource-oriented outdoor recreation activities, therefore, apply to the total resident population in each urban area of the Region.
- ^r For each facility for intensive nonresource-oriented activity, the service radius indicates the maximum distance a participant should have to travel from his place of residence to participate in the corresponding activity.
- ^s Each urban area having a population of 2,500 or greater should have at least one baseball diamond.
- ^t Support facilities such as night lighting, concessions, and bleachers generally should not be provided in Type IV sites. These sites typically do not contain sufficient acreage to allow adequate buffer between such support facilities and surrounding neighborhood residences.
- ^u Each urban area should have at least one ice-skating rink.
- ^v Each urban area having a population of 7,500 or greater should have one public swimming pool or beach.
- ^w Facilities for intensive resource-oriented activities serve both rural and urban residents of the Region. The minimum per capita requirements for facilities for intensive resource-oriented activities, therefore, apply to the total resident population of the Region.
- ^x Participants in intensive resource-oriented outdoor recreation activity travel relatively long distances from their home. The approximate service radius indicates the normal maximum distance a participant in the respective resource-oriented activity should have to travel from his place of residence to participate in the corresponding activity.
- ^y The allocation of the 6.35 picnic tables per thousand residents to publicly owned general-use sites is as follows: 3.80 tables per thousand residents of the Region to be located in Type I and Type II parks to meet the resource-oriented picnicking needs of the Region and 2.55 tables per thousand residents of urban areas in the Region to be located in Type III and Type IV parks to meet local picnicking needs in urban areas of the Region.
- ^z A picnic area is commonly provided adjacent to a swimming beach as a support facility. Thus, the total amount of acreage required for support facilities must be determined on a site-by-site basis.
- ^{aa} Both urban and rural residents of the Region participate in extensive land-based outdoor recreation activities. Thus, minimum per capita requirements for trails for extensive land-based activities apply to the total resident population of the Region.
- ^{bb} Bike routes are located on existing public roadways; therefore, no requirement is provided.
- ^{cc} Pleasure driving routes are located on existing public roadways; therefore, no requirement is provided. However, a recreation corridor may provide a uniquely suitable area for the development of a system of scenic driving routes.
- ^{dd} The survey of boat owners conducted under the regional park study indicated that for lakes of 50-199 acres, the typical mix of fast boating activities is as follows: waterskiing—49 percent; motor boating—35 percent; and sailing—16 percent. The minimum area required per boat for safe participation in these activities is as follows: waterskiing—20 acres; motor boating—15 acres; and sailing—10 acres. Assuming the current mix of boating activities in conjunction with the foregoing area requirements, it is found that 16.6 acres of "usable" surface water are required per boat on lakes of 50-199 acres. The number of fast boats which can be accommodated on a given lake of this size range is the usable surface area of that lake expressed in acres (A) divided by 16.6. The optimum number of parking spaces for a given lake is the number of fast boats which the lake can accommodate reduced by the number of fast boats in use at any one time by owners of property with lake frontage. The latter figure is estimated as 10 percent of the number of dwelling units (D) on the lake.
- ^{ee} The minimum number of parking spaces relates only to parking to accommodate slow boating activities such as canoeing and fishing and is applicable only in the event that the application of the standard indicated a need for less than six parking spaces for fast boating activities. No launch ramp facilities would be provided for slow boating activities.

