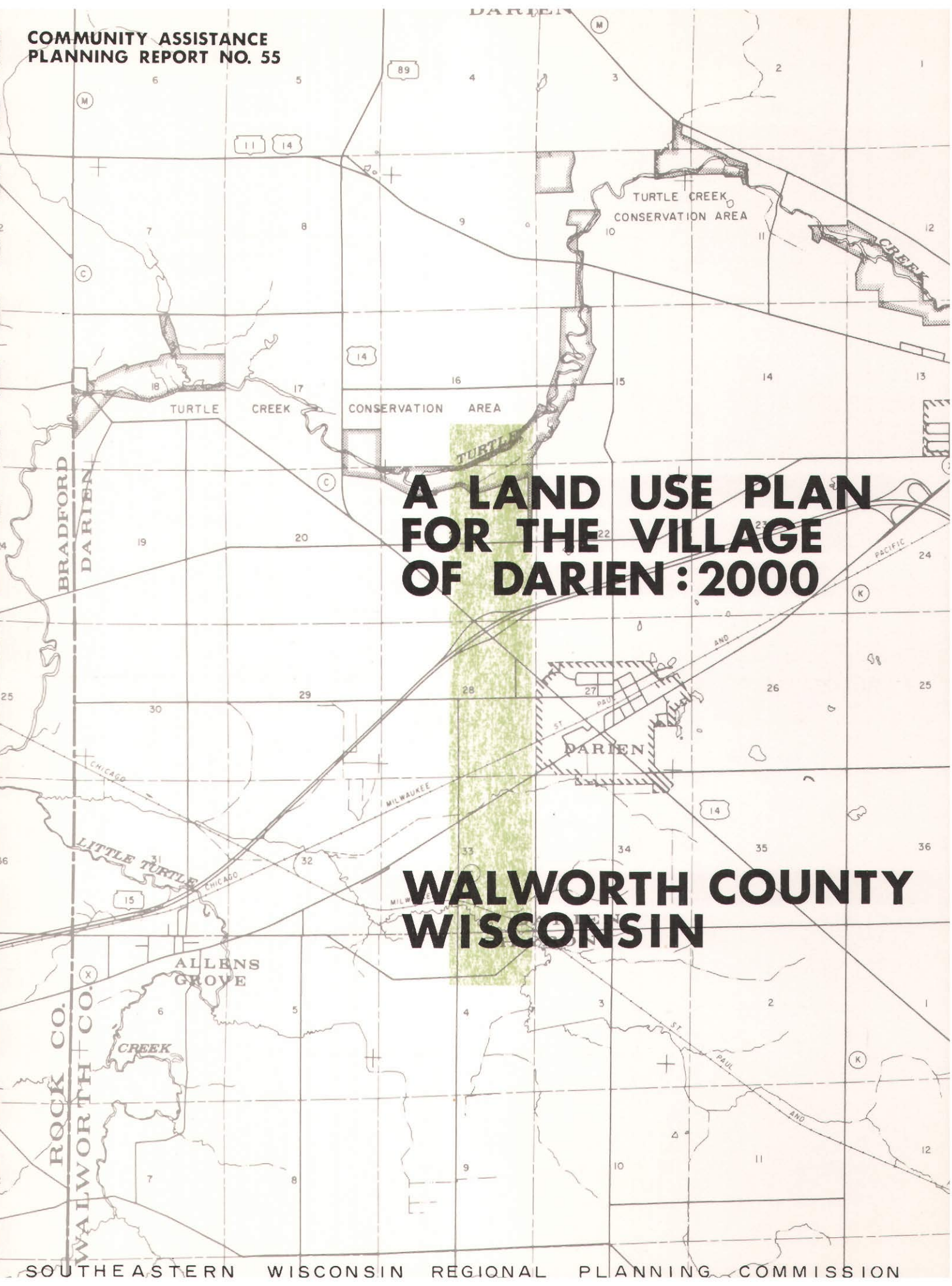
COMMUNITY ASSISTANCE
PLANNING REPORT NO. 55



A LAND USE PLAN FOR THE VILLAGE OF DARIEN: 2000

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Special acknowledgement is due Mr. Patrick J. Meehan, Senior Planner, for his contributions to the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 55

A LAND USE PLAN FOR THE VILLAGE OF DARIEN: 2000

Village of Darien
Walworth County, Wisconsin

Prepared by the

Southeastern Wisconsin Regional Planning Commission
P.O. Box 769
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187-1607

The preparation of this report was financed in part by the Village of Darien; in part through a planning grant from the Wisconsin Department of Local Affairs and Development under Section 22.14 of the Wisconsin Statutes; and in part through a planning grant from the U. S. Department of Housing and Urban Development under Section 701 of the Housing Act of 1954, as amended.

December 1981

Inside Region: $2.50
Outside Region: $5.00

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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December 21, 1981

Mr. Harley R. Seuser, President
Village of Darien;
Members of the Village Board of Trustees; and
Members of the Village Plan Commission
Darien, Wisconsin 53114

Gentlemen:

By letter dated October 30, 1978, the Village of Darien requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan and related plan implementation devices for the Village. The planning effort was initiated in July of 1979 and the Regional Planning Commission staff, working with the Village Plan Commission, has now completed the requested work, the results of which are presented in this report.

In addition to setting forth a recommended land use plan and supporting plan implementation devices for the Village, this report presents pertinent information on the present stage of development of the Village, including information on population and employment levels, on existing land use, sanitary sewerage, water supply, and transportation system development, and on the topography and drainage pattern, soils, woodlands, wetlands, wildlife habitat areas, prime agricultural areas, and environmental corridor areas of the Village and environs, all of which constitute important considerations in any local planning effort. In addition, urban design analyses and recommendations are presented relating to the Village of Darien central business district.

Based upon certain assumptions concerning future population and employment levels in the Village, the report, as already noted, sets forth a recommended land use plan and recommended zoning ordinance for the Village. These plans, which are consistent with regional as well as local development objectives, are intended to serve as a point of departure for the making of day-to-day development decisions by Village officials and as a basis for developing more detailed plans and plan implementation devices.

The Regional Planning Commission is appreciative of the assistance offered by the Village Board, the Village Plan Commission, and the Village Clerk-Treasurer in the preparation of this report. The Commission staff stands ready to assist the Village in presenting the information and recommendations contained in this report to the public for its review and evaluation, and in adopting and implementing the recommendations contained herein.

Sincerely,

Kurt W. Bauer
Executive Director

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Chapter I

INTRODUCTION

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

Perhaps the most basic and important element of any comprehensive plan is the land use plan, for it forms the basis for all of the other elements of the plan, such as the transportation, sanitary sewerage, water supply, park and open space, and storm water drainage elements. Recognizing this importance and acting in accordance with its statutory charge, the Village of Darien on October 30, 1978, requested the Regional Planning Commission to assist the Village Plan Commission in the development of a land use plan for the Village, together with an implementing zoning ordinance. This report sets forth the findings and recommendations of the planning effort undertaken in response to the village request. It is intended to assist in defining the land use development objectives of the Village and in identifying and attaining a spatial distribution of land use development in the Village and its environs which will achieve these objectives over time.

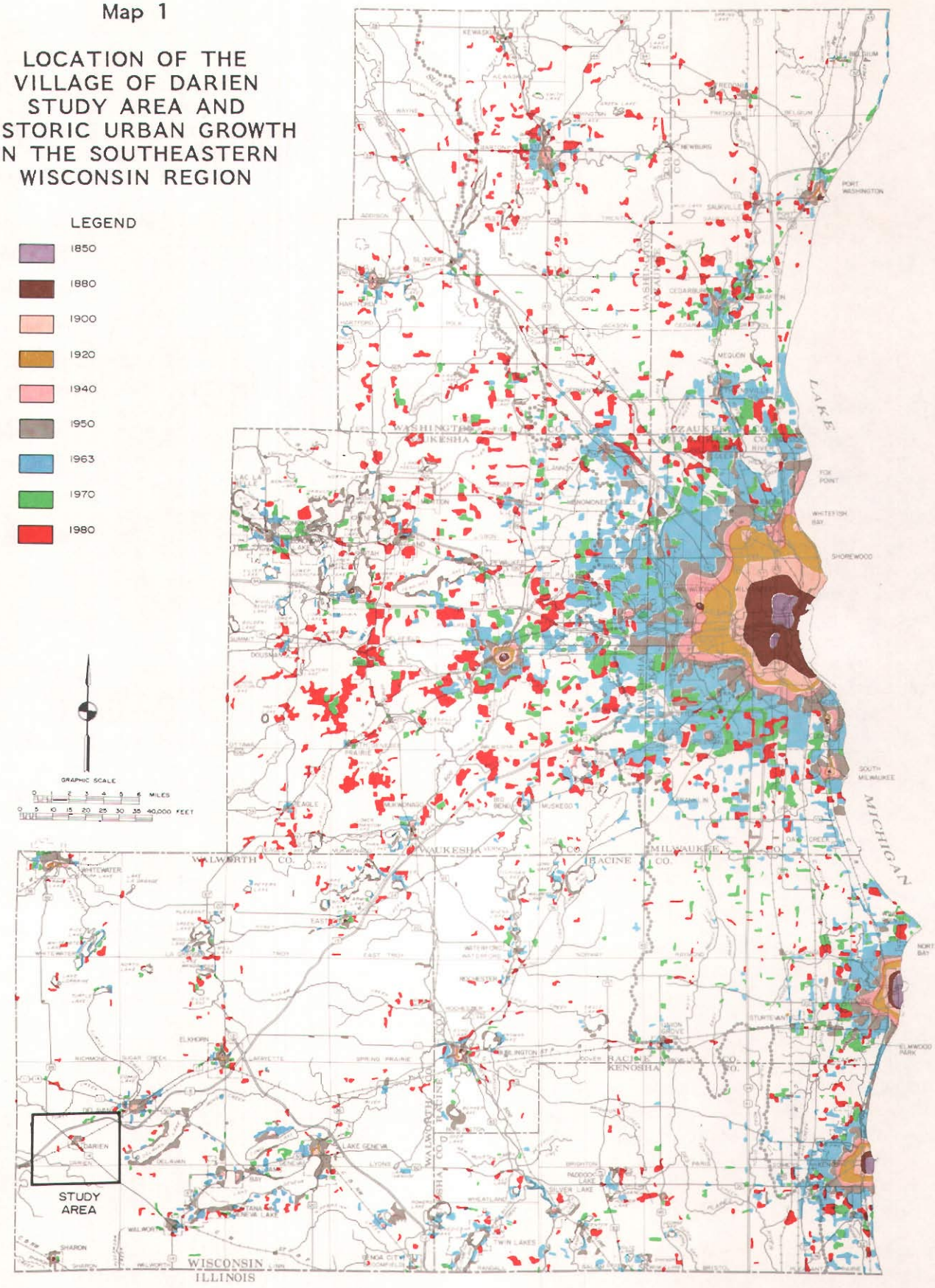
The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development within the planning area, including extensive inventories of the existing cultural and natural resource base of the Village and surrounding area, the formulation of a set of recommended land use development objectives for the Village, the preparation of forecasts of population and economic activity in the planning area, the preparation of alternative land use plans which could accommodate the forecast population and employment levels, and the selection of a recommended plan which best meets the village objectives. The plan, when adopted by the Village Plan Commission and Village Board, is intended to serve as a guide to the making of land use development decisions within the planning area. The work also included the preparation of proposed amendments to the Village Zoning Ordinance and Zoning District Map, amendments which are required to help carry out the recommended land use plan over time.

THE PLANNING AREA

The planning area considered herein consists of the Village of Darien and the unincorporated area lying within one and one-half miles of the village limits. The Village is located in the southwest corner of Walworth County. As shown on Map 1, the village proper is bordered on all sides by the Town of Darien. The total study area consists of U. S. Public Land Survey Sections 20 through 29, and Sections 32

Map 1

LOCATION OF THE VILLAGE OF DARIEN STUDY AREA AND HISTORIC URBAN GROWTH IN THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

through 36 in Township 2 North, Range 15 East; and Sections 1 through 5 in Township 1 North, Range 15 East. The total study area encompasses an area of approximately 20 square miles.

REGIONAL INFLUENCES

Sound planning practice dictates that local plans should be prepared within the framework of adopted areawide plans. The Southeastern Wisconsin Regional Planning Commission is the official areawide planning agency for the seven-county Southeastern Wisconsin Region which includes Walworth County and the Village of Darien. The Commission has, since its creation in 1960, pursued the preparation of an advisory plan for the development of the Region through the systematic formulation of those elements of such a plan most important to the units and agencies of government operating within the Region. The salient recommendations of the adopted regional plan elements applicable to the Village of Darien and the unincorporated area within one and one-half miles of the Village are graphically summarized on Map 2, and include recommendations contained in the adopted regional land use plan, the regional transportation plan, the regional park and open space plan, the water quality management plan, and the regional housing plan.

The adopted regional land use plan, as set forth in SEWRPC Planning Report No. 25, provides recommendations with respect to the amount, spatial distribution, and general arrangement of the various land uses required to serve the needs of the existing and anticipated future resident population and economic activity levels within the Region. Particularly pertinent to the preparation of a land use plan for the Village of Darien area are the recommendations contained within the adopted regional land use plan for the preservation of the primary environmental corridors and prime agricultural lands of the Region, and for the encouragement of compact urban development in those areas of the Region which are covered by soils suitable to such use; are not subject to special hazards, such as flooding; and can be readily served by public sanitary sewerage and water supply facilities. These three major recommendations of the regional land use plan provide the basic framework around which the village land use plan recommended herein was developed.

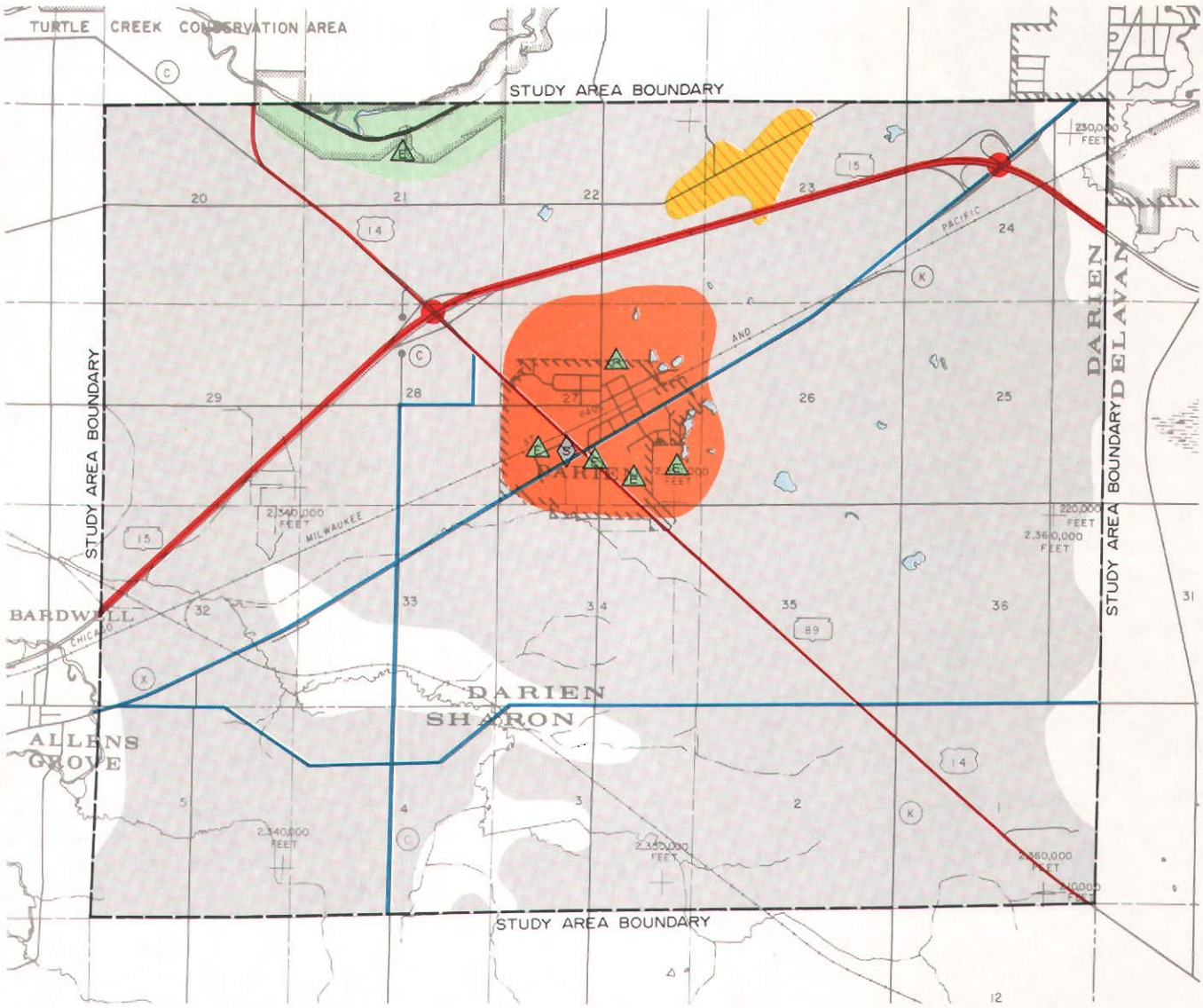
The adopted regional transportation plan, as described in SEWRPC Planning Report No. 25, provides recommendations on how the regional land use plan can best be served by highway and transit facilities and recommends a functional and jurisdictional system of arterial streets and highways to serve the Region, Walworth County, and the Village of Darien study area through the design year 2000. The regional arterial street and highway system is based on careful, quantitative analyses of existing and projected traffic volumes and existing arterial street and highway system capacity and continuity, and as presented herein provides the recommended highway system plan for the study area.

The recommended regional water quality management plan described in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, contains certain recommendations for the treatment of sanitary sewage and the sizing of sewage treatment plants which were considered in the preparation of the land use plan presented herein.

The regional housing plan described in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, based upon identified needs, makes certain recommendations concerning housing development in the Region. The housing plan also contains certain specific housing recommendations for the planning area and these were considered in preparing the land use plan presented herein.

Map 2

SELECTED ELEMENTS OF THE REGIONAL LAND USE, OPEN SPACE, AND TRANSPORTATION PLANS FOR THE VILLAGE OF DARIEN STUDY AREA: 2000



LEGEND

- LOW DENSITY URBAN DEVELOPMENT (0.7–2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY URBAN DEVELOPMENT (2.3–6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- PARK SITE (E) E EXISTING P PROPOSED
- MAJOR UTILITY CENTER (S) S PUBLIC SEWAGE TREATMENT PLANT
- PRIMARY ENVIRONMENTAL CORRIDOR
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- WATER
- RECREATIONAL CORRIDOR
- STATE TRUNK HIGHWAY (FREEWAY)
- STATE TRUNK HIGHWAY (NON-FREEWAY)
- COUNTY TRUNK HIGHWAY
- FREEWAY-NON-FREEWAY INTERCHANGE

GRAPHIC SCALE
0 2000 4000 FEET

Source: SEWRPC.

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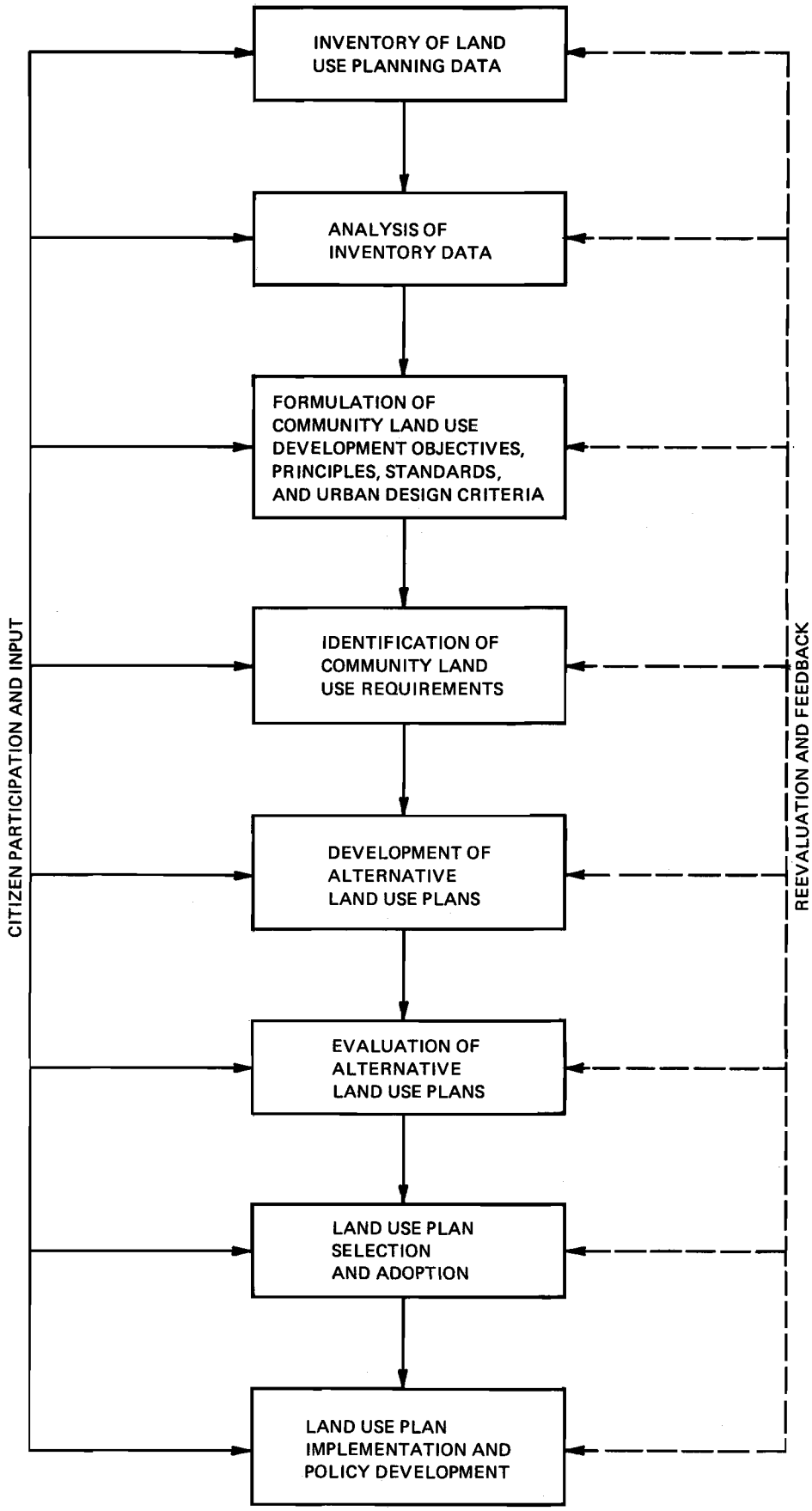
Figure 1

THE COMMUNITY LAND USE PLANNING PROCESS



Source: SEWRPC.

objectives and constraints, as well as on the underlying natural resource and public utility base and their ability to support land use development.

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

Formulation of Community Land Use Planning Objectives, Principles, Standards, and Urban Design Criteria

An objective is a goal or end toward the attainment of which plans and policies are directed. Planning is a rational process for formulating and attaining objectives. The objectives developed serve as a guide to the preparation of alternative plans and provide an important basis for the selection of a recommended plan from among the alternatives considered. Objectives may change as new information is developed or as a selection is attempted from alternative plans. The formulation of objectives should involve the active participation of citizens as well as elected and appointed public officials. The community land use plan should relate its physical design to clearly defined objectives, principles, standards, and urban design criteria, as described in Chapter III.

Identification of Community Land Use Requirements

Although the preparation of forecasts is not planning, a land use plan must anticipate future requirements as a basis for the development of alternative plans. In the planning effort, forecasts are required of the future events and conditions which are outside of the scope of the system to be planned. The future demand for land will depend primarily upon the size of the future population and the nature of future economic activity within the study area. Control of changes in population and economic activity levels, however, lie largely outside of the scope of government activity at the local level and therefore outside of the scope of the local planning process. Future population and economic activity levels must, therefore, be forecast. These levels, in turn, can be used to determine the probable future demand for each of the various categories of land use. This is not to say, however, that governmental policies at the local level cannot influence the course of economic development and, consequently, of population growth.

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

Having estimated the probable future demand for each of the various categories of land use, alternative land use plans can be developed which meet the land use demand. The alternative plans should be evaluated based upon their relative ability to attain the development objectives, and the plan which is judged best to meet those objectives should be selected for adoption. The evaluation should be made by the Village Plan Commission, whose members consists of knowledgeable citizens as well as of important elected and appointed public officials. Such evaluation and selection involves the use of data obtained during the inventory and analysis stages of the planning process.

Land Use Plan Implementation

Implementation of the adopted land use plan will require the use of several planning tools of a legal nature. Land subdivision regulations should be applied to ensure that any proposed land subdivision plats and certified survey maps conform to the plan both with respect to the proposed land uses to be accommodated and with respect to such details as street, block and lot layout, and required improvements. A zoning

ordinance and accompanying zoning map should be used to legally ensure that land use development and redevelopment are in conformance with the adopted land use plan. The zoning regulations should govern not only the types of land uses permitted in various parts of the community but the height and arrangement of buildings on the land, the intensity of the use of land, and the needed supporting facilities which are required to carry out the intent of the land use plan. An official map should be used to ensure that the land required for the streets, parkways, parks, and playgrounds required to serve the land use pattern recommended in the plan is reserved for future public use. Implementation of the plan is also achieved through the formulation of public policies which will assure plan implementation. A capital improvement program is one particularly effective expression of such policies.

Chapter II

INVENTORY AND ANALYSES

HISTORY[1]

By act of the Territorial Legislature, the Town of Delavan was created on January 2, 1838, consisting of four U. S. Public Land Survey townships. By an act approved January 6, 1840, Town 2 North, Range 15 East was separated from the Town of Delavan and became the Town of Darien. The name Darien was selected because a number of the original settlers of the Town came from a town of the same name in New York. The Town of Darien was first settled by Christopher Chesebro and E. Belding who arrived at Section 14, outside the present Village of Darien, in April of 1837. During the early settlement period of the Town of Darien, many settlers purchased their land at public land sales and had to borrow money by the process called "machine shave"; typically the price was $200 for 80 acres with 12 percent interest on the whole amount. In the summer of 1840 the first school was organized and taught by a Mrs. Mary Carter at Cyrus Lippett's house located in Section 35 of the study area.

The area that is now the Village of Darien was first settled by John Bruce in 1837 who purchased the land now occupied by the Village and erected a small house which afterward became a hotel. Bruce Street was named after John Bruce. The first Town of Darien meeting and election of officers, according to the provisions of the act under which the Town of Darien was organized, was held at John Bruce's house on April 5, 1842. In 1843 the first hotel in the Village was built by James R. Bruce and the first store was opened in 1844 by Henry Frey. In July of 1856 the Village of Darien was platted by Henry Frey, Hiram A. Stone, and Edgar Topping. The first church built in the Village was a Baptist church built in 1858 and the second was a Methodist church built in 1870. A historian reported in 1882: "The growth of the Village, however, has at no time been rapid, but constant and gradual. The business done here has always been largely in excess of the apparent resources of the place, and in some respects, it has been much greater than that done by towns of much greater size throughout the country. Socially and religiously, this Village 'holds its own' with the others in the county, having a number of different denominational and secular organizations. They have first-class schools here, which maintain a high educational standard." The principal economic function of the Village of Darien has been to service the needs of the surrounding agricultural area. A town hall was built in the fall of 1869 and burned down in July of 1909. Most of the Darien records were destroyed in the fire. In 1897 the Farmer's State Bank was organized in the Village.

Historic subdivision plats recorded for the Village of Darien study area in the years 1920 through 1979 are listed in Table 1. Since 1973, 50 lots have been platted within the Village which represents about 29 percent of the total number of lots platted in the study area since 1920 and about 46 percent of all of the land platted since

---

[1]*The history of the Village of Darien study area between 1837 and 1897 was derived from History of Walworth County, Chicago: Western Historical Society, 1892, pp. 732-742, and Albert Clayton Beckwith's History of Walworth County--Volume I, Indianapolis: B.F. Bowen and Company, 1912, p. 244.*

Table 1

HISTORIC SUBDIVISION PLATS FOR THE VILLAGE OF DARIEN STUDY AREA: 1920-1979

Subdivision Name	U.S. Public Land Survey		Year Recorded	Net Residential Area (acres)	Gross Area Platted (acres)	Lots			Lots per Gross Acre
	Section	Quarter Section				Developed	Undeveloped in 1979	Total	
Brigham and Sawyer Subdivision. . .	27	NE,SE	1920	1.55	1.55	12	0	12	7.7
West Side Addition.	27	NE,SE	1926	3.70	5.26	78[a]	0	78	14.8
Finsters Addition	27	SW	1946	2.81	3.92	10	4	14	3.6
Olestons Subdivision.	27	SE	1965	8.82	11.91	18	1	19	1.6
Bella Vista	27	NW	1973	9.60	14.35	26	10	36	2.5
Country Side Subdivision.	27	NW	1976	2.19	2.19	5	1	6	2.7
Pleasant Manor.	27	SE	1976	1.95	2.80	8	0	8	2.9
Total	--	--	--	30.62	41.98	157	16	173	4.1

[a]These small lots (average 50 feet by 160 feet) have been combined to form nine large lots for single-family residences and are therefore considered developed.

Source: SEWRPC.

1920. No land in the study area has been platted outside of the existing village limits since 1920. Since 1973, the number of lots per gross acre has averaged 2.58, including street right-of-way. The net lot size has averaged approximately 7,710 square feet. The number of lots which are platted but undeveloped represents only 10 percent of the total lots platted since 1920.

POPULATION

Information on the size, characteristics, and distribution of the resident population of the Village and surrounding area, and on anticipated changes in these demographic factors over time is essential to sound local planning since, in the final analysis, the purpose of any local planning program is to benefit the residents of the community by maintaining and enhancing living and working conditions in the area. Moreover, certain of the land use requirements and needs which a land use plan seeks to meet are directly related to the existing and probable future resident population levels of the planning area.

The preparation of population forecasts for a community, such as the Village of Darien, located in a dynamic Region is a particularly difficult task, fraught with uncertainties and subject to periodic revision as new information becomes available. The population forecasts presented in this report were developed from regional and county forecasts prepared by the Commission using a combination of demographic and economic activity projection techniques. At the planning analyses area level, the population "forecasts" actually represent allocations of county forecasts based upon the Commission's normative land use plan.

Two important considerations involved in the preparation of forecasts for planning purposes are the forecast target date and the forecast accuracy requirements. Both the land use pattern and the supporting transportation and utility systems must be planned for anticipated demand at some future point in time.

The design year is usually established by the expected life of the first facilities to be constructed in implementation of the plan. This also permits forecasts to be more readily tempered by predictable changes in technology. Although it may be argued that the design year for land use development should be extended farther into the future than that for supporting transportation and utility facilities because of the basic irreversibility of many land development decisions, practical considerations dictate that the land use planning design year be scaled to the facility design year requirements. Consequently, a forecast period of at least 20 years is normally required for land use planning purposes, and for the land use plan for the Village of Darien and the Village of Darien study area a forecast year of 2000 was selected as the planning period.

The year 2000 population forecasts for the Village of Darien and the Village of Darien study area form one important basis for the Village of Darien land use plan. Based on the data provided in Table 2, the urbanized portion of the study area may be expected to experience a population increase from 1,143 to 2,000 persons between 1979 and 2000. This represents a growth rate of about 41 persons per year over the 21-year period. The growth rate from 1960 to 1979 averaged 18 persons per year. The total study area may be expected to experience a population increase of about 45 percent, from 1,942 to 2,810 persons, by the year 2000. This represents a growth rate of about 41 persons per year over the twenty-one-year period. This growth represents a steady and healthy growth for the Darien area. The actual and forecast population levels for both the Village of Darien and the Village of Darien study area are shown graphically in Figure 2.

Table 3 compares historic and forecast population levels for southeastern Wisconsin, Walworth County, the Village of Darien, and the Village of Darien study area. Prior to 1960, the Region's population generally increased at an average rate of about 3.5

Table 2

POPULATION FORECASTS FOR THE VILLAGE OF DARIEN STUDY AREA

Area	Actual Population			Forecast Population[a]		
	1960	1970	1979	1980	1990	2000
Village of Darien	805	839	1,143[b]	1,200[c]	1,600[c]	2,000[c]
Village of Darien Study Area.....	--	1,630	1,942[d]	2,020	2,410	2,810

[a] *Based upon year 2000 regional land use plan.*

[b] *Wisconsin Department of Administration estimate.*

[c] *Forecast for the Village of Darien sanitary sewer service area.*

[d] *Based upon the 1979 Village of Darien population estimate of 1,143 plus 245 existing housing units with an average household size of 3.26 persons in the balance of the study area equals 1,942.*

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

Figure 2

ACTUAL AND FORECAST POPULATION LEVELS FOR THE VILLAGE OF DARIEN STUDY AREA: 1960-2000

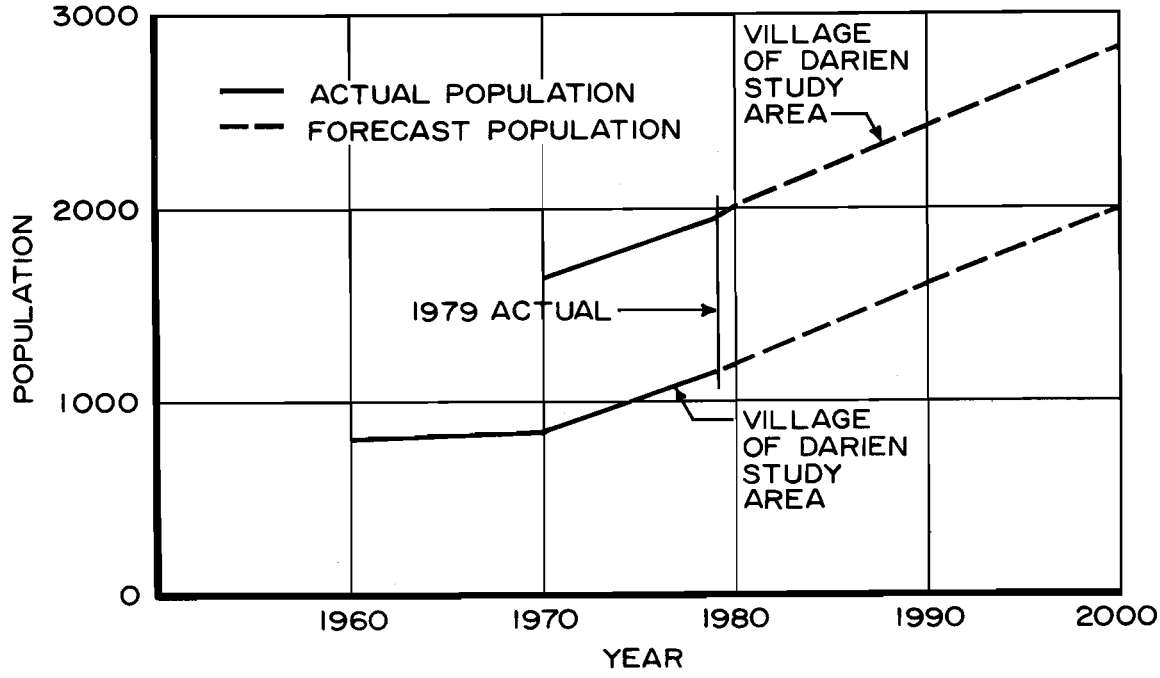


Table 3

COMPARISON OF HISTORIC AND FORECAST POPULATION LEVELS FOR THE VILLAGE OF DARIEN STUDY AREA: 1960-2000

Year	Southeastern Wisconsin		Walworth County			Village of Darien[a]			Village of Darien Study Area		
	Population	Percent Change	Population	Percent Change	As a Percent of the SEWRPC Region	Population	Percent Change	As a Percent of Walworth County	Population	Percent Change	As a Percent of Walworth County
1960	1,573,620	26.8	52,368	25.9	3.3	805	--[c]	--	--	--	--
1970	1,756,086	11.6	63,444	21.2	3.6	839	4.2	1.3	1,630	--	2.6
1979	1,779,929	--	69,870[b]	--	3.9	1,143[b]	--	1.6	1,942[d]	--	2.8
1980	1,873,400	6.7	74,715	17.8	4.0	1,200	43.0	1.6	2,020	23.9	2.7
1990	2,043,900	9.1	86,556	15.8	4.2	1,600	33.3	1.8	2,410	19.3	2.8
2000	2,219,300	8.6	99,606	15.1	4.5	2,000	25.0	2.0	2,810	16.6	2.8

[a] Forecast for Darien sanitary sewer service area.

[b] Based on Wisconsin Department of Administration estimates.

[c] Subsequent to 1950, Village of Darien was incorporated from a part of the Town of Darien.

[d] Based upon the 1979 Village of Darien population estimate of 1,143 plus 245 existing housing units with an average household size of 3.26 persons in the balance of the study area equals 1,942.

Source: SEWRPC.

percent per year, whereas after 1960, as shown in Table 3, the rate of increase dropped to an average of less than 1 percent per year. This modest average annual increase is expected to continue to the year 2000. Table 3 also indicates a somewhat higher rate of population growth in Walworth County and the study area than in the Region as a whole with a significantly higher rate of population growth for the Village of Darien.

It should be noted here that the forecast population growth for the Village of Darien is based upon the recommendation contained in the adopted regional land use plan that all new urban development within the Region be encouraged to occur within areas which now are, or which readily can be served by public sanitary sewer and water supply facilities. Residential development in rural areas is not expected to be served by such facilities and, therefore, should not be encouraged to occur, but if such development is to occur, it should be permitted only at densities which require lot sizes of five acres or more per dwelling unit. If these regional land use plan recommendations are followed, it is likely that the forecast of about 2,000 persons for the Village of Darien and a total 2,810 population for the Village of Darien study area by the year 2000 can be reached.

The actual and forecast population distribution by age group for the Village of Darien, the Village of Darien study area, and the Village of Darien study area excluding the Village of Darien is shown in Table 4 for the years 1970 to 2000. The table indicates distinct differences in population based upon age groups. The school age--5 through 17--population for the total study area is expected to increase by 103 persons over the 1970 figure of 468 persons, representing an increase of about 22 percent. Also, those persons 65 years of age and over are to increase from the 1970 figure of 227 persons to 447 persons by the year 2000, representing an increase of about 97 percent. These figures suggest that in terms of community services and facilities, the Village of Darien study area will have to continue to meet the needs of a relatively stable school age population while also meeting the needs of a steadily increasing elderly population.

Table 5 compares historic and forecast household sizes in Walworth County and the Village of Darien study area from 1960 to the year 2000. This table indicates that in 1970, the average household size in the Village was 3.12 persons, compared to 3.29 in the study area and 3.16 in the County. The table indicates that the average household size in the study area and the County may be expected to decline, while the household size in the Village of Darien may be expected to increase to 3.60 by 1980, and then decline to 3.20 by the year 2000. Changes in average household size have particularly important implications for housing and residential land use planning since average household size is a basic factor used to convert population forecasts to the number of dwelling units needed over the planning period. Based upon the population and household size forecasts for the Village of Darien, an additional 311 housing units will be needed by the year 2000 to serve the forecast village population of 2,000 persons.

The housing and population characteristics for the Village of Darien, as summarized in Table 6, indicate a lesser growth in housing units than in population in the Village for the period 1960 to 1979. Consequently, the average number of persons per housing unit increased from 2.90 persons in 1960 to 3.64 persons in 1979. This phenomenon is contrary to recent regional, state, and national trends, all of which have evidenced significant reduction in household size.

Table 7 provides a summary of the building permits issued in the Village of Darien from 1970 to 1979. The bulk of the building permits issued during this period were

Table 4

ACTUAL AND FORECAST POPULATION DISTRIBUTION BY AGE GROUP IN THE VILLAGE OF DARIEN STUDY AREA: 1970-2000

Age Group	1970 Census Population				Forecast Population											
					1980				1990				2000			
	Village	Area Excluding Village	Total Study Area	Percent of Total	Village	Area Excluding Village	Total Study Area	Percent of Total	Village	Area Excluding Village	Total Study Area	Percent of Total	Village	Area Excluding Village	Total Study Area	Percent of Total
Under 5.....	66	62	128	7.9	92	63	155	7.7	120	61	181	7.5	144	58	202	7.2
5.....	24	23	47	2.9	32	22	54	2.7	40	20	60	2.5	44	18	62	2.2
6-9.....	72	63	135	8.3	87	56	143	7.1	103	49	152	6.3	118	42	160	5.7
10.....	19	22	41	2.5	26	22	48	2.4	34	24	58	2.4	42	23	65	2.3
11.....	19	18	37	2.3	25	17	42	2.1	29	15	44	1.8	30	12	42	1.5
12-13.....	31	29	60	3.7	40	27	67	3.3	46	23	69	2.9	50	20	70	2.5
14.....	22	21	43	2.6	28	19	47	2.3	32	16	48	2.0	34	14	48	1.7
15-17.....	54	51	105	6.4	68	47	115	5.7	80	41	121	5.0	88	36	124	4.4
18.....	12	11	23	1.4	14	10	24	1.2	16	8	24	1.0	18	7	25	0.9
19-64.....	403	381	784	48.1	608	415	1,023	50.9	850	430	1,280	53.4	1,114	451	1,565	55.7
65 and Over.....	117	110	227	13.9	174	119	293	14.6	243	123	366	15.2	318	129	447	15.9
Total	839	791	1,630	100.0	1,194	817	2,011	100.0	1,593	810	2,403	100.0	2,000	810	2,810	100.0

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

Table 5

COMPARISON OF HISTORIC AND FORECAST POPULATION PER OCCUPIED HOUSING UNIT IN WALWORTH COUNTY AND THE VILLAGE OF DARIEN STUDY AREA: 1960-2000

Year	Walworth County	Village of Darien Study Area [a]	Village of Darien
1960	3.28	3.29	2.90 [b]
1970	3.16	3.29	3.12 [b]
1980	3.13	3.25	3.60 [c]
1990	3.10	3.21	3.40 [d]
2000	3.08	3.18	3.20 [d]

[a] The figures used for the Village of Darien study area are derived from data for SEWRPC Planning Analysis Area (PAA) 60, including the Town of Darien, Town of Sharon, Village of Darien, Village of Sharon, City of Delavan, and portions of the Town of Delavan.

[b] U.S. Bureau of the Census.

[c] Wisconsin Department of Administration 1979 population estimate and SEWRPC 1979 land use inventory for the Village of Darien.

[d] Ratio of study area family size as it relates to PAA #60.

Source: SEWRPC.

Table 6

POPULATION CHARACTERISTICS OF THE VILLAGE OF DARIEN: 1960-1979

Characteristics	Year			1960-1979	
	1960	1970	1979	Change	Percent
Total Population	805	839	1,143[a]	338	42.0
Total Housing Units	278	269	314[b]	36	12.9
Persons per Occupied Housing Unit	2.90	3.12	3.64[c]	0.74	25.5
Owner Occupied Housing Units	180	185	N/A	N/A	N/A
Renter Occupied Housing Units	68	65	N/A	N/A	N/A
Vacant Housing Units	30	19	N/A	N/A	N/A

NOTE: N/A = Not available.

