

A PARK AND OPEN SPACE PLAN FOR THE CITY OF WEST BEND: 2020



SUMMARY REPORT

MARCH 2008



This summary report of SEWRPC Community Assistance Planning Report No. 250 (2nd Edition), *A Park and Open Space Plan for the City of West Bend: 2020*, prepared by the Southeastern Wisconsin Regional Planning Commission in cooperation with the City of West Bend, provides an overview of the findings and recommendations of the City park and open space plan. For further information, please contact:

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SUMMARY REPORT

PLAN CONTEXT

In 2003, the City of West Bend requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) assist the City in updating its park and open space plan. The resulting plan, which has a design year of 2020, is documented in SEWRPC Community Assistance Planning Report No. 250 (2nd Edition), A Park and Open Space Plan for the City of West Bend: 2020. The planning process was conducted under the guidance of the City of West Bend Park and Recreation Commission with staff support provided by the City Community Development Department and the Park, Recreation, and Forestry Department. The plan was adopted by the City of West Bend Common Council on March 3, 2008. The park and open space plan updates an earlier version of the plan adopted in 1999.

The intent of the park and open space plan for the City of West Bend is to guide the preservation, acquisition, and development of land for park, outdoor recreation, and related open space purposes as needed to satisfy the recreational needs of City residents and to protect and enhance the important natural resources within the City. The plan seeks to provide a variety of recreational sites and facilities that will offer opportunities for City residents to participate in an appropriate range of active and passive recreational pursuits. The plan also seeks to provide City residents with an adequate and safe pedestrian and bicycle transportation system and continue to foster economic redevelopment by improving access, visibility, appearance, and the overall landscape of the City. Furthermore, the plan is intended to provide a long-range vision and a guide to assist City officials and staff in making the day-to-day decisions needed for continued development of the City's park and open space system.

Implementation of the park and open space plan update will continue to provide an integrated system of parks and open space sites within the City of West Bend and preserve and enhance the natural resource base. High-quality natural resource amenities within the City include lakes and streams, rugged glacial topography, and environmentally important woodlands and wetlands.

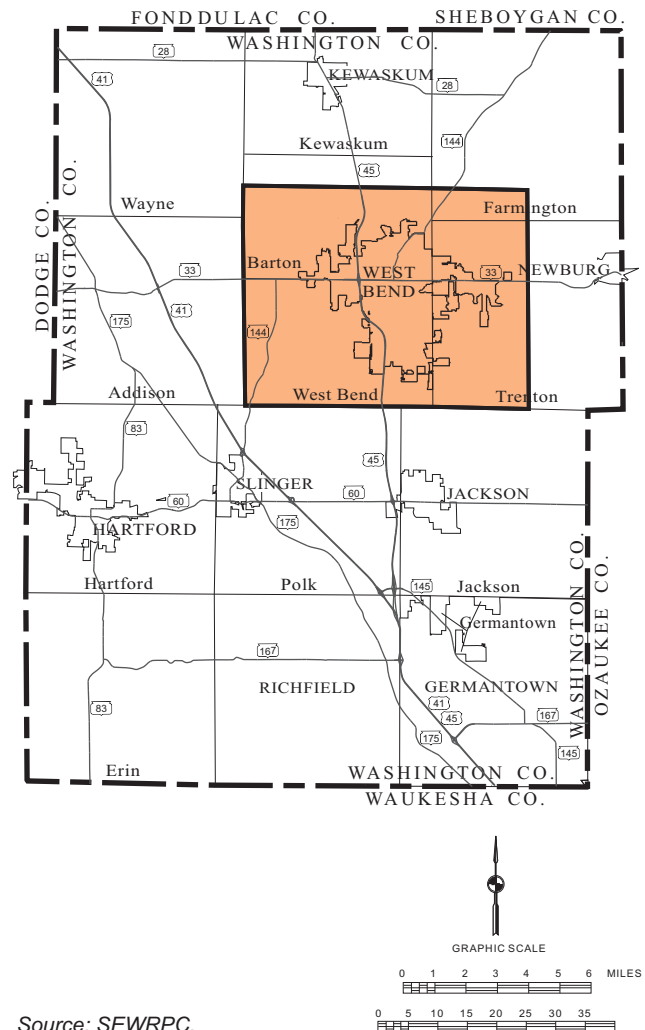
PLANNING AREA AND URBAN SERVICE AREA

The planning area, as shown on Map 1, is located in the north-central portion of Washington County and consists of the City of West Bend, the Town of West Bend, and portions of the Towns of Barton, Farmington, and Trenton. The planning area encompasses 40,539 acres, or about 63 square miles, and reflects the planning area used to prepare the City of West Bend 2020 Comprehensive Plan.¹ In May

¹Documented in the report entitled, 2020 Comprehensive Plan for the City of West Bend, Washington County, Wisconsin, April 2004, prepared by the City of West Bend.