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

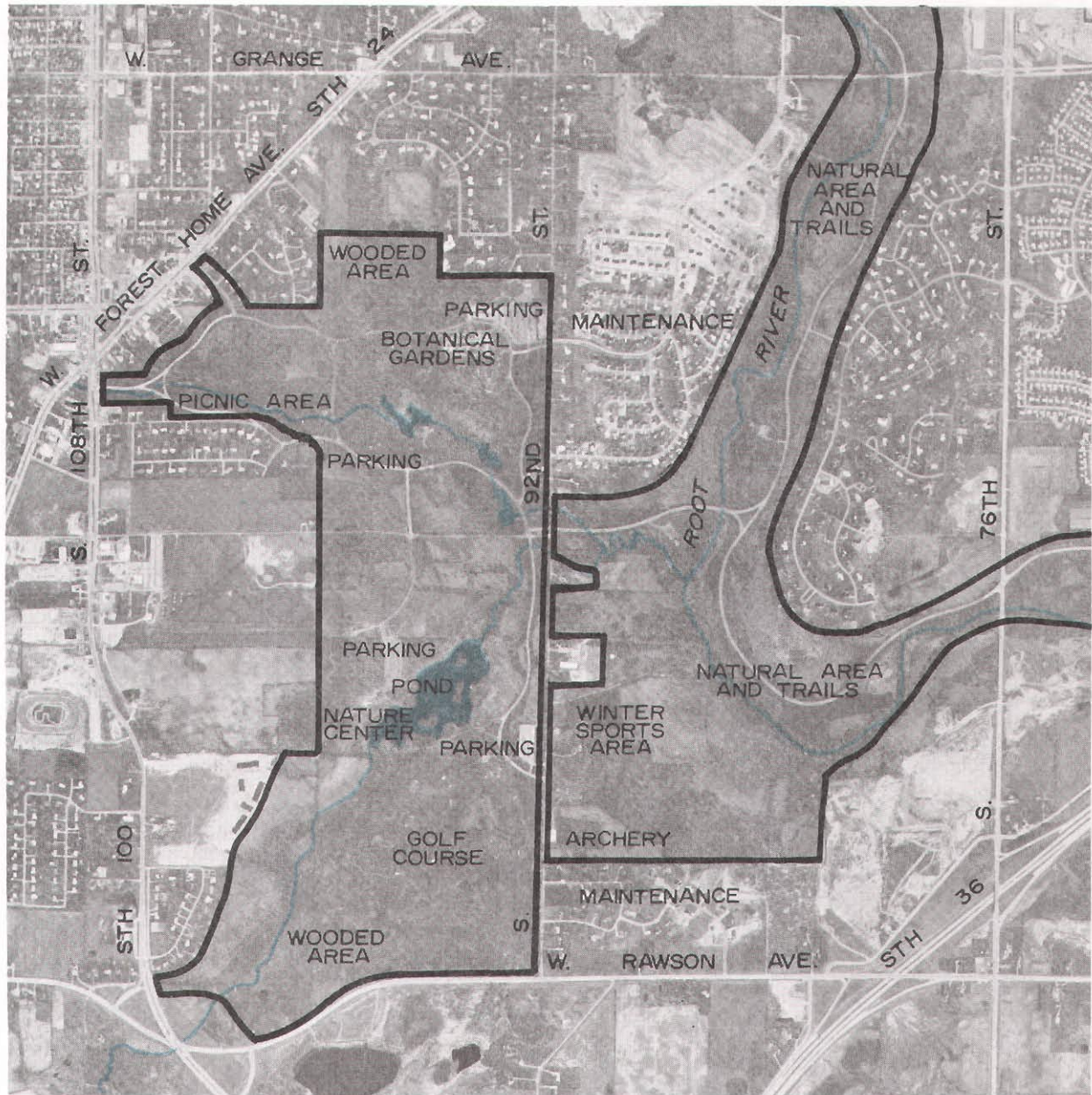
⁹⁹ The survey of boat owners conducted under the regional park study indicated that, for lakes of 200 acres or more, the typical mix of fast boating activities is as follows: waterskiing—43 percent; motor boating—33 percent; and sailing—24 percent. The minimum area required per boat for safe participation in these activities is as follows: waterskiing—20 acres; motor boating—15 acres; and sailing—10 acres. Assuming the current mix of boating activities in conjunction with the foregoing area requirements, it is found that 15.9 acres of “usable” surface water are required per boat on lakes of 200 acres or more. The number of fast boats which can be accommodated on a given lake of this size range is the usable surface area of that lake expressed in areas (A) divided by 15.9. The optimum number of parking spaces for a given lake is the number of fast boats which the lake can accommodate reduced by the number of fast boats in use at any one time by owners of property with lake frontage. The latter figure is estimated as 10 percent of the number of dwelling units (D) on the lake.

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

Source: SEWRPC.

Figure A-1

SAMPLE TYPE I PARK, WHITNALL PARK, MILWAUKEE COUNTY



Source: SEWRPC.