[a] *Wisconsin Department of Administration estimate.*

[b] *Based upon SEWRPC 1979 land use inventory of the Village of Darien.*

[c] *Persons per housing unit.*

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

Table 7

RESIDENTIAL BUILDING PERMITS ISSUED IN THE VILLAGE OF DARIEN: 1970-1979

Year	Type and Number of Dwelling Units Authorized by Building Permits			
	Single-Family	Two-Family	Multi-Family	Total
1970	6	--	--	6
1971	2	--	--	2
1972	12	--	5	17
1973	10	--	--	10
1974	26	--	--	26
1975	17	--	--	17
1976	8	--	--	8
1977	10	--	--	10
1978	4	--	--	4
1979	1	--	16	17
Total	96	--	21	117

Source: U.S. Bureau of the Census and the Village of Darien.

for single-family home construction. The table shows 1974 as the peak year of building activity in the Village of Darien during the period 1970 to 1979.

ECONOMY

The 1970 median family income in the Village of Darien, as indicated in Table 8, was $7,100. That is, 50 percent of the families in the Village had a yearly family income over $7,100 and 50 percent of the families had an income under $7,100. According to federal guidelines, low- and moderate-income families are defined as families having an income less tha 80 percent of the median family income of the area--with certain adjustments for family size. Based upon the data shown in Table 8, in 1970 the number of low-income families in the Village was 87, or approximately 39 percent of the total. These families had a yearly income of $5,680 or less. Very low-income families are defined as those with a yearly income which is less than 50 percent of the median family income, or less than $3,550 for the Village of Darien in 1970. Based upon the information in Table 8, 39 families, or 17.5 percent of the families in the Village, were very low-income families in 1970.

In 1970 approximately 344 persons, or 41 percent of the village population, were employed. Only 3 percent of the total labor force was unemployed in 1970. Table 9 shows the employed population 14 years old and over by occupation and sex in the Vil-

Table 8

FAMILY INCOME IN THE VILLAGE OF DARIEN: 1970

Income Range	Number of Families	Percent
Less than $ 1,000	3	1.35
$ 1,000 - $ 1,999	10	4.50
$ 2,000 - $ 2,999	20	9.02
$ 3,000 - $ 3,999	10	4.50
$ 4,000 - $ 4,999	26	11.71
$ 5,000 - $ 5,999	27	12.16
$ 6,000 - $ 6,999	14	6.31
$ 7,000 - $ 7,999	10	4.50
$ 8,000 - $ 8,999	20	9.02
$ 9,000 - $ 9,999	22	9.91
$10,000 - $11,999	40	18.02
$12,000 - $14,999	10	4.50
$15,000 - $24,999	10	4.50
$25,000 - $49,999	--	--
$50,000 or more	--	--
Total	222	100.00
Median	$7,100	--

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

lage of Darien in 1970. According to Table 9 and the Bureau of Census definitions, white collar workers including professional, technical and kindred workers, managers and administrators (except farm), sales workers, and clerical and kindred workers represented about 19 percent of the employed population. Blue collar workers including craftsmen and kindred workers, operatives (except transport), transport equipment operatives, and laborers (except farm) represented about 56 percent of the employed population. Service workers including private household workers represented about 13 per cent of the employed population. Farm-related occupations represented 7 percent of the employed population, and 5 percent did not report their occupations.

Table 10 shows the forecast employment within the Village of Darien and study area to the year 2000. The 1972 figures contained in Table 10 represent actual counts made by the Wisconsin Department of Industry, Labor and Human Relations of the filled positions located within the study area. Employment figures for the Village of Darien which appear in Table 10 are therefore somewhat different than those in Table 9, which were obtained by the U. S. Bureau of Census and represent the number of employed persons living in the Village of Darien in 1970. Some differences may be attributed to the small sample size used by the Bureau of the Census to determine occupation. Overall employment within the Village of Darien is expected to increase by approximately 162 percent--from 180 to 472 jobs--and within the total study area by 158 percent--from 219 to 565 jobs--over the period 1972 to 2000. Occupation types are broken down into five categories, each of which can be directly related to various types of land use--retail; service; industry; government; and transportation, communication, and utilities. Each of these forecasts can be used later in the planning process to help allocate land to various land use categories such as commercial, industrial, and governmental uses.

THE NATURAL RESOURCE BASE

The natural resources of an area are vital to its economic development and its ability to provide a pleasant and habitable environment for human life. Natural resources not only condition, but are also conditioned by growth and development. Therefore, meaningful planning efforts must recognize the existence of a limited natural resource base to which urban development must be properly adjusted if serious environmental and developmental problems are to be avoided. This is particularly true in the Village of Darien study area. Thus, a sound evaluation and analysis of the natural resource capabilities is particularly important to planning for the development of the area.

For the purposes of the village planning program, the principal elements of the natural resource base were defined as: 1) selected topographic and topographic-related features, including watershed and related watershed subbasin boundaries, surface water and wetland areas, and floodland areas; 2) soil characteristics; 3) woodland areas; and 4) wildlife habitat areas. Without a proper understanding and recognition of these elements and of the interrelationships which exist between them, human use and alteration of the natural environment proceeds at the risk of excessive costs in terms of both monetary expenditures and environmental degradation. The natural resource base is highly subject to grave misuse through improper land use and transportation facility development. Such misuse may lead to severe environmental problems which are difficult and costly to correct, and to the deterioration and destruction of the natural resource base itself. Intelligent selection of the most desirable land use plan from among the alternatives available therefore must be based in part upon a careful assessment of the effects of each plan upon the supporting natural resource base.

Table 9

EMPLOYED POPULATION, 14 YEARS OLD AND OVER, BY OCCUPATION AND SEX IN THE VILLAGE OF DARIEN: 1970

Occupation	Male		Female		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Professional, Technical, and Kindred Workers	--	--	17	11.41	17	4.94
Managers, Administrators Except Farm	11	5.64	--	--	11	3.20
Sales Workers	10	5.13	--	--	10	2.91
Clerical and Kindred Workers	6	3.08	20	13.42	26	7.56
Craftsmen, Foremen, and Kindred Workers	63	32.31	--	--	63	18.31
Operatives, except Transportation	36	18.46	74	49.66	110	31.97
Transport Equipment Operatives	10	5.13	--	--	10	2.91
Labor, except Farm	10	5.13	--	--	10	2.91
Farmers and Farm Managers	--	--	--	--	--	--
Farm Laborers and Foremen	19	9.74	5	3.36	24	6.98
Service Workers, Except Private Household	11	5.64	33	22.15	44	12.79
Private Household Workers	--	--	--	--	--	--
Occupation not Reported	19	9.74	--	--	19	5.52
Total	195	100.00	149	100.00	344	100.00

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

Table 10

ESTIMATED 1972 AND FORECAST EMPLOYMENT BY OCCUPATION TYPE IN THE VILLAGE OF DARIEN STUDY AREA FOR 1980, 1990, AND 2000

Area and Year	Occupation Type					Total
	Retail	Service	Industry	Government	Transportation, Communication, and Utilities	
Village of Darien						
1972	53	73	9	45	--	180
1980	59	83	66	55	--	263
1990	66	96	137	68	--	367
2000	73	109	209	81	--	472
Study Area Excluding Village						
1972	4	4	25	--	6	39
1980	7	9	25	7	7	55
1990	3	16	25	15	8	67
2000	13	23	25	23	9	93
Total Village of Darien Study Area						
1972	57	77	34	45	6	219
1980	66	92	91	62	7	318
1990	69	112	162	83	8	434
2000	86	132	234	104	9	565

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

Soils

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. In any planning effort, therefore, a need exists to examine not only how land and soils are presently used but also how they can best be used and managed. This requires an areawide soil suitability study which maps the geographic locations of various kinds of soils; identifies their physical, chemical, and biological properties; and interprets these properties for land use and public facilities planning. The resulting comprehensive knowledge of the character and suitability of the soils is extremely valuable in every phase of the planning process. The soils information presented herein constitutes a particularly important consideration in the preparation of the land use plan, as it is essential for the analysis of existing land use patterns, alternative plan synthesis and evaluation, and plan selection. The soil assessments are used in conjunction with the other data presented for the development and selection of a desirable spatial distribution pattern for residential, commercial, industrial, agricultural, and recreational land use development, and for various facility locations.

Map 3 shows the areas of the Village of Darien study area covered by soils possessing three selected characteristics. These characteristics are identified as: 1) fluctuating or high water table or subject to ponding, overwash, or runoff hazard; 2) subject to flooding or overflow; and 3) slopes of 12 percent or greater.

Soils which have a fluctuating or high water table or which are subject to ponding, overwash, or runoff hazard are most prevalent in the southwest quarter of the study area. Those soils which are subject to flooding or overflow are also most prevalent in the southwest quarter of the study area and are located primarily along streams. Areas in which soils have slopes of 12 percent or greater are located primarily in the northeast portion of the study area.

As shown on Map 4, 3,113 acres, or about 24 percent of the study area, are covered by soils having severe or very severe limitations for residential development utilizing conventional onsite soil absorption sewage disposal systems (septic tanks) on lots one acre or more in size. Characteristically, these soils have slow permeability rates, a high or fluctuating water table, and a high shrink-swell ratio. They may also be located on steep slopes, and may be subject to periodic flooding or surface ponding in low areas. All of these characteristics are detrimental to development for urban use and particularly to residential use utilizing septic tanks for sewage disposal. "Severe" limitations are indicative of soil problems which are difficult to overcome and require careful planning and above average design and management. "Very severe" soil limitations are defined as soils with problems which are very difficult to overcome, costs are generally prohibitive, and major soil reclamation work is generally required. Soils with very severe limitations for this use are most abundant in the southwest quarter of the study area and soils with severe limitations are scattered throughout the study area.

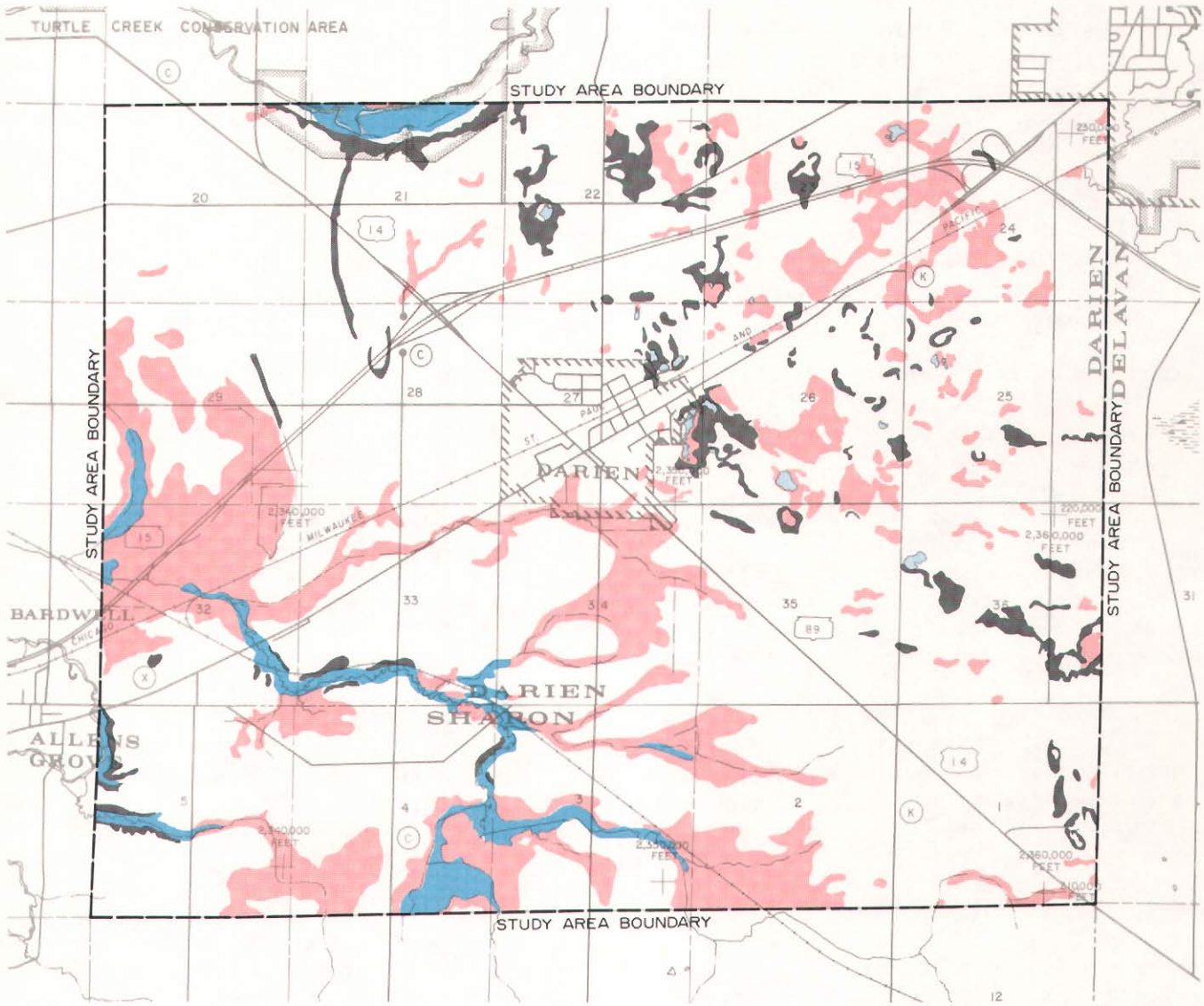
Map 5 shows the areas covered by soils poorly suited for residential development with public sanitary sewer service. About 2,147 acres, or about 17 percent of the total study area is covered by soils which have severe and very severe limitations for such development. These soils are located primarily in the southwest portion of the study area with scattered small areas of such soils located in other parts of the study area.

Surface Drainage and Lowland Features

The principal topographic, surface drainage, wetland areas, and watershed features are shown on Map 6. The Village of Darien study area is located entirely within the

Map 3

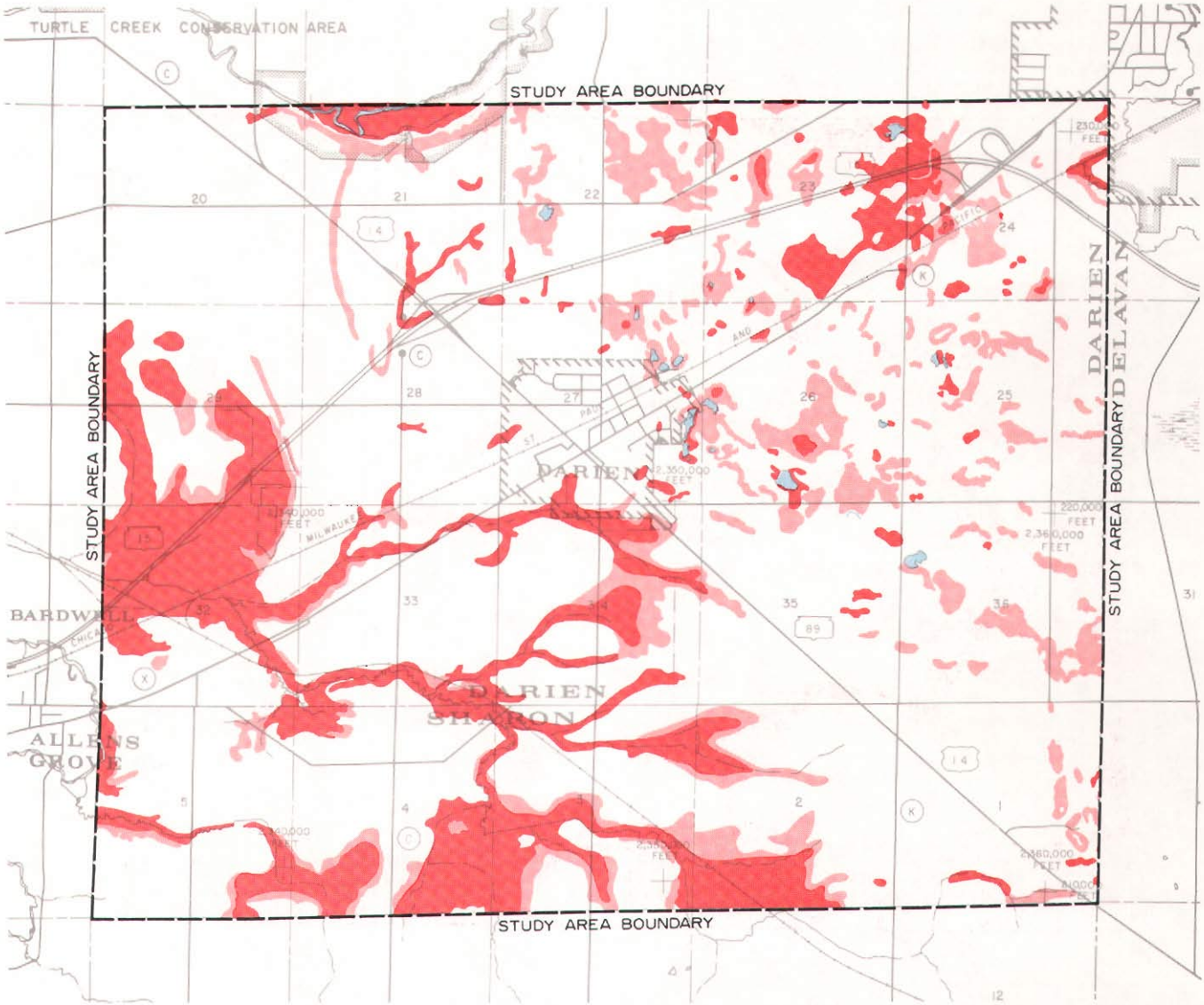
SELECTED PHYSICAL CHARACTERISTICS OF SOILS IN THE VILLAGE OF DARIEN STUDY AREA



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

Map 4

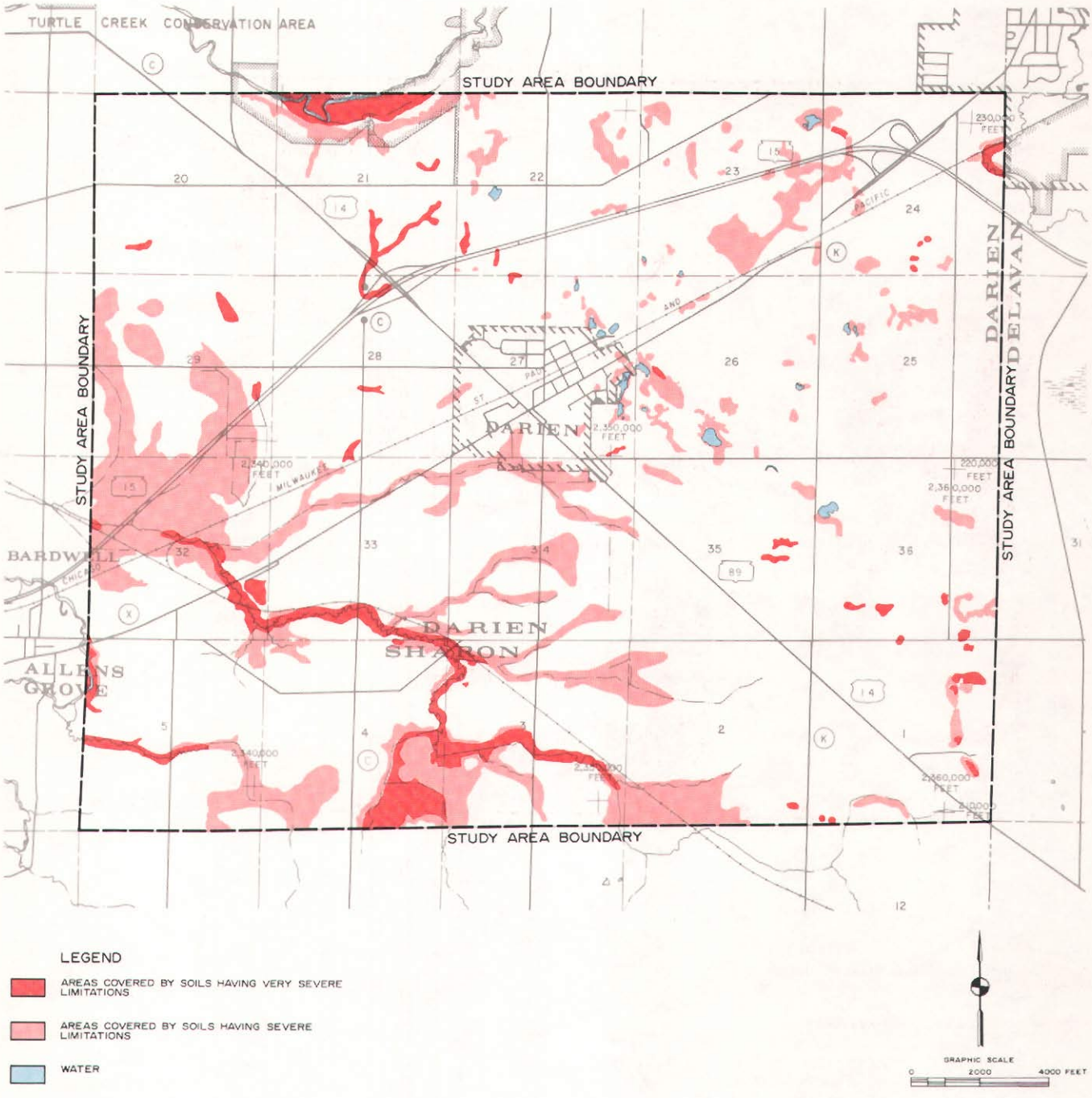
SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS ONE ACRE OR MORE IN SIZE NOT SERVED BY PUBLIC SANITARY SEWERAGE SYSTEMS IN THE VILLAGE OF DARIEN STUDY AREA



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

Map 5

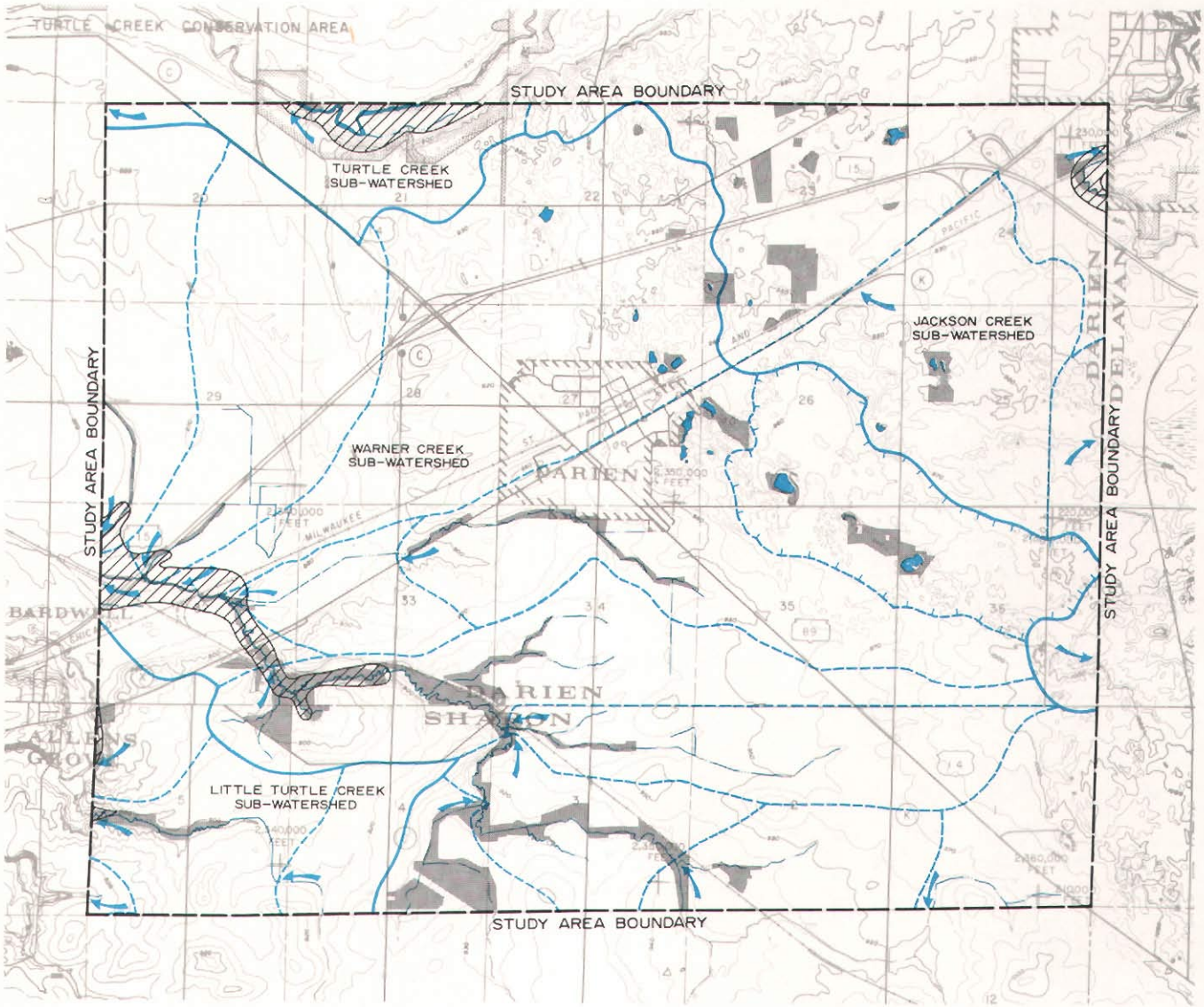
SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS SERVED BY PUBLIC SANITARY SEWERAGE FACILITIES IN THE VILLAGE OF DARIEN STUDY AREA



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

Map 6

TOPOGRAPHY, SURFACE DRAINAGE, WETLAND AREAS, FLOODLANDS, AND WATERSHED FEATURES IN THE VILLAGE OF DARIEN STUDY AREA



LEGEND

CONTOUR INTERVAL -- 10 FEET

- SUBWATERSHED BOUNDARY
- SUBBASIN BOUNDARY
- PERENNIAL STREAM OR WATERCOURSE
- INTERMITTENT STREAM OR WATERCOURSE
- AREA OF INTERNAL DRAINAGE
- DIRECTION OF FLOW
- 100-YEAR FLOODPLAIN AS DELINEATED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION DETERMINED BY APPROXIMATE METHODS
- WETLANDS
- WATER

GRAPHIC SCALE
0 2000 4000 FEET

Source: SEWRPC.

Rock River watershed. A watershed is a geographic area of overland drainage contributing surface runoff to the flow of a particular stream or watercourse at a given point. The study area is located in four subwatersheds of the Rock River watershed: the Turtle Creek subwatershed, the Jackson Creek subwatershed, the Warner Creek subwatershed, and the Little Turtle Creek subwatershed. No watershed plans have been prepared to date for any of these subwatersheds.

Wetlands: Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and with a duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas. Precipitation provides water to wetlands falling as either rain or snow, and becomes surface water runoff or percolates through the soil to become groundwater seepage. Wetlands may receive mostly surface water (direct precipitation, overland flow, or lake and flood waters) or mostly groundwater (precipitation that infiltrates and moves through the ground). Surface water input is usually of short duration, whereas groundwater inflow is usually continuous. Where the wetland sits in the landscape affects the type of water it receives. Wetlands can occur in depressions or on slopes.

Wetlands located in the study area are identified on Map 6. Wetlands have an important set of natural functions which make them particularly valuable resources. These functions can be summarized as follows:

1. Wetlands enhance water quality. Aquatic plants change inorganic nutrients such as phosphorus and nitrogen into organic material, storing it in their leaves or in the peat which is composed of their remains. The stems, leaves, and roots of these plants also slow the flow of water through a wetland allowing suspended solids and related water pollutants to settle out. Thus, the destruction of wetlands may be expected to adversely affect the quality of surface waters in the area.

2. Wetlands also influence the quantity of water runoff, acting to store water during periods of flood flows and to release such waters during periods of dryer weather. Wetlands thus help to stabilize stream flows. One acre of marsh covered to a depth of 11 inches is capable of storing 300,000 gallons of water and therefore helps protect the area against flooding and drought.

3. Wetlands provide essential breeding, nesting, resting, and feeding grounds and predator-escape cover for many forms of wildlife, and thus contribute to the overall ecological health and quality of the environment of the study area, as well as providing recreational, research, and educational opportunities and adding to the aesthetic quality of the community.

4. Wetlands may serve as groundwater recharge and discharge areas.

Recognizing the many environmental attributes of wetlands areas, continued efforts should be made to protect this resource by discouraging costly--both in monetary and environmental terms--wetland draining, filling, and urbanization.

Floodlands: The floodland areas within the study area are also identified on Map 6. 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 stream channel. Rivers and streams occupy their channels most of the time. However, during even minor flood events, stream discharges increase so markedly that the channel is not able to convey all the flow. As a result, higher water levels occur and the river or stream spreads laterally over the floodlands. The periodic flow of a river onto its floodlands is

a normal phenomenon and, in the absence of major, costly structural flood control works, will occur regardless of whether or not urban development exists on the floodlands. For planning and regulatory purposes, floodlands are normally defined as those 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. The 100-year recurrence interval floodland contains within its boundaries the areas inundated by floods of less severe but more frequent occurrence such as the 50-, 25-, 10-, and 5-year recurrence interval events. Floodland areas are generally not well suited to urban development because of flood hazards, high water tables, and inadequate soils. These floodland areas are, however, generally prime locations for needed park and open space areas.

As stated earlier, the Village of Darien study area lies within the Rock River watershed for which a watershed plan has not been prepared. To date, flood hazard area boundaries in this watershed have been delineated by the U. S. Department of Housing and Urban Development, Federal Insurance Administration (now the Federal Emergency Management Agency). Floodland areas have been identified along Turtle Creek in the northern-most portion of the study area and along Little Turtle Creek in the western portion of the study area.

In recent years, concern has been mounting over the potential effects of changing land use patterns on flood flows and flood hazards in rapidly urbanizing areas of the Region. Methods for abating flood damages in flood prone areas are being structured into regulatory ordinances. Foremost in importance among the available methods are floodland zoning regulations based on definitive flood hazard data.

Slopes

Map 7 provides a slope analysis of the study area. This analysis serves to identify areas within the study area which have slopes from between 0 to 6 percent, 7 to 11 percent, 12 to 19 percent, and 20 percent or greater. Slopes of less than 12 percent, provided other development characteristics are favorable, generally lend themselves to urban development. Slopes of 12 percent and greater present major difficulties to development and generally require intensive earth movement and grading in order to prepare the lands for development--a practice which destroys the natural resource base of the area. Slopes exceeding 12 percent are found predominantly in the northeast portion of the study area as indicated on Map 7.

Scenic Vistas

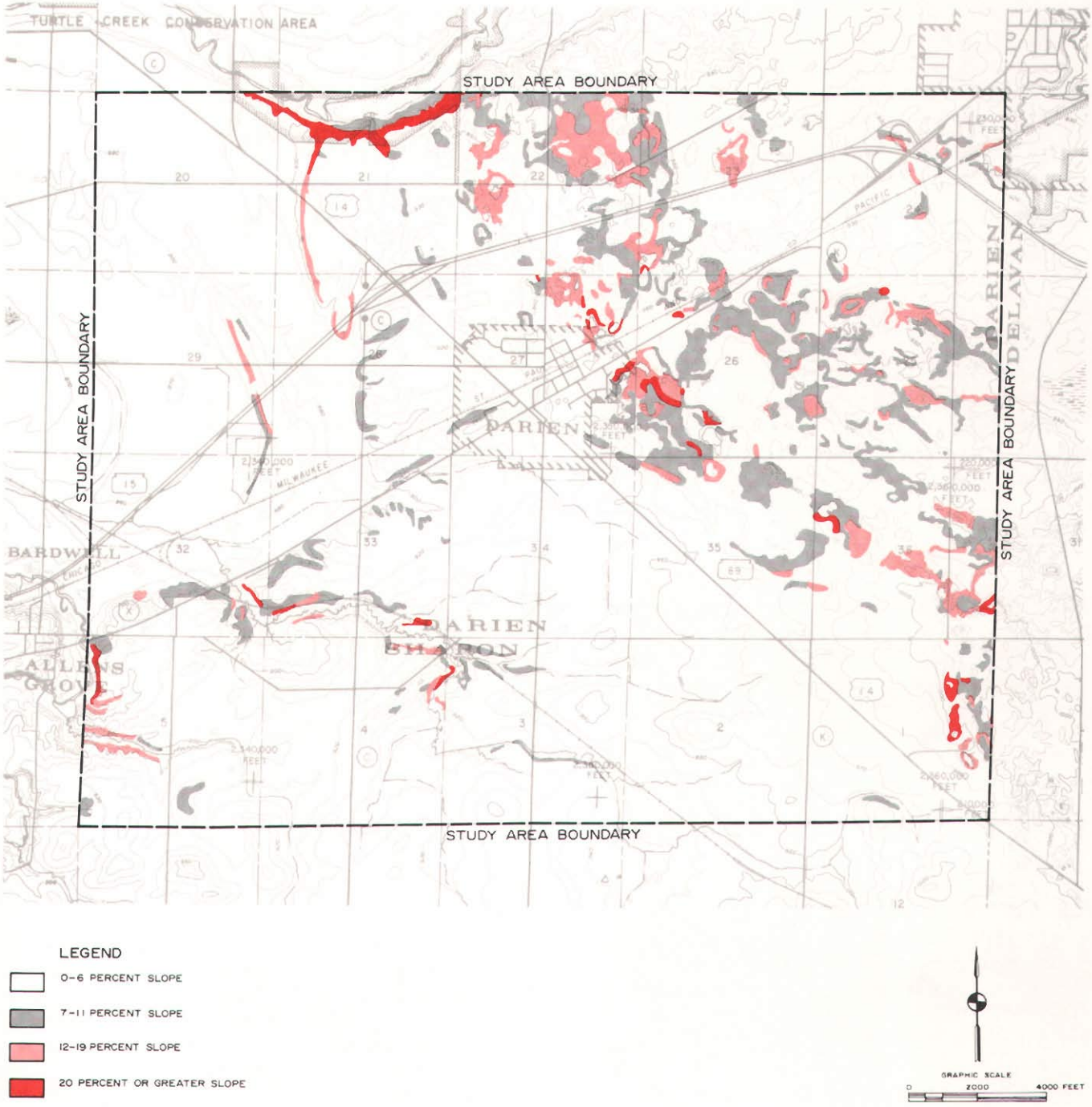
Scenic vistas are generally areas that provide a panoramic or picturesque view, comprised of a variety of natural resource features. There are two important components of a scenic vista--the picturesque view itself, which usually consists of a diversity of natural features, and the vantage point or viewpoint from which to observe the diversity of natural features. In identifying such viewpoints, it is was determined that three basic criteria should be met: 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 viewpoint should permit an unobstructed observation area from which the variety of natural features can be seen. However, no scenic vistas, as defined herein, were found in the study area.

Wildlife and Woodland Areas

Wildlife Habitat: The existing wildlife habitat areas in the study area are shown on Map 8. The wildlife habitat areas were inventoried by the Regional Planning Commission as part of its 1963 and 1970 land use and cover inventories. Map 8 shows the types of wildlife species associated with each habitat area outlined in the study

Map 7

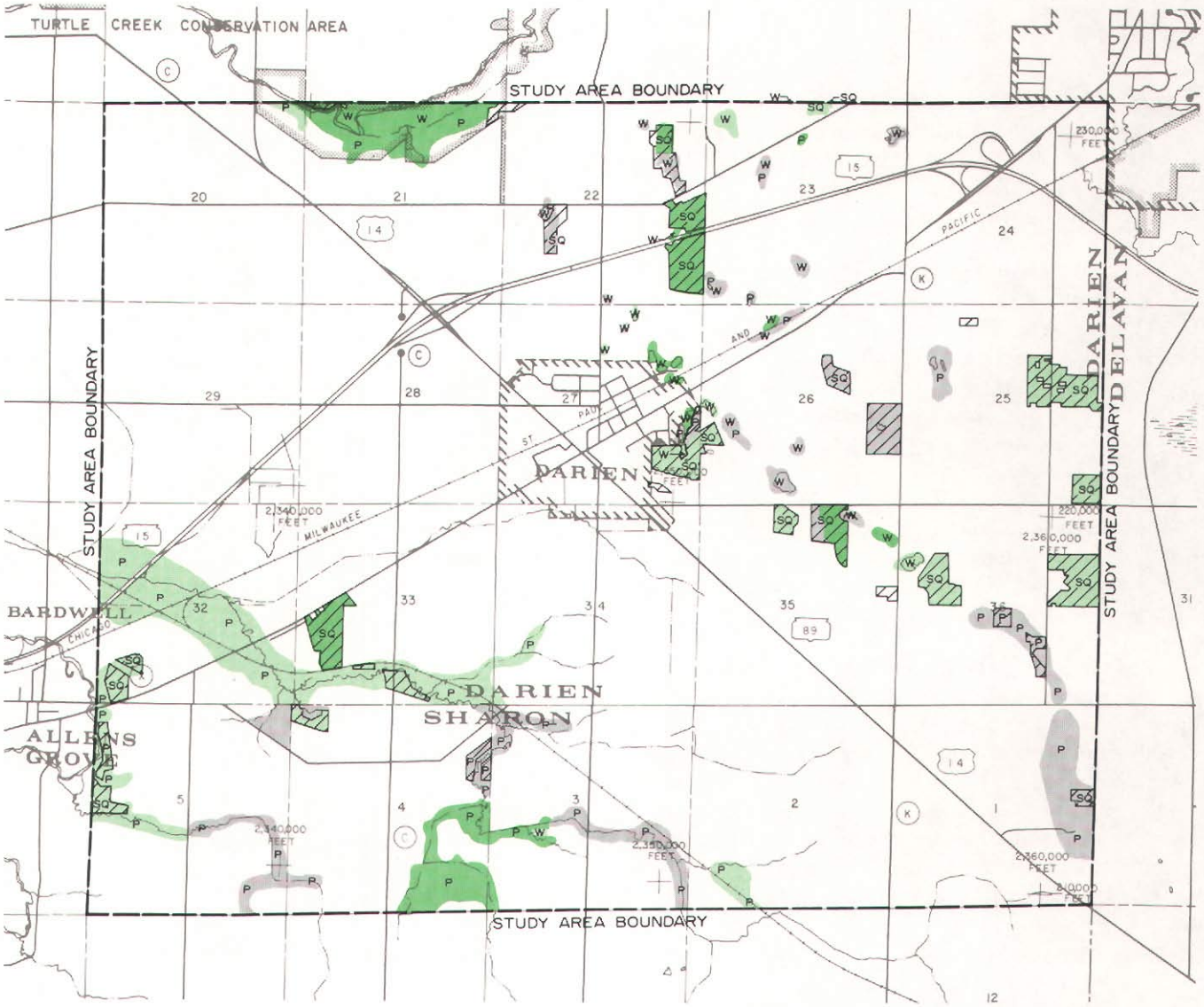
SLOPE ANALYSIS FOR THE VILLAGE OF DARIEN STUDY AREA



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

Map 8

WOODLAND AND WILDLIFE HABITAT AREAS IN THE VILLAGE OF DARIEN STUDY AREA



LEGEND

- WOODLANDS
- HIGH-VALUE WILDLIFE HABITAT AREA
- MEDIUM-VALUE WILDLIFE HABITAT AREA
- LOW-VALUE WILDLIFE HABITAT AREA

TYPE OF WILDLIFE

- P PHEASANT
- W WATERFOWL
- SQ SQUIRREL

GRAPHIC SCALE
0 2000 4000 FEET

Source: SEWRPC.

area and also the respective value of each wildlife area in terms of three classifications. These classifications are based upon an appraisal of an area's overall value as habitat and potential for recreation use. The principal criteria used in determining the three classifications were size and quality of the habitat area, location of the habitat area, and the number and kind of species within each area. Wildlife habitats are defined here as those areas which fulfill wildlife needs for food, cover, water, and space. The wildlife habitat areas were rated as having either high, medium, or low values.

A high-value wildlife habitat area is defined as an area which has a large diversity of species and in which the requirements of the major species which inhabits the area are fully met; that the vegetation provides for nesting, travel routes, concealment, and modification of weather impact; and that the area has undergone little or no disturbance and is located in proximity to other wildlife habitat areas.

A medium-value wildlife habitat is defined as an area possessing all of the features of a high-value habitat but at a lower level of quality. The species diversity may not be as high as in the high-value areas. The structure and composition of the vegetation may not adequately provide for nesting, travel routes, concealment, or modification of weather impact. The area may have undergone disturbances or may not be located in proximity to other wildlife habitat areas. Deficiencies in any one or more of these factors may contribute to the area's classification as a medium-value wildlife habitat area.

A low-value wildlife habitat area is defined as an area of a supplemental or remnant nature which is usually disturbed but which may provide the only available range in the area, may supplement areas of a higher quality, or may provide corridors linking higher value wildlife habitat areas.

Wildlife habitat areas designated as having high and medium values are most prevalent in the southwestern and northern portion of the study area and include areas for such species as pheasant, squirrel, muskrat, and waterfowl. Low-value wildlife habitat areas are found in the southwestern portion of the study area as well as in scattered locations in the eastern portion of the study area.

The preservation of the wildlife habitat areas which exist in the study area is important to the overall quality of life in the area. The existence of a variety of wildlife species in a study area is indicative of ecosystem stability.

Woodlands: Woodlands have value beyond the monetary return for their forest products. Under good management woodlands can serve a variety of uses with major benefits. The quality of life within an area is greatly influenced by the overall quality of the environment, as measured in terms of clean air, clean water, scenic beauty, and diversity. In addition to contributing to clean air and water, the maintenance of woodlands within the area can contribute to the maintenance of a diversity of plant and animal life in association with human life. The existing woodlands of the study area, which required a century or more to develop, can be destroyed through mismanagement within a comparatively short time. The deforestation of hillsides contributes to the siltation of lakes and streams and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values: scenic, wildlife habitat, open space, educational, recreational, and air and water quality protection.

Primarily located on ridges and slopes, along lakes and streams, and in wetlands, woodlands provide an attractive natural resource of immeasurable value. Not only do woodlands accentuate the beauty of streams and glacial land forms of the area, but they are also essential to the maintenance of the overall environmental quality of the area.

Inventories of woodlands in the Village of Darien study area were conducted by the Regional Planning Commission as part of its 1963 and 1970 land use and cover inventories. Woodlands, as shown on Map 8, are scattered throughout the study area but significant concentrations are found in the northeast portion of the study area. The lack of major concentrations of woodland areas in the remaining portions of the study area may be attributed to the historic intensive agricultural development in this area.

OTHER RESOURCE-RELATED ELEMENTS

In addition to the basic elements of the underlying and sustaining natural resource base, existing and potential sites having scenic, scientific, historic, and recreational value should be considered in any comprehensive land use planning effort. Although these elements are not strictly a part of the natural resource base, they are so closely linked to the underlying resources that it is considered desirable to consider them along with that base. Map 9 presents the location and extent of these additional elements within the village study area in graphic form.