Map 1

LOCATION OF THE CITY OF WEST BEND PLANNING AREA IN WASHINGTON COUNTY



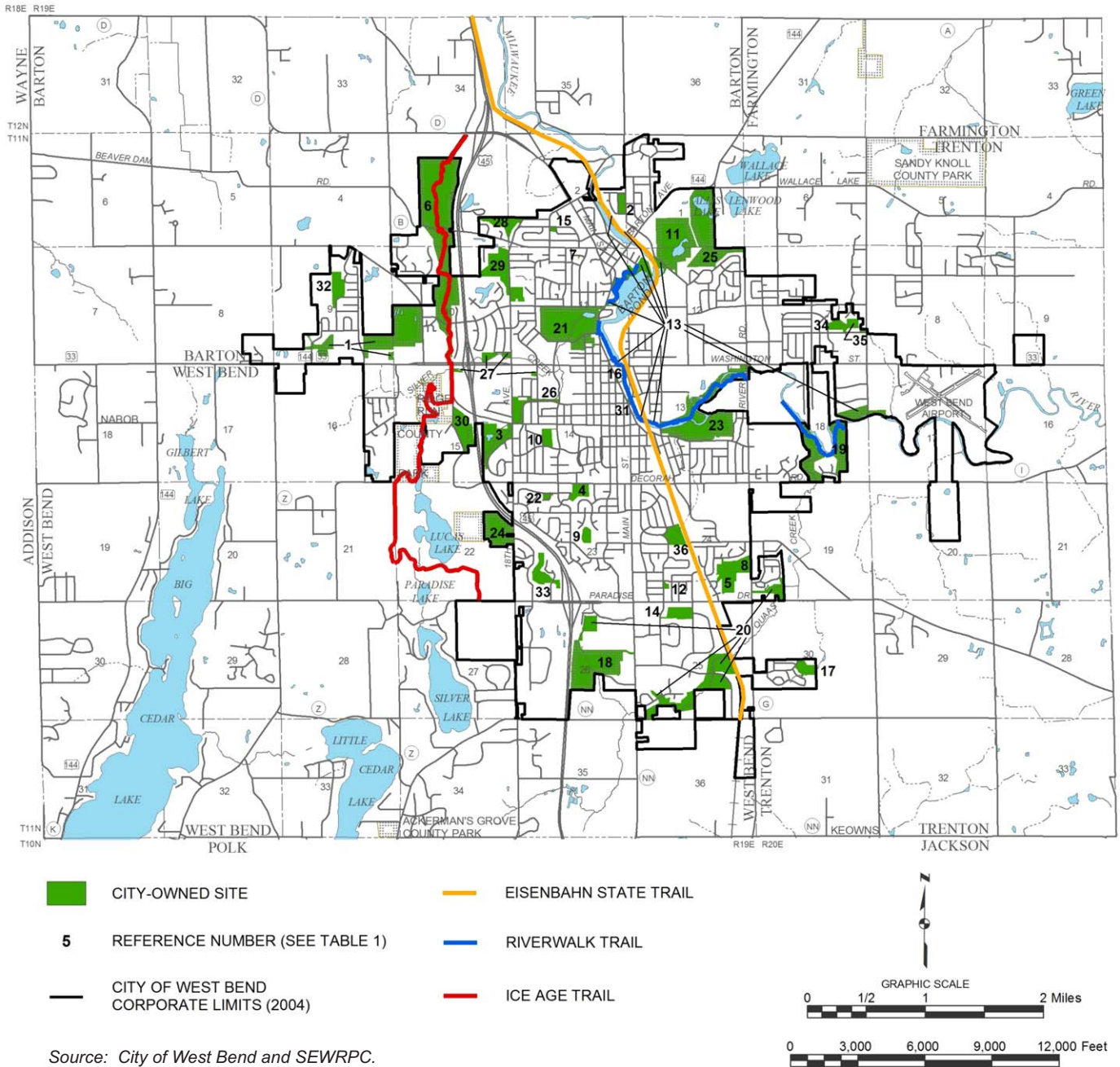
Source: SEWRPC.