Figure A-2

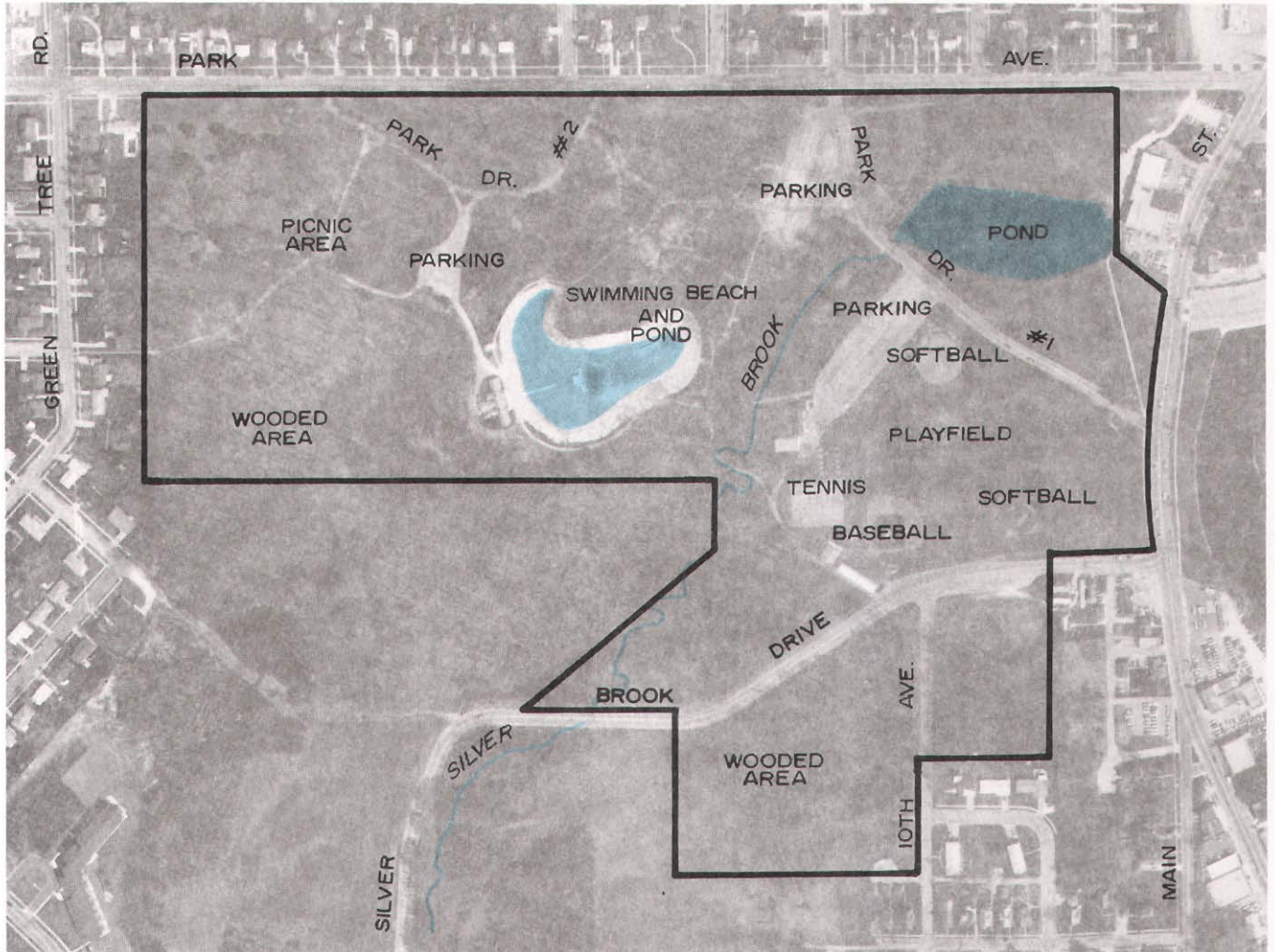
SAMPLE TYPE II PARK, MUSKEGO PARK, WAUKESHA COUNTY



Source: SEWRPC.