Parks and Open Space

As indicated on Map 9 and Table 11, there are six recreation and related open space areas in the study area totaling 223 acres. All are in public ownership. The publicly owned Turtle Creek Wildlife Area, the STH 14 Wayside, and Darien County Park lie outside of the Village of Darien corporate limits.

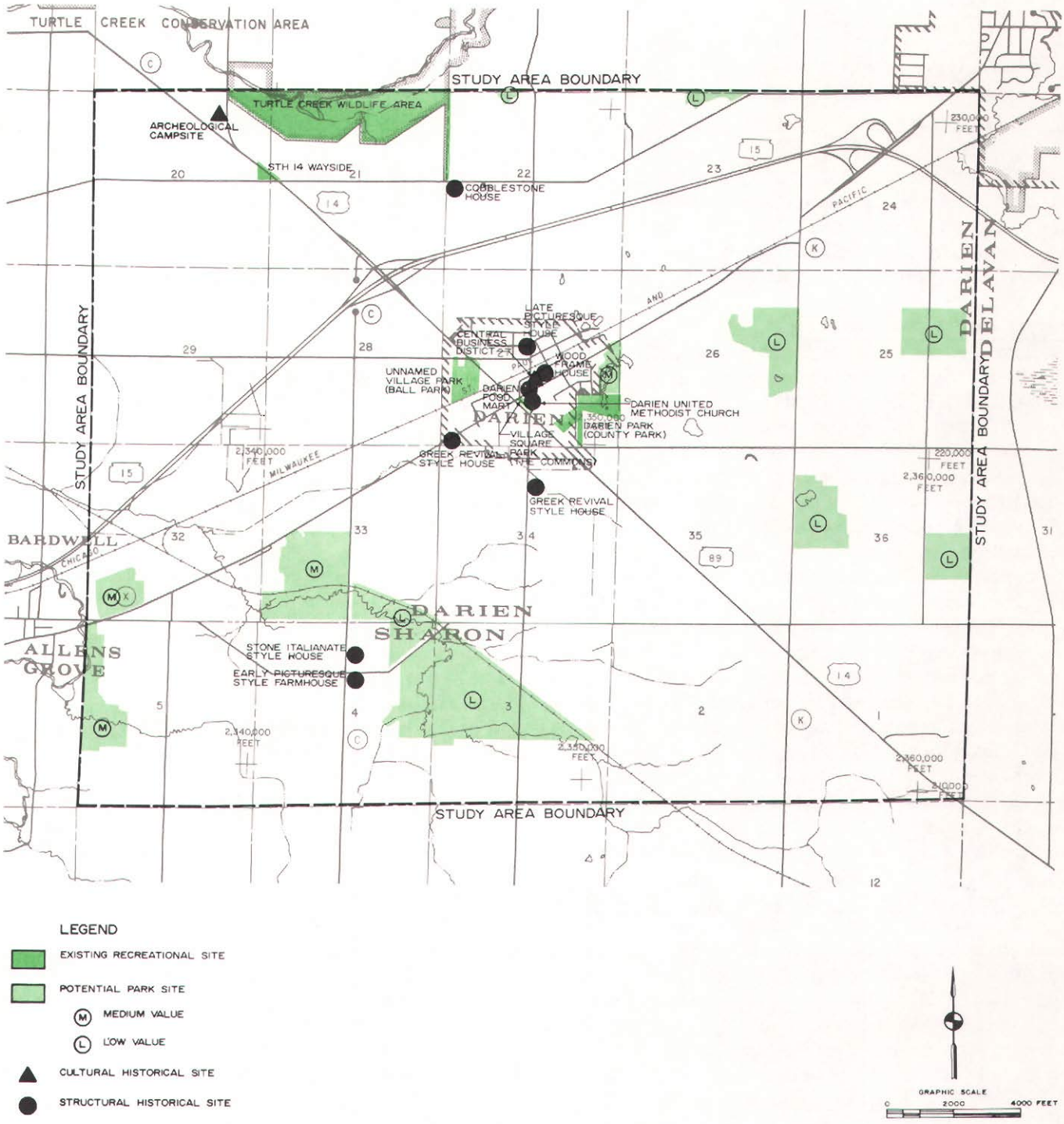
The potential park sites shown on Map 9 are those identified in the Regional Planning Commission potential park site inventory originally conducted in 1964 and updated in 1975. The procedures utilized in the potential park sites inventory have been described in detail in SEWRPC Technical Report No. 1, Potential Parks and Related Open Spaces. Twelve sites, encompassing approximately 837 acres, or about 6.5 percent of the total study area, have been identified in the inventories, as shown on Map 9. However, none of these 12 sites are rated as having a high value and only four sites, encompassing 258 acres, or about 2 percent of the total study area, are rated as having a medium value. The balance of the potential park sites are rated as having a low value. Sites rated as medium value possess certain development limitations, but such sites may take on added value as the need for park and open space within the study area develops. Sites rated as low value possess major development limitations and, therefore, have relatively poor potential for development as park sites without major modification. The potential park and open space sites are identified on Map 9 to aid in the protection of such sites from inadvertant destruction as the result of urban land use or highway facility development.

Historical, Cultural, and Archeological Sites and Structures

Map 9 also shows those sites and structures which have a historical, cultural, and/or archeological character. The caption in Figure 3 gives a brief history of the site which now is Darien's Village Square Park. No formal historical survey has been undertaken in the Village of Darien study area. However, based upon a windshield architectural survey, the following structures and areas having some historical value have been identified within the Village of Darien: a frame house with decorative woodwork at 25 First Street, shown in Figure 4, Darien United Methodist Church at 15 Park Street, Darien Food Mart at 2 Wisconsin Street, a late picturesque house with a two-story veranda at 226 Wisconsin Street, and the central business district along Wisconsin Street. Within the Town of Darien portion of the study area, the following structures or areas have been similarly identified: a cobblestone house in the southwest one-quarter of Section 22 on the south side of Creek Road 0.5 mile west of the old STH 89, a frame Greek Revival house located in the southwest one-quarter of Section 27 along the south side of old STH 15 approximately 100 feet west of the Darien

Map 9

RECREATIONAL, CULTURAL, STRUCTURAL, AND HISTORICAL SITES IN THE VILLAGE OF DARIEN STUDY AREA



Source: State Historical Society of Wisconsin and SEWRPC.

Table 11

EXISTING OUTDOOR RECREATION SITES IN THE VILLAGE OF DARIEN STUDY AREA: 1979

Name of Site	Ownership	Type	Acres	Type of Facilities
Turtle Creek Wildlife Area.....	Public	Natural area site-wetland	168[a]	--
STH 14 Wayside.....	Public	Special use site	2	--
Unnamed Village Park (Ball Park).....	Public	Community park	18	Baseball diamond
Village Square Park ("The Commons")....	Public	Urban open space	2	--
Darien Elementary School.....	Public	Neighborhood park	7[b]	Basketball goal, playfield, playground, softball diamond, and tennis courts
Darien County Park.....	Public	Community park	26	Picnic shelters, picnic tables, and hiking and nature trail

[a]The total area of the Turtle Creek Wildlife Area is 753 acres; however, only approximately 168 acres, or 22 percent of the total area, is within the Village of Darien study area.

[b]The total area of Darien Elementary School is nine acres, but only seven of the nine acres are used for recreation purposes.

Source: SEWRPC.

village limits, and another frame Greek Revival house located in the southeast one-quarter of the northeast one-quarter of Section 34 along the east side of Peters Road approximately 0.8 mile north of Shady's Road. In the Town of Sharon portion of the Village of Darien study area, two structures have been identified, the first is an early picturesque frame farmhouse located in the northeast one-quarter of Section 4 at the southeast corner of Townline Road at CTH C, and the second is a stone Italianate house located in the northeast one-quarter of Section 4 on the east side of CTH C approximately 0.7 mile south of STH 15. These structures and areas are also shown on Map 9.

Only one reported archeological site exists within the Village of Darien study area. This archeological site is an American Indian campsite located in the northeast one-quarter of Section 20, Town of Darien, south of Turtle Creek, north of CTH C, and west of STH 14. The archeological site is shown on Map 9.

ENVIRONMENTAL CORRIDOR DELINEATION

Environmental corridors are naturally occurring linear features in the landscape containing concentrations of natural, scenic, recreational, and historic resources. Preservation of the natural resource and natural resource related elements, especially where these elements are concentrated in identifiable geographic areas, is

Photo by Patrick J. Meehan.

Figure 3

VILLAGE SQUARE PARK IN DARIEN

John Bruce, Jr., an early founder of Darien, purchased all of Section 27 in the late 1830's. Bruce immediately set aside, in perpetuity, a strip of land consisting of three acres as a place for soldiers to drill. The land bordered on an Indian trail along which the first inhabitants passed with their furs and supplies. This area of land once called "The Commons" is now the site of Darien's Village Square Park.

Photo by Patrick J. Meehan.

Figure 4

HISTORIC HOUSE IN DARIEN

The wood frame house at 25 First Street in the Village of Darien is listed by the State Historical Society of Wisconsin as possibly having some historical significance.

essential to the maintenance of the overall environmental quality of the area, to the continued provision of certain amenities that provide a high quality of life for the resident population, and to the avoidance of excessive costs associated with the development, operation and maintenance of urban land uses in such corridors.

Eight resource elements of the natural resource base are considered essential to the maintenance of both the ecological balance as well as the overall quality of life in the area. These elements include: 1) lakes, rivers, streams, and the associated undeveloped shorelands and floodlands; 2) wetland areas; 3) wet, poorly drained, and organic soils; 4) woodlands; 5) prairie; 6) wildlife habitat areas; 7) rugged terrain and high relief topography having slopes exceeding 12 percent; and 8) significant

geological formations and physiographic features. Seven of the above-mentioned natural resources have been discussed earlier in this chapter. Prairies, however, have not been included in this study due to the absence of specific data concerning prairie areas which may exist in the study area.

As discussed earlier, there are certain other elements which, although not a part of the natural resource base per se, are closely related to or centered on that base. These elements include: 1) existing parks and outdoor recreation sites; 2) potential parks, outdoor recreation and related open space sites; 3) historic sites and structures; 4) natural and scientific areas; and 5) scenic areas and vistas or viewpoints. These elements appear on Map 9 for the study area. Scenic areas and vistas or viewpoints are defined as those areas with relief greater than 30 feet and a slope of 12 percent or greater having a ridge of at least 200 feet in length and a view of at least three natural resource features--including surface water, wetlands, woodlands, agricultural lands, or other significant geological features--within approximately one-half mile of the ridge.

Primary environmental corridors, secondary environmemental corridors, and other environmentally significant lands have been delineated in the study area based upon the location, extent of overlay, and size of the various natural feature elements and other resource-related items discussed and mapped earlier. To assist in the delineation, a point value was assigned to each element of the natural resource base as well as the other resource-related elements described earlier, as indicated in Table 12.

The delineation of primary environmental corridor, secondary environmental corridor, and other environmentally significant lands was then based upon the cumulative point values for areas of natural resource element overlap. In the process of delineating primary environmental corridor lands, secondary environmental corridor lands, and other environmentally significant lands, several overriding considerations were recognized to determine whether an area having natural resource base or related element values should be included within a primary environmental corridor, a secondary environmental corridor, or isolated environmentally significant lands. For areas with values of one point or more, the classifications are as shown on Table 13. Linking segments between separated areas with corridor values were identified to establish corridor continuity based upon the criteria set forth in Table 14. A typical delineation of primary environmental corridor, secondary environmental corridor, and other environmentally significant lands is shown graphically in Appendix A.

Primary environmental corridors must contain a minimum of 400 acres, must be at least two miles in length, and at least 200 feet in width. Secondary environmental corridors include a smaller variety of resource elements and must be contiguous to primary environmental corridor areas, must be at least 100 acres in area, and a minimum of one mile in length. Other environmentally significant lands must contain at least five acres and exhibit a variety of the natural resource elements discussed earlier.

It is important to point out that, because of the many interlocking and interacting relationships existing between living organisms and their environment, the destruction or deterioration of one 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 the natural filtration action and flood water storage areas of the interconnecting lake and stream systems. The resulting deterioration of surface water quality may, in turn, lead to deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover, which may have taken a century to

Table 12

POINT VALUE DESIGNATION FOR ELEMENTS OF PRIMARY ENVIRONMENTAL CORRIDOR, SECONDARY ENVIRONMENTAL CORRIDOR, AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS

Resource Base or Related Element	Point Value
Natural Resource Base	
Lake	
Major (50 Acres or More)	20
Minor (5-49 Acres)	20
Rivers or Streams (Perennial)	10
Shoreland	
Lake or Perennial River or Stream	10
Intermittent Stream	5
Floodland (100-Year Recurrence Interval)	3
Wetland	10
Wet, Poorly Drained, or Organic Soil	5
Woodland	10
Wildlife Habitat	
High-Value	10
Medium-Value	7
Low-Value	5
Steep Slope Land	
20 Percent or More	7
13-19 Percent	5
Prairie	10
Natural Resource Base Related	
Existing Park or Open Space Site	
Rural Open Space Site[a]	5
Other Park and Open Space Sites	2
Potential Park Site	
High-Value	3
Medium-Value	2
Low-Value	1
Historic Site	
Structure	1
Other Cultural	1
Archeological	2
Scenic Viewpoint and Vista	5
Scientific Area	
State Significance	15
County Significance	10
Local Significance	5

[a] *Includes publicly owned forests and wildlife management areas.*

Source: SEWRPC.

Table 13

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

Classification	Minimum Cumulative Point Value	Minimum Area (acres)	Minimum Length (miles)
Primary Environmental Corridor	10	400	2
Secondary Environmental Corridor[a]	5	100	1
Other Environmentally Significant Land	10	5	--

[a] *Secondary environmental corridor values may serve to connect primary corridor segments or be linked to primary environmental corridor segments, particularly when such secondary corridors are related to surface drainage (no minimum area or length requirements).*

Source: SEWRPC.

Table 14

REQUIREMENTS FOR LINKING SEPARATED AREAS WITH CORRIDOR VALUES

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

Source: SEWRPC.

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

As shown on Map 11, a total of approximately 777 acres of primary environmental corridor, constituting about 6 percent of the total study area, were identified in the analysis. These primary environmental corridors should be preserved in essentially natural, open uses. In addition, 439 acres, constituting about 3 percent of the study area, were identified as secondary environmental corridor and as other environmentally significant lands. These areas should be considered for preservation as urban development proceeds in the area, if they are found to have value as local park sites, greenways, and floodwater retention areas and drainageways.

AGRICULTURAL SOILS AND PRIME AGRICULTURAL LAND DELINEATION

Map 10 shows the agricultural capability of soils in the Village of Darien study area. The U. S. Department of Agriculture, Soil Conservation Service at Madison, has defined four types of farmland which are based upon soil factors and are designated as national prime farmland, unique farmland, farmland of statewide significance, and farmland of local importance. The soils designated as national prime farmland are the most abundant of the three agricultural soils types. These soils are found throughout the study area. Soils designated as unique farmland are scattered throughout the study area as are soils which represent farmland of statewide significance.

Prime farmland is defined as land best suited for producing food, feed, forage, fiber, and oilseed crops, and which also is available for these uses; the existing land use could be cropland, pastureland, rangeland, forest land, or other land uses but not urban land or water. Prime farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when properly treated and managed.

Unique farmland is defined as land other than prime farmland that is used for the production of specific high-value food and fiber crops. Unique farmland has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when properly treated and managed.

Farmland of statewide significance is defined as land in addition to prime and unique farmlands that is of statewide importance for the production of food, feed, fiber, forage, and oilseed crops. These classifications of farmlands are based upon policies set forth by the U.S. Department of Agriculture on the protection and preservation of prime farmland.[2]

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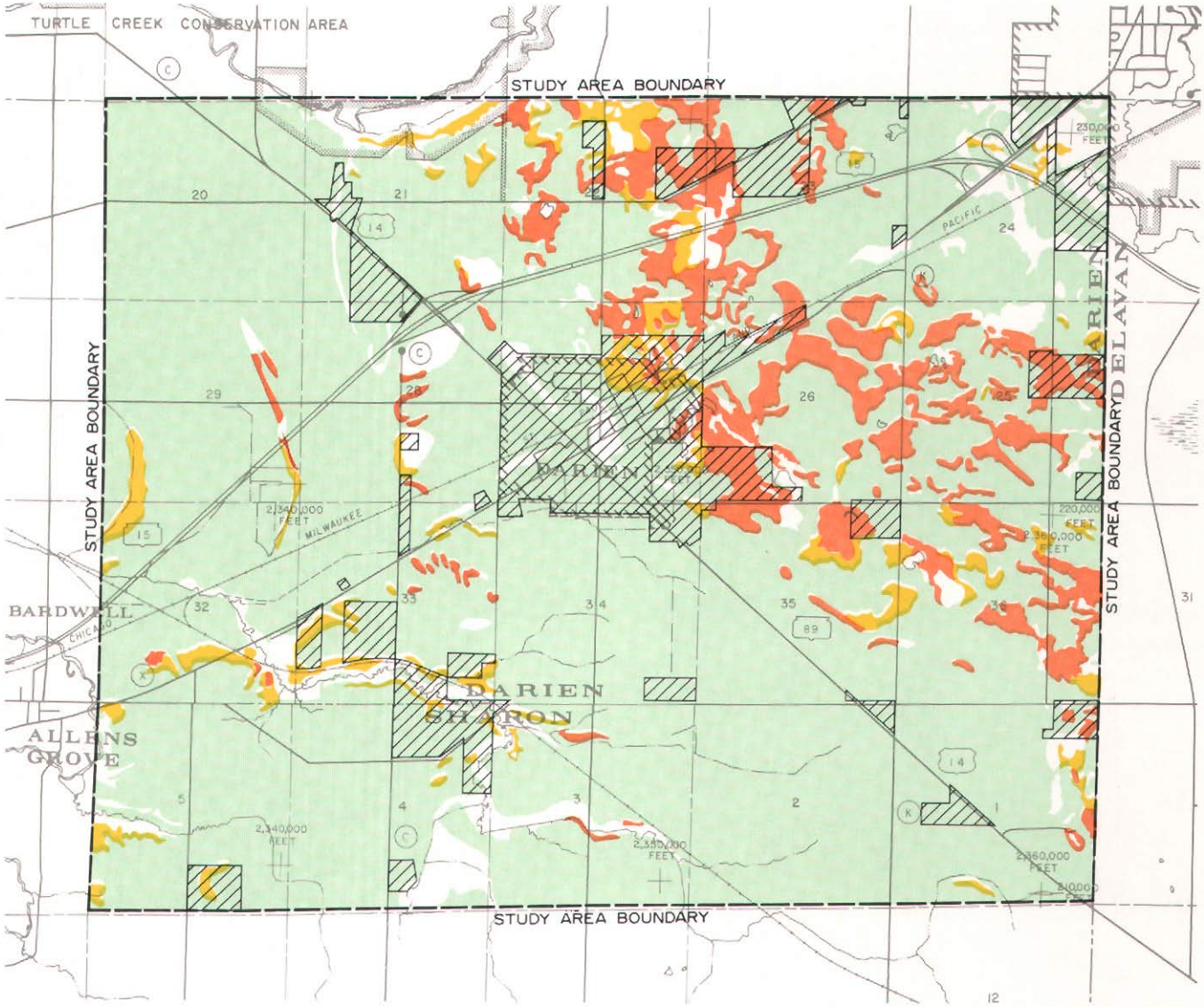
[2] *See: "Land Inventory and Monitoring Memorandum WI-1," U.S. Department of Agriculture, Soil Conservation Service, December 3, 1976.*

Map 10

AGRICULTURAL CAPABILITY OF SOILS AND PARCELS OF LAND SMALLER THAN 35 ACRES IN THE VILLAGE OF DARIEN STUDY AREA



LEGEND

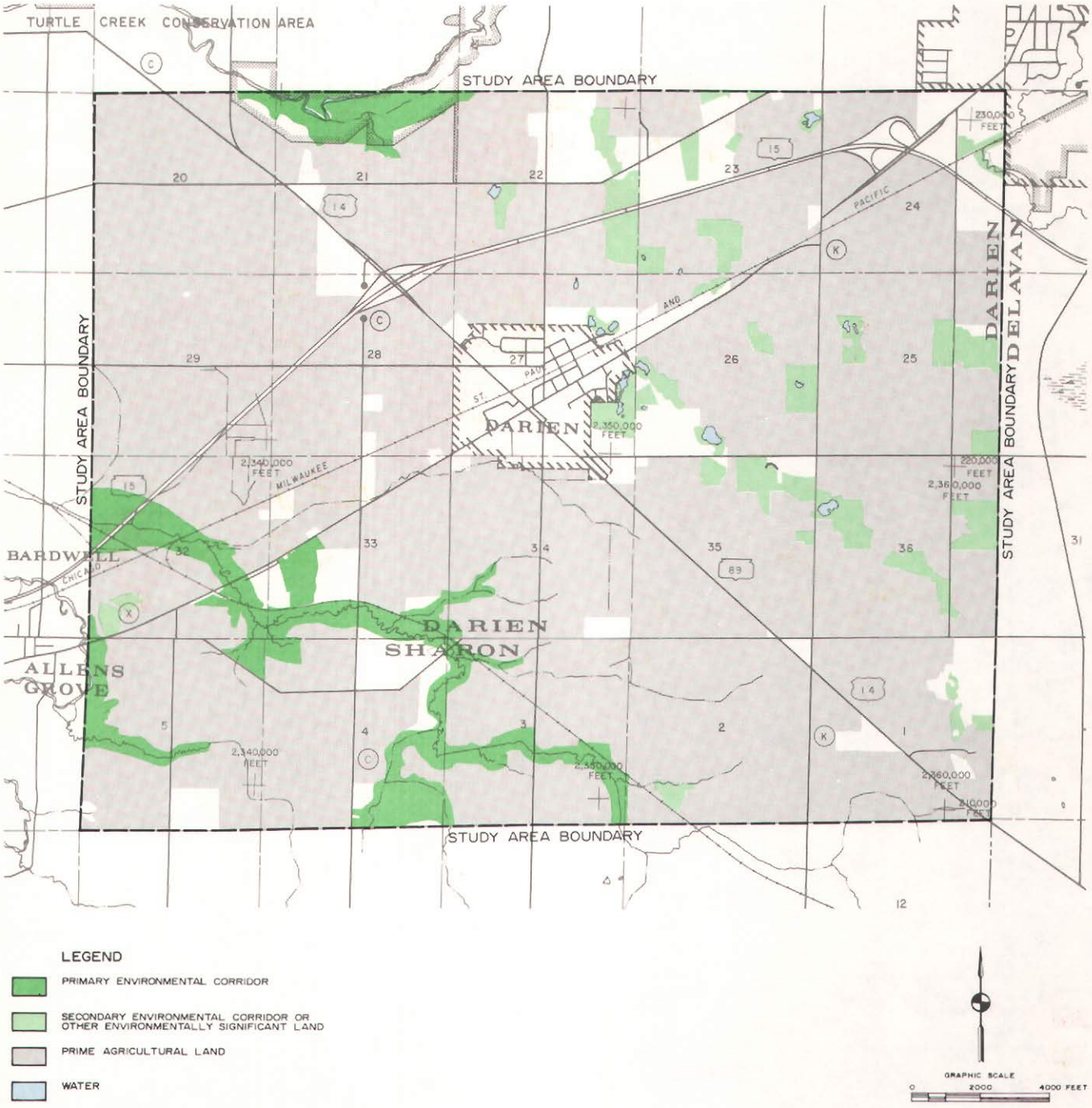
- NATIONAL PRIME FARMLAND SOILS
- UNIQUE FARMLAND SOILS
- FARMLAND OF STATEWIDE SIGNIFICANCE
- AREAS CONTAINING PARCELS OF LAND LESS THAN 35 ACRES IN SIZE
- OTHER SOILS

GRAPHIC SCALE
0 2000 4000 FEET

Source: SEWRPC.

Map 11

ENVIRONMENTAL CORRIDORS AND PRIME AGRICULTURAL LANDS IN THE VILLAGE OF DARIEN STUDY AREA: 1979



Source: SEWRPC.

Map 10 also identifies those areas containing parcels of land 35 acres or larger in size in order to identify those land holdings which, if maintained in agricultural use, may qualify for tax relief under the regulations of the Wisconsin Farmland Preservation Act. Good agricultural lands are an important component of the natural resource base and, as such, should be preserved in agricultural use as a matter of sound public policy. The extent and location of Regional Planning Commission defined prime agricultural lands is shown on Map 11. The delineation of such lands was based, in part, on the data presented on Map 10 which shows the agricultural capability of soils in the Village of Darien study area and the areas in larger parcel holdings. The prime agricultural areas represent areas in which the parcels of land are predominantly 35 acres or larger in size; which are covered by national prime farmlands for more than 50 percent of their area and which are included within national prime farmland parcel aggregates of 500 acres or larger. To date, intrusion of incompatible land uses into the prime agricultural areas has been minimal. With proper planning, it should not be necessary for future urban growth to intrude upon either the environmental corridors or the prime agricultural lands of the planning area.

EXISTING LAND USE

If the Village of Darien land use plan is to be a sound and realistic guide to the making of decisions concerning the physical development of the planning area, it must be based upon careful consideratoin of the existing land use pattern as well as upon the physical characteristics of the land itself. In September of 1979, a special field survey was conducted by the Regional Planning Commission within the study area to determine the nature and extent of existing land use. The data gathered in this land use survey were mapped, charted, and analyzed in order to provide a part of the basis for the determination of appropriate patterns of future land use development in the Village and surrounding area.

The existing land uses in the Village of Darien study area are shown on Map 12 and the amount of land devoted to each type of land use in the study area is set forth in Table 15. The existing land uses in the incorporated area of the Village of Darien are shown on Map 13 and the amount of land devoted to each type of land use in the Village is set forth in Table 16.

The study area totals approximately 12,972 acres, or about 20 square miles. The incorporated Village of Darien occupies about 412 acres, or about 3 percent of the total study area. In 1979, urban land uses occupied about 1,153 acres, or about 9 percent of the total study area. Rural land uses, which include woodlands, wetlands, unused lands, and agricultural lands, total about 11,819 acres, or about 91 percent of the study area.

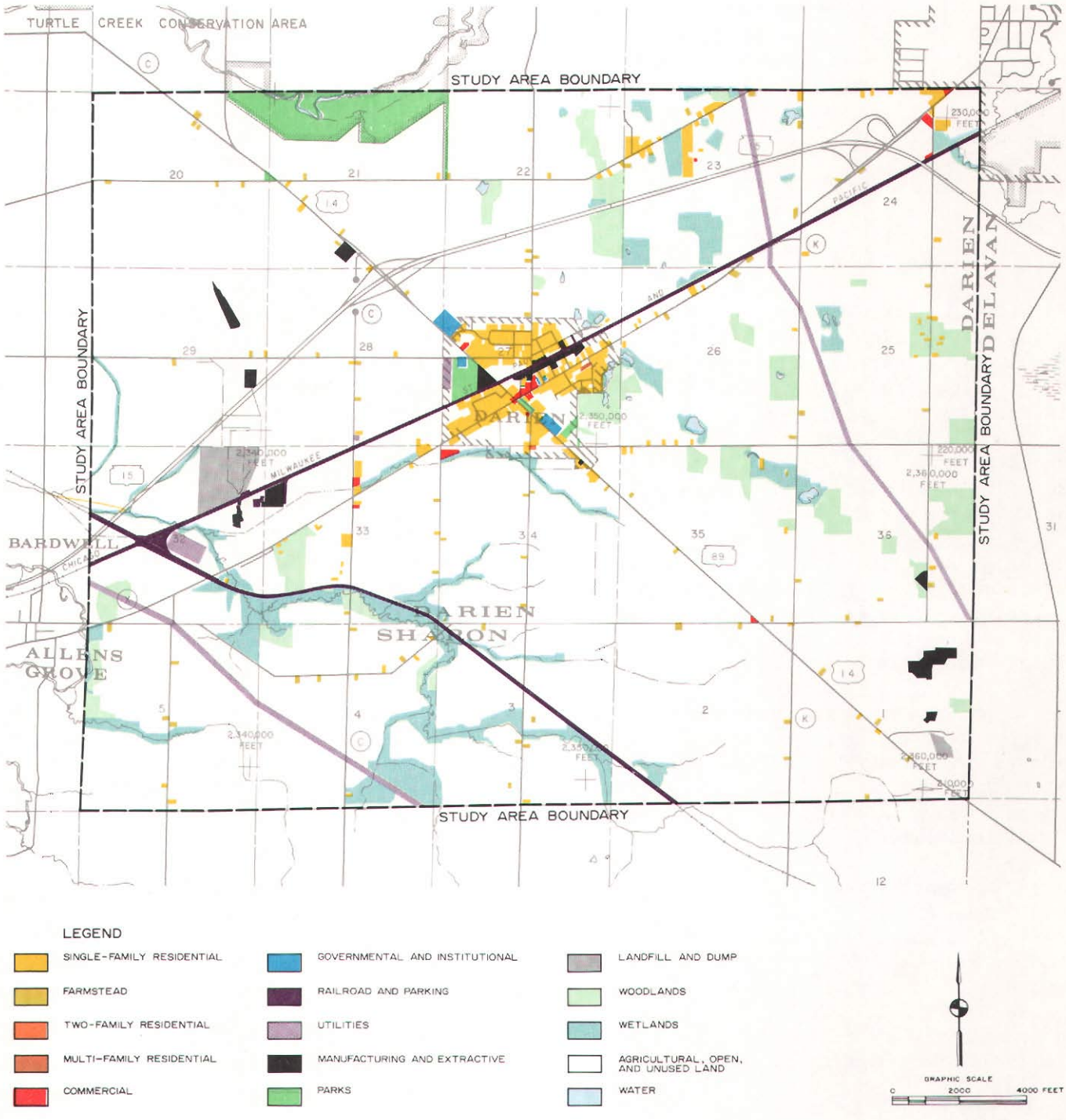
Several important elements of the character of the village study area can be noted from Table 15 and Map 12. First, the largest singular land use in the Darien study area still is agriculture, representing over 82 percent of the entire study area. Second, because of the high proportion of land in agricultural use, woodlands and wetlands do not constitute as a high proportion of the total area as in other areas of the Region. Together, woodlands and wetlands account for only about 1,060 acres, or only about 8 percent of the total study area. Third, residential, commercial, and industrial development is concentrated in the Village of Darien.

Urbanized Land Use

Residential Land Use: Of all the elements of a community land use plan, that portion of the plan which normally holds the interest of the largest number of residents is that which concerns itself with residential land use. Since residential land use elements of the land use plan exist primarily to provide a safe, attractive, and com-

Map 12

EXISTING LAND USE IN THE VILLAGE OF DARIEN STUDY AREA: 1979



Source: SEWRPC.

Table 15

SUMMARY OF EXISTING LAND USE IN THE VILLAGE OF DARIEN STUDY AREA: 1963-1979

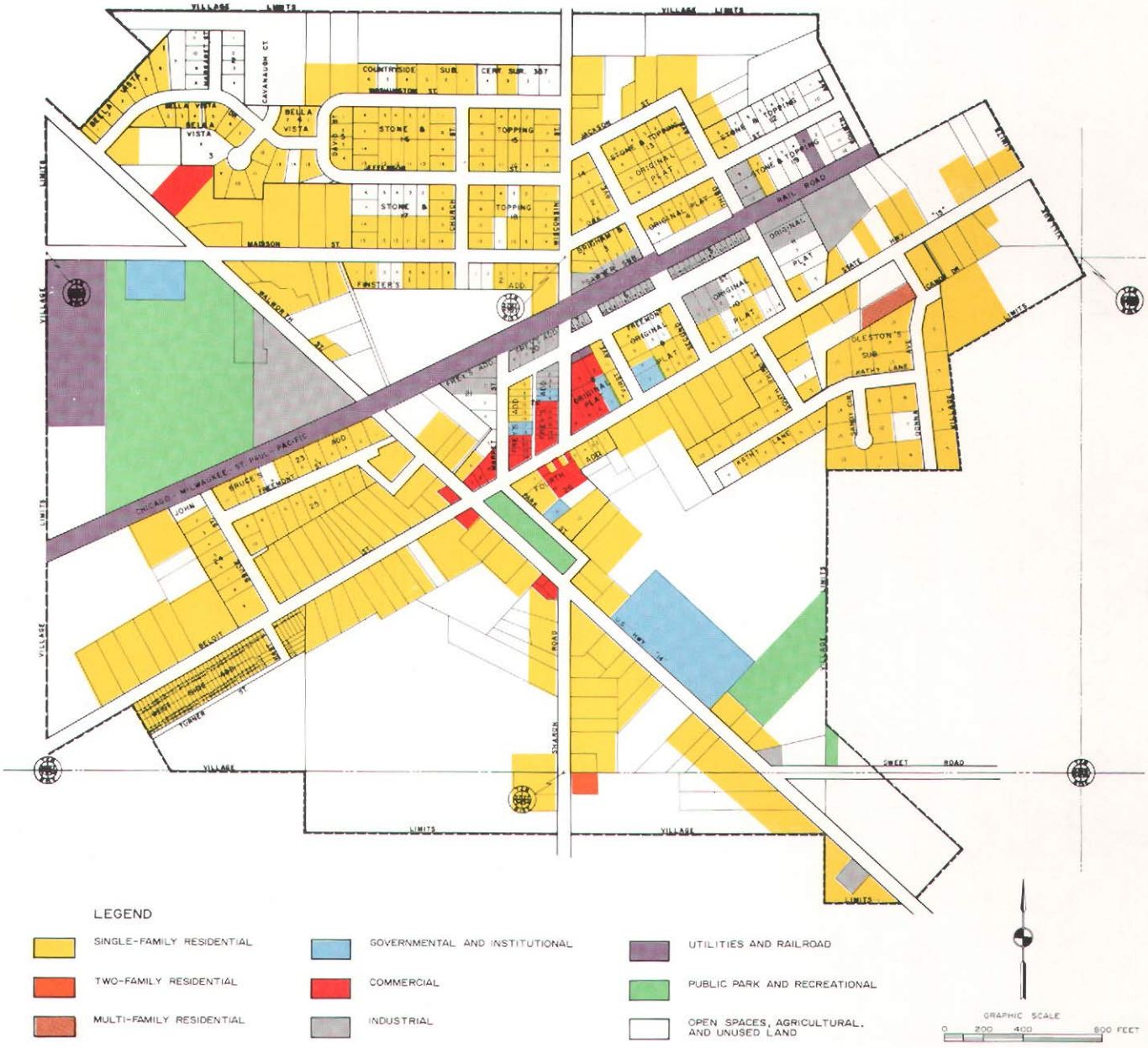
Category	Acres			Percent of Subtotal (1979)	Percent of Total (1979)	Change 1970-1979	
	1963	1970	1979			Acres	Percent
URBAN							
Residential Development							
Developed	156.4	200.5	273.7	23.7	2.1	73.2	36.5
Under Development	17.5	20.4	7.8	0.7	0.1	-12.6	-61.7
Total Residential	173.9	220.9	281.5	24.4	2.2	60.6	27.4
Commercial							
Major	--	--	--	--	--	--	--
Local	8.8	8.0	12.0	1.0	0.1	4.0	50.0
Other	--	--	--	--	--	--	--
Total Commercial	8.8	8.0	12.0	1.0	0.1	4.0	50.0
Industrial							
Major	--	--	--	--	--	--	--
Mining	26.2	40.6	40.6	3.5	0.3	--	--
Other	9.7	32.1	35.6	3.1	0.3	3.5	10.9
Total Industrial	35.9	72.7	76.2	6.6	0.6	3.5	4.8
Transportation-Utilities							
Transportation	499.7	502.3	625.3	54.2	4.8	123.0	24.5
Off-street Parking	0.3	2.2	2.2	0.2	0.1	--	--
Utilities	43.8	64.7	107.2	9.3	0.8	42.5	65.7
Total Transportation-Utilities	543.8	569.2	734.7	63.7	5.7	165.5	29.1
Governmental-Institutional							
Local	5.9	0.8	2.3	0.2	0.0	1.5	187.5
Other	8.0	14.5	14.5	1.3	0.1	--	--
Total Governmental-Institutional	13.9	15.3	16.8	1.5	0.1	1.5	9.8
Recreation							
Major	--	--	--	--	--	--	--
Local	3.3	3.1	23.4	2.0	0.1	20.3	654.8
Private and Other	--	8.5	8.5	0.8	0.1	--	--
Total Recreation	3.3	11.6	31.9[a]	2.8	0.2	20.3	175.0
Urban Land Use Subtotal	779.6	897.7	1,153.1	100.0	8.9	255.4	28.5
RURAL							
Wetland	643.5	623.4	657.4	5.6	5.1	34.0	5.5
Woodland	432.6	406.3	403.3	3.4	3.1	-3.0	-0.7
Unused Land and Landfill Areas	66.5	96.7	113.3	1.0	0.8	16.6	17.2
Agricultural	11,050.5	10,948.6	10,645.6	90.0	82.1	-303.0	-2.8
Rural Land Use Subtotal	12,193.1	12,075.0	11,819.6	100.0	91.1	-255.4	-2.1
Total Land Use	12,972.7	12,972.7	12,972.7	--	100.0	--	--

[a]Excluding 168 acres of the Turtle Creek Wildlife Area which is included under the wetland and woodland use classification which is a natural resource-oriented park.

Source: SEWRPC.

Map 13

EXISTING LAND USE IN THE VILLAGE OF DARIEN: 1979



Source: SEWRPC.

Table 16

EXISTING LAND USE IN THE VILLAGE OF DARIEN: 1979

Land Use Category	Number of Acres	Percent of Village
Residential		
Single-Family	127.5	30.9
Two-Family	0.4	0.1
Multi-Family	0.6	0.1
Under Development	7.8	1.9
Subtotal	136.3	33.0
Commercial		
Neighborhood Retail and Service	0.0	0.0
Community Retail and Service	5.1	1.2
Subtotal	5.1	1.2
Industrial	12.9	3.1
Governmental/Institutional		
Public	6.9	1.7
Private	1.0	0.2
Subtotal	7.9	1.9
Park and Recreational		
Neighborhood Parks	0.0	0.0
Community Parks	22.5	5.5
Other Recreational	0.0	0.0
Subtotal	22.5	5.5
Transportation and Utilities		
Arterial Streets	17.7	4.3
Collector Streets	0.0	0.0
Minor Land Access Streets	38.0	9.2
Utilities	18.0	4.4
Subtotal	73.7	17.9
Agricultural, Natural Areas, Open, and Unused Lands	154.1	37.4
Total	412.5	100.0

Source: SEWRPC.

Photo by Patrick J. Meehan.

Figure 5

INDUSTRIAL LAND USE ALONG CMStP&P RAILROAD RIGHT-OF-WAY

The Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way forms a man-made environmental barrier which bisects the Village of Darien. Industrial land uses extend along this right-of-way. This particular view of the right-of-way is looking in a northeast direction from the intersection of Wisconsin Street with the right-of-way. Farm-City Elevator is shown on the right and the former railroad depot on the left.

fortable setting for residential development, it is very important that this element be given very careful and thoughtful consideration. The nature and extent of residential development is a major determinant of the level of community utilities and community facilities needed to serve local residents. In the study area, residential land use accounts for approximately 24 percent of the developed urban area but only about 2 percent of the total study area. Within the Village of Darien, residential land use accounts for about 33 percent of the total village area and approximately 53 percent of the total developed area of the village proper.

In 1963 the amount of land within the study area developed and under development for residential use was about 174 acres. Of this total, about 156 acres, or about 90 percent, were developed and in residential use, and the remainder was under development. By 1979, the amount of land within the study area developed and under development for residential use was about 282 acres, an increase of residential uses in the study area of about 108 acres, or about 62 percent, over the period between 1963 and 1979. Of this 282 acres, about 274 acres, or about 97 percent, were developed and in residential use.

Industrial Land Use: Industrial land uses account for about 76 acres, or about 6.6 percent of the urban land uses found within the Darien study area and about 0.6 percent of the total land uses within the Darien study area. Within the Village of Darien proper, industrial land uses account for 12.9 acres, or about 5 percent of the developed urban area and about 3 percent of the total land uses in the Village. For the most part, industrial land uses extend along the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way (see Figure 5). One industrial use, a brass buckle factory/foundry, abuts the central business district at the southwest corner of the intersection of Freemont and Wisconsin Streets.

Governmental and Institutional Land Use: Governmental and institutional land uses account for about 17 acres of land in the Darien study area, representing about 1.5 percent of the urban uses of the study area and about 0.1 percent of the total study

area. Within the Village of Darien proper, these land uses account for 7.9 acres, or about 3 percent of the urban area and 1.9 percent of the total village area. The public governmental and institutional land uses within the Village include the Darien Elementary School located along Walworth Street (USH 14), the Darien Public Library located along Beloit Street (old STH 15), the Darien Fire Station and sanitary sewage treatment plant located on the west side of the Village along Madison Street, and the U.S. Post Office and Village Hall in the central business district of the Village. Private institutional land uses include the American Legion located along Market Street and two churches, one of which is located along Beloit Street and the other along Park Street.

Recreational Land Uses: Recreational land uses represent approximately 32 acres of land, or 2.8 percent of the urban portion of the Darien study area and 0.2 percent of the total land area within the study area. Within the Village of Darien, recreational land uses account for about 22.5 acres, representing about 8.7 percent of the developed portion of the Village and 5.5 percent of the total village area. The various recreational land use sites are located and identified on Map 9 and are also shown on land use Maps 12 and 13.

Transportation and Utilities: The transportation and utilities land use category includes arterial streets and highways, collector streets, minor land access streets, off-street parking, and utilities, and accounts for approximately 735 acres of land in the entire study area, or 63.7 percent of the urban land uses and 5.7 percent of the total study area. In the Village, transportation and utilities account for about 73.7 acres, or 28.6 percent of the developed portion of the Village and 17.9 percent of the entire village area. Within the study area, this land use has increased dramatically from 543.8 total acres in 1963 to 734.7 acres in 1979, representing an increase in land use of 190.9 acres, or a 35.1 percent increase during the 1963 to 1979 time period. The large increase of transportation and utility land uses in the study area can be attributed to the construction and relocation of the new STH 15 through U.S. Public Land Survey Sections 21-24, 28, 29, and 32 in Township 2 North, Range 15 East, of Walworth County.

Commercial Land Use: Commercial land uses account for about 12 acres, or 1 percent of the urban land uses and 0.1 percent of the total land uses within the Darien study area. Within the Village of Darien, commercial land uses account for about five acres, or about 2 percent of the urban uses and 1.2 percent of the total land uses in the Village of Darien. For the most part, all retail establishments in the Village of Darien proper are located within the central business district (CBD) of the Village which extends along Wisconsin Street and Beloit Street (STH 15). The central business district of the Village provides the study area with commercial goods and services, as do commercial facilities located in the neighboring City of Delavan located approximately three miles northeast of the Village.

The Darien CBD has traditionally functioned as a focal point for both community and commercial activities. It has become the primary source of identity for the Village, an identity well worth preserving and maintaining for the entire Darien study area.