2004, the City of West Bend encompassed 9,138 acres, or about 14 square miles, and about 22 percent of the planning area. The West Bend comprehensive plan also identifies an urban service area, which is the area anticipated to be developed with urban uses by the year 2020. The urban service area encompasses 15,636 acres, or about 39 percent of the planning area.

In 2000, the City population was 28,152 persons, an increase of 3,682 residents from the 1990 population of 24,470 persons. The Wisconsin Department of Administration estimates that there were 30,220 City residents in 2007. The anticipated 2020 resident population for the City of West Bend, identified in the City of West Bend comprehensive plan, is about 39,000 persons. The anticipated 2020 population reflects an increase of about 8,800 persons between 2007 and 2020.

Map 2

**CITY OF WEST BEND PARKS, PARKWAYS, AND OPEN SPACE
SITES AND THE RIVERWALK, EISENBAHN, AND ICE AGE TRAILS: 2006**



EXISTING PARK AND OPEN SPACE SITES

An inventory of existing outdoor recreation and open space sites and facilities was conducted in 2006. The inventory identified 124 such sites encompassing 5,347 acres, or about 13 percent of the planning area. Of the 124 outdoor recreation and open space sites, 68 sites encompassing 2,148 acres, or about 40 percent of the area devoted to outdoor recreation and open space uses, were publicly owned by the State of Wisconsin, Washington County, the City of West Bend, the Town of Barton, the Town of Trenton, the Town of West Bend, or the West Bend School District. The remaining 56 sites, encompassing 3,199 acres, or about

60 percent of the total park and open space site acreage, were privately owned.

In 2006, the City of West Bend owned 36 park and open space sites, encompassing a total of 1,271 acres, or about 14 percent of the City. Map 2 identifies the locations of the City-owned park and open space sites. As indicated in Table 1, City-owned sites ranged from 8,712 square feet at Veteran's Memorial Park to 209 acres at Glacial Blue Hills.

The City owns and maintains a three-mile segment of the Riverwalk Trail located along the Milwaukee River, which provides hiking and biking opportunities for residents. The

Table 1

CITY OF WEST BEND PARKS, PARKWAYS, AND OPEN SPACE SITES: 2006

Number on Map 2	Site Name	Location	Type	Acreage ^a
1	Albecker Natural Area	T11N, R19E, Sections 9 and 10	Special Use Site	90
2	Barton Park	T11N, R19E, Section 2	Neighborhood Park	6
3	Bicentennial Park	T11N, R19E, Section 15	Neighborhood Park	30
4	Decorah Hills Park	T11N, R19E, Section 23	Neighborhood Park	11
5	Forest View Park	T11N, R19E, Section 24	Neighborhood Park	12
6	Glacial Blue Hills	T11N, R19E, Sections 3 and 10	Special Use Site	209
7	Grant Playlot	T11N, R19E, Section 11	Playlot	1
8	Gregg Preserve	T11N, R19E, Section 24	Conservancy Area	21
9	Hawthorne Heights	T11N, R19E, Section 23	Open Space	6
10	Kenny Park	T11N, R19E, Section 14	Neighborhood Park	9
11	Lac Lawrann Conservancy Area	T11N, R19E, Sections 1 and 12	Special Use Site	136
12	Maplewynde Playlot	T11N, R19E, Section 24	Playlot	1
13	Milwaukee Riverfront Parkway (various parcels)	T11N, R19E, Sections 2, 11, 12, 13, and 14; T11N, R20E, Sections 17 and 18	Parkway	58
14	Minz Park	T11N, R19E, Section 25	Neighborhood Park	14
15	Muenk Park	T11N, R19E, Section 2	Playlot	1
16	Old Settler's Park	T11N, R19E, Section 14	Passive Use	1
17	Park Site F	T11N, R20E, Section 30	Undeveloped Neighborhood Park	11
18	Park Site O	T11N, R19E, Section 26	Undeveloped Community Park	78
19	Quaas Creek Park	T11N, R20E, Section 18	Community Park	66
20	Quaas Creek Parkway	T11N, R19E, Sections 25 and 26; T11N, R20E, Section 19	Parkway	86
21	Regner Park	T11N, R19E, Section 11	Community Park	91
22	Reservoir Open Space	T11N, R19E, Section 23	Open Space	3
23	Riverside Park	T11N, R19E, Section 13	Community Park	99
24	Rolfs Park	T11N, R19E, Section 22	Undeveloped Neighborhood Park	39
25	Royal Oaks Park	T11N, R19E, Section 12	Neighborhood Park	28
26	Silverbrook Creek Parkway	T11N, R19E, Section 14	Parkway	15
27	Silver Creek Parkway	T11N, R19E, Sections 10, 14, and 15	Parkway	8
28	Sunset Park	T11N, R19E, Sections 2, 3	Neighborhood Park	18
29	Sunset Parkway	T11N, R19E, Sections 10 and 11	Parkway	38
30	University Fen	T11N, R19E, Section 15	Conservancy Area	24
31	Veteran's Memorial Park	T11N, R19E, Section 14	Passive Use	1
32	Villa Park	T11N, R19E, Section 9	Neighborhood Park	15
33	Vogt Open Space	T11N, R19E, Section 23	Open Space	17
34	Wingate Park	T11N, R20E, Section 7	Neighborhood Park	7
35	Wingate Creek Parkway	T11N, R20E, Section 7	Parkway	7
36	Ziegler Park	T11N, R19E, Section 24	Neighborhood Park	14
- -	Total - 36 Sites	- -	- -	1,271