Figure A-3

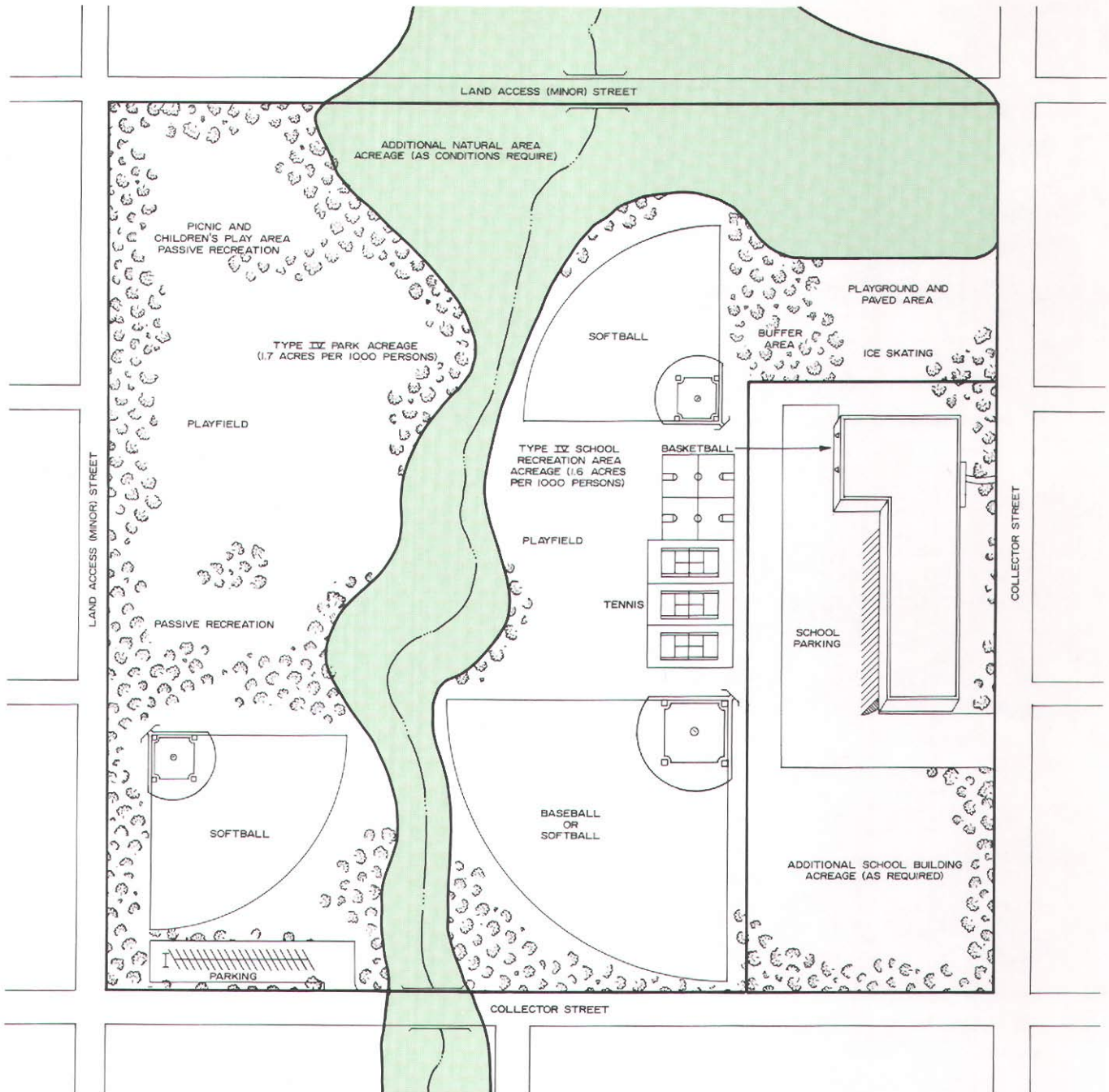
SAMPLE TYPE III PARK, REGNER PARK, WEST BEND, WASHINGTON COUNTY



Source: SEWRPC.

Figure A-4

TYPICAL TYPE IV NEIGHBORHOOD PARK AND SCHOOL RECREATION AREA



Source: SEWRPC.

Appendix B

ESTIMATED PARK AND OPEN SPACE ACQUISITION AND DEVELOPMENT COSTS

The acquisition and development costs of providing the additional park and open space lands and attendant outdoor recreation facilities proposed in the park and open space plan for the Town and Village of Pewaukee are based upon the following information: the actual costs of recent outdoor recreation and open space land acquisition and facility development projects in southeastern Wisconsin undertaken by the Wisconsin Department of Natural Resources; land cost information collected and collated under the Commission's Fox, Menomonee, Milwaukee, and Root River watershed planning programs; and estimates of land acquisition and facility development costs provided by county and local park officials in each of the seven counties of the Region.