Darien CBD Problems--Problems, deficiencies, and shortcomings relating to the Darien CBD generally can be categorized into four broad categories: land use arrangement; other physical characteristics; traffic circulation factors including pedestrian, vehicular, and parking; and merchandising and customer relations. Since it is the purpose of the Village of Darien land use plan to concern itself with only physical phenomena relating to the Village, the area of merchandising and customer relations will not be addressed.

With respect to land use, there are two noncommercial uses in the central business district which act as "dead spots" in the shopping frontage along Wisconsin Street. These two noncommercial uses are comprised of residences located in the former stores near the northeast corner of Wisconsin Street and W. Freemont Street. There are also several storefront buildings which are currently used for storage or which are vacant along Wisconsin Street. Storage use of storefront areas takes away space from new potential commercial activity and does not add to creating a visually appealing CBD area.

With respect to physical characteristics of the CBD, the Village does not maintain any landscape plantings or green spaces in the area. Landscape plantings in the CBD can help to define the street lines visually, add texture and natural color to the CBD, provide visual screening in needed areas, and fill spaces which are currently void of design significance. Together with the building masses, landscape plantings can form continuous and cohesive enclosures along the streetscape. The need for landscape plantings is particularly evident along Wisconsin Street since this area has no landscape plantings at all. With respect to the unique character of the Darien CBD, it is important that landscape plantings be placed to emphasize the urban design character of the Darien CBD rather than becoming an obscuring design element.

Recalling the mercantile glory of the Italian Renaissance, an adaptation of the Italian Palazzo style of architecture was utilized in the design of many of the buildings in the Darien CBD which produces a somewhat unified expression of flourishing commerce. This Italian Palazzo style can be seen in Figure 6, which points out these stylistic characteristics on a typical building.

Although the original CBD building facades, as a whole, exhibited a design harmony in the past, this harmony of design has been altered by the many non-related visual elements which have been added to the buildings since their original construction. These types of visual elements include incompatible signs and false facades (facades can be defined as the face or front of a building or group of buildings) which are contradictory to the original design intent and represent inharmonious remodeling. In addition to being inharmonious with the general character of the CBD, many of the signs overhang the public right-of-way of Wisconsin Street and obscure one another

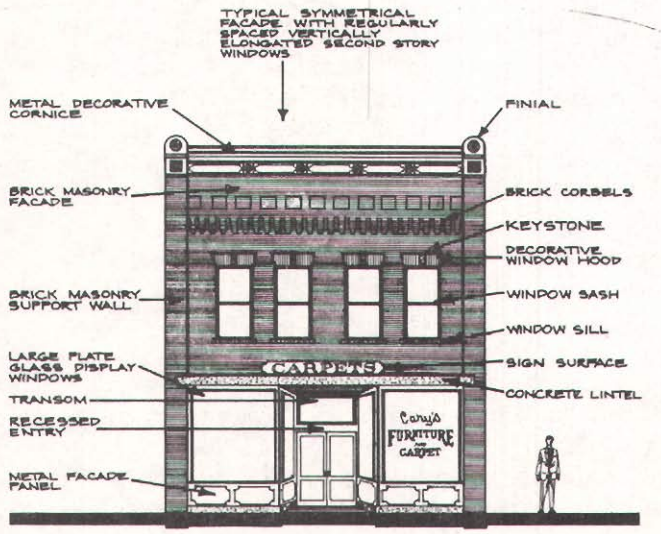


Figure 6

TYPICAL ADAPTATION OF THE ITALIAN PALAZZO STYLE OF ARCHITECTURE

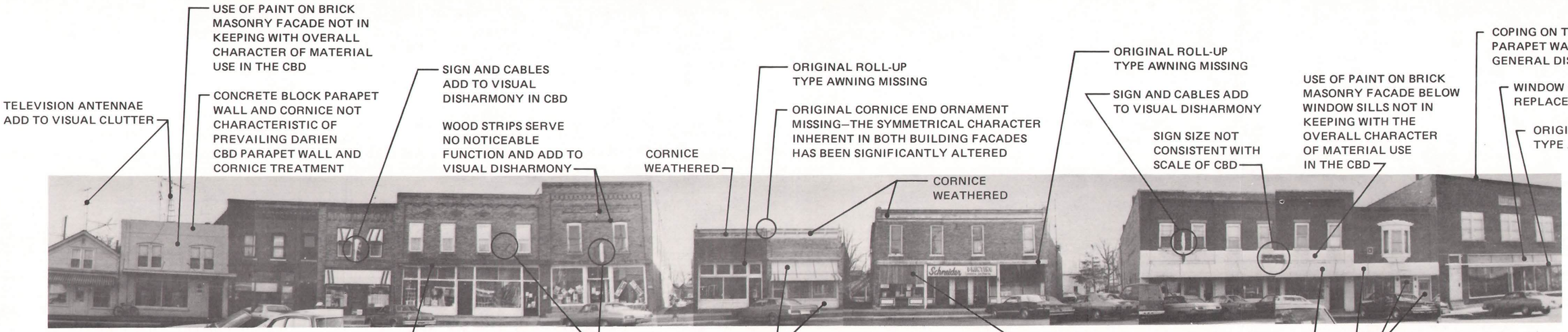
The buildings of the Darien central business district are characterized by an adaptation of the "Italian Palazzo" style of architecture circa late 1800's, with architectural design characteristics as shown here.

Source: Patrick J. Meehan, Registered Architect.

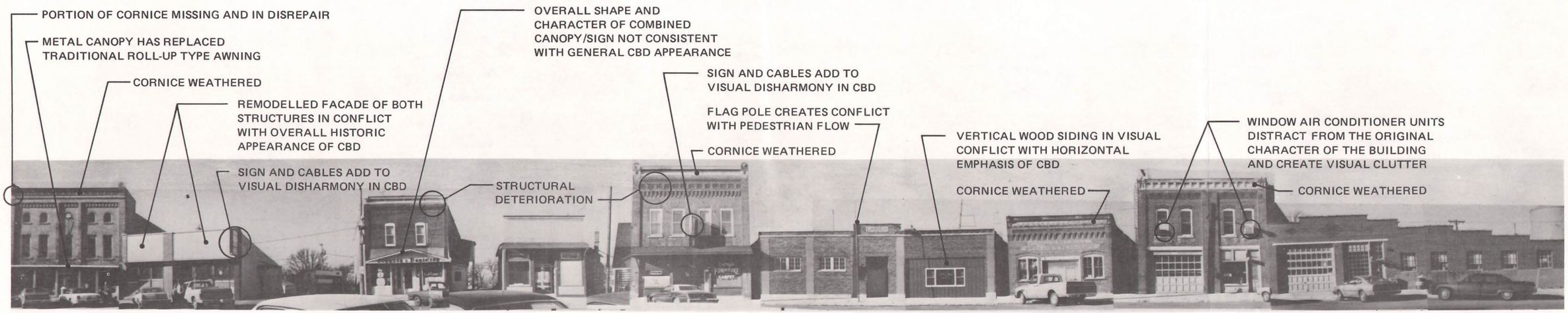
Figure 7

DETAILED URBAN DESIGN PROBLEM ANALYSIS RELATING TO THE EXISTING 1979 EAST AND WEST ELEVATIONS OF WISCONSIN STREET IN THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT

East Elevation



West Elevation



Source: SEWRPC.

from view. Existing street lighting along these facades is unattractive and not at a human scale. Some of the more specific problems relating to the physical characteristics of Wisconsin Street are shown in Figure 7.

Because of the linear nature of Wisconsin Street, the southern-most end of the street becomes a strong visual focal point. Currently this focal point area is a vacant lot next to a one-story building which, when looking south down Wisconsin Street, is visually framed on the east by a two-story building and on the west by the one-story building (see Figure 8). The north end of Wisconsin Street, as viewed from the CBD, also becomes a visual focal point which is given prominence by the Farm-City Elevator grain elevator and the railroad crossing.

Generally, rear entrance areas to buildings along Wisconsin Street are dirty and cluttered (see Figure 9) and are visually unappealing. The visual appearance of these areas is of particular importance to customers of the Darien CBD who approach the stores from the rear parking areas.

With respect to traffic circulation including pedestrian, vehicular, and parking factors, many of the existing parking areas in Darien's CBD are unattractive and poorly designed with the pedestrian routes between stores and parking areas generally being unattractive. With the exception of only a few areas, the parking lots exhibit a dirty, muddy, or rough surface. The on-street angle parking along the east and west sides of Wisconsin Street creates a conflict with vehicular traffic along Wisconsin Street and distracts from the overall character of the Darien CBD appearance. In addition, areas of curbing along Wisconsin Street are of a height which poses hazards to pedestrians. Also, there are no areas in the Darien CBD, with the exception of store interiors, which offer resting places for pedestrians or protection for pedestrians from inclement weather.

Figure 8

SOUTH END OF WISCONSIN STREET VIEWED FROM THE CENTRAL BUSINESS DISTRICT

Due to the linear nature of Darien's Wisconsin Street, the southern-most end of the street, as it passes through Darien's central business district, becomes a strong visual focal point. This area was a vacant lot in 1979. The site was formerly occupied by the Van Dor Inn which burned down in December of 1970.

Photo by Patrick J. Meehan.

Figure 9

A REAR PARKING AREA OF THE DARIEN CENTRAL BUSINESS DISTRICT: 1979

Generally, rear areas of the stores which front along Wisconsin Street in the Darien central business district are dirty, cluttered, and visually not appealing.

Photo by Patrick J. Meehan.

Darien CBD Assets--Although the Darien CBD has a number of physical problems, the Darien CBD also has certain assets which can be significant to maintaining a sound CBD area. These assets, if maintained or further developed and enhanced, will add to the potential of the entire Darien CBD to continue to serve the Darien area over time. Some of these assets are described herein.

With respect to land use in the Darien CBD, the CBD represents a reasonably compact shopping core with adequate parking space readily available to its clientele and, importantly, with no competing outlying retail uses in the Village of Darien study area. The Darien CBD presently has two key commercial land uses, the grocery store and the hardware store which may have the potential to attract other retail businesses to the Darien CBD.

Based upon the year 2000 population forecast as discussed earlier in Chapter II, the village study area population may be expected to increase by about 870 persons, or approximately 44 percent over the 1979 population of approximately 1,940. This increase in population over the next 20 years would also increase the demand in the Darien area for additional commercial goods and services. There is room for expansion in the Darien CBD. Those storefront buildings which are vacant, or used for storage, or which are occupied at the storefront level by residences, can offer space for new commercial businesses. In addition, vacant land does exist in the CBD area as well as in contiguous areas.

Certain other physical characteristics of the Darien CBD are also assets. Because of the very unique character of the buildings along Wisconsin Street between Freemont

Street and Beloit Street, a unifying urban design concept is possible among those buildings and spaces. Some of these buildings have interesting facades, brick detailing, and possibly historical significance. Although many of the structures have not kept their historic facade design characteristics, the buildings in general have an adequately maintained structural exterior appearance. With respect to the overall urban design character of the Darien CBD, these inherent design elements of the building facades could be exploited--with minimum cost--to create an urban design for the CBD which functions as a unified whole. Individual store identity can still be maintained within a general unifying urban design concept.

That area of Wisconsin Street which is bounded on the north by Freemont Street and on the south by Beloit Street is of a sufficient width to accommodate the addition of landscaping and planting materials. If necessitated by additional commercial facilities and increased use, traffic could circulate around this area allowing for the development of additional landscaping, plantings, and pedestrian oriented functions and spaces.

Obsolete and visually unappealing signs could be removed and any interesting old signs could be restored. The building setbacks along Wisconsin Street are such that flush mounted wall signs could be readily viewed and a uniform and harmonizing signage system could be established for buildings in the Darien CBD. Rear entrance areas of buildings in the Darien CBD could be cleaned up, thus visually improving those areas.

With respect to the circulation in the Darien CBD, sidewalks along Wisconsin Street are generally in good condition, adequately maintained, and of a width adequate to accommodate pedestrian flow. Also, there is adequate parking space within and contiguous to the CBD area. As shown in detail on Map 14, on-street parking spaces in the Darien CBD area total 199 spaces. Off-street parking spaces are not easily identified due to the nature of unimproved parking areas lacking in parking stall markings and inefficient parking organization. Several off-street parking areas seem to be temporary in nature. The number of off-street parking spaces within the Darien CBD ranges from about 120 to 130 spaces, as identified on Map 14.

Rural Land Uses

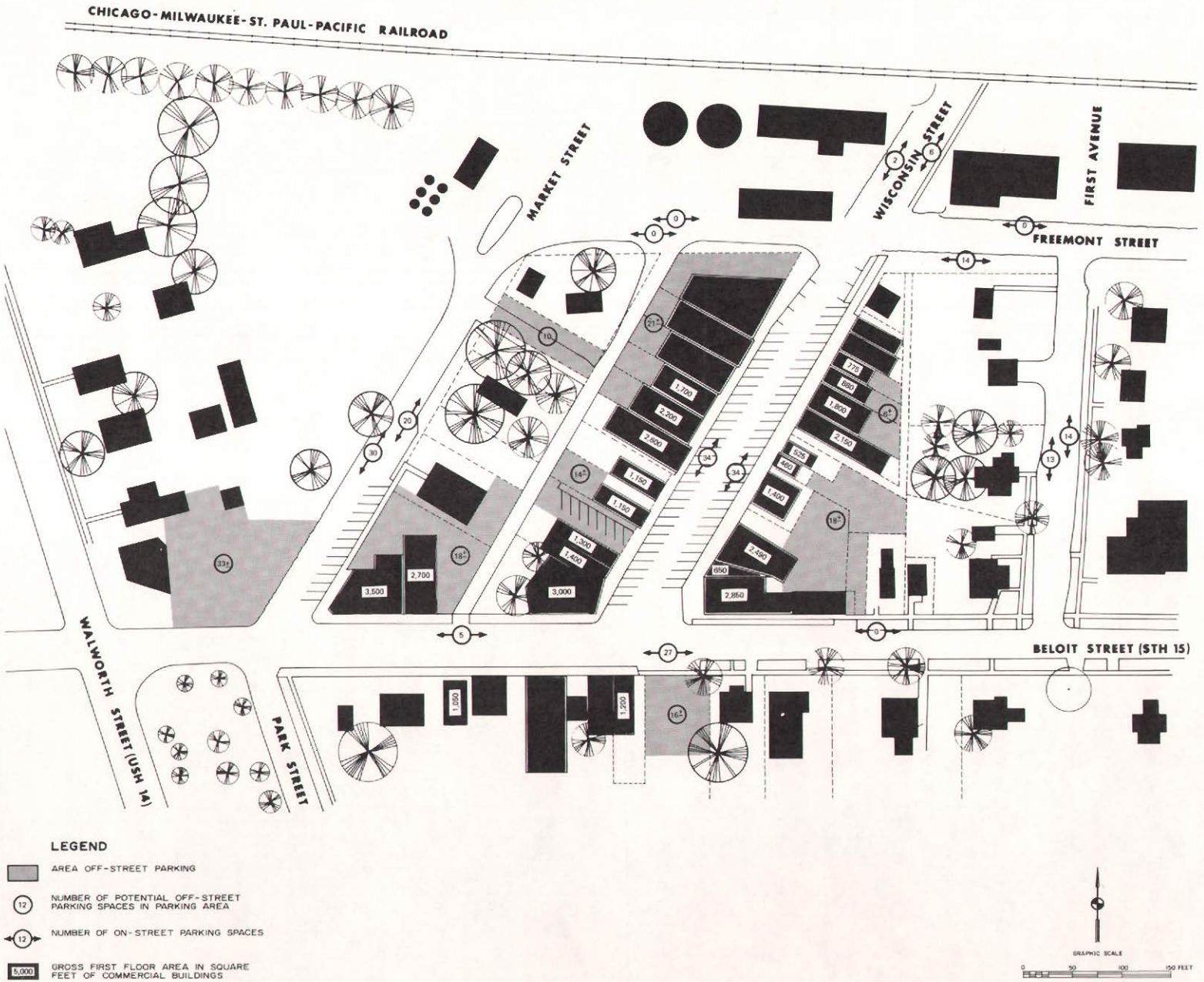
Rural land uses include woodlands, wetlands, unused land, other open lands, and agricultural lands. Wetland areas represent 657.4 acres, or about 5.6 percent of the rural and 5.1 percent of the total study area. Woodlands occupy 403.3 acres of land, or 3.4 percent of the rural land and 3.1 percent of the total study area. The agricultural lands, unused lands, and other open lands account for 10,758.9 acres, or 91 percent of the rural uses and 82.9 percent of the total land uses in the study area. The amount of rural land use in the study area in 1963 was 12,193.1 acres and in 1979 was 11,819.6, representing a loss of 373.5 acres, or 3 percent, over the period from 1963 to 1979.

The agricultural lands, natural areas, and other open and unused lands within the Village of Darien proper account for 154.1 acres, or 37.4 percent of the total village area.

The agricultural and related rural land use categories include all croplands, pasture lands, orchards, nurseries, and fowl and fur farms, and unused lands. Farm dwelling sites were classified as a residential land use in the urban category, were assigned a site area of 20,000 square feet, and were thus excluded from this category. All other farm buildings have been included in the agricultural land use category.

Map 14

ON-STREET AND OFF-STREET PARKING SPACES AND GROSS FIRST FLOOR AREA OF COMMERCIAL BUILDINGS IN THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT: 1979



Source: SEWRPC.

EXISTING LAND USE REGULATIONS

Zoning

All land development and building activity in the Village of Darien is regulated by zoning, subdivision control, and building codes and ordinances. The present zoning ordinance of the Village of Darien is characterized by division into five zoning districts--Single-Family Residence District, Multiple-Family Residence District, Service District, Business District, and Industrial District. The locations of these districts and their respective boundaries are shown on Map 15. Table 17 presents a brief summary of the regulations for each of these five districts.

The existing Village of Darien zoning ordinance, which was adopted in 1975, has several shortcomings. The ordinance allows residential uses in the Industrial District as a conditional use within that district. Thus, in the Industrial District, unhealthy and otherwise undesirable situations have the potential to occur with the intrusion of residential as well as other land uses into the Industrial District. The minimum lot size permitted in the Single-Family Residence District is 8,700 square feet; however, many lots in the older areas of the Village are smaller in size. The number and types of zoning districts are not representative of the various land uses which exist in the Village. Many areas of the Village are zoned into classifications which do not represent their actual land use. For instance, there

Table 17

SUMMARY OF EXISTING ZONING DISTRICTS FOR THE VILLAGE OF DARIEN

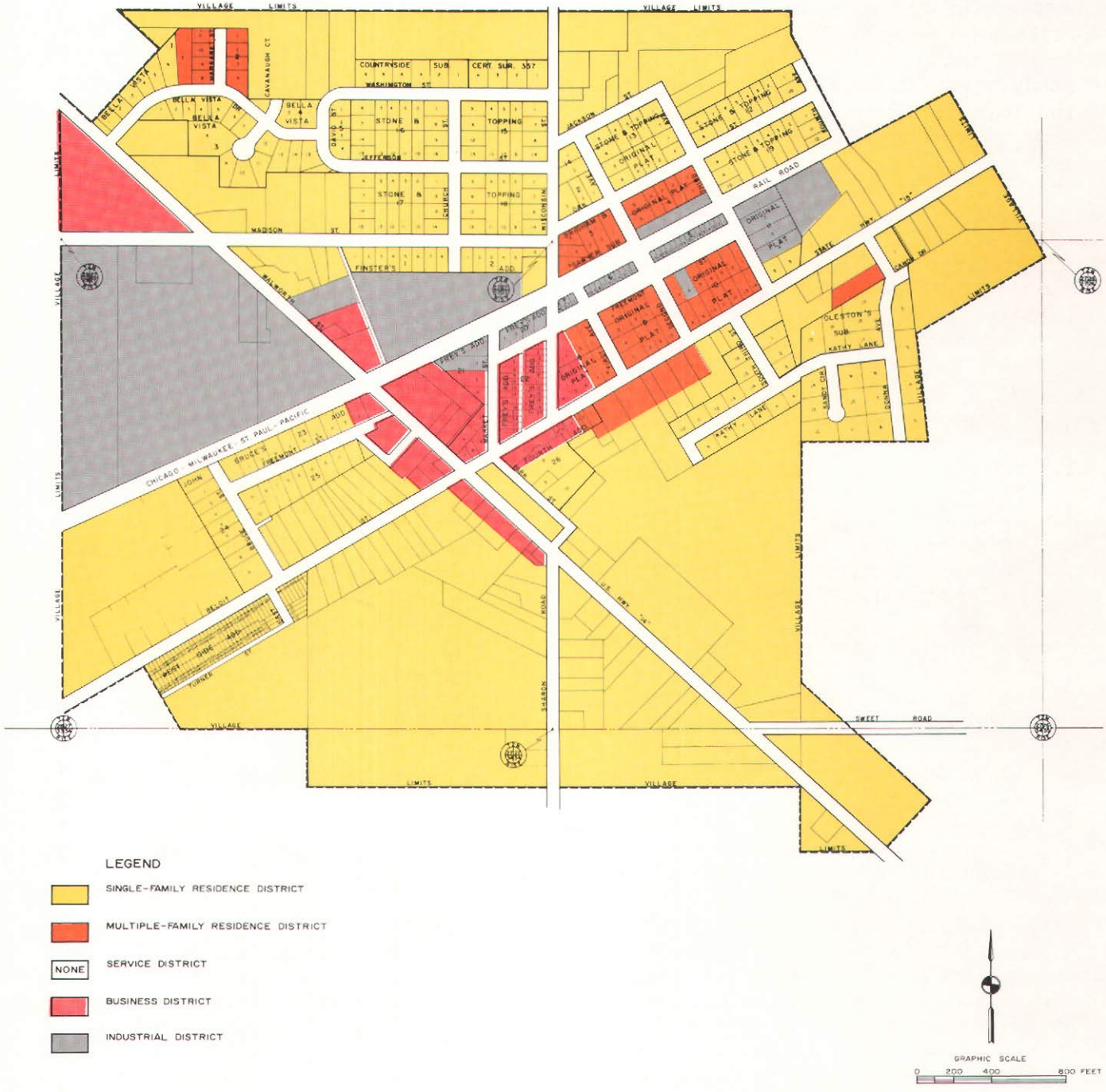
District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)	Gross Acres	Percent of Village or Town	Percent of Total Study Area[a]
	Principal	Accessory			Total Area (square feet)	Area Per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)				
Single-Family Residence District	Single-family dwellings	--	Churches, public buildings, utility structures, home occupations, two-family dwellings	5.0	8,700	8,700	66	25	10 each with a minimum of 25 total	25	30	330.5	80.1	2.5
Multiple-Family Residence District	Multiple-family dwellings, single-family dwellings	--	Boarding house, hospitals, clinics, private clubs	8.7	5,000	5,000	66	25	10 each with a minimum of 25 total	25	30	16	3.9	0.1
Service District	Hotels	--	Motels, mobile homes, tourist camps, outdoor advertising signs	5.4	8,000	8,000	66	--	--	25	30	0	0	0
Business District	Retail trade and service, financial and professional occupations, business offices, theaters	--	Motels, highway-oriented uses; public and commercial recreational facilities, outdoor advertising signs	8,000	8,000	8,000	66	--	--	15	50	17.5	4.2	0.1
Industrial District	Manufacturing, fabrication, packing, packaging, assembly, repairs, storage	--	Single-family residence, multiple-family residences, hotels, retail trade and service, etc.	8,000	8,000	8,000	66	--	--	15	50	48.5	11.8	0.4
Total												412.5	100.0	3.1

[a] Total study area in acres is 12,972.7.

Source: SEWRPC.

Map 15

EXISTING ZONING IN THE VILLAGE OF DARIEN: 1979



Source: SEWRPC.

are 16 acres of urban land, not all of which is vacant, zoned in the Multiple-Family Residence District classification of which only 0.6 acre is currently occupied by multiple-family dwellings and only 2.3 acres is vacant land; the remaining 13.1 acres are occupied by various other land uses. Another large area of land bounded by Madison Street on the north and the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way on the south and occupied by the new village park and the sewage treatment plant is zoned in the Industrial District classification, which is not representative of the existing land use. Some additional zoning districts should be created in order to better accommodate and protect the existing land uses in the Village.

The study area, as noted in Chapter I, is comprised of portions of the Town of Darien and the Town of Sharon including U.S. Public Land Survey Sections 20 through 29 and Sections 32 through 36 in Township 2 North, Range 15 East, and Sections 1 through 5 in Township 1 North, Range 15 East. Both the Town of Darien and the Town of Sharon utilize the Walworth County Zoning Ordinance which provides 26 zoning district classifications. Those zoning districts are outlined in Table 18 which shows permitted uses, conditional uses, maximum residential density (in terms of dwelling units per net acre), minimum lot size requirements, minimum yard requirements, and maximum building heights, as well as the amount of land in each zoning district that lies within the Village of Darien study area. Zoning districts, as they relate to the entire study area, are delineated on Map 16.

Land Division

Land subdivision regulations have a five-fold purpose:

1. To ensure that the subdivision of land will fit into the existing land use pattern and overall plan for the physical development of the community;

2. To ensure that adequate provision is made for necessary community and neighborhood facilities--parks, schools, churches, shopping centers--so that a harmonious and desirable environment will result;

3. To provide adequate standards for the design of the land subdivisions and the improvement of the land being subdivided, with particular attention to such requirements as utilities, storm water drainage, street improvements, and lot improvements;

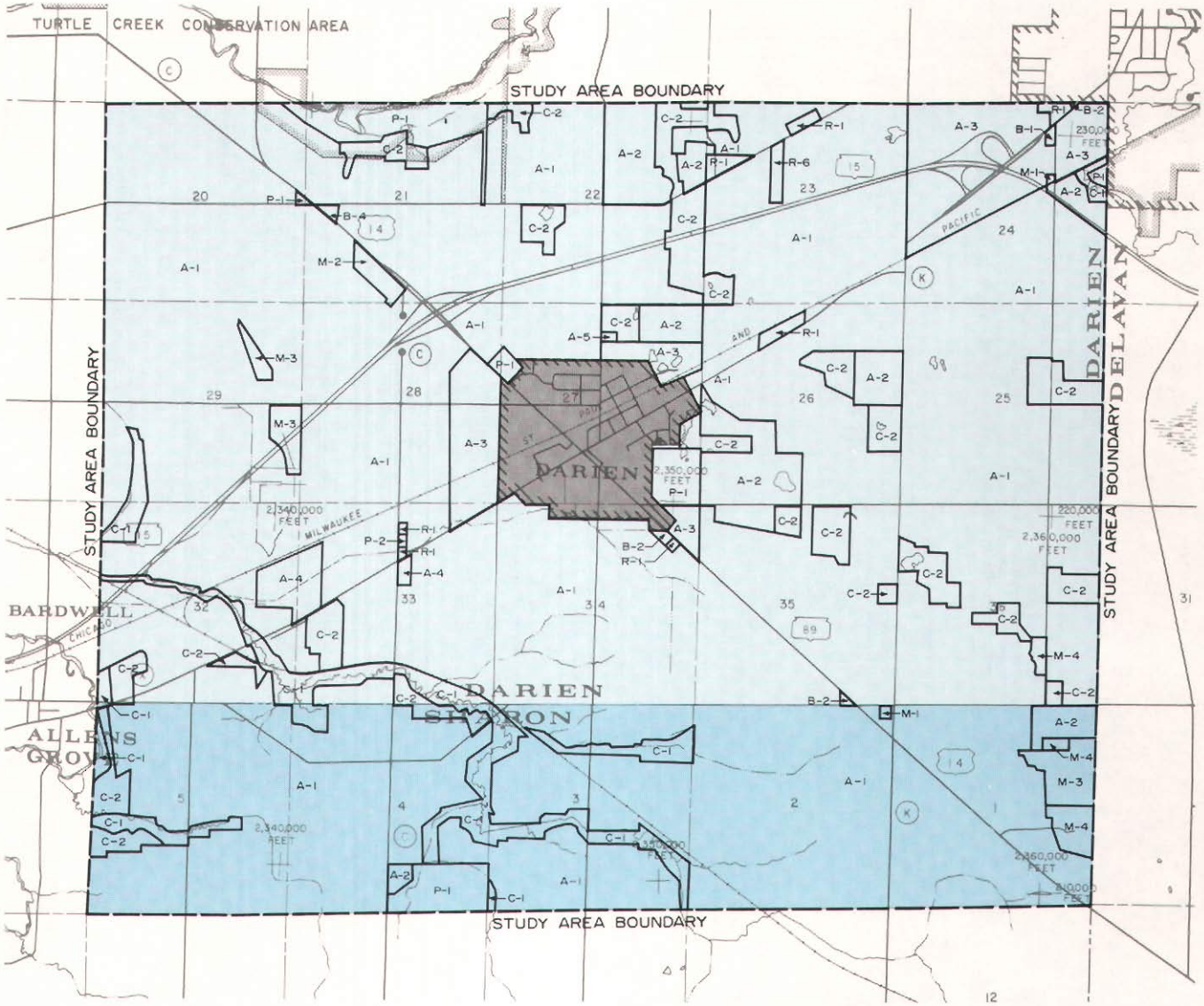
4. To provide a basis for clear and accurate property boundary line records; and

5. To promote the health, safety, and general welfare of all citizens in the community, as well as the future occupants of the land to be subdivided.

Ideally, land division control regulations are a means of implementing or carrying out a community comprehensive plan. As such, land division regulations should coordinate and integrate development with the community's comprehensive plan and are, therefore, properly prepared within the context of such a plan. Since land division is far more than a means of marketing land--being the first step in the process of building a community--substantial benefits are to be derived from sound subdivision regulations. Much of the form and character of a community is determined by the quality of its land divisions and the standards which are built into them. Once land has been divided into blocks and lots, streets are established and are unlikely to be changed. For generations, the entire community, as well as the individuals who occupy these subdivisions, will be influenced by the quality and character of their design.

Map 16

EXISTING ZONING IN THE VILLAGE OF DARIEN STUDY AREA: 1979



LEGEND

COUNTY ZONING DISTRICTS

A-1	PRIME AGRICULTURAL LAND DISTRICT
A-2	AGRICULTURAL LAND DISTRICT
A-3	AGRICULTURAL LAND HOLDING DISTRICT
A-4	AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING DISTRICT
A-5	AGRICULTURAL-RURAL RESIDENTIAL DISTRICT
C-1	LOWLAND RESOURCE CONSERVATION DISTRICT
C-2	UPLAND RESOURCE CONSERVATION DISTRICT
P-1	RECREATIONAL PARK DISTRICT
P-2	INSTITUTIONAL PARK DISTRICT
R-1	SINGLE-FAMILY RESIDENCE DISTRICT (UNSEWERED)
R-6	PLANNED MOBILE HOME PARK RESIDENCE DISTRICT
B-1	LOCAL BUSINESS DISTRICT
B-2	GENERAL BUSINESS DISTRICT
B-4	HIGHWAY BUSINESS DISTRICT
M-1	INDUSTRIAL DISTRICT
M-2	HEAVY INDUSTRIAL DISTRICT
M-3	MINERAL EXTRACTION DISTRICT
M-4	SANITARY LANDFILL DISTRICT

VILLAGE OF DARIEN

TOWN OF DARIEN

TOWN OF SHARON

GRAPHIC SCALE
0 2000 4000 FEET

Source: SEWRPC.

Table 18

SUMMARY OF EXISTING ZONING DISTRICTS IN THE WALWORTH COUNTY ZONING ORDINANCE FOR THE TOWNS OF DARIEN AND SHARON WHICH APPLY TO THE VILLAGE OF DARIEN STUDY AREA

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)	Gross Acres	Percent of Study Area Excluding Village of Darien
	Principal	Accessory			Total Area (square feet)	Area Per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)			
A-1 Prime Agricultural Land	Apiculture, dairying, floriculture, farming, grazing, two single-family farm dwellings	--	Housing for farm laborers, commercial feedlots, commercial fur farms, commercial egg production, etc.	2 per lot	35 acres	17.5 acres	--	25- subdivision road; 50- town road, 65- county road, 85- state and federal road	20	100	35-dwelling; other-twice the distance from the nearest lot line	10,298.7	81.9
A-2 Agricultural Land District	One single-family farm dwelling, apiculture, dairying, floriculture, farming, grazing, etc.	--	Housing for farm laborers, commercial feedlots, commercial fur farms, commercial egg production, etc.	1 per lot	5 acres	5 acres	300	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	20	100	35-dwelling; other-twice the distance from the nearest lot line	361.0	2.8
A-3 Agricultural Land Holding District	Apiculture, dairying, floriculture, grazing, farming, two single-family farm dwellings	--	Housing for farm laborers, commercial feedlots, commercial fur farms, commercial egg production, etc.	2 per lot	35 acres	17.5 acres	--	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	20	100	35-dwelling; other-twice the distance from the nearest lot line	510.0	4.0
A-4 Agricultural Related Manufacturing, Warehousing, and Marketing District	None	--	Corn shelling, bottling of spring water, grist mill, preparation of cereals, cottonseed oil milling, livestock sales facilities, etc.	--	Sufficient area	--	--	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	75	75	60	66.0	0.5
A-5 Agricultural-Rural Residential District	Single-family dwellings, home occupations, orchards, greenhouses, vegetable raising	--	Sewage disposal plants, governmental uses, utilities, schools, churches	1 per lot	40,000	40,000	150	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	15	25	35	2.5	0.1
C-1 Lowland Resource Conservation District	Farming and agricultural related uses, boat landing sites, drainage, swimming beaches, impoundments, etc.	--	Land restoration, golf course, recreation camps, utilities, sewage disposal plants, etc.	--	--	--	--	--	--	--	--	345.5	2.8

Table 18 (continued)

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)	Gross Acres	Percent of Study Area Excluding Village of Darien
	Principal	Accessory			Total Area (square feet)	Area Per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)			
C-2 Upland Resource Conservation	Farming and related agricultural uses, forest preservation, hunting and fishing clubs, single-family detached dwellings	--	Animal hospitals, golf courses, ski hills, riding stables, etc.	1 per lot	5 acres	5 acres	100	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	20	50	35-dwelling; other-twice the distance from the nearest lot line	530.5	4.2
C-3 Conservancy-Residential District	Forest preservation, forest and game management, single-family detached dwellings	--	Animal hospitals, land restoration, sewage disposal plants, utilities	1 per lot	100,000	100,000	200	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	20	50	35	--	--
P-1 Recreational Park District	Parks, forest reserves, golf courses, ice skating, picnic grounds, etc.	--	Ski hills, recreation camps, archery ranges, sports fields, etc.	--	Sufficient area	--	--	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	50	50	35	242.5	1.9
P-2 Institutional Park District	Churches, college dormitories, monasteries, nursing homes, town hall, etc.	--	Golf courses, country club, firearm ranges, utilities, schools, airports, etc.	--	Sewered-- 10,000 Unsewered-- dependent upon soils	--	Sewered-- 100 Unsewered-- dependent upon soils	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	25	25	35	1.0	0.1
R-1 Single-Family Residence District (Unsewered)	Single-family detached dwellings, parks, playgrounds	--	Golf courses, PUDs, sewage disposal plants, utilities, schools, churches, etc.	Determined by soil type	Determined by soil type	Determined by soil type	Determined by soil type	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	15	25	35	30.0	0.2
R-2 Single-Family Residence District (Sewered)	Single-family detached dwellings, parks, playgrounds	--	Golf courses, PUDs, home occupations, sewage disposal plants, schools, churches, etc.	2.9	15,000	15,000	100	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	10	25	35	--	--

Table 18 (continued)

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)	Gross Acres	Percent of Study Area Excluding Village of Darien
	Principal	Accessory			Total Area (square feet)	Area Per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)			
R-3 Two-Family Residence District (Sewered or Unsewered)	Single-family detached dwellings, two-family dwellings, parks, playgrounds	--	Golf courses, PUDs, home occupations, sewage disposal plants, utilities, schools, etc.	Sewered--5.8 Unsewered--determined by soil type	Sewered--15,000 Unsewered--determined by soil type	Sewered--7,500 Unsewered--determined by soil type	Sewered--100 Unsewered--determined by soil type	25-subdivision road, 50-town road, 65-county road, 85-state and federal road	10	25	35	--	--
R-4 Multiple-Family Residence District (Sewered or Unsewered)	None	--	Single-family dwellings, two-family dwellings, multiple-family dwellings, parks, playgrounds, etc.	6.0	Sewered--two-family-12,000 multiple-family-15,000 Unsewered--determined by soil type	Sewered--two-family-6,000 multiple-family-7,500 Unsewered--determined by soil type	Sewered--two-family-80 multiple-family-100 Unsewered--determined by soil type	25-subdivision road, 50-town road, 65-county road, 85-state and federal road	10	25	35	--	--
R-5 Planned Residential Development District	None	--	One-family detached, semi-detached, and attached dwellings, two-family dwellings, multiple-family dwellings, golf course, utilities, schools, etc.	Sewered--8.0 Unsewered--determined by soil type	--	--	--	25-Interior; Exterior: 25-subdivision road; 50-town road, 65-county road, 85-state and federal road. Perimeter: 50	Interior: single-family-10, two-family-10 multiple-family-15. Perimeter: 50	Interior: 40 Perimeter: 50	35	--	--
R-6 Planned Mobile Home Park Residence District	None	--	Single-family detached, mobile homes, accessory buildings, golf course, utilities, schools, etc.	5.0	10 acres	8,712	450	Site: 25-subdivision road, 50-town road, 65-county road, 85-state and federal road. Interior: 20	Site: 40 Interior: 15	Site: 40 Interior: 20	20	12.0	0.1

Table 18 (continued)

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)	Gross Acres	Percent of Study Area Excluding Village of Darien
	Principal	Accessory			Total Area (square feet)	Area Per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)			
R-7 Mobile Home Subdivision Residence District (Sewered or Unsewered)	Mobile homes, single-family detached dwellings, parks	--	Golf courses, sewage disposal plants, utilities, schools	Sewered--2.9 Unsewered--determined by soil type	Sewered--15,000 Unsewered--determined by soil type	Sewered--15,000 Unsewered--determined by soil type	Sewered--100 Unsewered--determined by soil type	25--subdivision road, 50--town road, 65--county road, 85--state and federal road	10	25	35	--	--
B-1 Local Business District	Bakeries, clinics, drug stores, florists, gift stores, meat markets, supermarkets, etc.	--	Residential dwelling units, nursing homes, utilities, schools, churches	Sewered--5.8 Unsewered--determined by soil type	Sewered--7,500 Unsewered--determined by soil type	Sewered--7,500 Unsewered--determined by soil type	Sewered--75 Unsewered--determined by soil type	25--subdivision road, 50--town road, 65--county road, 85--state and federal road	10	30	35	--	--
B-2 General Business District	Antique shops, churches, food lockers, hotels, liquor stores, variety stores, etc.	--	Residential dwelling units, animal hospitals, sewage disposal plants, schools, churches, etc.	Sewered--5.8 Unsewered--determined by soil type	Sewered--7,500 Unsewered--determined by soil type	Sewered--7,500 Unsewered--determined by soil type	Sewered--75 Unsewered--determined by soil type	25--subdivision road, 50--town road, 65--county road, 85--state and federal road	10	30	45	4.0	0.1
B-3 Waterfront Business District	None	--	Boat rental, hotels, bait shops, supper clubs, dance halls, etc.	--	Sufficient area	Sufficient area	--	25--subdivision road, 50--town road, 65--county road, 85--state and federal road	10	50	35	--	--
B-4 Highway Business District	None	--	Automobile service, bars, hotels, restaurants, nursing homes, utilities, schools, etc.	--	Sufficient area	Sufficient area	--	25--subdivision road, 50--town road, 65--county road, 85--state and federal road	40	40	35	2.5	0.1
B-5 Planned Commercial-Recreation Business District	None	--	Aircraft field, amusement park, campground, fairgrounds, recreational resorts, retail sales, personal services, etc.	10.0	--	4,356	--	Interior: 25 Perimeter: 100	Interior: 15 Perimeter: 100	Interior: 40 Perimeter: 100	Commercial: 75 Perimeter: 35	--	--

Table 18 (continued)

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)	Gross Acres	Percent of Study Area Excluding Village of Darien
	Principal	Accessory			Total Area (square feet)	Area Per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)			
M-1 Industrial District	Commercial bakeries, food locker plants, publishing, warehousing, wholesaling, etc.	--	Machine shops, painting, automotive body repairs, utilities, etc.	--	Sufficient area	--	--	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	30, 50 when abutting residential district	30, 50 when abutting residential district	45	1.5	0.1
M-2 Heavy Industrial District	Commercial bakeries, food locker plants, publishing, warehousing, freight yards, breweries, etc.	--	Crematories, pea vineries, manufacturing and processing junk yards, utilities, etc.	--	Sufficient area	--	--	25- subdivision road, 50- town road, 65- county road, 85- state and federal road	20, 50 when abutting residential district	30, 50 when abutting residential district	60	16.0	0.1
M-3 Mineral Extraction District	None	--	Aggregate plant, ready-mix plant, sand and gravel quarrying, utilities	--	--	--	--	Principal use: 200 Accessory use: 100	Principal use: 200 Accessory use: 100	Principal use: 200 Accessory use: 100	--	90.0	0.7
M-4 Sanitary Landfill District	None	--	Sewage disposal plants, utilities, etc.	--	--	--	--	200	200	200	35	46.5	0.3
Total												12,560.2	100.0

Source: SEWRPC.

The subdivision and platting ordinance, Chapter 18 of the municipal code, was adopted by the Village August 1, 1975. By reference, Chapter 18 of the Village's Municipal Code conforms to the procedures outlined in Chapter 236 of the Wisconsin Statutes for platting lands within a village. Therefore, the village ordinance does not deal--as it should--with the subdivision of land into lots larger than 1.5 acres. The dedication of parks, school sites, drainageways, and other public lands is not adequately addressed in the current ordinance. Soil erosion control is another important aspect of land division which is not addressed in the current ordinance. These issues should be addressed in any revision of the village land division ordinance.

Official Map

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

The official map is thus intended to constitute a means of implementing the community's master plan of streets, highways, parkways, parks, and playgrounds. Its basic purpose is to prohibit the construction of buildings or structures and their associated improvements on land that has been designated for current or future public use. The official map permits the community to protect the beds of future streets, as well as the beds of partially or wholly developed streets which are to be widened, by essentially prohibiting construction of new buildings in such beds. The possible monetary savings which can accrue to the community from such protection is large. The fact that an official map assures the integrity of the community's long-range plan of streets is even more important. The official map has similar functions with respect to implementing the community's plan of parks, parkways, and other open spaces. An incidental but very important benefit of an official map is that it adequately locates and records existing street lines that constitute the boundaries of the public property, and thereby tends to stabilize the location of real property boundary lines--both private and public.

The Village of Darien, in 1979, did not have an official map. Accordingly, an official map for the Village should be prepared which seeks to implement the community's current long-range development plans, as outlined in this land use plan.

PUBLIC UTILITIES

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

Sanitary Sewer Service

The existing sanitary sewer service area and sanitary sewer system is shown on Map 17. The existing sanitary sewer service area totals 315.5 acres, or about 76 percent of the total village area and serves a resident population of about 1,100 persons. The area is served by one separate sanitary sewerage system.

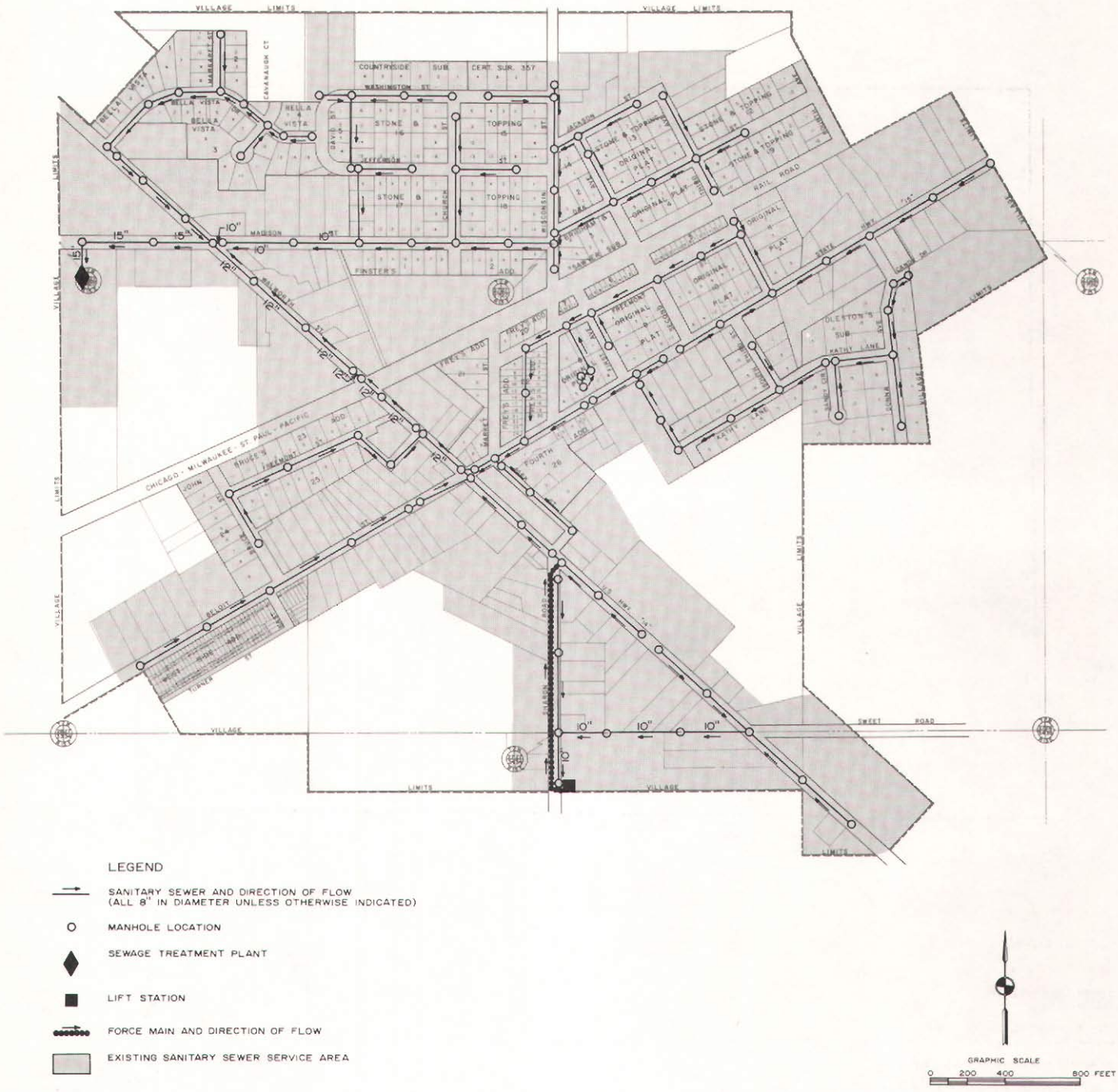
The existing wastewater treatment facility for the Village is located on the west side of the Village, south of the west end of Madison Street. The plant, an activated sludge type, was constructed in 1968 and placed into operation in late 1970. The treatment processes provided at the plant are classified as secondary level. The average hydraulic design capacity of the plant is 150,000 gallons per day and the design organic loading is 255 pounds of biochemical oxygen demand per day. The plant can serve a resident design population of 1,500 persons. The soil absorption system presently incorporated into the village wastewater treatment system does not have the capacity to handle the existing plant loading, and thus plant effluent is discharged to a tributary of Little Turtle Creek. Management of the village sanitary sewerage system is under the direction of the Village Board and day-to-day administration of the system is provided by the Sewer and Water Superintendent.

In January of 1979, the engineering firm of Jensen and Johnson, a division of Donohue and Associates, Inc., of Elkhorn, Wisconsin, prepared a report entitled Facilities Plan for the Village of Darien, Wisconsin. The purpose of this report was to develop the most cost-effective and environmentally sound wastewater management program for the Village of Darien. The plan delineated a year 2000 sewer service area and the year 2030 sewer service area for the Village. The study showed that the existing wastewater treatment facility appears to have sufficient reserve hydraulic and organic capacity to provide effective wastewater treatment under optimal operating conditions until about the year 1985. However, for the year 2000 planning period, two alternative proposals are presented: 1) expand and upgrade the existing wastewater treatment facilities at the Village of Darien; or 2) utilize the Darien wastewater conveyance system but provide a connection to the WalCoMet treatment plant located at Delavan. The plan recommends that alternative 1) above be implemented because of its cost-effectiveness. Briefly, the recommended alternative involves the construction of an additional activated sludge plant component, and upgrading and modification of the existing treatment facilities at the Village of Darien. Under this plan, the proposed treatment facilities would be designed to allow additional unit processes to be incorporated into the treatment plant when plant expansion is required. It should be noted that a portion of the northeast one-quarter of Section 24 in the Town of Darien is proposed to be served by the WalCoMet wastewater treatment plant by 2000.

In June of 1979, SEWRPC published Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The purpose of this document is to present a plan to abate and prevent water pollution in the lakes and streams of southeastern Wisconsin to the year 2000. Section 208 of the 1972 Amendments to the federal Water Pollution Control Act (P.L. 92-500) requires the development and implementation of areawide water quality management plans such as that set forth in SEWRPC Planning Report No. 30. The plan recommends that the treatment facility serving the Village of Darien be expanded from its current capacity to a year 2000 capacity of about 2,000 persons to serve the approximate area shown on Map 18, and that the effluent be disposed of through land application. Approximately 150 acres would be required to accommodate effluent disposal through land application by the year 2000. If the plant does not discharge effluent to land, then an advanced level of waste treatment will need to be provided, consisting of nitrification and phosphorus removal, to achieve the effluent quality required to protect the receiving

Map 17

EXISTING SANITARY SEWERAGE SYSTEM IN THE VILLAGE OF DARIEN: 1979



LEGEND

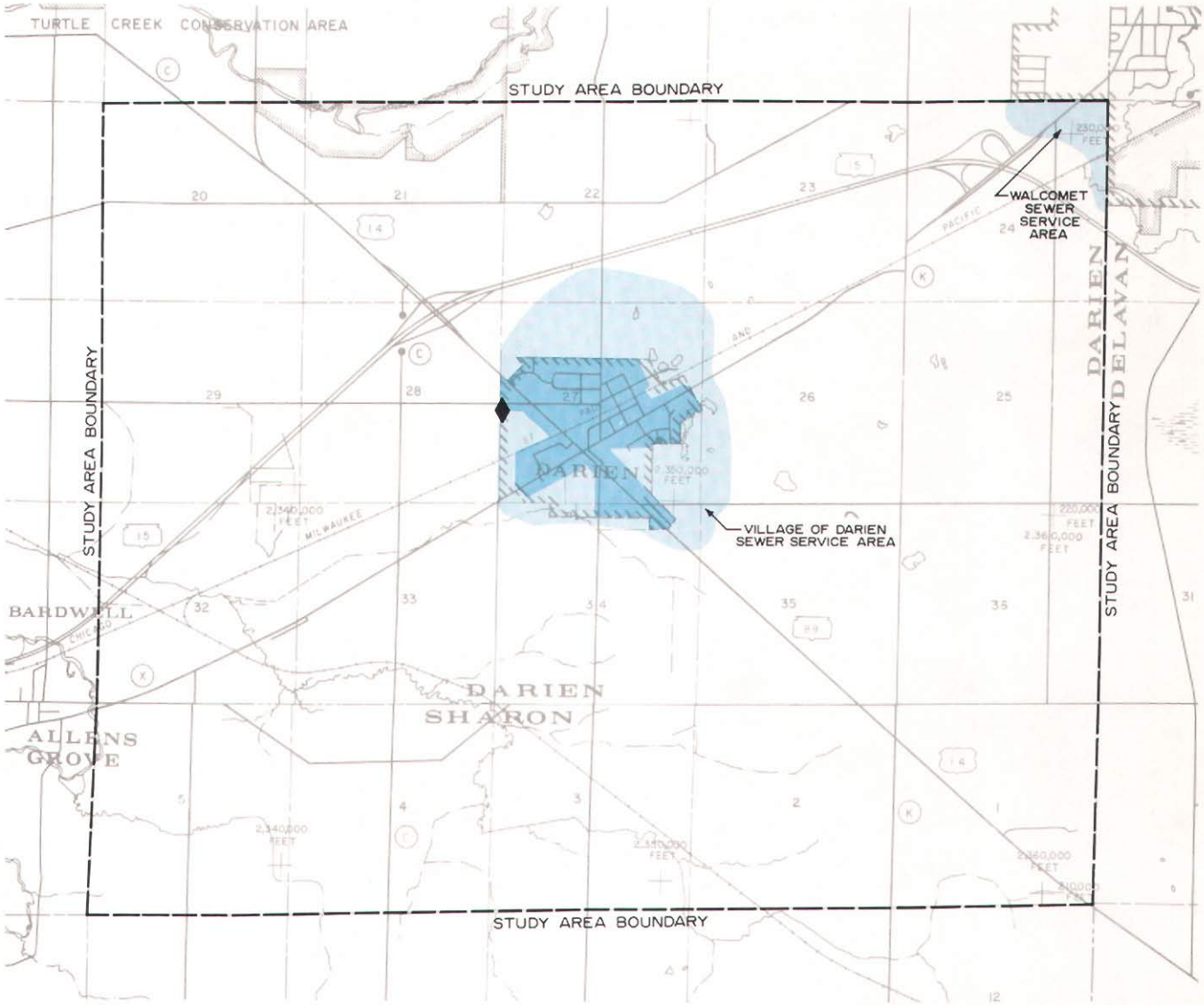
- SANITARY SEWER AND DIRECTION OF FLOW (ALL 8" IN DIAMETER UNLESS OTHERWISE INDICATED)
- MANHOLE LOCATION
- SEWAGE TREATMENT PLANT
- LIFT STATION
- FORCE MAIN AND DIRECTION OF FLOW
- EXISTING SANITARY SEWER SERVICE AREA

GRAPHIC SCALE
0 200 400 800 FEET

Source: SEWRPC.

Map 18

EXISTING AND PROPOSED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF DARIEN STUDY AREA: 1979 AND 2000



Source: SEWRPC.

waters. The plan further recommends that the Village of Darien complete a treatment plant expansion program by 1985, including arrangements for land disposal of sewage effluent.

Public Water System

The Village of Darien public water supply system and service area is shown on Map 19. In 1979 this system served 315.5 acres of area, or about 76 percent of the total village area, and a resident population of about 1,100 persons. The municipal well, which supplies water to the system, is located in the northwest corner of the Village along Walworth Street. An elevated water storage tank is located in the northeastern portion of the Village near the intersection of Oak Street and Fourth Avenue.

Storm Water Runoff

Existing storm water facilities are shown on Map 20. Only small portions of a 1965 storm water drainage system plan--prepared by Jenson and Johnson, Civil Engineers of Elkhorn, Wisconsin--have been constructed, solving only a portion of the storm water drainage problems which confront the Village. Ponding in various locations and ditch maintenance remain a problem for the Village. Culverts which have been constructed by various property owners along Madison Street are of varying sizes and pose storm water flow problems in that area. Also, the underpass carrying USH 14 (Walworth Street) under the tracks of the Chicago, Milwaukee, St. Paul & Pacific Railroad floods during severe rainfalls.

COMMUNITY FACILITIES

Schools

The Village of Darien study area lies within the boundaries of the Delavan-Darien School District as outlined on Map 21. As shown on Map 21, the Delavan-Darien School District serves portions of Walworth County which include portions of the U. S. Public Land Survey Townships of Richmond, Sugar Creek, Darien, Delavan, Walworth, and Sharon; and a portion of U. S. Public Land Survey Township of Bradford in Rock County. The Delavan-Darien School District operates six schools--Phoenix Middle School, Darien Elementary School, Park Elementary School, Wileman Elementary School, Shadow Lawn Elementary School, and the Delavan-Darien High School. The 1979-1980 school year enrollments, as well as the capacity of each school, are shown in Table 19 for the Delavan-Darien School District. Only the Darien Elementary School is located within the Village of Darien study area. It had a 1979-1980 school year enrollment of 310 pupils with an overall building capacity to serve 450 pupils.

Public Library

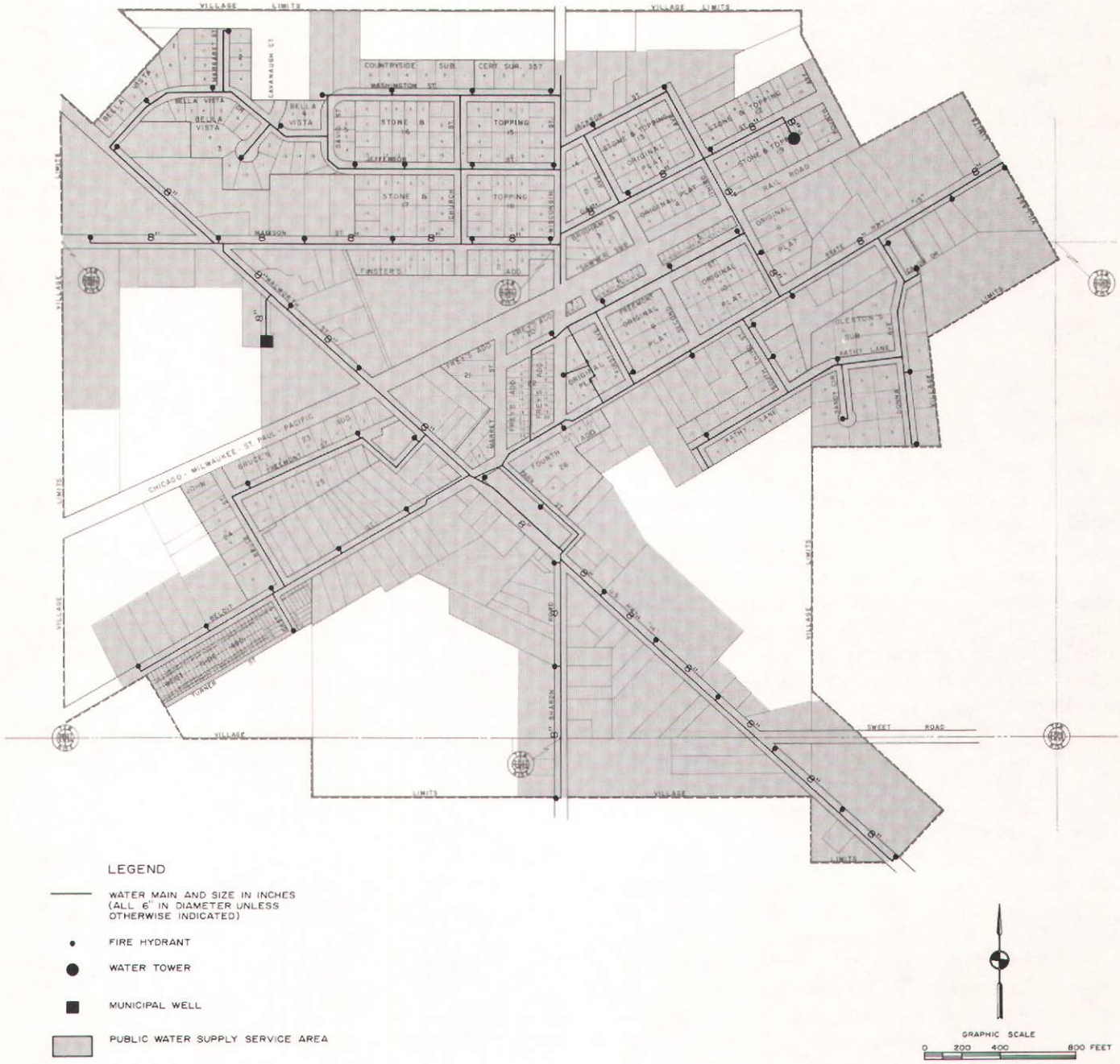
The Darien Public Library is located on Beloit Street (old STH 15) and is housed in a two-story residential structure built at the turn of the century and occupied as a library since 1929. The building occupies a total gross floor area of about 1,048 square feet. In 1969 the number of books available at the library was 3,916. By 1979 the book collection had risen to 5,107 volumes, representing an increase of 1,191 volumes, or about 30 percent, over the 1969 figure. The library presently serves only the Village of Darien and the Town of Darien. The Darien Public Library has the ability to borrow materials from other Walworth County libraries as requested by local library card holders. The existing library facility, as it appeared in 1979, is shown in Figure 10.

Police and Fire Protection

The Village of Darien Police Department is presently housed in the Village Hall, located on Wisconsin Street. The Village Police Department presently consists of one chief, two regular officers, and three part-time officers. The Village Police Department owns and operates one squad car. The Village Fire Department is located in a new building near the intersection of Madison Street and Walworth Street (STH 14). The Village Fire Department is manned by a volunteer fire-fighting force.

Map 19

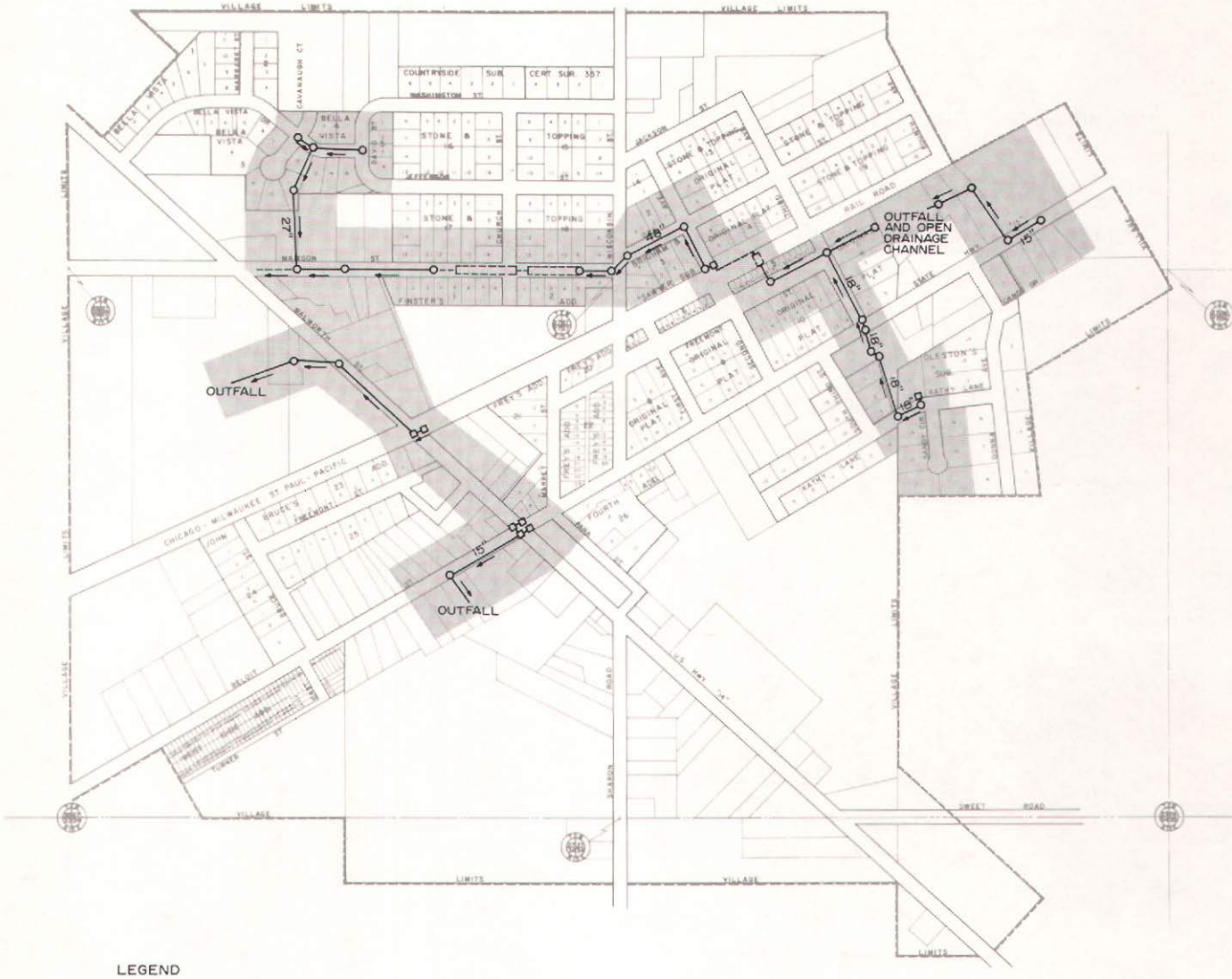
EXISTING PUBLIC WATER SUPPLY SERVICE IN THE VILLAGE OF DARIEN: 1979



Source: SEWRPC.

Map 20

EXISTING STORM SEWER SERVICE IN THE VILLAGE OF DARIEN: 1979



LEGEND

- 15" ← STORM SEWER, SIZE IN INCHES, AND DIRECTION OF FLOW
- MANHOLE
- CATCH BASIN
- OPEN DITCH
- ENCLOSED CULVERT
- URBAN STORM SEWER SERVICE AREA

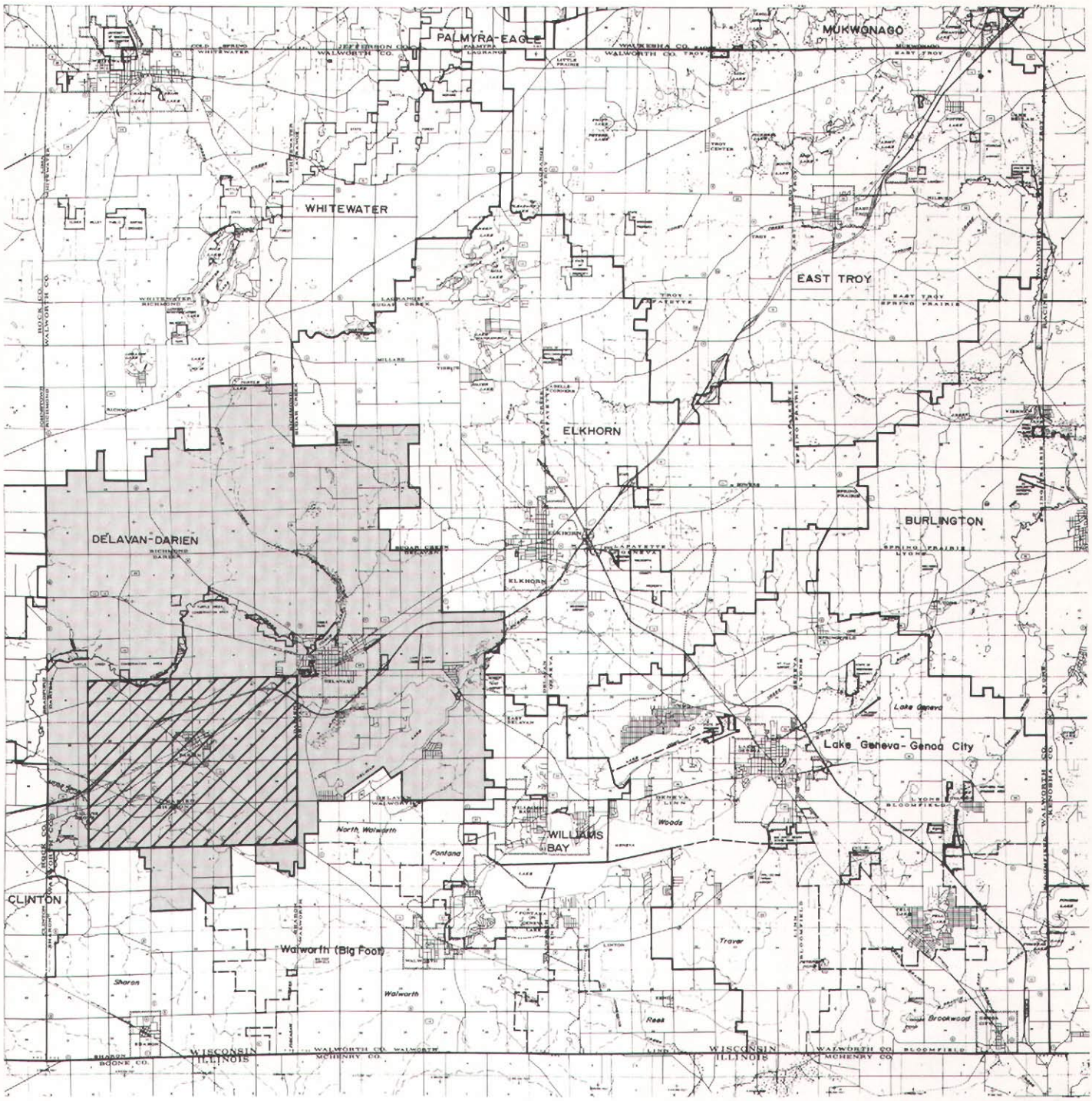
NOTE : SEWER SIZE NOT KNOWN TO VILLAGE OFFICIALS WHERE NOT SHOWN

GRAPHIC SCALE
0 200 400 800 FEET

Source: SEWRPC.

Map 21

DELAVAN-DARIEN SCHOOL DISTRICT BOUNDARIES AND THE VILLAGE OF DARIEN STUDY AREA IN WALWORTH COUNTY, WISCONSIN: 1979



LEGEND

DELAVAN-DARIEN	K-12 DISTRICT	DELAVAN-DARIEN SCHOOL DISTRICT
Walworth (Big Foot)	UNION HIGH SCHOOL DISTRICT	
Sharon	K-8 DISTRICT	VILLAGE OF DARIEN STUDY AREA
———	BOUNDARY OF DISTRICT OPERATING HIGH SCHOOLS (K-12 OR UNION HIGH SCHOOL DISTRICT)	
– – –	BOUNDARY OF DISTRICT OPERATING ELEMENTARY SCHOOLS ONLY (K-8 DISTRICT)	

SCHOOL DISTRICT AND CESA DISTRICT BOUNDARY CONFIGURATION AS OF FALL, 1978

GRAPHIC SCALE
0 1 2 3 MILES
0 4000 8000 12,000 16,000 20,000 FEET

Source: SEWRPC.

Table 19

1979-80 SCHOOL YEAR ENROLLMENTS FOR
THE DELAVAN-DARIEN SCHOOL DISTRICT

School	Location	1979-1980 Total Enrollment	School Capacity
Phoenix Middle School (Grades 5-8)	Delavan	608	700
Darien Elementary School (Grades K-8)	Darien	310	450
Park Elementary School (Grades K-4)	Delavan	265	275
Shadow Lawn Elementary (Grades K-4)	Delavan	64	125
Wileman Elementary School (Grades K-4)	Delavan	300	350
Delavan-Darien High School (Grades 9-12)	Delavan	953	1,200
Total	--	2,500	3,100

Source: Delavan-Darien School District in report to the Wisconsin Department of Public Instruction 1979-80.

Photo by Patrick J. Meehan.

Figure 10

THE DARIEN PUBLIC LIBRARY

The Darien Public Library occupies this small, two-story, wood-frame structure located on Beloit Street.

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Chapter III

LAND USE OBJECTIVES, PRINCIPLES, STANDARDS, AND CENTRAL BUSINESS DISTRICT URBAN DESIGN CRITERIA

INTRODUCTION

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task which must be undertaken before plans can be prepared. In the initial stage of the land use planning process undertaken by the Village, physical development problems and issues were identified and discussed by elected public officials and concerned citizens at a meeting held for this purpose at the Village Hall on October 3, 1979. Seven major problems and issues were identified at this meeting by the elected officials and citizens and ranked in priority order as follows:

1. Industrial expansion;

2. Commercial expansion;

3. Provision of additional water supply facilities;

4. Improvement of storm water drainage facilities;

5. Need to physically expand the Village in order to broaden the tax base and thereby lower local property taxes.

6. Identification of the directions in which the Village should grow; and

7. Desire to retain the image of the Village as small and "homey" despite residential expansion.

Other problems and issues did emerge at the meeting such as revising the existing zoning and land use control ordinances; improving the central business district in the Village; developing additional parks; the potential effects that another nearby new shopping area might have on the Darien central business district; and how to compete with larger neighboring communities for new commercial and industrial development.

Physical development objectives were formulated based on these identified problems and issues and on those objectives contained in regional plans which were considered applicable to and supportable by the Village. This chapter sets forth the resulting set of village land use development objectives and supporting principles and standards. These relate to the allocation and distribution of land use and the provision of community facilities and supporting services to meet the needs of the existing and probable future resident population of the Village to the year 2000.

BASIC CONCEPTS AND DEFINITIONS

Definitions of the term "objective" as well as of the terms "principle," "standard," "design criteria," "plan," "policy," and "program" have been advanced by the Regional Planning Commission in order to clarify the concepts involved. These definitions are particularly needed because the terms are subject to a wide range of interpretation and application and are closely linked to other terms often used in planning work which are equally subject to a wide range of interpretation and application. These definitions are set forth below:

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 support objectives and prepare standards and plans.

3. Standard: a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.

4. Design Criteria: a body of information which can be applied to the development of a solution or solutions to a specific design problem or set of problems.

5. Plan: a design which seeks to achieve agreed-upon objectives.

6. Policy: a rule or course of action used to ensure plan implementation.

7. Program: a coordinated series of policies and actions to carry out a plan.

Although this chapter deals with only the first four of these terms, an understanding of the interrelationship of these terms and the basic concepts they represent is essential to a good understanding of the land use development objectives, principles, and standards set forth as a basis for the preparation of a land use plan for the Village of Darien.

OBJECTIVES, PRINCIPLES, AND STANDARDS

The land use development objectives, principles, and standards, as developed and approved by the Village Plan Commission, deal primarily with spatial allocation to, and distribution of, the various land uses in the community, land use compatibility, natural resource base protection, and accessibility. Each objective together with its supporting principles and standards follows.

LAND USE OBJECTIVES, PRINCIPLES, AND STANDARDS FOR THE VILLAGE OF DARIEN STUDY AREA

OBJECTIVE NO. 1

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

PRINCIPLE

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

STANDARD

The amount of land area set aside for accommodating forecast growth in the Darien area should be determined by application of the standards set forth in Table 20.

Table 20

URBAN LAND USE STANDARDS FOR THE VILLAGE OF DARIEN

Land Use Category	Development Standard (gross area)[a]
Residential	90 acres per 1,000 persons
Commercial	6 acres per 100 commercial employees
Industrial	12 acres per 100 industrial employees
Governmental/Institutional:	
Public Elementary	0.3 acres per 100 students
Public Middle School	0.3 acres per 100 students
Public High School	0.3 acres per 100 students
Church	2.5 acres per 1,000 persons
Other	4.5 acres per 1,000 persons
Public Outdoor Recreation:[b]	
Regional and Multi-Community	As recommended in the Regional Park and Open Space Plan
Community	
In Park Sites	2.2 acres per 1,000 persons
In Middle Schools or High School Sites	0.9 acres per 1,000 persons
Neighborhood	
In Park Sites	1.7 acres per 1,000 persons
In Elementary School Sites	1.6 acres per 1,000 persons

[a] *Gross areas include associated street rights-of-way and off-street parking for each land use category.*

[b] *See Table 22 for more detailed standards.*

Source: SEWRPC.

OBJECTIVE NO. 2

A spatial distribution of the various land uses which will result in a compatible arrangement of land uses.

PRINCIPLE

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

STANDARDS

1. Urban residential uses should be located in areas which are served with centralized public sanitary sewerage and water supply facilities and contain, within a reasonable walking distance, necessary supporting local service uses, such as neighborhood parks, local commercial areas, and elementary school facilities, and should have reasonable access through the appropriate component of the transportation system to employment, commercial, cultural, and governmental centers and secondary school and higher educational facilities.

2. Rural and suburban residential uses should have reasonable access through the appropriate component of the transportation system to local service uses; employment, commercial, cultural, and governmental centers; and secondary school and higher educational facilities.

3. Industrial uses should be located so as to have direct access to arterial street and highway facilities and reasonable access through an appropriate component of the transportation system to residential areas and should not be intermixed with commercial, residential, governmental, recreational, or institutional uses.

4. Neighborhood and community level commercial uses should be located in centers of concentrated activity on only one side of an arterial street and should be afforded direct access to the arterial street system.

OBJECTIVE NO. 3

The location of facilities offering goods and services so as to afford maximum convenience to the resident population of the study area.

PRINCIPLE

The location and extent of commercial facilities, educational facilities, transportation facilities, recreation facilities, and employment opportunities are important determinants of the quality of life in the Village of Darien and therefore should be preserved and expanded as required to meet the needs of the resident population.

STANDARDS

1. Sites for neighborhood and community service facilities should be provided in accordance with the standards set forth in Table 21.

2. In the central business district parking should be provided sufficiently near concentrations of demand so that 90 percent of the short-term parkers need walk no more than one block or about 600 feet.

Table 21

COMMUNITY FACILITY AREA AND ACCESSIBILITY STANDARDS

	Number of Persons Served	Required Site Area (gross acres)	Maximum One-Way Walking Distance Medium-Density Neighborhood (miles)	Maximum One-Way Travel Time (minutes)	
				Automobile at 25 MPH	Transit Facility Total Elapsed Time
Commercial Facilities					
Local Retail and Service Center	4,000-8,000	6.5	3/4	3	--
Community Retail and Service Center	10,000-25,000	20-60	1 1/2	15	20
Community Industrial Facility	300-5,000 employees	20-640	--	15	20
Local Transit Facilities	--	--	3/4	--	--
Educational Facilities					
Elementary School	550 students	11	1/2	--	--
Middle School	900 students	19	1 1/2	15	20
Senior High	2,300 students	48	--	20	30
Outdoor Recreational Facilities					
Neighborhood Park	4,000-8,000	16	1/2	--	--
Community Park	10,000-25,000	30-250	--	20	30

Source: SEWRPC.

OBJECTIVE NO. 4

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

PRINCIPLE

The proper allocation of land uses can assist in maintaining an ecological balance between the activities of man and the natural environment which supports him.

Soils Principle

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

STANDARDS

1. Sewered urban development should not be located in areas covered by soils identified in the regional detailed operational soil survey as having severe or very severe limitations for such development.

2. Unsewered suburban residential development should not be located in areas covered by soils identified in the regional detailed operational soil survey as having severe or very severe limitations for such development.

3. Rural development, including agricultural and rural residential development, should not be located in areas covered by soils identified in the regional detailed operational soil survey as having severe or very severe limitations for such uses.

Lakes and Streams Principle

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

STANDARDS

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

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

3. The flow capacity of perennial stream channels and associated floodlands shall not be reduced by urban or rural development.

Wetlands Principle

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

STANDARD

All wetland areas adjacent to streams or lakes, all wetlands within areas having special wildlife and other natural values, and all wetlands having an area in excess of 50 acres should not be allocated to any urban development except limited recreation and should not be drained or filled.

Woodlands Principle

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

STANDARDS

1. A minimum of 10 percent of the land area of each watershed should be devoted to woodlands.

2. For demonstration and educational purposes, the woodland cover within each county should include a minimum of 40 acres devoted to each major forest type: oak-hickory, northern hardwood, pine, and lowland forest. In addition, remaining examples of the native forest vegetation types representative of the pre-settlement vegetation should be maintained in a natural condition and be made available for research and educational use.

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

Wildlife Principle

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

STANDARD

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

OBJECTIVE NO. 5

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

PRINCIPLE

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

Primary and Secondary Environmental Corridors Principle

The primary and secondary environmental corridors are a composite of the best individual elements of the natural resource base including lakes, rivers, and streams and their associated floodlands; wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12 percent or greater; wet, poorly drained or organic

soils; and significant geological formations. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

STANDARD

All remaining undeveloped lands within the designated primary environmental corridors in the village planning area should be preserved in essentially natural, open uses.

Prime Agricultural Lands Principle

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

STANDARDS

1. Parcels 35 acres or larger in size, 50 percent or more of which are national prime farmlands as designated by the U.S. Department of Agriculture, Soil Conservation Service, and which are included within national prime farmland parcel aggregates of 500 acres or larger, should be preserved in agricultural use.

2. Nonfarm residential development should not be located in prime agricultural areas. Nonfarm residential development in other agricultural areas should be discouraged, but, if permitted, should be limited to densities equivalent to a lot area of five acres or greater in size per dwelling unit providing that the soils are adequately permeable and free from severe bedrock, groundwater, flooding, and steep slope hazards for the installation of an onsite soil absorption sewage disposal system.

OBJECTIVE NO. 6

The preservation of open space to enhance the total quality of the urban environment, maximize essential natural resource availability, give form and structure to urban development, and facilitate the ultimate attainment of a balanced year-round outdoor recreational program providing a full range of facilities for all age groups and the provision of sufficient outdoor recreation facilities to allow the resident population of the neighborhood adequate opportunity to participate in intensive nonresource oriented outdoor recreation activities.

PRINCIPLE

Open space is the fundamental element required for the preservation, wise use, and development of such natural resources as soil, water, woodlands, wetlands, native vegetation, and wildlife. Open space provides the opportunity to add to the physical, intellectual, and spiritual growth of the population; it enhances the economic and aesthetic value of certain types of development, and it is essential to outdoor recreational pursuits.

STANDARDS

1. Local park and related open space sites should be provided within a maximum service radius of one mile of every dwelling unit in an urban area, and should have a minimum gross site area of five acres.

2. Areas having unique scientific, cultural, scenic, or educational value should not be allocated to any urban or agricultural land uses.

3. Local park and related open space sites should, to the maximum extent practicable, perform multi-purpose functions including storm water storage and movement.

OBJECTIVE NO. 7

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 area and 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 village area. 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 village area by lending form and structure to urban development patterns.

Public General Use Outdoor Recreation Sites Principle

Public general use outdoor recreation sites promote the maintenance of proper physical and mental health by providing both 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--and 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 site requirements indicated in Table 22 should be met.

2. Public general use outdoor recreation sites should, to the maximum extent practicable, be located within the designated primary environmental corridors of the village area.

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

1. 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 recreation-related open space standards contained in Table 22 and the following standards should be met.

2. A minimum of 0.16 linear mile of recreation-related open space consisting of linear recreation corridors should be provided for each 1,000 persons in the Region. 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.

3. Recreation corridors should have a minimum length of 15 miles and a minimum width of 200 feet.

4. The maximum travel distance to recreation corridors should be five miles in urban areas and 10 miles in rural areas.

5. 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. 8

A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services.

PRINCIPLE

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

STANDARDS

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

2. The transportation system should be located and designed to provide access not only to all land presently devoted to urban development but to land proposed to be used for such urban development.

3. All lands developed or proposed to be developed for urban residential use should be located in areas serviceable by an existing or proposed public sanitary sewerage system and preferably within the gravity drainage area tributary to such systems.

4. All land developed or proposed to be developed for urban residential use should be located in areas serviceable by an existing or proposed public water supply system.

5. Adequate storm water drainage facilities should be provided for all urban development.

6. The transportation system should be functionally classified, and arterial streets should be located to minimize the penetration of existing and proposed residential areas by through traffic.

7. Transportation terminal facilities, such as off-street parking and off-street truck loading should be located in proximity to the principal land uses to which they are accessory.

OBJECTIVE NO. 9

The preservation, development, and redevelopment of a variety of suitable industrial and commercial sites in terms of both physical characteristics and location.

PRINCIPLE

The production and sale of goods and services are among the principal determinants of the level of economic vitality in any society, and the important activities related to these functions require areas and locations suitable to their purpose.

Table 22

STANDARDS FOR PUBLIC GENERAL USE OUTDOOR RECREATION SITES

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] Multi-Community	100-249	2.6	Camp sites, swimming pool or beach, picnic areas, golf course, ski hill, ski touring trail, boat launch, nature study area, playfield, softball and/or baseball diamond, passive activity area[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]	--

Table 22 Footnotes

[a] In urban areas the facilities commonly located in Type III or Type IV school outdoor recreation areas often provide a substitute for facilities usually located in parks by providing opportunities for participation in intensive nonresource-oriented activities.

[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 Darien area as well as the Region has ready access to the variety of outdoor recreation facilities commonly located in parks.

[c] The identification of a maximum service radius for each school site is intended to assist in the determination of outdoor recreation facilities requirements and to assure that each urban resident has ready access to the types of 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 Village of Darien study area.

[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 residing in urban areas such as the Village of Darien.

[g] Type I sites are defined as large outdoor recreation sites having a multi-county service area. Such sites rely heavily for their recreational value and character on natural resource amenities. Type I parks provide opportunities for participation in a wide variety of resource-oriented outdoor recreation pursuits.

[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 all 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 multi-community service area. Like Type I sites, such sites rely for their recreational value and character on natural resource amenities. Type II parks, however, usually provide a smaller variety of recreation facilities and have smaller areas devoted to any given activity.

[j] In general, each resident of the Village of Darien study area should reside within 10 miles of a Type I or Type II park.

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

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

[m] The typical service radius of school outdoor recreation facilities is governed by individual facilities within the school site and by population densities in the vicinity of the site. In medium-density urban areas, such as the Village of Darien, each resident should reside within 0.75 mile of facilities commonly located in a Type III or Type IV school outdoor recreation area; and in low-density urban areas each urban resident should reside within one mile of the facilities commonly located in a Type III or Type IV school outdoor recreation area.

[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. 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.

[o] The maximum service radius of Type IV parks is governed primarily by the population densities in the vicinity of the park. In medium-density urban areas such as the Village of Darien, 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.

Source: SEWRPC.

STANDARDS

1. Local industrial development should be located in planned industrial districts which meet the following criteria:

   a. Direct access to the arterial street and highway system.

   b. Available adequate water supply.

   c. Available adequate public sanitary sewer service.

   d. Available adequate storm water drainage facilities.

   e. Available adequate power supply.

   f. Site should be covered by soils identified in the regional soils survey as having very slight, slight, or moderate limitations for industrial development.

2. Local commercial development should be located within the Darien central business district (CBD) and within designated community business areas.

OBJECTIVE NO. 10

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

PRINCIPLE

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

STANDARD

The transportation system should provide an orderly functional hierarchy of arterial, collector, and land access streets, and pedestrian paths to service the area.