Acquisition cost estimates for parks, environmental corridor lands, and isolated natural features, which were assumed to be acquired in large parcels, range from \$500 to \$16,000 per acre, depending upon the geographic location and the general soil and natural resource characteristics of the land. For example, the cost of acquiring low-lying lands with wet or undevelopable soils in outlying rural areas was estimated at \$500 per acre, expressed in 1980 dollars, while the cost of acquiring developable woodland within existing urban areas was estimated at \$16,000 per acre, expressed in 1980 dollars. It should be noted, however, that the adoption of effective local subdivision control ordinances by the Village and Town may significantly reduce or even eliminate the need to allocate funds for the acquisition of park and open space land by the Town and Village.

Development costs for parks proposed under the park and open space plan for the Town and Village of Pewaukee vary depending upon the type and quantity of facilities to be provided in the existing or proposed park. A large portion of the development costs would be used to develop specific intensive outdoor recreation facilities—for example, campground and picnic areas at existing and proposed Type I and Type II parks and softball diamonds, tennis courts, and playfields at existing and proposed Type III and Type IV parks—as well as the support facilities—for example, parking areas. The unit costs associated with the development of intensive outdoor recreation facilities and related support facilities, expressed in 1980 dollars, are presented in Table B-1. In addition, the development of any new park may entail the development of a shelter building, sanitary facilities, a general parking area, walkways, and other facilities which are not directly related to a specific outdoor recreation facility or activity. The development costs of these general site improvements are presented in Table B-1 as additional park development costs.

Table B-1

UNIT COSTS FOR SELECTED INTENSIVE OUTDOOR RECREATION FACILITY DEVELOPMENT (1980 DOLLARS)

Facility	Unit Cost	Specific Costs Included
Camping Area	\$ 4,600 per campsite	Includes amounts for service road within camping area, site preparation, utility hookups, rest rooms, and showers needed at campsites
Golf Course	\$1,800,000 per 18-hole regulation course	Includes amounts for landscaping and other site preparation, clubhouse, maintenance buildings, and related parking
Picnic Area	\$ 1,100 per table ^a	Includes amounts for tables, shelters, and grills; landscaping; and related parking
Nature Study Center	\$ 675,000 per center	Includes amounts for construction of interpretative building, related parking, nature trails, and other site preparation
Ski Area	\$ 3,500 per acre of developed slope	Includes amounts for rope tow and landscaping; assumes use of building and parking provided for another facility
Swimming Beach	\$ 200,000 per beach, plus \$ 10 per linear foot of beach	Includes amounts for construction of bathhouse, beach development, and related parking
Baseball Diamond	\$ 14,000 per diamond (base cost) \$ 35,000 optional lighting and fences per diamond	Base cost per diamond includes amounts for backstop, grading and field preparation, and related parking
Basketball Goal	\$ 2,200 per goal	Includes amounts for goal and backboard, site preparation and paving, and fencing
Playfield	\$ 3,500 per playfield	Includes amounts for grading, seeding, fertilizer, and top soil
Playground	\$ 5,700 per playground	Includes amounts for play equipment and surface material
Softball Diamond	\$ 10,000 per diamond (base cost) \$ 25,500 optional lighting and fences per diamond	Base cost per diamond includes amounts for backstop, grading, field preparation, and related parking
Swimming Pool	\$1,060,000 per pool	Includes amounts for bathhouse, pool equipment, concessions, site preparation, and related parking
Tennis Court	\$ 10,600 per court (base cost) \$ 3,500 optional lighting per court	Base cost per court includes amounts for grading and surfacing, fencing, nets and posts, and related parking
Additional Park Development Costs	\$ 173,000 per Type III park	Includes amounts for general park lighting, small shelter building and rest rooms, general landscaping and walkways, park furnishings (including picnic tables, benches, waste containers, and signs), and a parking lot
	\$ 42,400 per Type IV park (base cost) \$ 40,000 optional small shelter and rest rooms	Base cost per Type IV park includes amounts for general park lighting, general landscaping, walkways, and park furnishings (including picnic tables, benches, waste containers, and signs)

^a The cost per picnic table is included in the approximation of the development costs of Type I and Type II parks only. Costs of picnic tables in Type III and Type IV parks are included in the additional park development costs.

Source: SEWRPC.