OBJECTIVE NO. 11

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

PRINCIPLE

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

STANDARDS

1. Fire stations and equipment should be distributed based upon the standards shown in Table 23.

Table 23

FIRE COMPANY DISTRIBUTION STANDARDS

District and Required Fire Flow	Optimum Service Radius in Miles	
	From Engine, Hose, or Engine-Ladder Company	From Ladder Company
High-Value District (commercial, industrial, and institutional)		
Where required flow is 9,000 gpm or more	3/4	1
Where required fire flow is 5,000 to 8,999 gpm	1	1 1/4
Where required fire flow is less than 4,500 gpm	1 1/2	2
Residential District		
Where required fire flow is more than 2,000 gpm or where there are buildings in the district three or more stories in height, including tenement houses, apartments or hotels	1 1/2	2
Same as above, but where the life hazard is above normal	1	1 1/4
For buildings having an average separation of less than 100 feet (and a fire flow requirement of 2,000 gpm or less)	2	3
For buildings having an average separation of 100 feet or more (and a fire flow requirement of 2,000 gpm or less)	4	4

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

Source: SEWRPC.

2. The Village should employ 1.75 to 2.00 full-time police officers per 1,000 population.

OBJECTIVE NO. 12

The provision of adequate locational choice of housing and a variety of housing types for varying age and income groups for different size households.

PRINCIPLE

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

STANDARD

Housing units within the Darien area should be geographically well distributed and include a full range of housing by type, size, and cost.

PRINCIPLE

Households require a wide range of goods and supportive neighborhood and community services and, therefore, should be properly located to afford convenient access to existing and proposed commercial facilities, educational facilities, health care facilities, transportation facilities, recreation facilities, and employment opportunities.

STANDARD

The maximum walking distance and travel time standards for supportive neighborhood and community services shown in Table 21 should be met.

STANDARD

While it is likely that the single-family home will continue to be the dominant housing type in the Village of Darien, the provision of multiple-family housing in a range of costs and sizes will help satisfy the housing demands of the Village's steadily growing population and also encourage greater social and economic vitality.

STANDARD

Housing of varying type, size, and cost should be provided in appropriate locations in the village area.

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

URBAN DESIGN CRITERIA FOR THE CENTRAL BUSINESS DISTRICT

In order to develop solutions to the urban design problems outlined and discussed in Chapter II regarding the Village of Darien central business district (CBD), certain

urban design criteria should be established. In this respect, urban design criteria can be defined as a body of information which can be applied to the development of a solution or solutions to a specific urban design problem or set of problems. Specific urban design decisions should be based upon the urban design criteria as well as the underlying objectives, principles, and standards outlined herein. Urban design criteria are of a high level of specificity in order to assist in the development of detailed urban design solutions to the highly specific urban design problems outlined. Urban design criteria have been developed, with respect to the Darien CBD, concerning urban facades, storefronts, store entries, rear and side yards, urban scale, urban rooflines, materials, colors, pedestrian circulation, vehicular circulation, parking, service areas, signage, urban landscape plant selection, street lighting, and street furniture and above ground utility wires. These urban design criteria are discussed in more detail here.

Urban Facades

Since many of the storefronts, store entries, and general urban facades of the Darien CBD area still retain their original architectural character to some degree, every effort should be made to enhance or recapture this inherent urban design attribute. The overall visual directional emphasis of the building facades along this portion of Wisconsin Street should be compatible with the overall horizontal visual directional emphasis of the total area.

The structural shapes of buildings, their proportions, the placement of openings, the placement of awnings, and various other details all contribute to the overall CBD streetscape appearance. Although the building facades of two adjacent buildings may be different, their overall appearance can be compatible through the proper use of these visual elements.

Awnings, in addition to providing shade from direct sunlight and providing protection to pedestrians from elements of the weather, can both preserve and promote the overall visual horizontal continuity of the Darien CBD and can assist in the development of a uniform and visually compatible signage system. Awnings are currently being used on certain buildings on both the east and west sides of Wisconsin Street and a continued use of similarly designed canvas awnings can assist in achieving a visual harmony between dissimilar building facades.

Rear Yards and Side Yards

Rear and side yards should be kept clean and proper garbage receptacles should be used. Other unsightly features should be covered from view in a creative fashion. Rear or side entrances which are used by the general public should provide a walkway which exhibits safe and attractive features including landscape plantings.

Urban Scale and Mass

The relative proportion of a building(s) to its neighboring buildings, of a building(s) to the pedestrian or observer, or of a building(s) to the surrounding Darien CBD area, in general, should be considered when new buildings in the Darien CBD are built or when existing buildings are remodelled or altered. The overall urban scale and mass of the Darien CBD, in particular that area of Wisconsin Street bounded by Freemont Street on the north and Beloit Street on the south, exhibits a very human and uniform scale and mass which represents one of the most prominent visual aspects of the overall Darien CBD area. A number of visual elements which contribute to the overall scale and mass of this area include the rhythm and proportion of the elements of the building facades, the architectural detailing, the visual directional emphasis of the streetscape which is either horizontal or vertical, the symmetrical or asymmetrical character of the building facades, the mass of individual buildings, the

presence or absence of landscape planting materials, the size and configuration of open spaces, the use of building materials, the use of color, building height, and the presence or absence of street furniture. These elements of urban scale and mass should be maintained and enhanced whenever possible.

Urban Rooflines

Since the majority of the roofs in the Darien CBD are flat, they are not easily viewed from the roads. However, the rooflines and parapet walls of many of these structures have pronounced and similar cornice and brick corbel details which create both interest and visual unity among the various structures. These upper edges of the parapet walls (or coping) and cornices visually define the upper edge or height of the building and/or streetscape (a cornice is the projecting member at the top of a wall with decorative and utilitarian coping, and a corbel is a type of bracket formed by extending successive courses of brick so that they stand out from the wall surface). This is particularly true of the facades along Wisconsin Street. The visual continuity of these urban design elements should be maintained in the Darien CBD and building development or redevelopment with opposing rooflines should be discouraged.

Materials

Material selection for both architectural and landscape design in the Darien CBD should be based upon several areas of concern including material unity, the atmosphere desired, the material composition of surrounding buildings and landscape features, the compatibility with other materials, and climatic considerations. Since the primary exterior materials used in the Darien CBD are brick, wood, and limited use of concrete, deviation from these materials for future construction should be minimized. Through the use of these predominant materials in the CBD, the overall building facade texture of the CBD will be maintained also.

Colors

The selection of colors in the Darien CBD for the buildings is generally an individual decision. However, the use of colors does have significant effect upon the overall appearance of the CBD. Colors should be selected based upon the colors of existing exposed brick masonry buildings and should blend well with these given existing colors. "Earthy" colors, which are the browns, soft greens, and bieges, would be appropriate based upon the colors of the existing Darien CBD brick masonry buildings. Colors which clash with the overall visual character of the Darien CBD should be avoided.

Pedestrian Circulation

The pedestrian movement system in the Darien CBD should form linkages between the various activities in the CBD area. The system should not conflict with vehicular circulation or, if conflicts can not be totally avoided, the conflicts should be minimized. Spatial sequences, visual aspects and pavement texture should also be taken into consideration in the placement of new sidewalks so that the pedestrian is offered a variety of visually pleasing experiences adding to the pedestrian's overall enjoyment of the CBD area. A recommended minimum sidewalk width is five feet. Provisions for the handicapped in sidewalk construction should also be made according to building code.

Vehicular Circulation

The vehicular circulation system should be developed for easy access to the Darien CBD parking facilities from the community. Vehicular and pedestrian conflicts should be avoided where possible and, where conflicts cannot be totally avoided, conflicts

should be minimized. Also, delivery and service circulation patterns should not conflict with customer circulation. The vehicular circulation system should also provide visually pleasing experiences to the motorist.

Parking

Parking spaces in the Darien CBD should be provided on the basis of four spaces per 1,000 square feet of gross leasible building area. The size and design of parking areas in the CBD should be such that the character of the Darien CBD is maintained and parking areas should be attractively landscaped. The distances between parking and commercial areas should be minimized.

Service Areas

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

Signage

In addition to conforming with the rules and regulations of the zoning ordinance, signs should be designed so that they are in keeping with the overall character of the Darien CBD and its buildings. Lettering on signs in the Darien CBD should be functional as well as visually pleasing. Truly functional lettering is composed of a type-face which is properly spaced, is easy to read, and makes its message clear from the distance it is intended to be read. In keeping with the overall character of the late 19th century architectural style of most of the Darien CBD buildings, a 19th century style lettering which accomplishes those functions outlined earlier could be used. Most sarif or sans sarif lettering styles fall into this category. Generally, the fewer the words on the sign face, the more likely it is that the sign will be easy for people to read. Signs should be placed in visually pleasing and logical places of the facade which can include areas of the building facade which are void of openings, projections, and architectural details. Since the building facades in the CBD have predominantly flat storefronts and are oriented towards Wisconsin Street, flush mounted face signs should be used. Standard "franchise" and "brand name" signs should be avoided.

Urban Landscape Plant Selection

Landscape plantings are an important part of an attractive CBD. Landscape plantings have functional as well as aesthetic characteristics which would improve the Darien CBD to a great extent. Plantings of trees and shrubs can provide shade and shelter, act as limited noise buffers and visual screens, assist in the channeling of pedestrian and vehicular traffic, act as wind breaks, and decrease insolation (incoming solar radiation) before it reaches the ground, thus preventing re-radiation (long wave radiation) from asphalt and concrete surfaces.

Landscape plantings in the Darien CBD should be selected based, in part, upon the soil types found in the Darien CBD. SEWRPC Planning Report No. 8, Soils of Southeastern Wisconsin, provided a guide for the selection of trees, shrubs, and vines for landscape planting. The guide was based upon the woodland suitability groupings of soils. Soils in the Darien CBD are the Parr silt loam. The Parr silt loam is characterized in profile by a 0- to 11-inch surface soil of a very dark brown granular silt loam, an 11- to 32-inch subsoil of subangular blocky clay loam, and a 32- to 60-inch substratum of brown massive loam glacial till. The Parr silt loam characteristically has a water table depth greater than five feet. The soil generally has a pH value of 5.1 to 6.5 which can range from strong acidity to slight acidity.

The woodland suitability grouping of the Parr silt loam is 12. Various landscape planting materials suitable for planting in this soil type and their respective characteristics are provided in Appendices B, C, and D of this plan to serve as a guide for future landscape plantings in the Darien CBD. Generally, street trees should be planted 30 to 40 feet apart to allow for maximum tree spread at maturity.

Street Lighting

Street lighting in the Darien CBD should serve four purposes. First, street lighting should provide for the safe movement of pedestrian and vehicular traffic. Second, it should aid in the provision of an environment which promotes security and crime prevention. Third, street lighting should aid in creating an aesthetically pleasing environment at nighttime as well as during the daylight hours. And, fourth, street lighting should assist in promoting the use of Darien CBD buildings both day and night. Generally, primary lighting luminaires in the Darien CBD should be mounted on posts at a height of 10 to 15 feet. This height allows for the lighting to relate to both human and building scale. Lighting fixtures or luminaires should be placed so that light overlaps at a height of about seven feet. Post and luminaire design should reflect the overall character of the Darien CBD. Recommended illumination for the Darien CBD area along Wisconsin Street should be between 0.9 to 1.2 footcandles.[1]

Street Furniture

Street furniture includes a myriad of man-made objects which serve the functions of adding variety and serving pedestrian needs in a CBD area. Street furniture items include lighting luminaires and posts, plant containers, street seating, drinking fountains, sculpture, play equipment, garbage receptacles, fire hydrants, bollards, kiosks, sunshading devices, and signage. The design and placement of such items should contribute to the overall theme and design theme of the Darien CBD, serving an aesthetic function as well as a utilitarian function, while adding a sense of design continuity and human scale to the CBD area.

Above-Ground Utility Wires

In the CBD, the relocation of above-ground utilities either underground or, where possible, to alleys should be considered since these wires detract from the overall appearance of the Darien CBD and add visual clutter.

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[1]*Recommended standards from the U.S. Department of Transportation, Federal Highway Administration, Roadway Lighting Handbook, Washington, D.C., U.S. Government Printing Office, December 1978, p. 118. The recommended illumination values shown are meaningful only when designed in conjunction with other elements. The most critical elements are illumination depreciation, quality, uniformity, luminaire mounting heights, spacing, transverse location of luminaires, luminaire selection, traffic conflict areas, border areas, transition lighting, alleys, and roadway lighting layouts. It should be pointed out here that several recently renovated central business districts have provided up to 18 footcandles. The number of footcandles provided should support and encourage pedestrian use within the framework of an overall lighting plan for the CBD area.*

Chapter IV

DEFINITION OF COMMUNITY LAND USE REQUIREMENTS FOR THE YEAR 2000

INTRODUCTION

The objectives, principles, and standards set forth in the previous chapter express the physical development goals of the Village; the supporting rationale behind each goal, and the standards to be used as a basis for generating and evaluating alternative land use plans and development proposals. The standards perform a particularly important function in the plan formulation process since they are utilized to identify future land use requirements. The standards adopted by the Village consist of two types: comparative and absolute. Comparative standards can be applied only through a comparison of alternative plan proposals. Absolute standards can be applied individually to each alternate plan proposal since they are expressed in terms of maximum, minimum, or desirable values.

As part of the land use planning process, the standards listed in Chapter III were applied to the forecast population level and other pertinent anticipated future conditions. This analysis provided a list of basic land use and community utility and facilities requirements to be met in the land use plan design. In addition, certain other general and specific requirements and certain recommendations contained in regional plans prepared by SEWRPC were incorporated in the land use plan for the Village. The land use and community facility and utility requirements for the Village used in the land use planning design process are described in the following paragraphs.

LAND USE REQUIREMENTS

The land use requirements of the Village's probable future resident population were determined by applying two basic types of standards, namely, per capita standards and accessibility standards. The application of per capita standards, expressed as the number of acres of a given land use category per hundred or per thousand population, was intended to determine the total number of acres of land needed to satisfy each basic land use requirement of the resident population for the year 2000. The application of accessibility standards, expressed as a maximum service area for certain sites, land uses, and facilities, is intended to assure that these are spatially distributed in a manner convenient and efficient to the population which they are to serve.

Table 24 summarizes future urban land requirements in the Darien study area through the year 2000. The table utilizes the land use standards set forth under land use development Objective No. 1 for residential, commercial, industrial, governmental/institutional, and recreational development. Land needs for each urban land use category were determined by applying the appropriate land use development standard to the 1979 to 2000 forecast population increment. The table indicates that a need to convert about 105 acres of land in the planning area to urban use may be expected by the year 2000. It should be noted that about 77 acres, or about 74 percent, of this total area will be needed to accommodate anticipated new residential growth. As is reflected in Table 24, new residential growth will also generate significant additional urban land needs in the other urban land use categories. The table is

Table 24

FUTURE URBAN LAND USE REQUIREMENTS IN THE VILLAGE OF DARIEN URBAN SERVICE AREA: 2000

Urban Land Use Category	1979 Gross Area[a] (acres)	1979 Gross Area[a] (percent)	Estimated[b] 1979 Populations	1979 Development Ratios	SEWRPC Development Standards	Incremental Forecast Populations: 1979-2000	Incremental Land Use Acreages Required by SEWRPC Development Standards (gross acres)	Incremental Land Use Acreages Required After Consideration of 1979 Gross Area (gross acres)	Urban Land Requirements: 2000 (gross acres)	Urban Land Requirements: 2000 (percent)
Residential	154.2	37.4	1,143	134.9 gross acres per 1,000 persons	90 gross acres per 1,000 persons	857 persons	77.1	77.1	231.3	56.1
Commercial	8.8[c]	2.1	155[d] employees	5.7 gross acres per 100 employees	6 gross acres per 100 employees	63 employees	3.8	3.8	12.6	3.1
Industrial	14.8	3.6	59 employees	25.1 gross acres per 100 employees	12 gross acres per 100 industrial employees	150 employees	18.0	18.0	32.8	7.9
Governmental and Institutional										
Schools.	3.0	0.7	310[e] students	1.1 gross acres per 100 students	0.9 gross acres per 100 students	89 students	--	--[f]	3.0	0.7
Other.	4.9	1.2	1,143	4.3 gross acres per 1,000 persons	7.0 gross acres per 1,000 persons	857 persons	5.9	5.9	10.8	2.6
Recreational	24.8	6.0	1,143	21.7 gross acres per 1,000 persons	6.4 gross acres per 1,000 persons	857 persons	5.5	--[g]	24.8	6.0
Other.	202.0	49.0	--	--	--	--	--	--	97.2	23.6
Total	412.5	100.0	--	--	--	--	--	104.8	412.5	100.0

[a]Gross areas include associated street rights-of-way and off-street parking for each land use category.

[b]Based upon Wisconsin Department of Administration estimates.

[c]Includes commercial land uses in the total Village of Darien study area.

[d]Based on the estimated population for the total Village of Darien study area.

[e]Only Darien Elementary School (Grades K-8) is located within the study area; high school age students from Darien attend Delavan-Darien High School at Delavan.

[f]Darien Elementary School (Grades K-8) has a school capacity of 450.

[g]Since the unnamed village park (ball park), an 18-acre site, was only beginning to be developed in 1979, no additional recreational lands are allocated.

Source: SEWRPC.

expressed in gross acres of each given land use category which, by definition, includes all supporting public street rights-of-way.

Table 24 indicates that an additional 3.8 acres of commercial land will be needed by the year 2000. The additional 3.8 acres of commercial land represents a 43 percent increase over the 1979 existing commercial land use of 8.8 acres. Since one of the issues addressed by the Village in Chapter III was the expansion of commercial development in the village area, this expansion should occur in the existing Darien CBD area in order for the Village to maintain a viable downtown area. Expansion in the existing Darien CBD meets Objective No. 2 as set forth in Chapter III.

Table 24 indicates that there will be a need for an additional 18 acres of industrial land in the Village by the year 2000. The additional 18 acres of industrial land use represents an increase of about 122 percent over the 1979 figure of 14.8 acres of industrial land. This seemingly large increase is due to the highly compact nature of the existing industry in the Village. The use of the standard, as outlined in Objective No. 1 in Chapter III, of 12 gross acres of industrial development per 100 industrial employees allows adequate space for primary industrial buildings, accessory buildings, and necessary off-street parking for employees. Generally, industrial uses should be located near supporting transportation facilities, such as a railroad and/or major arterial streets and highways.

TRANSPORTATION REQUIREMENTS

The arterial street and highway facilities required to serve the probable future traffic demands within the study area, as recommended in the adopted regional transportation system plan, are shown on Map 2. State trunk highways are shown in red and county trunk highways in blue. This plan generally maintains the existing arterial street pattern in the area. The plan also indicates the recommended number of traffic lanes needed for each arterial street segment in the planning area in order to carry the anticipated arterial traffic volumes through the year 2000.

COMMUNITY FACILITIES NEEDS

Schools

Table 25 provides population estimates by age group and school grades for the Village of Darien study area. Specifically, the year 2000 student enrollment as forecast for the village study area would consist of 222 elementary school students (grades K-4), 177 middle school students (grades 5-8), and 172 high school students (grades 9-12). The Delavan-Darien School District has only one school, Darien Elementary School (grades K-8), within the Village of Darien study area, with a capacity of 450 students. Total year 2000 forecast student populations for the Village of Darien study area for grades K-8 are 399. Grades 9-12 are served by Delavan-Darien High School located at Delavan, outside the study area. Therefore, no additional lands for schools are required within the study area since the existing facilities provide adequate space for increased student enrollment to the year 2000.

Recreation

The adopted SEWRPC Community Assistance Planning Report No. 24, A Park and Open Space Plan for the Village of Darien, dated December 1978, contains recommendations for recreational needs to the year 2000. The recommendations contained in this park and open space plan are outlined in Chapter V of this plan. In 1979 the acreage requirements for urban parks were already met to the year 2000 by the Walworth County Park,

Table 25

ACTUAL AND FORECAST SCHOOL AGE POPULATION BY AGE GROUP FOR THE VILLAGE OF DARIEN STUDY AREA: 1979-2000

School Age Group	1970 Census Population				Forecast Population												Total Study Area 1970-2000	
					1980				1990				2000					
	Village	Area Excluding Village	Total Study Area	Percent of Total	Village	Area Excluding Village	Total Study Area	Percent of Total	Village	Area Excluding Village	Total Study Area	Percent of Total	Village	Area Excluding Village	Total Study Area	Percent of Total	Change	Percent
Grades K-4 (Ages 5-9)	96	86	182	38.9	119	78	197	38.2	143	69	212	38.4	162	60	222	38.9	40	22.0
Grades 5-8 (Ages 10-13)	69	69	138	29.5	91	66	157	30.4	109	62	171	31.0	122	55	177	31.0	39	28.3
Grades 9-12 (Ages 14-17)	76	72	148	31.6	96	66	162	31.4	112	57	169	30.6	122	50	172	30.1	24	16.2
Total	241	227	468	100.0	306	210	516	100.0	364	188	552	100.0	406	165	571	100.0	103	22.0

Source: SEWRPC.

the Darien Elementary School, the Village Square ("The Commons"), and the recently developed 18-acre unnamed village park ("Ball Park") located at the western edge of the Village. Development of the 18-acre unnamed village park was a result of the recommendations contained in the adopted park and open space plan for the Village.

SANITARY SEWER FACILITY NEEDS

SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin:2000, provides an analysis of sanitary sewer systems in the Region and makes recommendations concerning the development of future sewage treatment and related trunk sewer facilities. Recommendations contained in this plan, as it relates to the Village of Darien sanitary sewer service area, have been presented in Chapter II. Planning Report No. 30 indicates that the area to be served by a sanitary sewer system at Darien should approximate 1.13 square miles, or about 723 acres, by the year 2000, with a total service area population of about 2,000 persons. The Facilities Plan for the Village of Darien, Wisconsin, as prepared by the engineering firm of Jensen and Johnson, a division of Donohue and Associates, Inc., of Elkhorn, Wisconsin, indicates that the village sanitary sewer service area should include an estimated 550 acres by the year 2000. Forecast land use needs for the Village, based upon both a forecast population of 2,000 for the year 2000, and analyses of the existing land use inventory data, indicate that the total sanitary sewer service area will only be about 315 acres. This figure of about 315 acres includes an infilling of vacant platted lands within the village limits. Planning Report No. 30 recommends that the sanitary sewer service area be refined, detailed, and, as necessary, amended in local planning efforts. This refinement of sewer service areas has become necessary due to a recent change in the process for the review and approval of sewer extensions by the Wisconsin Department of Natural Resources, which requires the Regional Planning Commission to review and comment on all sanitary sewer extensions with respect to their relationship to the areawide water quality management plan.

Chapter V

THE LAND USE PLAN

INTRODUCTION

A land use plan is the official statement of a municipal legislative body setting forth major objectives concerning the desirable physical development of the community. The land use plan for the Village of Darien, as set forth in this report, consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of the Village of Darien and environs to the year 2000. The plan is intended to be used as a tool to help guide the physical development of the community into a more functional, healthful, efficient, and attractive pattern. In accord with the broad objective of local government, the plan is intended to promote the public health, safety, morals, order, convenience, prosperity, and general welfare of the community.

The land use plan should promote the public interest rather than the interests of individuals or special groups within the community. The very nature of the plan contributes to this purpose, for it facilitates consideration of the relationship of any development proposal, whether privately or publicly advanced, to the overall physical development of the entire community. Because the plan is based on impartial facts and analyses, it can help prevent arbitrary, capricious, and biased actions. The plan contributes to responsible democratic government by helping duly elected and appointed public officials to safeguard and promote the public interest. The plan also contributes to democratic government by providing a focus for citizen participation in the planning and subsequent development process.

The plan is intended to assist in political and technical coordination in community development. Political coordination means that a majority within the community is working toward the same goals. Technical coordination means that there is a logical relationship among the various physical elements dealt with in the plan and that the planning and scheduling of actual improvements is done in an efficient manner so as to avoid conflict, duplication, and waste. Effective coordination of development requires a unified, integrated plan if the physical elements of the environment are to be managed without costly conflicts of function and if the political forces of the community are to deal with controversial development issues, including the plan itself, in a constructive manner.

The land use plan should be long-range, providing a means of taking into account long-term considerations concerning physical development while determining short-range actions. This purpose is intended to achieve coordination through time to ensure that today's decision will lead toward tomorrow's goal. In the case of Darien, the land use plan is designed for a planning period of approximately 20 years, to the year 2000. In this way, the plan is intended to make provision for the future as well as the present needs of the Village and surrounding area.

The land use plan should not be considered as rigid and unchangeable, but rather as a flexible guide to help village officials in the review of development proposals as such proposals are advanced within the corporate limits and the extraterritorial jurisdiction of the Village. As conditions change from those used as the basis for the preparation of the plan, the plan should be updated and revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the objec-

tives, as set forth in Chapter III of this report, are still valid, as well as to determine the extent to which the various objectives are being realized through plan implementation.

The land use plan should further represent a refinement of the adopted regional land use plan, so that it can meet areawide as well as local development objectives. The regional land use plan, and as a consequence the village land use plan as well, while recognizing the effects and importance of the urban land market in shaping land use patterns, seeks to influence the operation of that market in three ways in order to achieve a more healthful and attractive, as well as more efficient, settlement pattern. First, the plans recommend that development trends be altered by encouraging intensive urban development to occur only in those areas which are covered by soils suitable for such development, which are not subject to special hazards such as flooding, and which can be readily served by essential municipal facilities and services, including centralized public sanitary sewerage and water supply. Second, the plans recommend that existing development trends be altered by discouraging intensive and incompatible urban development in delineated primary environmental corridors and other environmentally significant lands. Third, the plans recommend that existing development trends be altered by retaining in agricultural use the most productive farmlands.

The land use plan and the alternatives thereto herein presented represent only several of many possible alternative patterns of land use development that could accommodate the future physical, social, and economic needs of the residents of the Village and environs. The selection of the recommended plan involved the comparative evaluation of several alternative land use patterns and supporting community facility and utility proposals against the land use development objectives, principles, and standards previously described in this report.

Specific, as well as general, land use development recommendations are contained in the land use plan. Therefore, the plan provides village officials with substantial flexibility in guiding land use development. For example, the plan provides relatively specific recommendations regarding the nature and extent of development in the central business district, whereas the plan provides a relatively general level of guidance regarding the development of recommended neighborhood park sites and the locally preferred community commercial area located outside of the central business district.

PLAN DETERMINANTS

The population forecasts presented in Chapter II of this report indicate that the Village of Darien and environs may be expected to reach a resident population level of approximately 2,800 persons by the turn of the century, an increase of about 860 persons over the 1979 level; and that the area within the corporate limits of the Village of Darien may be expected to reach a resident population level of approximately 2,000 persons over this same period, an increase of about 850 persons over the 1979 level. Accommodating this population increase will require the addition of approximately 268 housing units to the 1979 stock of 314 housing units in the Village. This would, in turn, require the conversion of approximately 77 acres of open land to residential use in the Village and environs. The forecast population increase, as indicated in Chapter IV, may be expected to be accompanied by a need for additional land for industrial, commercial, recreational, and institutional uses, as well as residential uses, which would require the conversion of some additional land from rural to urban use.

As pointed out in Chapter IV, in order to effectively guide land use development and redevelopment within the Village of Darien and environs into a pattern which is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the existing and probable future amount and spatial location of the various land uses as they relate to the natural resource base of the area, as well as to the existing transportation system and community utilities and facilities. Natural conditions in the planning area make it highly desirable, if not absolutely essential, to provide public sanitary sewer and water supply services to all future urban development. Natural conditions also indicate the need to protect the primary environmental corridors, as well as other environmentally significant areas, from intensive urbanization.

PLAN DESCRIPTION

This chapter presents a description of the recommended land use plan for the Village of Darien study area, as well as three alternative land use plans for the Village itself as an integral part of the total study area--Alternative Land Use Plan A, which shows all future development to the year 2000 as contained within the existing 1979 Village corporate limits; Alternative Land Use Plan B, which was the land use plan initially recommended by the Regional Planning Commission staff; and Alternative Land Use Plan C, which represents the locally preferred plan. All of the village alternative land use plans presented are designed for a year 2000 resident population of 2,000 persons within the Village.

RECOMMENDED LAND USE PLAN FOR THE STUDY AREA

The recommended land use plan for the Village of Darien study area is shown on Map 22. The map indicates both those areas within the study area in which urban development now exists and those areas in which such development may be permitted and encouraged in accordance with the stated land use development objectives, principles, and standards outlined in Chapter III. Table 26 presents a summary of existing 1979 and recommended design year 2000 land use in the study area. As already noted, the recommended plan for the study area is based upon a forecast resident population of 2,800 persons.

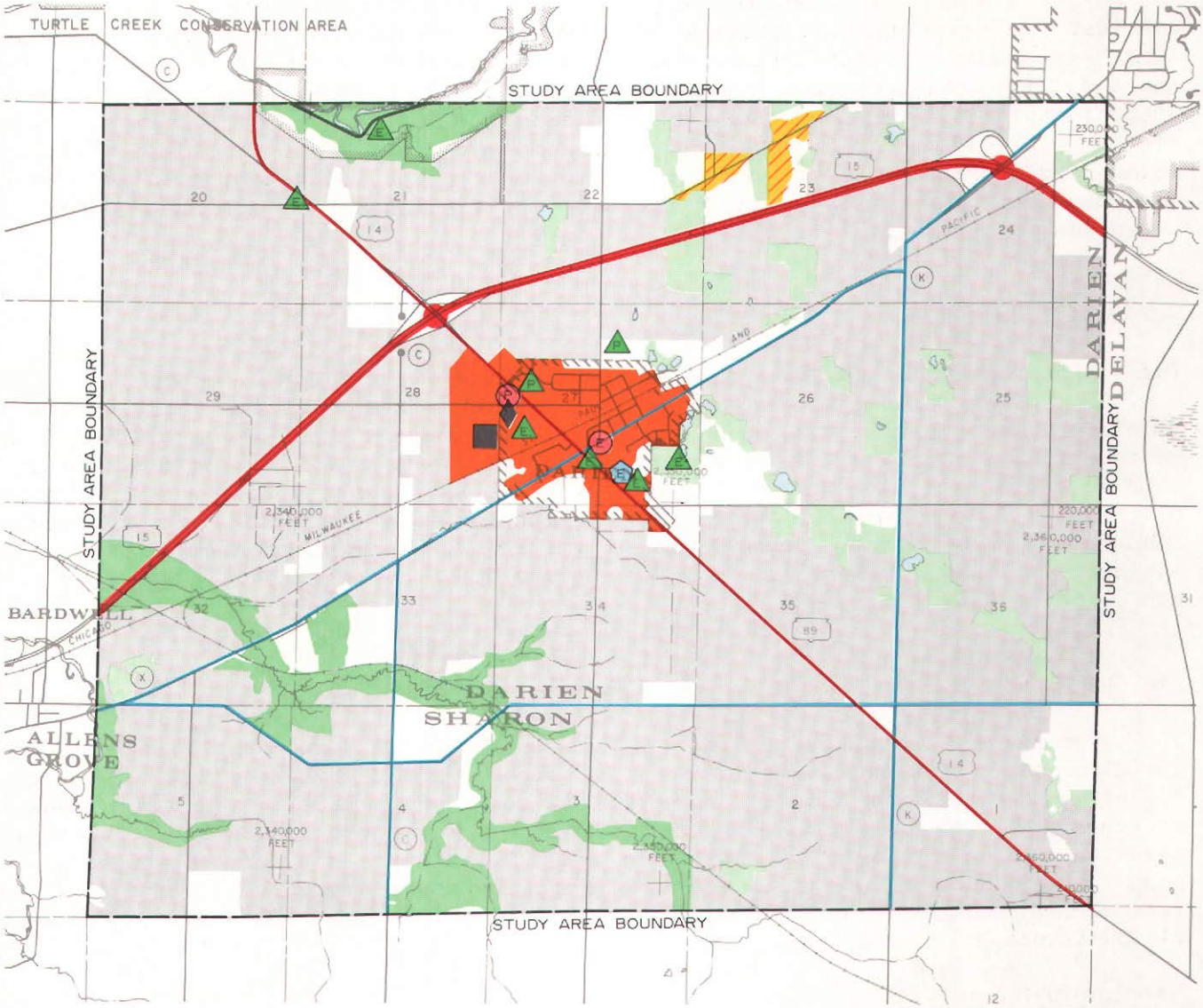
Residential Land Uses

Those areas recommended in the study area plan for residential use, as shown on Map 22, and as set forth in Table 26, total about 343 acres. The plan map identifies in yellow those areas recommended for suburban residential development at a density of from 0.2 to 0.6 dwelling unit per net residential acre, or from 1.6 to 5.0 acres per dwelling unit. Such suburban development is shown in Sections 22 and 23 of the Town of Darien and represents the full development of the existing platted land in these sections.

The areas shown in orange on the plan represent medium-density urban development with a gross density of from 2.3 to 6.9 dwelling units per net residential acre, or from 18,940-6,320 square feet of lot area per dwelling unit. These medium-density residential areas are located in and around the Village of Darien. The area recommended for medium-density urban development in the Village of Darien is identical to and is discussed in greater detail under Alternative Land Use Plan C.

Map 22

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF DARIEN STUDY AREA: 2000



LEGEND

- LOW DENSITY URBAN DEVELOPMENT (0.7–2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY URBAN DEVELOPMENT (2.3–6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- COMMUNITY RETAIL AND SERVICE CENTER
  - E EXISTING
  - P PROPOSED
- COMMUNITY INDUSTRIAL
- PARKS
  - E EXISTING
  - P PROPOSED
- PRIMARY ENVIRONMENTAL CORRIDOR
- OTHER ENVIRONMENTALLY SIGNIFICANT LAND
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- ELEMENTARY SCHOOL
  - E EXISTING
- SEWAGE TREATMENT PLANT
- WATER

ARTERIAL STREET AND HIGHWAY SYSTEM

- STATE TRUNK FREEWAY
- STATE TRUNK NONFREEWAY
- COUNTY TRUNK
- FREEWAY–NONFREEWAY INTERCHANGE

PROPOSED STATE RECREATIONAL CORRIDOR (TRAIL)

GRAPHIC SCALE
0 2000 4000 FEET

Source: SEWRPC.

Table 26

SUMMARY OF EXISTING AND RECOMMENDED LAND USE FOR THE VILLAGE OF DARIEN STUDY AREA: 1979-2000

Land Use Category	Existing Land Use 1979			Plan Increment 1979-2000		Planned Land Use 2000		
	Acres	Percent of Subtotal	Percent of Total	Acres	Percent Increase	Acres	Percent of Subtotal	Percent of Total
Urban								
Residential	281.5	24.4	2.2	61.7	21.9	343.2	26.4	2.6
Commercial	12.0	1.0	0.1	3.1	25.8	15.1	1.2	0.1
Industrial	76.2	6.6	0.6	48.2	63.3	124.2	9.5	0.9
Transportation, Utilities	734.7	63.7	5.7	19.0	2.6	753.7	57.9	5.8
Governmental, Institutional	16.8	1.5	0.1	--	--	16.8	1.3	0.1
Recreational	31.9	2.8	0.2	16.1	50.5	48.0[a]	3.7	0.4
Subtotal	1,153.1	100.0	8.9	148.1	12.8	1,301.2	100.0	9.9
Rural								
Primary Environmental Corridor	640.0	5.4	4.9	--	--	640.0	5.5	4.9
Other Environmentally Significant Lands	572.0	4.8	4.4	--	--	572.0	4.9	4.4
Prime Agricultural Lands	9,450.5	80.0	72.9	-27.0	0.0[b]	9,423.5	80.8	72.8
Other Open Lands	1,157.1	9.8	8.9	-120.6	-10.4	1,036.5	8.8	8.0
Subtotal	11,819.6	100.0	91.1	-147.6	-1.2	11,672.0	100.0	90.1
Total	12,972.7	--	100.0	--	--	12,972.7	--	100.0

[a]This figure excludes the long-term proposed neighborhood park site on the northern portion of the Village recommended for development after the planning period, as well as 168 acres occupied by a portion of the Turtle Creek Wildlife Area.

[b]Less than 0.1 of a percent.

Source: SEWRPC.

Commercial and Industrial Land Uses

The red circles on Map 22 identify two community oriented commercial retail and service areas located within the study area. One of these areas is the existing central business district and the other is a village-proposed shopping area located along STH 14 on the western periphery of the Village. These commercial areas total about 15 acres in net commercial area. A newly proposed area for industrial development is indicated by the gray square located to the west of the village proper. Existing as well as proposed industrial development in the study area would total about 124 net acres in industrial use.

Park and Recreational Land Uses

The park and related open space uses shown on the study area plan map are based upon recommendations contained in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin and SEWRPC Community Assistance Planning Report No. 24, A Park and Open Space Plan for the Village of Darien. No specific recommendations regarding proposed park sites are made for those portions of the study area outside of the Village of Darien proper. The symbols on Map 22 identify the existing and proposed park sites. Recommendations for park and recreation land uses for the Village of Darien urban area are discussed in greater detail in the above referenced SEWRPC Community Assistance Planning Report No. 24. Study area park and recreational lands are proposed to account for about 48 acres, or 0.4 percent of the total study

area excluding about 168 acres occupied by a portion of the Turtle Creek Wildlife Area located in the northern portion of Sections 20, 21, and 22 in the Town of Darien.

It is anticipated that resource-oriented sites and facilities--major parks, recreation corridors, and water access facilities--will be provided in the area as needed by state and county agencies of government. Under the adopted regional park and open space plan for southeastern Wisconsin, the Wisconsin Department of Natural Resources would provide a recreation corridor in the western portion of Walworth County, while Walworth County would provide a recreation corridor along Sugar Creek in central Walworth County. In addition, the County would acquire and develop two new county parks, one located along Sugar Creek in the Town of Lafayette, and the other located along Turtle Creek in the Town of Darien, as well as an additional water access area on Peters Lake. Finally, the Wisconsin Department of Natural Resources and Walworth County would acquire certain high-value natural resource lands located within the primary environmental corridors within the County, and Walworth County would protect the remaining primary environmental corridor lands through appropriate public land use regulations. Upon full implementation of the regional park and open space plan for southeastern Wisconsin, the residents of the Village of Darien study area would be provided with adequate resource-oriented outdoor recreation opportunities.

Transportation System Development

An efficient arterial street and highway network provides the necessary means of access from both rural and urban areas to supporting service, employment, recreation, and cultural centers. It is essential, therefore, that land use development be designed to protect the efficiency of the arterial street and highway system and to utilize that system as fully as practicable.

The arterial highway network required to serve probable future traffic demands in the study area to the year 2000 is also shown on plan Map 22. The arterial network set forth on the plan map is identical to that proposed in the adopted regional transportation system plan shown in Map 2 in Chapter I of this report with the exception of the northerly extension of CTH C north of CTH X, which has been excluded from the Village of Darien study area plan Map 22, at the specific direction of the Village of Darien Plan Commission at its meeting of August 5, 1980. In May of 1980, the Village of Darien requested that the Walworth County Highway Committee review the adopted regional transportation plan as it pertains to the extension of CTH C through the Village of Darien. By letter dated June 13, 1980 from Gerald J. Waelti, County Highway Commissioner, to the Village of Darien, Mr. Waelti outlined the following reasons, among others, why the Walworth County Highway Committee, at its June 11, 1980 meeting, recommended to the Village of Darien not to have shown on the plan map the northerly extension of CTH C from CTH X:

1. Due to decreasing revenues for highway purposes, new location construction of roads will have to be kept at a very minimum;

2. The routing of a county trunk through a proposed residential area would not be in the interest of the people living in the area;

3. The County Highway Committee does not want to increase the extent of the county trunk highway system due to the higher maintenance costs and expected reduced highway aids; and

4. The present location of CTH C appears to be functioning well.

Primary Environmental Corridors and Other Environmentally Significant Lands

Primary environmental corridors and other environmentally significant lands are shown in dark green and medium green respectively on the plan Map 22. Primary environmental corridors should be considered inviolate and should be kept in essentially natural, open uses. Other environmentally significant lands also shown on Map 22 do not contain natural resources of as high a value as do the primary environmental corridor areas; however, these lands should be considered for possible use as open drainageways, storm water retention areas, and local parks as development proceeds in the area. Some estate-type residential development on parcels of land five acres or greater in size may be permitted in the upland portions of the corridors without adversely affecting the ecological functions of these corridors. Primary environmental corridors occupy about 640 acres of land or about 4.9 percent of the study area, and other environmentally significant lands occupy about 572 acres of land, or about an additional 4.4 percent of the total study area.

Prime Agricultural Lands and Other Rural Lands

Prime agricultural lands, as defined in Chapter II, comprise a total of about 9,423 acres of land, or about 73 percent of the total study area. Prime agricultural lands are designated in light green on plan Map 22. These lands generally consist of parcels of land 35 acres or larger in size, and are covered by soils which are potentially well suited for the production of food and fiber. These lands should be encouraged to be retained in agricultural use during the planning period.

The area shown in white on plan Map 22 represents other rural lands which are generally agricultural. As pointed out earlier, portions of these areas shown in white can support estate-type residential development on lots five acres or greater in size. The most important site specific factors related to the establishment of such development are soil limitations for the use of onsite sewage disposal systems.

ALTERNATIVE PLANS FOR THE VILLAGE OF DARIEN

Three alternative land use plans were prepared for the Village of Darien sanitary sewer service area--Alternative Land Use Plan A proposes that all future urban development to the year 2000 be contained within the existing 1979 corporate limits, as shown on plan Map 23; Alternative Land Use Plan B, as shown on Map 24, is the land use plan initially recommended by the Regional Planning Commission staff; and Alternative Land Use Plan C, as shown on Map 25, is the locally preferred plan. As already noted, all of the alternative land use plans presented for the Village of Darien sanitary sewer service area are designed for a year 2000 resident population of 2,000 persons. Future land use requirements for this forecast population are set forth in Table 24 in Chapter IV of this report and each of the alternative plans presented herein is designed to meet these requirements. The land use patterns advanced in Alternative Land Use Plans A, B, and C are summarized quantitatively in Table 27.

Alternative Land Use Plan A

Residential: Plan A indicates both those areas within the Village in which residential development now exists and those areas in which such development should be permitted or encouraged in accordance with the land use development objectives, principles, and standards set forth in Chapter III. New residential development is proposed to occur primarily through the expansion of existing residential areas. The residential areas shown in yellow on the map represent single-family dwelling development; those areas shown in orange represent two-family dwelling development;

Table 27

SUMMARY OF EXISTING AND ALTERNATIVE LAND USES FOR THE VILLAGE OF DARIEN: 1979-2000

Land Use Category	Existing Land Use 1979			Alternative Plan A					Alternative Plan B (initially recommended plan)					Alternative Plan C (locally perferred plan)				
				Plan Increment 1979-2000		Planned Land Use 2000			Plan Increment 1979-2000		Planned Land Use 2000			Plan Increment 1979-2000		Planned Land Use 2000		
	Acres	Percent of Subtotal	Percent of Total	Acres	Percent Increase	Acres	Percent of Subtotal	Percent of Total	Acres	Percent Increase	Acres	Percent of Subtotal	Percent of Total	Acres	Percent Increase	Acres	Percent of Subtotal	Percent of Total
URBAN																		
Residential																		
Single-Family	127.5	49.3	30.9	56.2	44.1	183.7	50.6	44.5	54.2	42.5	181.7	49.4	38.8	55.2	43.3	182.7	46.8	37.3
Two-Family	0.4	0.2	0.1	4.4	1,100.0	4.8	1.3	1.2	6.4	1,600.0	6.8	1.9	1.5	4.4	1,100.0	4.8	1.2	1.0
Multi-Family	0.6	0.2	0.1	9.2	1,533.3	9.8	2.7	2.4	9.2	1,533.3	9.8	2.7	2.1	8.2	1,366.7	8.8	2.2	1.8
Under Development	7.8	3.0	1.9	-7.8	-3.0	--	--	--	-7.8	-3.0	--	--	--	-7.8	-3.0	--	--	--
Subtotal	136.3	52.7	33.0	62.0	45.5	198.3	54.6	48.1	62.0	45.5	198.3	54.0	42.4	60.0	44.0	196.3	50.2	40.1
Commercial																		
Neighborhood Retail & Service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Community Retail & Service	5.1	2.0	1.2	5.2	102.0	10.3	2.8	2.5	5.2	102.0	10.3	2.8	2.2	5.7	111.8	10.8	2.7	2.2
Subtotal	5.1	2.0	1.2	5.2	102.0	10.3	2.8	2.5	5.2	102.0	10.3	2.8	2.2	5.7	111.8	10.8	2.7	2.2
Industrial	12.9	5.0	3.1	17.5	135.7	30.4	8.4	7.4	21.2	164.3	34.1	9.3	7.3	48.2	373.6	61.1	15.5	12.3
Covermental/Institutional																		
Public	6.9	2.7	1.7	--	--	6.9	1.9	1.7	--	--	6.9	1.9	1.5	--	--	6.9	1.7	1.4
Private	1.0	0.4	0.2	--	--	1.0	0.3	0.2	--	--	1.0	0.3	0.2	--	--	1.0	0.3	0.2
Subtotal	7.9	3.1	1.9	--	--	7.9	2.2	1.9	--	--	7.9	2.2	1.7	--	--	7.9	2.0	1.6
Park and Recreational																		
Subneighborhood Parks	--	--	--	1.0[a]	--	1.0[a]	0.3	0.2	1.0[a]	--	1.0[a]	0.3	0.2	1.0[a]	--	1.0[a]	0.3	0.2
Neighborhood Parks	--	--	--	--[a]	--	--[a]	--	--	--[a]	--	--[a]	--	--	--[a]	--	--[a]	--	--
Community Parks	22.5	8.7	5.5	--	--	22.5	6.2	--	--	--	22.5	6.1	4.8	--	--	22.5	5.7	4.5
Other Recreational	--	--	0.0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal	22.5	8.7	5.5	1.0	4.0	23.5	6.5	0.2	1.0	4.0	23.5	6.4	5.0	1.0	4.0	23.5	6.0	4.7
Transportation & Utilities																		
Arterial Streets	17.7	6.8	4.3	1.8	10.2	19.5	5.4	4.7	1.8	10.2	19.5	5.3	4.2	--	--	17.7	4.5	3.6
Collector Streets	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Minor Land Access Streets	38.0	14.7	9.2	17.2	45.3	55.2	15.2	13.4	17.2	45.3	55.2	15.0	11.8	19.0	50.0	57.0	14.5	11.6
Utilities	18.0	7.0	4.4	--	--	18.0	4.9	4.4	--	--	18.0	4.9	3.8	--	--	18.0	4.6	3.6
Subtotal	73.7	28.5	17.9	19.0	25.8	92.7	25.5	22.5	19.0	25.8	92.7	25.3	19.8	19.0	25.8	92.7	23.6	18.8
Urban Subtotal	258.4	100.0	62.6	104.7	40.5	363.1	100.0	88.0	108.4	41.9	366.8	100.0	78.4	133.9	51.8	392.3	100.0	84.2
RURAL																		
Agricultural, Open Lands Unused Lands, and Natural Areas	154.1	100.0	37.4	-104.7	-67.9	49.4	100.0	12.0	-53.0	-34.4	101.1	100.0	21.6	-80.7	-52.4	73.4	100.0	15.8
Rural Subtotal	154.1	100.0	37.4	-104.7	-67.9	49.4	100.0	12.0	-53.0	-34.4	101.1	100.0	21.6	-80.7	-52.4	73.4	100.0	15.8
Total	412.5	--	100.0	--	--	412.5	--	100.0	55.4	13.4	467.9	--	100.0	53.2	12.9	465.7	--	100.0

[a]Excluding the long-term proposed neighborhood park site on the northern portion of the Village recommended for development after the planning period.

Source: SEWRPC.

and those areas shown in brown represent multiple-family development. Altogether, approximately 198 net acres, representing an increase of about 62 acres, or 45 percent, over the 1979 level, are recommended to be provided in residential use by the year 2000, as indicated in Table 27. This increase in acreage is based upon the incremental development need set forth in Table 24 of Chapter IV, which indicates that 90 gross acres of residential land will be needed per 1,000 additional residents.

The infilling of vacant land in the village proper with single-family dwelling uses, as well as the extension of existing single-family residential areas into undeveloped areas of the Village would result in an increase in area devoted to single-family dwelling use of 56.2 net acres by the year 2000. Additional two-family dwelling uses are shown to be located north of Cavanaugh Court, representing a total increase in two-family dwelling uses of 4.4 net acres by the year 2000. Additional multiple-family dwelling development is planned for an area north of Bella Vista Drive and also for an area on the west side of the Village along Walworth Street (STH 14). The proposed additional multiple-family development totals 9.2 net acres.

Commercial: In 1979, about 8.8 gross acres in the Village were in commercial use, representing a development ratio for commercial land uses of 5.7 acres of land per 100 commercial employees, and 7.7 acres per 1,000 residents. According to SEWRPC development standards, community commercial land uses should average about six acres per 100 commercial employees. The amount of land used for the existing commercial facilities is very close to this standard. Based upon the commercial land use requirements outlined in Table 24 of Chapter IV, the Village will require an additional 5.2 net acres of commercial development for the year 2000, representing an increase in commercial development of about 102 percent.

Alternative Land Use Plan A recommends that the additional commercial land use acreage requirement be located in the existing central business district (CBD) of the Village; the extent and location of the Darien CBD is shown in red on plan Map 23. It is desirable that the strength and the vitality of the CBD be maintained and improved as Darien continues to grow. The Darien CBD represents a substantial portion of the village tax base in comparison with the actual physical area occupied, and the Village already has a substantial investment in streets, utilities, and other services in that area. Furthermore, the transition and reuse of the entire Darien CBD or any portion thereof for any other types of land uses would be both difficult to achieve and monetarily costly. If the Darien CBD is permitted to decay and a commercial center allowed to develop elsewhere within the Darien study area, these specialized facilities and services would have to be duplicated at the expense of the community as a whole and of the continued growth and vitality of the existing CBD.

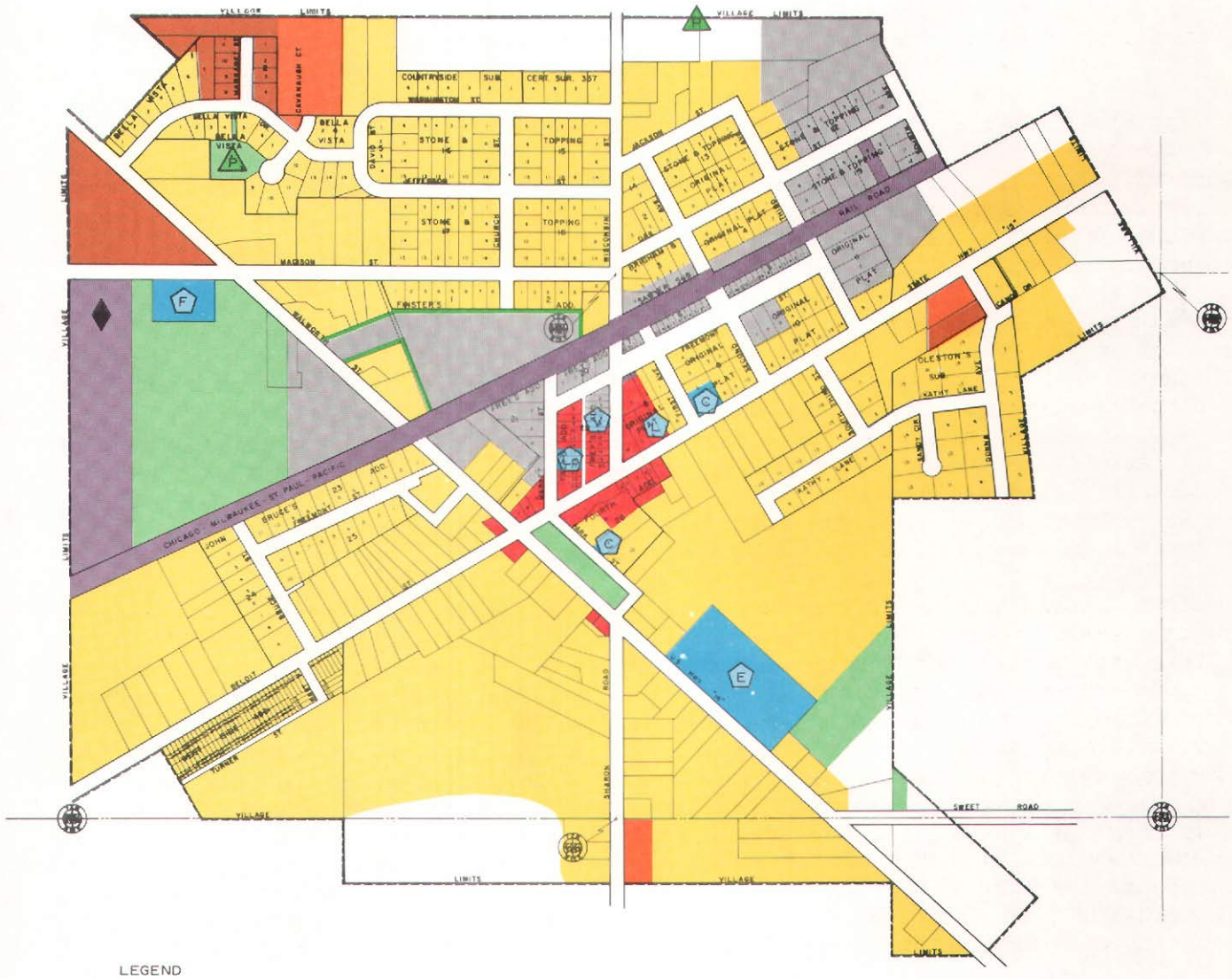
Based upon the analysis of the Darien CBD provided in Chapter II, as well as the urban design criteria outlined in in Chapter III, the following general recommendations are made as a part of Land Use Plan A with respect to the physical character and design of the Darien CBD:

1. The location of new retail and office development should be encouraged in the Darien CBD and discouraged elsewhere in the study area.

2. Good design for new development and redevelopment in the existing CBD development should be encouraged, design compatible with the character of the original CBD streetscape. The design guidelines outlined here and in Chapter III should be utilized.

Map 23

VILLAGE OF DARIEN ALTERNATIVE LAND USE PLAN A: 2000



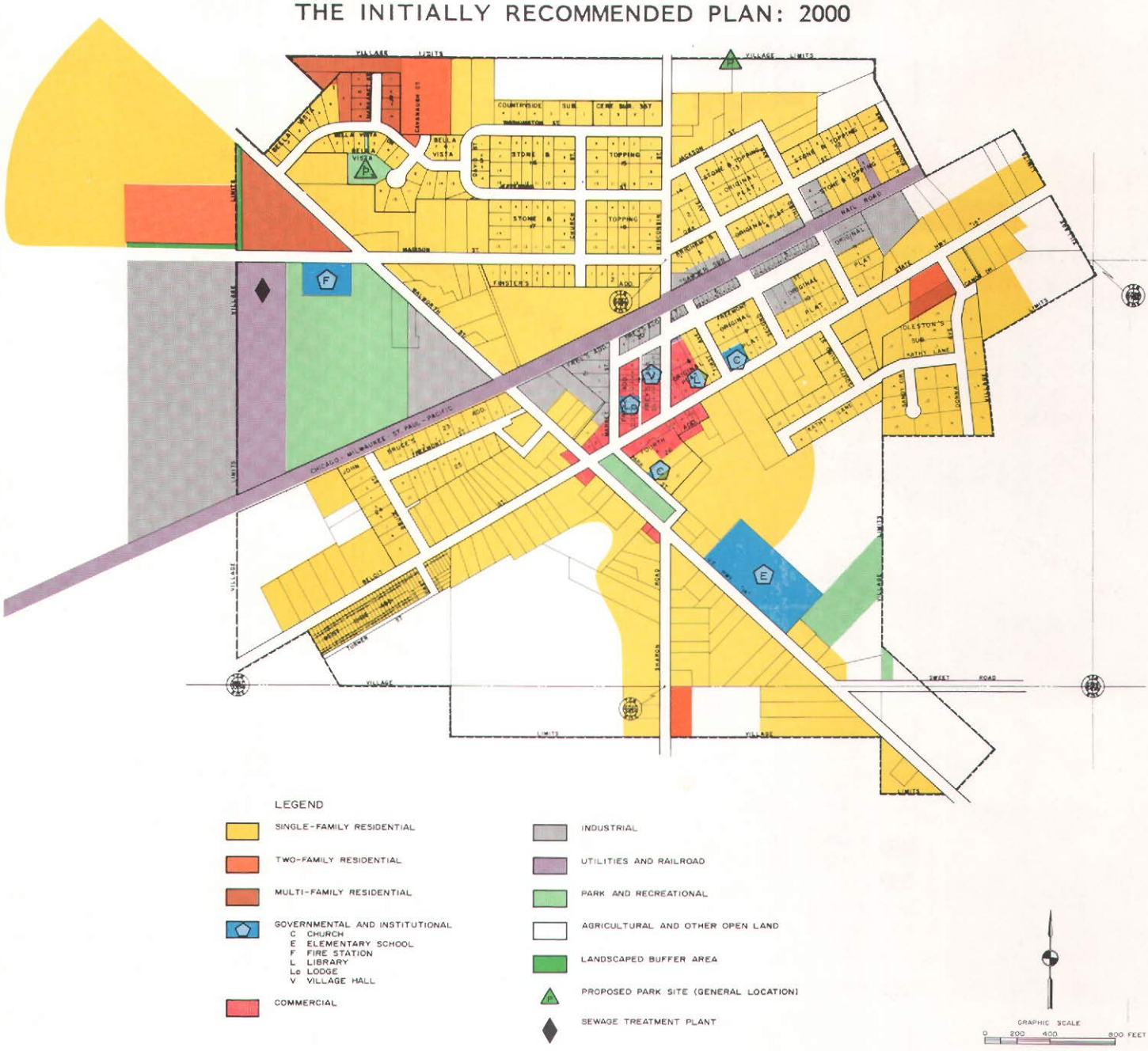
LEGEND

- SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- GOVERNMENTAL AND INSTITUTIONAL
  - C CHURCH
  - E ELEMENTARY SCHOOL
  - F FIRE STATION
  - L LIBRARY
  - Lo LODGE
  - V VILLAGE HALL
- COMMERCIAL
- INDUSTRIAL
- UTILITIES AND RAILROAD
- PARK AND RECREATIONAL
- AGRICULTURAL AND OTHER OPEN LAND
- LANDSCAPED BUFFER AREA
- PROPOSED PARK SITE (GENERAL LOCATION)
- SEWAGE TREATMENT PLANT

Source: SEWRPC.

Map 24

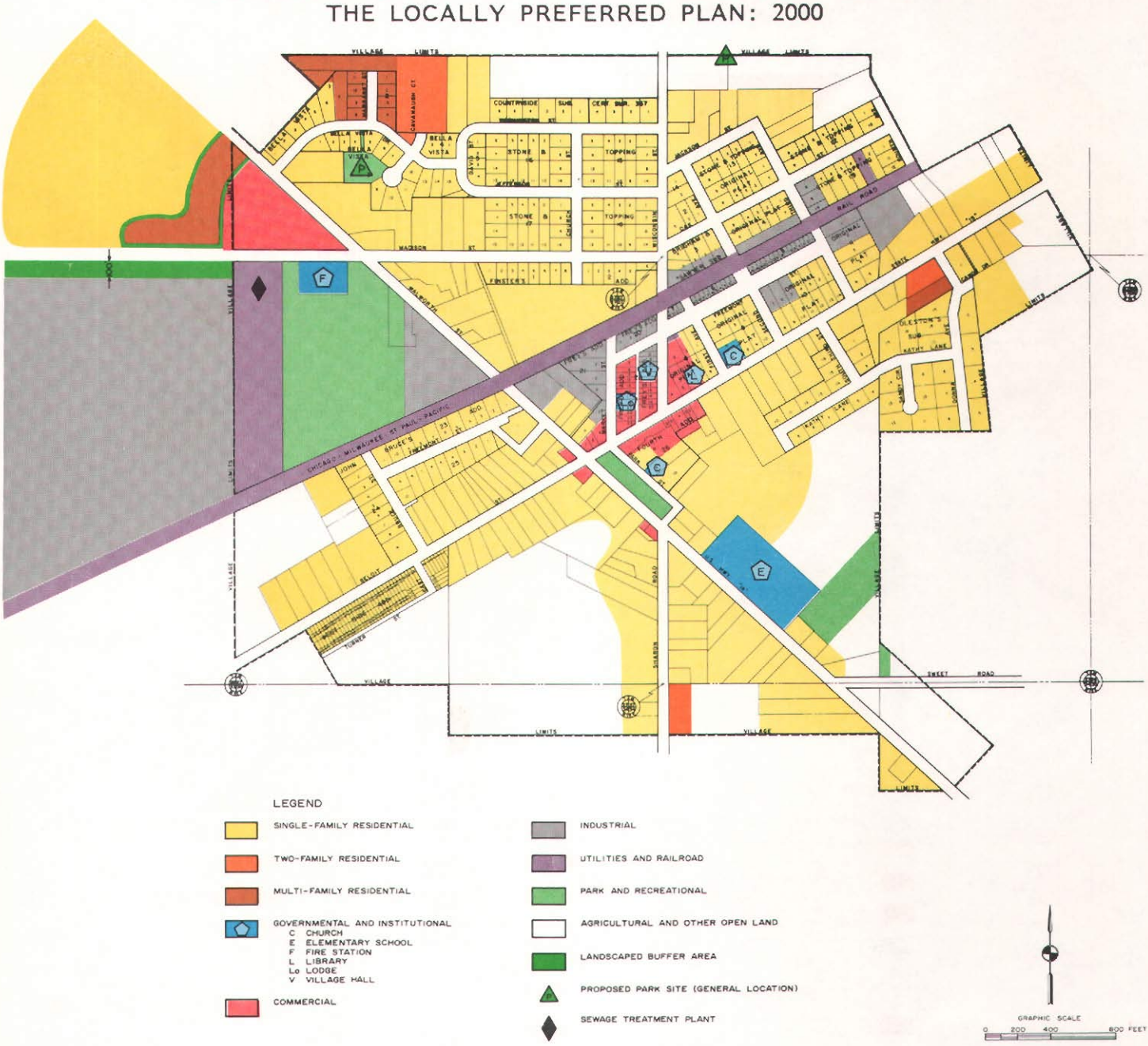
VILLAGE OF DARIEN ALTERNATIVE LAND USE PLAN B-- THE INITIALLY RECOMMENDED PLAN: 2000



Source: SEWRPC.

Map 25

VILLAGE OF DARIEN ALTERNATIVE LAND USE PLAN C-- THE LOCALLY PREFERRED PLAN: 2000



Source: SEWRPC.

Many of the buildings facing Wisconsin Street north of Beloit Street (CTH X) have escaped severe remodeling and still retain their original visual and historic character. These buildings should be retained and enhanced, thus exploiting their inherent historic characteristics as an asset to the community, with few or minor alterations. In this respect, essential repairs to the exterior facades of all buildings in the CBD should be made. Brick masonry facades should be cleaned, tuckpointed, and sealed; woodwork and wood details should be painted. Paint should be removed from brick masonry facades in order to restore the historic character of the brick work. Figures 11 and 13 show the existing 1979 east and west elevations of Wisconsin Street in the Village of Darien CBD, and in Figures 12 and 14 some suggested improvements are presented for these streetscape elevations which follow the urban design guidelines outlined earlier in Chapter III.

3. The functional relationships between the various uses and supporting facilities in the CBD should be improved through improved automobile parking areas, pedestrian circulation routes and vehicular circulation routes. Figure 15 is a plan rendering of some suggested improvements in this respect. These improvements include the addition of a parking lot between Market Street and Wisconsin Street, the improvement of the parking lot north of Beloit Street between Wisconsin Street and First Avenue, and the addition of a second parking lot parallel to First Avenue between Wisconsin Street and First Avenue south of Freemont Street. These parking improvements provide two additional on-street parking spaces to the existing 199 on-street parking spaces. Figure 15 also shows 13 separate landscape planting areas or islands, each of which would occupy about 180 square feet--the size of one typical parking stall--and would serve to visually enhance the on-street parking areas. Figure 15 also shows an increase in off-street parking by an additional 30 spaces over the approximately 120 off-street parking spaces which existed in an unimproved form in 1979. New commercial structures are shown east of and parallel to Market Street and also on the lot of the former Van Dor Inn at the south end of Wisconsin Street along Beloit Street. A pedestrian pathway system is shown which would minimize conflicts with vehicular traffic as well as provide easy access to all of the CBD through an attractively landscaped path system.

4. The Darien Village Hall and Darien Public Library should be maintained within the Darien CBD. These public facilities can act as important assets in any revitalization efforts.

5. Demolition of buildings in the Darien CBD should be discouraged if no replacement buildings are proposed.

Industrial: During the planning period, an additional 18.0 gross acres of industrial land would be required under Alternative Land Use Plan A. This figure represents an increase of about 122 percent over the 1979 figure of approximately 14.8 gross acres. The additional acreage requirement is based upon the SEWRPC development standard of 12 acres of industrial land use for each 100 industrial employees. In 1979, approximately 25.1 gross acres of industrial land use existed in the Village for each 100 industrial employees. As shown on plan Map 23, further industrial development is proposed along the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way near Walworth Street and in the northeast corner of the Village.

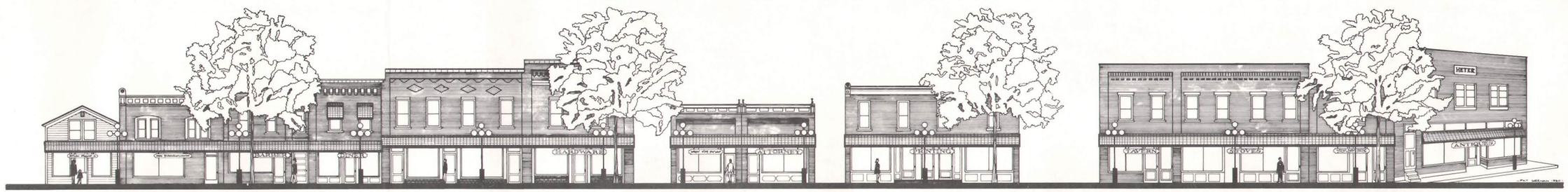
Figure 11

EXISTING 1979 EAST ELEVATION OF WISCONSIN STREET IN
THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT

Photo by Patrick J. Meehan.

Figure 12

RENDERING OF SUGGESTED IMPROVEMENTS FOR THE EAST ELEVATION OF
WISCONSIN STREET IN THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT



Source: SEWRPC.

Figure 13

EXISTING 1979 WEST ELEVATION OF WISCONSIN STREET IN
THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT

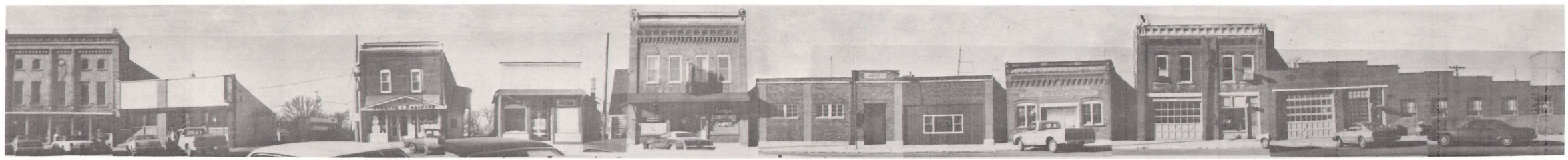


Photo by Patrick J. Meehan.

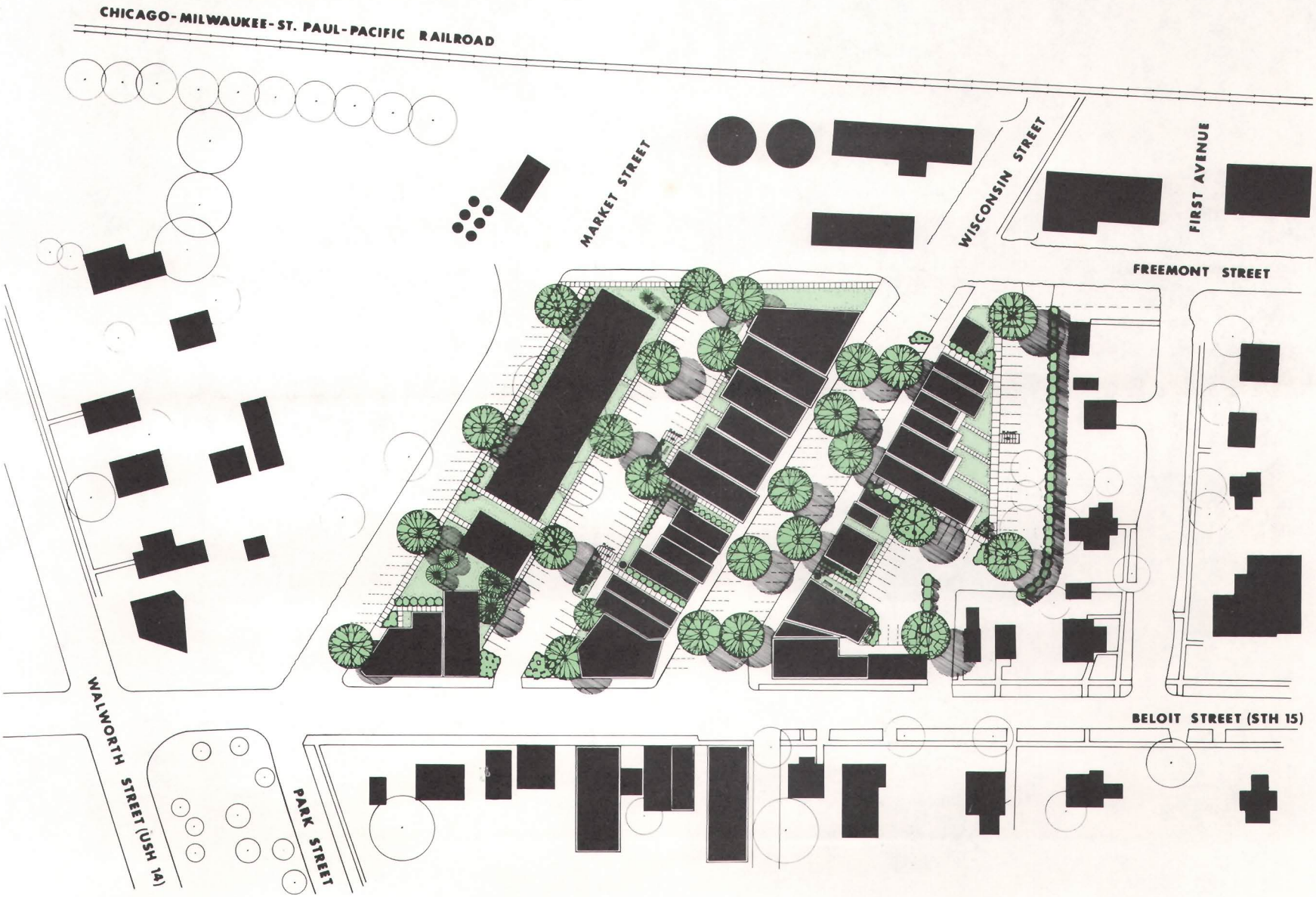
Figure 14

RENDERING OF SUGGESTED IMPROVEMENTS FOR THE WEST ELEVATION OF
WISCONSIN STREET IN THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT

Source: SEWRPC.

Figure 15

SITE PLAN RENDERING OF SUGGESTED CENTRAL BUSINESS DISTRICT IMPROVEMENTS FOR ALTERNATIVE LAND USE PLANS A AND B IN THE VILLAGE OF DARIEN



Source: SEWRPC.

Governmental and Institutional: In 1979, the Village had about 7.9 gross acres of land in governmental and institutional uses, representing about 6.9 gross acres of governmental and institutional land uses per 1,000 persons. The SEWRPC development standard for governmental and institutional land uses is 7.0 gross acres per 1,000 persons. Using the SEWRPC development standard, an additional 5.9 gross acres of governmental and institutional land use would be required by the Village by the year 2000. However, since sufficient capacity exists at the Darien Elementary School facility for anticipated growth, no additional land should be required for that facility. Also, the land area upon which the new fire station is located on Westbound Lane should be adequate to serve the community needs to the year 2000. It is recommended that the Village Hall and Darien Public Library remain within the Darien CBD as noted earlier. As indicated in Chapter II, the Darien Public Library is presently housed in a building which has an area of about 1,048 square feet and serves both the Village and Town of Darien. SEWRPC Planning Report No. 19, A Library Facilities and Services Plan for Southeastern Wisconsin, recommends that the Darien Public Library remain as the library which services the Village of Darien study area. Within the Darien study area, the Darien Public Library is envisioned to serve about 2,810 persons by the year 2000. The American Library Association[1] has recommended that the minimum total square foot area of a small public library serving a population of this size should be about 0.7 square foot per capita served.

Using the American Library Association standard for the year 2000 population forecast, a library facility of approximately 1,970 square feet in size would be needed. Since the present library facility is about 1,048 square feet in size, an additional 922 square feet of library building area may be needed to meet the needs of an increased year 2000 study area population. The additional space requirements could require either an addition to the existing facility or demolition of the existing facility and the construction of a new facility on the same site. Little new site area would be required, since parking could be accommodated elsewhere in the CBD. Consequently, no significant additional governmental or institutional land needs are foreseen during the planning period.

Recreation and Open Space: Recreational land needs to the year 2000 in the Village of Darien area have been determined under a separate park and open space planning program. On October 17, 1977, the Board of Trustees of the Village of Darien requested the staff of the Southeastern Wisconsin Regional Planning Commission to prepare a park and open space plan for the Village. The requested plan was completed in 1978 and documented as SEWRPC Community Assistance Planning Report No. 24, A Park and Open Space Plan for the Village of Darien. The plan is intended to guide the staged acquisition and development of lands and facilities needed to satisfy the outdoor recreation demands of the resident population of the Village to the year 2000. The recommendations set forth in SEWRPC Community Assistance Planning Report No. 24 may be summarized as follows:

1. The plan recommends that the village-owned but undeveloped 18-acre park site located in the western portion of the Village, be developed as a community park. Facilities recommended for development at the site include a community building, which could serve as a warming house for winter activities, a focal point for the Village of Darien fall festival, and a meeting place for

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[1]*Joseph L. Wheeler, The Small Library Building, American Library Association, Chicago, p. 10.*

various community groups. Adequate rest room facilities and parking should be provided. In addition, it was recommended that softball and ice-skating facilities be developed at this park site. Support facilities for these areas could include lighting and bleachers. A suggested general site design for this undeveloped park site was presented in Appendix B of SEWRPC Community Assistance Planning Report No. 24.

2. The plan recommends that an additional tennis court be developed adjacent to the existing two tennis courts at the Darien Elementary School and that the two existing courts be modified to facilitate safe tennis activity. It was further recommended that a connection in the form of a walkway or bike path be developed between the eastern boundary of the school-owned land and Darien Park (County Park) which is located adjacent to the school-owned land. The development of such a connection would provide picnickers utilizing the county park site with access to playfield and playground areas at the school site and, conversely, would provide school groups and other users of the active recreation facilities at the school site with easy access to the nature and hiking trails and passive recreation areas of the county park site.

3. The plan recommends that the Village acquire and develop a park site in the northern portion, or adjacent to the northern portion, of the Village and provide intensive nonresource-oriented recreation facilities at the site, including a playfield, a playground, and basketball goals. This was a long-term recommendation that assumed that the development of the Village would be encouraged to occur in a northerly direction. Although not recommended in the Village park and open space plan, the Village Plan Commission, at a meeting held on August 5, 1980, expressed a desire to develop a sub-neighborhood park on an approximately one-acre site already set aside for such use, along Bella Vista Drive in the northwestern part of the Village, as shown on Map 23.

Alternative Land Use Plan B--The Initially Recommended Plan

Residential: As shown in Table 27, Alternative Land Use Plan B recommends that approximately 198 net acres be devoted to residential use within the Village by the year 2000, an amount identical to that proposed in Alternative Land Use Plan A, thus representing an increase in such land use of about 62 acres, or about 45 percent over the amount of land devoted to such use in 1979. Unlike Plan A, however, Plan B proposes the new residential development to extend in a westerly direction between Walworth Street and Westbound Lane. Plan B calls for an increase in area devoted to single-family dwelling use of 54.2 net acres by the year 2000. Additional two-family dwelling uses are shown located north of Cavanaugh Court, as well as in an area north of Westbound Lane on the western portion of the Village, representing a total increase in two-family dwelling use of about 6.4 net acres by the year 2000. Additional multiple-family dwelling development is proposed for an area north of Bella Vista Drive and also for an area on the west side of the Village, along Walworth Street (STH 14). Thus, additional multiple-family development represents an additional 9.2 net acres of such use by the year 2000.

Commercial: Under Alternative Land Use Plan B, as under Alternative Land Use Plan A, it is recommended that additional commercial land uses be located within the existing village central business district (CBD) and that development and redevelopment efforts in the Darien CBD follow, in general, those urban design criteria and recommendations previously outlined, as well as those urban design suggestions

graphically rendered in Figures 12, 14, and 15. Based upon the commercial land use requirements outlined in Table 24 of Chapter IV, the Village would require an additional 5.2 net acres of commercial development by the year 2000, representing an increase in commercial development of about 102 percent.

Industrial: As noted earlier, during the planning period an additional 18.0 gross acres of industrial land would be required for new industry. Unlike Alternative Land Use Plan A, Alternative Land Use Plan B, as shown on Map 24, recommends that all future industrial land use for the planning period be located on a site of about 21.2 acres located contiguous to and west of the existing village sewage treatment plant on the south side of Westbound Lane. Locating the future industrial growth on the west side of the Village decreases its exposure to residential land uses, provides for direct access to railway facilities, provides ready access to highway facilities, and provides an opportunity for industrial growth to take place in a planned industrial park rather than scattered throughout the Village, as shown in Alternative Land Use Plan A.

Governmental and Institutional: As noted under Alternative Land Use Plan A, no significant additional governmental or institutional land needs are foreseen during the planning period. Thus, the existing 1979 level of 7.9 gross acres of governmental and institutional land uses should suffice to the year 2000, based on forecast population levels previously described.

Recreation and Open Space: The recommendations pertaining to the provision of park and related open space in the Village would be identical under Alternative Land Use Plan B to those made under Alternative Land Use Plan A.

Alternative Land Use Plan C--The Locally Preferred Plan

Residential: As in Alternative Land Use Plans A and B, Alternative Plan C recommends that a total of approximately 198 net acres of residential land use be provided in the Village by the year 2000. Residential development is shown extending in a westerly direction between Walworth Street and Westbound Lane west of the proposed new commercial area shown in red on Map 25. Plan C calls for an increase in area devoted to single-family dwelling use of 55.2 net acres by the year 2000. Additional two-family dwelling uses are shown to be located north of Cavanaugh Court, representing a total increase in two-family dwelling use of 4.4 net acres by the year 2000. Additional multiple-family dwelling development is proposed for an area north of Bella Vista Drive, as under Alternative Land Use Plans A and B, and also for an area on the west side of the Village between Walworth Street (STH 14) and Westbound Lane contiguous to the proposed new commercial area shown in red color on Map 25. The proposed multiple-family area on the west side of the Village is shown contiguous to the proposed industrial park on the south side of Westbound Lane, with a 100-foot-wide landscaped buffer area shown on the proposed industrial park property in addition to the 20-foot landscaped buffer area shown on the multi-family property north of the proposed industrial park area. The large 100-foot-wide landscaped buffer area on the industrial park property was added to Alternative Land Use Plan C at the specific direction of the Village Plan Commission at their meeting of August 5, 1980. The additional multiple-family development would total 8.2 net acres by the year 2000.

Commercial: Unlike the Alternative Land Use Plans A and B, additional commercial development is proposed under Alternative Land Use Plan C outside the existing Village of Darien central business district (CBD) at the intersection of Westbound Lane and Walworth Street (STH 14). This provision was made at the specific direction of the Village Plan Commission at their meeting of August 5, 1980. Although

new commercial development is shown on Map 25 to be located outside of the Darien CBD, this is not intended to preclude the implementation of certain recommendations for the future development of the Darien CBD, as outlined under Alternative Land Use Plans A and B, so that the Darien CBD can remain a viable commercial area, given the development of a new outlying and competitive commercial area. Good design for new CBD development, as well as in the remodelling of existing CBD structures, should be encouraged so that the development is compatible with the character of the original CBD streetscape; and in this respect, it is recommended that the urban design guidelines outlined in Chapter III be utilized. As pointed out earlier, since many of the buildings facing Wisconsin Street north of Beloit Street (CTH X) have escaped severe remodelling and still retain their original visual and historic character, these buildings can be retained, enhanced, and maintained, thus exploiting their inherent historic characteristics as a community asset, with few or minor alterations. In this respect, essential repairs to the exterior facades of Darien CBD buildings should be made. Figures 11 and 13 show the existing 1979 east and west elevations of Wisconsin Street in the Darien CBD. Figures 12 and 14 show some suggested improvements for these streetscape elevations. These improvements can be carried out within the context of Alternative Land Use Plan C, the locally preferred plan. Alternative Land Use Plan C shows an additional 5.7 acres of commercial land use over the existing 1979 commercial acreage of 5.1 acres, representing an increase of about 112 percent over the 1979 figure. The commercial land use is shown in red on Map 25.

Industrial: Unlike Alternative Land Use Plans A and B, Alternative Land Use Plan C shows all future industrial land use for the planning period to be contained on a site about 48.2 acres in area, located contiguous to and west of the existing village sewage treatment plant on the south side of Westbound Lane. Placing the future industrial growth on the west side of the Village, as pointed out earlier, limits its exposure to residential land uses, provides for direct rail access, allows ready access to highway facilities, and provides an opportunity for industrial growth to take place in a planned industrial park rather than scattered throughout the Village, as shown in Alternative Land Use Plan A. By request of the Village Plan Commission at its meeting of November 10, 1980, an additional 27.0-acre tract of land was added to the west of and contiguous to that west side industrial park shown in Alternative Land Use Plan B, thus exceeding the incremental industrial land use requirement for the year 2000. This industrial park area should be buffered on its north side by a 100-foot-wide landscape planting and earth berm, since it is facing future residential land uses.

Governmental and Institutional: As indicated earlier for Alternative Land Use Plans A and B, no significant additional governmental or institutional land use needs are foreseen during the planning period; thus, the existing 1979 7.9 gross acres of governmental and institutional land uses should suffice to the year 2000, based upon the forecast population levels.

Recreation and Open Space: Recommendations regarding recreation and open space land use during the planning period have previously been made in SEWRPC Community Assistance Planning Report No. 24, A Park and Open Space Plan for the Village of Darien, dated December 1978, and were summarized under the description of Alternative Land Use Plan A. Those recommendations are also applicable to Alternative Land Use Plan C.

Chapter VI

PLAN IMPLEMENTATION

INTRODUCTION

The locally preferred land use plan described in Chapter V of this report provides a design for the attainment of the development objectives set forth in Chapter III of this report. In a practical sense, however, the plan is not complete until the steps to implement that plan are specified. After formal adoption of the land use plan, realization of the plan will require faithful, long-term dedication to the underlying objectives by the village officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of required actions necessary to achieve the objectives expressed in this report. The plan should be used as a guide for making decisions concerning land development in the Village and the Village's extraterritorial jurisdiction. Adjustments to the plan should be made as required by changing conditions. Consequently, one of the important tasks of plan implementation is a periodic reevaluation and reexamination of the plan to ensure that it continues to properly reflect current conditions. It is recommended that this reevaluation and reexamination of the plan take place on an annual basis, or more frequently if warranted by changing conditions.

Attainment of the recommended land use plan for the Village study area will require some changes in the development policies of the village. Since the maintenance of the present character of the study area is dependent to a considerable extent upon preserving and protecting the natural resource base, the density of new development should be carefully regulated to ensure that new development at urban densities--greater than 0.7 dwelling unit per net residential acre or 1.4 acres per dwelling unit--is confined to those areas where urban services can be provided. These areas are shown on Map 22, presented in Chapter V.

Development requiring the conversion of the best remaining agricultural lands to urban use, the infringement upon primary environmental corridor and other environmentally significant lands by urban development, the draining and filling of wetlands, or the grading of hilly wooded sections should be avoided. These policies are central to a sound development strategy for the study area. In fact, the effectiveness of many of the more specific recommendations made in this report will be lost if these policies are ignored or greatly compromised. Development policies and practices which respect the limitations of the natural environment will, in the long term, not only preserve the overall quality of the environment in the Village and study area, but will avoid the creation of serious and costly environmental and developmental problems, and will also avoid the need to provide costly urban facilities and services over an ever-widening area. Any residential development in the remainder of the study area should be permitted only on rural estate size lots in order to preserve the rural character and setting of the area. Such rural estate lots should have a minimum area of five acres. The soils maps provided to the Village as part of the land use planning program and the soils maps presented in Chapter II of this report should be carefully reviewed by the Village prior to the approval of any additional land subdivisions within the extraterritorial plat approval jurisdiction of the Village.

Attainment of the recommended land use plan for the village proper will require not only changes in certain development policies of the Village, but also the introduc-

tion of some, and the modification of other, plan implementing instruments. A new subdivision control ordinance should be adopted that can contribute effectively to plan implementation. All proposed subdivision plats and certified survey maps should be carefully reviewed for conformance with the plan and plan objectives. The village zoning ordinance should be revised to better reflect current land uses and to make zoning a more effective tool for implementing the plan. All rezoning applications should be carefully reviewed with respect to their relationship to the adopted land use plan. An official map should be prepared and adopted to implement the plan as it relates to streets, highways, parkways, parks, and playgrounds. All sanitary sewer extensions should be carefully reviewed for their impact on plan implementation.

PUBLIC INFORMATIONAL MEETINGS AND HEARING

Although pursuant to the provisions of Wisconsin Statutes Sections 61.35 and 62.23, village planning enabling legislation does not require local plan commissions to hold public hearings on proposed plans prior to adoption, it is nevertheless recommended that, in order to provide for and promote active citizen participation in the planning process, the Village Plan Commission hold one or more public informational meetings and a formal public hearing to acquaint residents and landowners with all details of the proposed plan and to solicit public reactions to the plan proposals. The plan should be modified to incorporate any sound and desirable new ideas which may be advanced at the informational meetings and hearing.

On March 11, 1980, a public informational meeting was held on the plan. A formal public hearing before the Village Plan Commission was held on the plan on January 15, 1981. Ideas expressed at this meeting and hearing were incorporated into the plans presented in Chapter V; and the plan maps for the village study area and village Alternative Land Use Plan C were adopted.

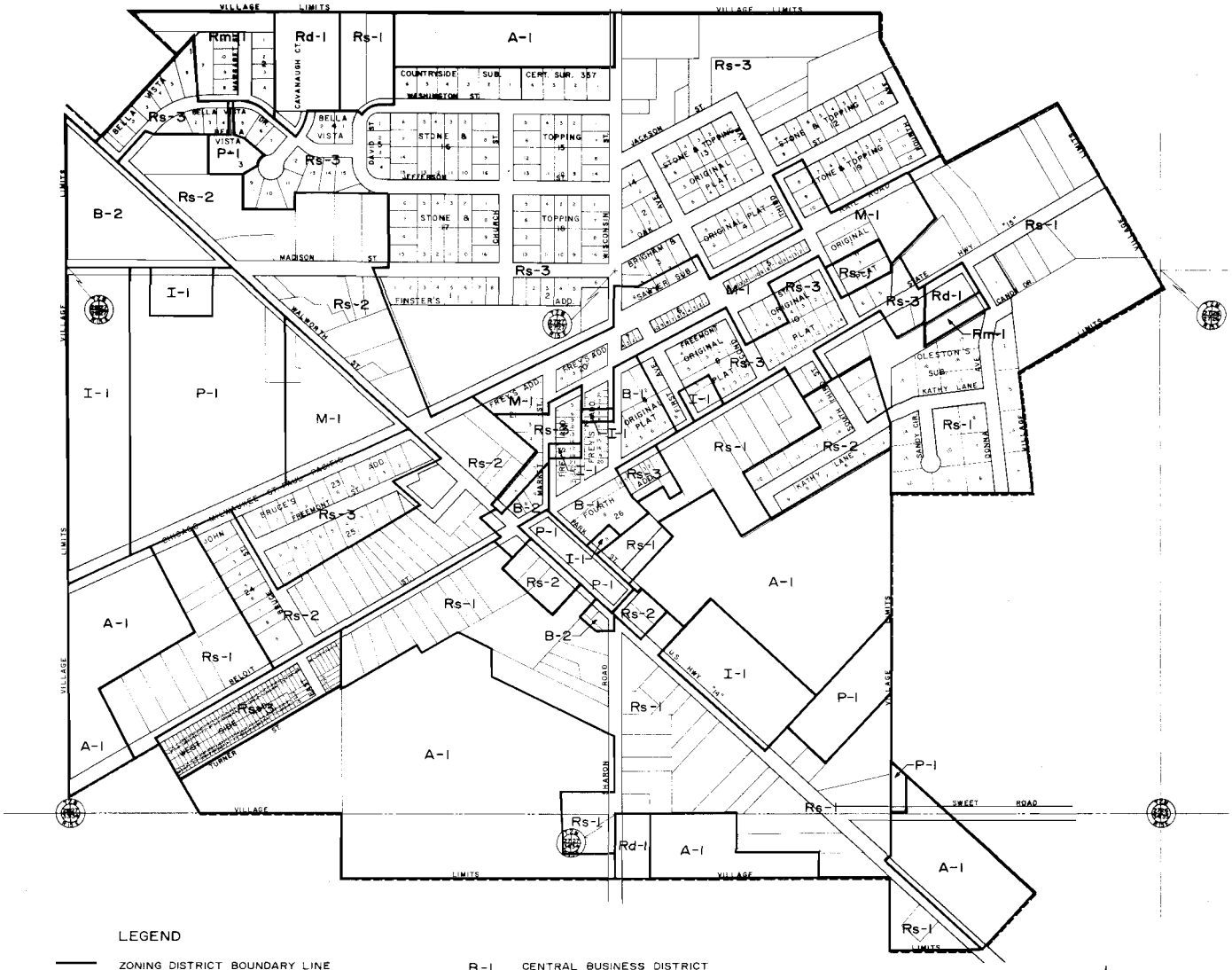
LAND USE PLAN ADOPTION

An important step in plan implementation is the formal adoption of the land use plan, as documented herein, by the Village Plan Commission, and certification of the adopted land use plan to the Village Board, pursuant to state enabling legislation. Upon such adoption, the land use plan becomes the official guide to the making of development decisions by village officials. Sample resolutions for plan adoption are set forth in Appendices E and F. Once the plan is adopted, the Village can draw upon a number of legal and administrative tools to assist in plan implementation.

Following adoption of the total land use plan including maps and text by the Village Plan Commission and certification to the Village Board as provided by Section 61.35 of the Wisconsin Statutes, the Village Plan Commission should initiate amendments to the village zoning ordinance and zoning district map to bring the ordinance and map into conformance with the proposals advanced in the adopted land use plan. Of all the land use implementation devices presently available, perhaps the most important and most versatile is the zoning ordinance. Map 26 shows the recommended zoning district boundaries required to implement the plan, and Table 28 provides an outline of the recommended zoning districts and the respective district regulations. Pursuant to state enabling legislation, the zoning changes recommended by the Plan Commission can be enacted by the Village Board only after formal public hearing. The proposed zoning districts and attendant regulations are discussed next.

Map 26

RECOMMENDED ZONING MAP FOR THE VILLAGE OF DARIEN



LEGEND

———	ZONING DISTRICT BOUNDARY LINE	B-1	CENTRAL BUSINESS DISTRICT
A-1	GENERAL AGRICULTURAL DISTRICT	B-2	COMMUNITY BUSINESS DISTRICT
Rs-1	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-1	LIMITED MANUFACTURING DISTRICT
Rs-2	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-2	GENERAL MANUFACTURING DISTRICT
Rs-3	SINGLE-FAMILY RESIDENTIAL DISTRICT	I-1	INSTITUTIONAL DISTRICT
Rd-1	TWO-FAMILY RESIDENTIAL DISTRICT	P-1	PARK DISTRICT
Rm-1	MULTIPLE-FAMILY RESIDENTIAL DISTRICT	C-1	CONSERVANCY DISTRICT

GRAPHIC SCALE
0 200 400 800 FEET

Source: SEWRPC.

Table 28

SUMMARY OF RECOMMENDED ZONING DISTRICTS FOR THE VILLAGE OF DARIEN

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
	Principal	Accessory			Total Area (square feet)	Area per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
A-1 General Agricultural District	Agriculture, general farming, pasturing, truck farming, hobby farming	Farm dwellings, garages	Drive-in establishments, transmitting towers, etc.	0.2	5 acres	5 acres	300	50	25	50	60
Rs-1 Single-Family Residential District	Single-family dwellings	Garages, carports, storage sheds, home occupations	--	2.7	16,000	16,000	90	25	15	25	35
Rs-2 Single-Family Residential District	Single-family dwellings	Garages, carports, storage sheds, home occupations	--	3.9	11,000	11,000	75	25	10	25	35
Rs-3 Single-Family Residential District	Single-family dwellings	Garages, carports, storage sheds, home occupations	--	5.4	8,000	8,000	65	25	8	25	35
Rd-1 Two-Family Residential District	Two-family dwellings	Garages, carports, storage sheds, home occupations	--	7.9	11,000	5,500	75	25	10	25	35
RM-1 Multiple-Family Residential District	Multi-family dwellings	Garages, carports	--	10.9	11,000	1 bedroom-4,000 2 bedroom or larger-5,000	80	25	20	25	35
B-1 Central Businss District	Stores	Garages, off-street parking and loading, residential quarters	Automotive sales, food lockers	--	3,600	--	40	--	--	25	35
B-2 Community Business District	Bakeries, stores, supermarkets, offices	Garages, off-street parking	Drive-in establishments, gasoline stations	--	20,000	--	80	25	10	25	35
M-1 Limited Manufacturing District	Small manufacturing and processors, and warehousing	Parking and loading areas	Outside storage	--	4,800	--	40	--	--	25	45
M-2 General Manufacturing District	Heavy manufacturing	Parking and loading areas	Nuisance industries	--	20,000	--	90	25	25	25	60
I-1 Institutional District	Public office buildings, schools, churches,	Parking, loading and related residential quarters	Utilities, hospitals, etc.	--	11,000	--	70	25	10	25	35
P-1 Park District	Parks, playgrounds and play-fields	Parking and storage	Golf courses, campgrounds	--	--	--	--	40	40	40	35
C-1 Conservancy District	Open space uses, not including structures	Parking	Golf Courses, clubs, shooting ranges	--	--	--	--	--	--	--	--

Source: SEWRPC.

General Agricultural District

This district is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not yet committed to urban development. It is further intended for this district to protect lands contained therein from urban development until their orderly transition into urban-oriented districts is required. The district provides for a minimum lot size of five acres.

Single-Family Residential Districts

Three single-family residential districts are proposed for the zoning ordinance. The Rs-1 District provides for a minimum lot size of 16,000 square feet; the Rs-2 District of 11,000 square feet; and the Rs-3 District of 8,000 square feet. All single-family residential districts are intended to be served by both public sanitary sewer and public water supply facilities.

Two-Family Residential Districts

One two-family residential district is proposed. The district, the Rd-1, provides for a minimum lot size of 11,000 square feet. The district is intended to be served by both public sanitary sewer and public water supply facilities.

Multi-Family Residential Districts

One multi-family residential district is proposed. The Rm-1 District is intended for multi-family dwellings not to exceed an overall density of 10.9 dwelling units per net acre, or with a minimum lot area of 4,000 square feet per one-bedroom dwelling unit, and a minimum lot size of 11,000 square feet. The district is intended to be served by both public sanitary sewer and public water supply facilities.

Business Districts

The B-1 Central Business District is intended to provide for the appropriate regulations to ensure the compatibility of the diverse uses typical of the Village of Darien's "downtown" area without inhibiting the potential for maximum development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the "heart" of Darien.

The B-2 Community Business District is intended to provide for individual or small groups of retail and customer service establishments. This type of district is generally located away from the traditional central business district and provides such amenities as increased open space and off-street parking and loading facilities.

Manufacturing Districts

The M-1 Limited Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulation.

The M-2 General Manufacturing District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than the M-1 Limited Manufacturing District in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not normally abut directly upon residential districts.

Institutional District

The I-1 Institutional District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.

Park District

The P-1 Park District is used to provide for areas, both public and private, where the open space and recreational needs of the citizens can be met without undue disturbance of natural resources and adajacent uses. When applied to privately owned recreational lands, it is intended to avoid the conversion of such lands to other urban uses without prior public appeal.

Conservancy District

This district is used to preserve, protect and enhance the lakes, streams, woods, and wetland areas of the village area. No new urban development would be permitted in this district.

In addition to the various recommended zoning districts outlined herein, an integral part of the zoning ordinance are the provisions regulating the use of signs within the Village and especially within the Darien central business district (CBD). The adoption of the sign control section of the zoning ordinance is an expression of civic concern and commitment on the part of the Village for improving the overall village visual environment--especially within the central businss district. The visible change which can result through this plan implementation device may further encourage central business district merchants to begin private initiative in improving the visual appearance of the CBD.

The recommended zoning districts, zoning map, sign regulations, and zoning ordinance must be administered by the village officials concerned through sound, intelligent administrative actions. It is of extreme importance that the intent of the various zoning districts and regulations set forth not be subverted by poor administration or by capricious actions. If the Village approves too many petitions for zoning changes which are counter to the policies of the land use plan as adopted, the zoning could ultimately damage the public welfare it is intended to serve. If the quasi-judicial Zoning Board of Appeals of the Village grants excessive variances, this could also endanger rather than promote sound community development. Consistency of Village Plan Commission and Village Board actions on zoning matters and enforcement of the penalty provisions of the zoning ordinance when a violation occurs assists in sound community development.

OFFICIAL MAPPING

Following adoption of the land use plan for the Village of Darien, existing and proposed streets, highways, parks, parkways, and playgrounds shown on the plan map should be incorporated into an official map for the Village and surrounding area. Sections 61.35 and 62.23(6) of the Wisconsin Statutes provide that the Village Board of any village may establish an official map for the precise designation of right-of-way lines and site boundaries of streets, highways, parkways, parks, and playgrounds. Such a map has all the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, and parkways, and the location and extent of existing and proposed parks and playgrounds. The Statutes further provide that the official map may be extended to

include areas beyond the corporate limits lines but within the extraterritorial plat approval jurisdiction of the municipality.

The official map is intended to be used as a precise planning tool to implement the plans for streets, highways, parkways, parks, and playgrounds. One of the basic purposes of the official map is to prohibit the construction of buildings or structures and their associated improvements on land that has been designated for current or future public use. Furthermore, the official map is the only arterial street and highway system plan implementation device that operates in advance of land development on a communitywide basis and can thereby effectively assure the integrated development of the street and highway system. Unlike subdivision control which operates on a plat-by-plat basis, the official map, as one of the plan's implementation instruments, can operate over the entire Village and environs in advance of development proposals. The official map is a useful device to achieve public acceptance of long range plans in that it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements. It thereby avoids the altogether too common situation of development being undertaken without knowledge or regard for the long-range plan and thereby does much to avoid local resistance when plan implementation becomes imminent.

The Village Plan Commission and Village Board should act to create and, after public hearing, adopt an official map for the Village and its extraterritorial jurisdictional area. It should be noted that Wisconsin Statutes specifically provide that the approval of a subdivision plat by the Village Board constitutes an amendment to the official map, thus providing flexibility in its administration. Since the creation of an official map for the Village requires large-scale, topographic, and cadastral mapping and since such mapping does not presently exist for the village area, it is recommended that such mapping be done prior to the creation of an official map which shows existing and proposed public street rights-of-way and public park, parkway, playground, and drainageway lands.

SUBDIVISION PLAT REVIEW AND REGULATION

Following adoption of the land use plan, the plan should serve as a basis for the review of preliminary plats and certified survey maps. Urban subdivisions should not be approved in areas recommended to remain in nonurban use unless the developer can fully justify changing the land use plan. Any such proposed departures from the land use plan should be carefully considered by the Village Plan Commission and should be made by that Commission only when it finds that such departures are warranted in the public interest. All urban subdivisions should be required to provide a full complement of urban services.

Subdivision regulations, in the form of a Village Land Division Control Ordinance, are a vital tool to use for land use plan implementation. The Village can coordinate aspects of layout and design of private lands within the extraterritorial plat jurisdiction area to conform to the adopted land use plan through the use of these regulations.

SANITARY SEWER EXTENSION REVIEW

Wisconsin State Statutes Section 144.04 and the Department of Natural Resources (DNR) Administrative Code NR 110.08(4) require that facility plans for sewer extensions and treatment facilities must be in conformance with applicable elements of approved

areawide water quality management plans. Generally, facility plans are reviewed with respect to population projections, wasteflow and load projections, treatment plant locations, and sewer service areas contained in areawide plans.

Sewer service area issues raised during the regional public participation process utilized to develop the adopted areawide water quality management plan indicated a need to develop a general procedure for refining, detailing, and, as necessary, amending the sanitary sewer service areas identified in the areawide water quality management plan, as shown on Map 27 for the Village of Darien study area. The recent change in the process for the review and approval of sewer extension by the Wisconsin Department of Natural Resources, which requires that the Regional Planning Commission review and comment on all sanitary sewer extensions with respect to their relationship to the areawide water quality management plan, further indicates a need to achieve intergovernmental agreement on the delineated sanitary sewer service area of the village study area.

It was envisioned, in the adopted areawide water quality management plan, that sanitary sewer service areas would be refined and detailed through a cooperative process similar to that outlined in Figure 16. Through the land use plan outlined herein, Step No. 1 and portions of Step No. 2 have been accomplished.

THE CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvement Program (CIP) is a priority listing of major public expenditures. Such programs are usually prepared for a five or six year period, with an emphasis upon an annual element for the current year. As the CIP process involves the allocation of substantial amounts of public funds, the CIP can serve as an important catalyst for the implementation of the land use plan. Under a CIP program, village officials establish priorities for public improvements, and make determinations as to how and when such improvements are to be financed. Through this process, the CIP can act as a powerful force in shaping future community development and expenditure.

FINANCING REVITALIZATION OF THE DARIEN CENTRAL BUSINESS DISTRICT

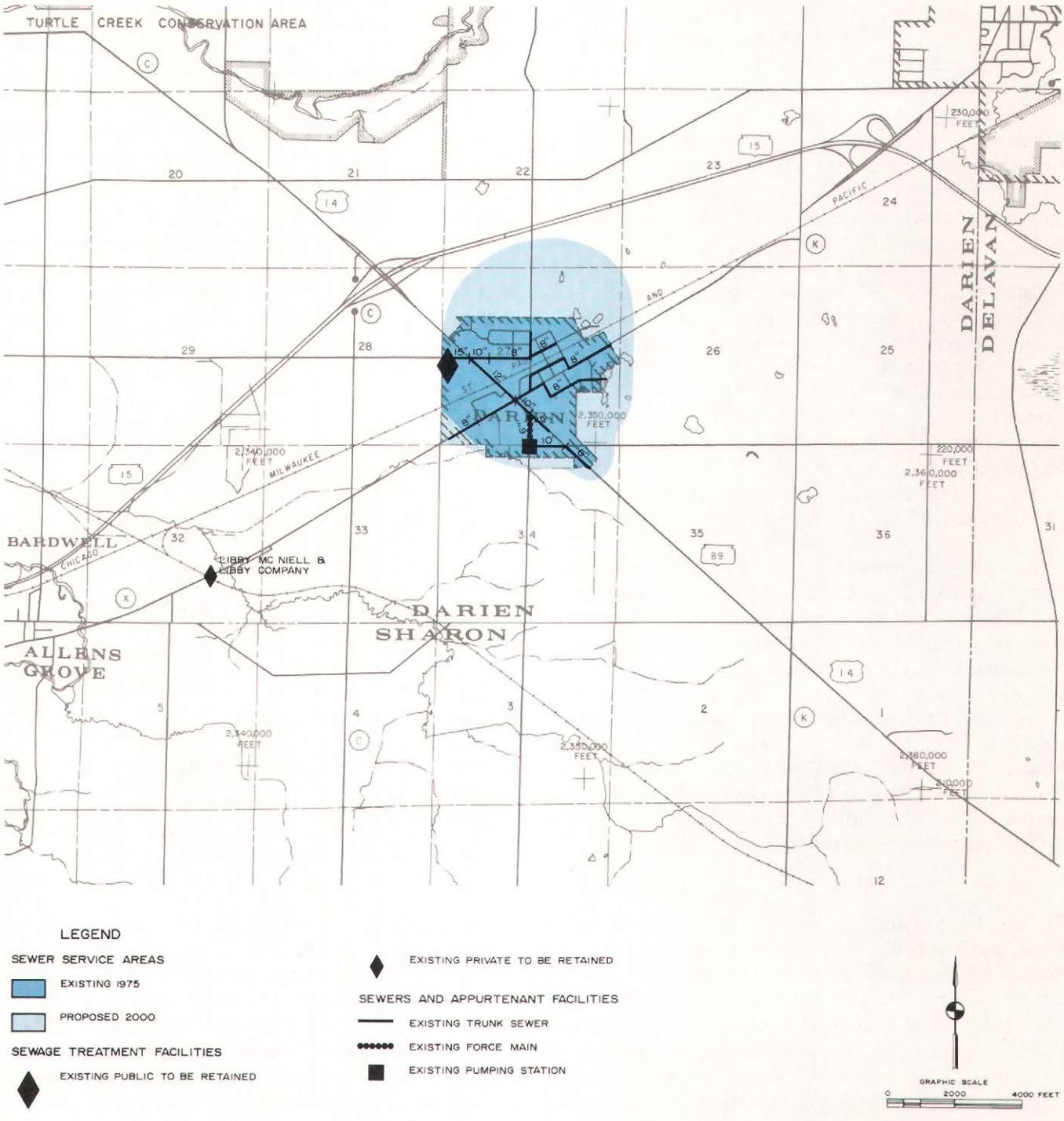
In considering any effort to revitalize the central business district of the Village, financing becomes an important issue. Careful consideration must be given by the Village and the private property owners and merchants concerned to the magnitude of the costs involved, the distribution of these costs over time, the ways and means of paying for these costs, and the impact on overall village development. Several means of financing such development which may be available to the Village are described below.

Public Financing

Several agencies at the federal level of government have funding programs which may be applicable to the revitalization of the Village of Darien's central business district. These agencies may include the U.S. Department of Housing and Urban Development; the Small Business Administration; the U.S. Department of Agriculture, Farmers Home Administration; the U.S. Department of Commerce, Economic Development Administration; and possibly the U.S. Department of the Interior. Many of the funding programs sponsored by these agencies are not well known and, in some instances, the administrative procedures can be complex. The village government, together with merchants and property owners in the Darien central business district, should explore the potentials of these programs further.

Map 27

DARIEN SANITARY SEWER SERVICE AREA AS IDENTIFIED IN THE AREAWIDE WATER QUALITY MANAGEMENT PLAN PRIOR TO DETAILED REFINEMENT



Source: SEWRPC.

Local Financing

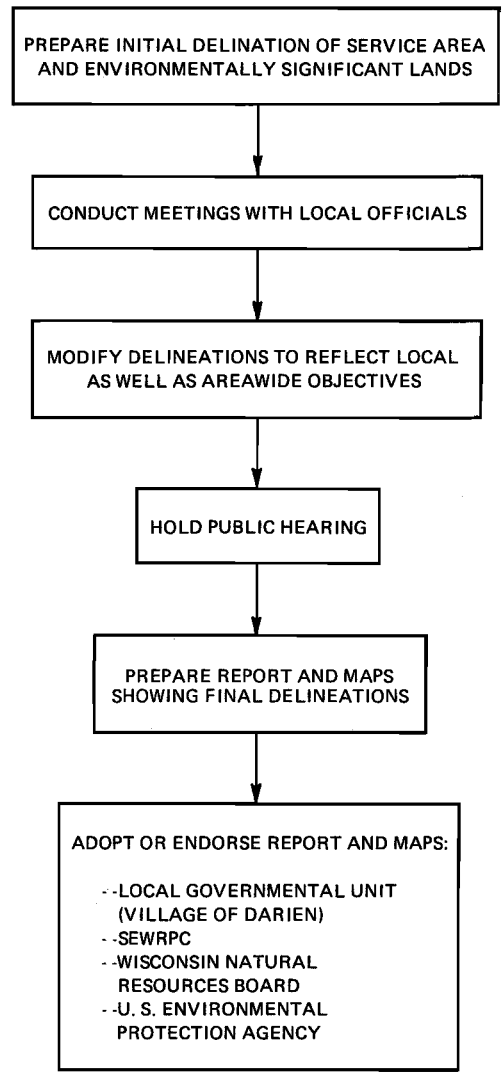
Several sources of local public financing are available for the revitalization to the Village of Darien central business district. General obligation bonds could be sold and the money used for a variety of purposes including public improvements such as new curbs and sidewalks, street paving, benches and tree planters, and new lighting. Tax increment financing is another form of financing which may be applicable.

Wisconsin's Tax Increment Law provides for a funding arrangement whereby cities and villages share redevelopment costs with overlying tax jurisdictions, including the county and the state. When a Tax Incremental District is created, a "Tax Incremental Base" is established; this base is the aggregate value of all taxable property in the district as of the date of creation (equalized by the Department of Revenue). Any subsequent growth in the Tax Incremental District base is then "captured" so that as property value increases, levies on this growth represent positive dollar increments used for financing redevelopment. These increments are generated not only from municipal taxes, but also from those of overlying jurisdictions.

The tax increment law has been formulated to encourage development by allowing the municipality to recover the project costs before the surrounding municipalities benefit from the additional values created. When the project costs are paid off, the added value is then utilized in the apportionment process and every municipality gains. The effect of the tax incremental law, then, is to put off reflecting to general government the increase in values due to the Tax Incremental District until the costs of generating the development are paid for.

Figure 16

MAJOR STEPS IN REFINING AND DETAILING THE SANITARY SEWER SERVICE AREA FOR DARIEN



Source: SEWRPC.

It is important to note that the underlying assumption of the tax increment law is that without the Tax Incremental Finance as a vehicle for development, no development would have taken place. The effect of this would be that there would be no increase in property values in the Tax Incremental District area (other than normal economic increases). Therefore, there would be no shift in the relationship between municipalities and no advantage to any municipality. This type of approach to implementing land use plan recommendations for public improvements, especially in the Village of Darien's central business district, should be further explored by the Village.

SUMMARY

The land use plan implementation devices available to the Village include public informational meetings and hearings, land use plan adoption by the Village, zoning, official mapping, subdivision plat review, sanitary sewer extension review, and capital improvements programming. All require a strong commitment by the village government to implementation of the village land use plan. There should be a strengthening of the planning and development review procedure in the Village to assure that all development proposals are properly evaluated against the land use plan recommendations contained herein. It is recommended that in these matters, the Village either continue to seek and utilize the assistance from the Southeastern Wisconsin Regional Planning Commission or employ a private planning consultant for this purpose.

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APPENDICES

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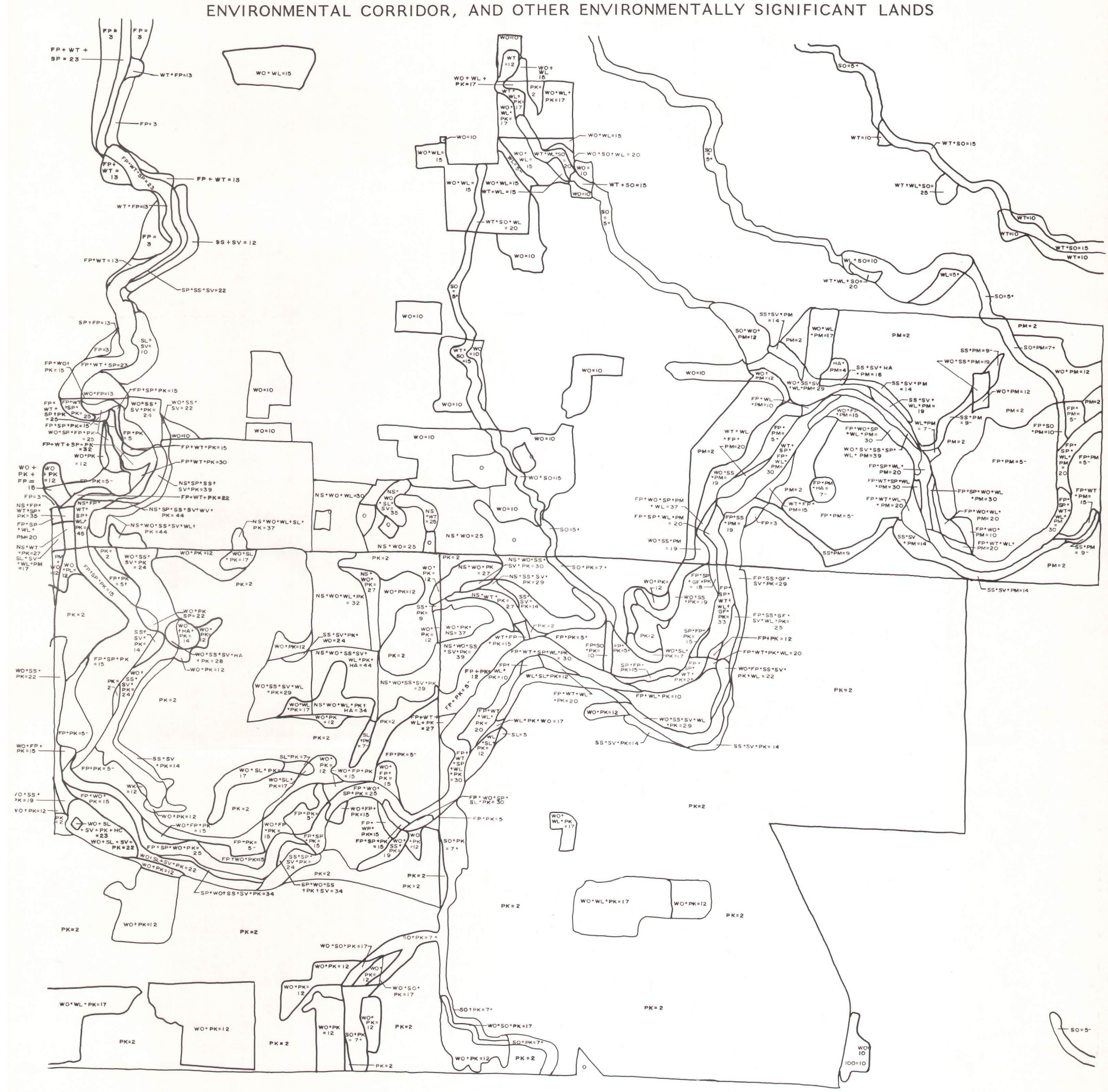
Appendix A

SAMPLE DELINEATION OF PRIMARY ENVIRONMENTAL CORRIDOR, SECONDARY ENVIRONMENTAL CORRIDOR, AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS



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Appendix B

SELECTED TREES BY USE CATEGORY FOR LANDSCAPE PLANTING IN THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT

Type of Tree Use			
Shade Trees	Street Trees	Lawn Trees	Hedges, Screens, and Windbreaks
Sugar Maple	Norway Maple	Mountain Ash	Red Cedar
Red Maple	Southern Pin Oak	Blue Beech	Lombardy Poplar
American Beech	Thornless Honey Locust	White Ash	White Cedar
Northern Red Oak	Bitternut Hickory	Paper Birch	White Pine
White Oak	Ironwood	River Birch	White Spruce
Basswood	Basswood	Russian Olive	Norway Spruce
Hackberry	White Ash	Southern Pin Oak	
White Ash		Juneberry	
Sycamore		Kentucky Coffee Tree	
Bur Oak		Red Pine	
		White Pine	
		White Spruce	
		Black Cherry	
		Ironwood	
		Norway Spruce	
		European Larch	

Source: SEWRPC.

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Appendix C

SPECIES CHARACTERISTICS OF SELECTED TREES FOR LANDSCAPE PLANTING IN THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT

Common Name	Scientific Name	Height at Maturity (feet)	Spread at Maturity (feet)	General Shape/Form of Tree Foliage at Maturity	Fall Color	Remarks
American Beech.....	Fagus grandfolia	80-100	50-70	Oval	Bronze	Long lived; striking grey bark; cannot withstand compaction of soil
Basswood (or American Linden).....	Tilia americana	100	50	Oval	--	Large size; a stately tree
Black Cherry.....	Prunus cerasus	20-30	15-20	Oval	--	Tolerant of shade; blossoms pink or white in spring
Bur Oak.....	Quercus Macrocarpa	60+	--	Round	--	--
European Larch.....	Larix decidua	70-80	30	Pyramidal	Yellow	Light foliage permits cultivation of grass in shadow of foliage
Common Hackberry.....	Celtis occidentalis	30-60	--	Round	--	Interesting pebbled bark; hard black fruits; sensitive to salt spray
Lombardy Poplar.....	Populus italica nigra	50-100	10-15	Columnar	Strong Yellow	Can destroy sewage or drainage pipes unless proper precaution is taken
Mountain Ash.....	Sorbus decora	20-30	--	Oval	--	--
Norway Maple.....	Acer platanoides	50	40	Pyramidal (columnar form also available)	Yellow	Dense shade tree; feeding roots close to surface, making turf planting within spread difficult
Norway Spruce.....	Picea abies	60+	--	Pyramidal	--	--
Paper Birch (or Canoe Birch or White Birch)....	Betula papyrifera	75	35	Oval	Yellow	Light, open foliage
Red Cedar.....	Juniperus virginiana	less than 30	--	Pyramidal	--	--
Red Maple (or Swamp Maple or Water Maple)...	Acer rubrum	50-70	40	Oval	Scarlet, orange, yellow	No special maintenance requirements; brilliant fall colors
Red Pine.....	Pinus resinosa	60+	--	Pyramidal	--	--
River Birch.....	Betula negra	75+	--	Oval	--	--
Russian Olive.....	Elaeagnus angustifolia	less than 30	--	Round	--	--
Southern Pin Oak.....	Quercus palustris	30-60	--	Pyramidal	--	--
Sugar Maple.....	Acer saccharum	75	40-50	Oval	Brilliant yellow, orange, scarlet	Requires full sun
Sycamore.....	Platanus occidentalis	80-100	50-75	Oval	--	Tolerant of city environment
Thornless Honey Locust...	Gleditsia triacanthos inermis	70-80	30-40	Oval	Weak Yellow	Drought resistant; tolerant of city conditions
White Ash.....	Fraxinus americana	75+	--	Oval	--	Diamond shaped fissures in bark; yellow to purple autumn foliage color
White Cedar.....	Thuja occidentalis	30-60	--	Columnar	--	--
White Oak.....	Quercus alba	80-100	50-80	Round	--	Slow growth; no special maintenance requirements
White Pine.....	Pinus strobus	60-100	40	Pyramidal	--	--
White Spruce.....	Picea glauca	30-60	--	Pyramidal	--	--

Source: Robert C. Zion. Trees for Architecture and the Landscape, New York: Van Nostrand Reinhold Company, 1968, and SEWRPC.

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Appendix D

SELECTED SHRUBS AND VINES FOR LANDSCAPE PLANTING IN THE VILLAGE OF DARIEN CENTRAL BUSINESS DISTRICT

Plant Species	Shade Tolerance	Uses			Growth Form				Aesthetic Value			Remarks
		Landscape	Hedges, Screens, Windbreaks	Ground Cover	Height (feet)	Type	Thorny	Thicket Former	Flower	Fruit or Berry	Fall Color	
Arborvitae (shrub types)..... (Thuja species)	Some	x	x		3-7	Shrub					x	Conifer
Barberry, Japanese..... (Berberis thunbergi)	x	x	x		6	Shrub	x			x	x	Colorful
*Bittersweet..... (Celastrus scandens)	x	Some		x	Climbs	Vine				x	x	Male and female plants--can injure trees
*Blackberry, dewberry,..... blackcap, raspberry (Rubus species)				x	1-5	Bramble	x	x	x	x	x	Many species edible
*Chokeberry, black..... (Aronia melanocarpa)	x	x		x	1-3	Shrub		x		x	x	--
Cotoneaster..... (Cotoneaster species)		x	x		4-8	Shrub				x	x	Usually glossy foliage--sun lovers
Crabapple..... (Malus species)		x	x		Up to 25	Shrub			x	x	x	Much used large shrub
Current, Alpine..... (Ribes alpinum)	x	x	x		6-7	Foliage Shrub			x			Leafs out early--especially
*Dogwood, gray..... (Cornus racemosa)	x				6-10	Shrub			x	x	x	--
*Dogwood, Pagoda..... (Cornus alternifolia)	x				10-15	Shrub			x	x	x	--
*Dogwood, red osier..... (Cornus stolonifera)	x	Some			3-9	Shrub		x	x	x	x	Attractive red twigs
*Dogwood, roundleaf..... (Cornus rugosa)	x			x	3-9	Shrub			x	x	x	--
*Dogwood, silky..... (Cornus amomum)	x		x		6-10	Shrub			x	x	x	--
*Elder, American..... (Sambucus canadensis)					3-10	Shrub		x	x	x		--
*Filbert (hazelnut)..... (Corylus americana)	x				5-8	Shrub		x		x	x	Bears edible nuts
Forsythia..... (Forsythia species)	x	x			4-8	Shrub			x			Early yellow blooms
*Grape, wild..... (Vitis species)	x			x	Climbs	Vine				x	x	--
*Hawthorn or thornapple..... (Crataegus species)	x	x			5-15	Shrub	x			x	x	Many types
Honeysuckle (shrub types)..... (Lonicera species)	x	x	x		6-12	Shrub			x	x	x	Many shrub types--spreads by seed
*Juniper, creeping.....		x		x	1-2	Shrub	To Touch			x	x	Conifer
*Juniper, Pfitzer..... (J. chinensis pfitz eriana)		x			8-10	Shrub					x	Ornamental-type conifer
Lilac (Syringa species).....		x	x		8-10	Shrub		Some are	x			Many varieties
Maple, Amur (Acer ginnala).....		x	x		15+	Tall Shrub					x	Low growing trees--can be pruned to hedge
Mock orange..... (Philadelphus species)		x	x		6-9	Shrub			x			Sweet scented flowers--several varieties
Myrtle or periwinkle..... (Vinca minor)	x	x		x	1	Short Vine		Forms Mat	x			Excellent ground cover--sun or shade
Ninebark, common..... (Physocarpus opulifolius)	x	x	x		6-9	Shrub		x	x		x	--
Olive, Autumn..... (Elaeagnus umbellata)	x	x	x		10-15	Shrub				x	x	Attractive to birds

Appendix D (continued)

Plant Species	Shade Tolerance	Uses			Growth Form				Aesthetic Value			Remarks
		Landscape	Hedges, Screens, Windbreaks	Ground Cover	Height (feet)	Type	Thorny	Thicket Former	Flower	Fruit or Berry	Fall Color	
Peashrub, Siberian..... (Caragana arborescens)			x		10-15	Shrub				x	x	--
Pine, mugho..... (Pinus mugo mughus)		x			6-9	Shrub					x	Conifer
*Plum, American..... (Prunus americana and species)	x				10-15	Shrub	Some	x	x	x	x	Hardy--spreads
Privet, amur..... (Ligustrum amurense)	x	Some	x		10	Shrub			x	x	x	Good hedge
Privet, Regels border..... (Lobtusifolium regelianum)	x	Some	x		6-9	Shrub				x	x	--
*Red cedar, easter..... (Juniperous virginiana)			x		10-20	Shrub	To Touch			x	x	Confier-shrub to tree
Rose, rugosa and hort. var..... (Rosa species)		x			2-6	Shrub			x	x		Many types--use adapted species
Russian olive..... (Elaeagnus angustifolia)		x	x		15+	Shrub	x			x	x	Outstanding gray foliage
*Snowberry..... (Symphoricarpos species)	x	x		x	3-4	Shrub		x		x	x	--
Spirea, anthony waterer..... (Spirea bumalda)		x			2-3	Shrub			x		x	Good border plant
Spirea, van houtte..... (Spirea vanhouttei)	x	x	x		5-6	Shrub			x			--
*Sumac, fragrant..... (Rhus aromatica)	x	x		x	3	Shrub		x		x	x	Brilliant foliage
*Sumac, smooth..... (Rhus grabra)					6-10	Shrub				x	x	--
*Sumac, staghorn..... (Rhus typhina)	x	Some			10-15	Shrub		x	x	x	x	--
*Vibrunum, American cranberry... bush (Viburnum trilobum)	x	x	x		7-9	Shrub			x	x	x	Versatile but slow growing
Viburnum, arrowwood..... (Viburnum dentatum)	x	x	x		10-12	Shrub			x	x	x	Slow growing--rich red in fall
*Viburnum, blackhaw..... (Viburnum prunifolium)	x		x		8-10	Shrub			x	x	x	--
*Viburnum, mapleleaf..... (Viburnum acerifolium)	x				3-5	Shrub			x	x	x	--
*Viburnum, nannyberry..... (Viburnum lentago)	x		x		9-12	Shrub			x	x	x	Slow growing
*Viburnum, rafinesque..... (Viburnum rafinesquianum)	x				2-4	Shrub			x		x	--
*Viburnum, wayfaring tree..... (Viburnum lantana)	x	x			4-9	Shrub			x	x	x	Winter food for birds
*Virginia Creeper..... (Parthenocissus quinquefolia)	x	Some		x	Climbs	Vine				x	x	Also creeps
*Wahoo, eastern..... (Euonymus atropurpureus)	x	x			4-9	Shrub				x	x	Brillian red in fall
Weigela..... (Weigela species)		x	x		4-8	Shrub			x			Showy blossoms
*Willows, shrubby types..... including pussywillow (Salix species)		x	x		2-8	Shrub						Pussy willow especially attractive in early spring
*Winterberry, common..... (Ilex verticulata)	x				6-9	Shrub				x	x	Colorful fruit
Yew (shrub types)..... (Taxus species)	x	x			3-10	Shrub				x	x	Best conifer for shaded locations

* Natives--Have good display of fall color.
x Use, growth, form, or esthetic value that applies to a specific plant.

Source: SEWRPC.

Appendix E

A SUGGESTED VILLAGE PLAN COMMISSION RESOLUTION FOR ADOPTING THE VILLAGE OF DARIEN LAND USE PLAN

WHEREAS, the Village of Darien pursuant to the provisions of Sections 61.35 and 62.23 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the Village of Darien; and

WHEREAS, the Village of Darien requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan for the Village, which includes:

1. Collection, compilation, processing, and analyses of various types of demographic, economic, natural resource, land use, and transportation and other materials pertaining to the Village.

2. A forecast of growth and change.

3. A land use and arterial street system plan map.

4. Suggested revisions to Village ordinances for the implementation of the selected plan; and

WHEREAS, the aforementioned inventories, analyses, objectives, forecasts, land use plans, and implementing ordinance revisions are set forth in a published report entitled SEWRPC Community Assistance Planning Report No. 55, Land Use Plan for the Village of Darien: 2000, Walworth County, Wisconsin.

WHEREAS, the Village Plan Commission considers the plan to be a valuable guide to the future development of the Village.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Village of Darien Plan Commission on the _____ day of _____, 1982, hereby adopts SEWRPC Community Assistance Planning Report No. 55 as a guide for the future development of the Village of Darien.

BE IT FURTHER RESOLVED that the Secretary of the Village of Darien Plan Commission transmit a certified copy of this resolution to the Village Board of the Village of Darien.

_____, Chairman
Village of Darien Plan Commission

ATTESTATION:

_____, Secretary
Village of Darien Plan Commission

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Appendix F

A SUGGESTED VILLAGE BOARD RESOLUTION FOR ADOPTING THE VILLAGE OF DARIEN LAND USE PLAN

WHEREAS, the Village of Darien pursuant to the provision of Sections 61.35 and 62.23(1) of the Wisconsin Statutes has created a Village Plan Commission; and

WHEREAS, the Village Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a plan for the physical development of the Village of Darien and its environs, said plan embodied in SEWRPC Community Assistance Planning Report No. 55, Land Use Plan for the Village of Darien: 2000, Walworth County, Wisconsin; and

WHEREAS, the Village Plan Commission did on the _____ day of _____, 1982, adopt SEWRPC Community Assistance Planning Report No. 55 and has submitted a certified copy of that resolution to the Village Board of the Village of Darien; and

WHEREAS, the Village Board of the Village of Darien concurs with the Village Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No.55.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Darien on the _____ day of _____, 1982, hereby adopts SEWRPC Community Assistance Planning Report No. 55 as a guide for the future development of the Village of Darien; and

BE IT FURTHER RESOLVED that the Village Plan Commission shall annually review the village land use plan and shall recommend extensions, changes, or additions to the plan which the Commission considers necessary. Should the Plan Commission find that no changes are necessary, this finding shall be reported to the Village Board.

_____, President
Village of Darien Board

ATTESTATION:

_____, Clerk
Village of Darien