^aSite area is rounded to the nearest acre.

Source: City of West Bend and SEWRPC.

City also maintains a five-mile segment of the Eisenbahn State Trail, which is located in the abandoned Canadian National Railway right-of-way, and provides opportunities for biking, hiking, and dog walking. An existing segment of the Ice Age Trail is also located in the western portion of the City, and provides opportunities for hiking, snowshoeing, and cross-country skiing. Existing trails are also shown on Map 2.

NATURAL RESOURCES

The most important features of the natural resource base in the City of West Bend and the planning area, including the best remaining woodlands, wetlands, wildlife habitat areas, undeveloped floodplains, and sites having historic, scenic, scientific, cultural, and recreational value, occur in linear areas termed environmental corridors. Smaller concentrations of natural resources are referred to as isolated natural resource areas. Environmental corridors and isolated natural resource areas within the planning area are shown on Map 3.

Primary environmental corridors include a wide variety of the important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. In 2000, primary environmental corridors encompassed about 1,625 acres, or about 18 percent of the City of West Bend, and about 10,002 acres, or about 25 percent of the planning area. Secondary environmental corridors serve to link primary environmental corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Where secondary corridors serve to link primary environmental corridors, no minimum area or length criteria apply; secondary corridors that do not connect to primary corridors are at least 100 acres in size and one mile long. In 2000, secondary environmental corridors encompassed about 32 acres within the City, and about 929 acres, or about 2 percent of the planning area. Isolated natural resource areas consist of smaller concentrations of natural resource base elements, have a minimum of five acres, and are separated physically from the environmental corridors by intensive urban or agricultural land uses. In 2000, isolated natural resource areas, encompassed about 194 acres within the City, and about 1,002 acres, or about 3 percent of the planning area.

Twenty-eight natural areas encompassing 2,848 acres and six critical species habitat sites encompassing 120 acres were identified in the planning area in 1994. Thirteen aquatic habitat sites encompassing 1,563 acres of surface water and about 15 linear miles of streams and four geological areas encompassing 6,837 acres, including a 6,792-acre portion of the Kettle Moraine Interlobate Moraine geological area, were also located within the planning area. Locations of the natural areas, critical species habitat sites, aquatic habitat sites, and geological areas are shown on Map 4.

PARK AND OPEN SPACE OBJECTIVES, PRINCIPLES, AND STANDARDS AND NEEDS ANALYSIS

In August 2004, the City of West Bend Park and Recreation Commission completed and adopted outdoor recreation and open space planning objectives and standards for the City of West Bend. The standards include a comprehensive set of park and related open space preservation, acquisition, and development objectives that address neighborhood,



Hiking at Lac Lawrann Conservancy

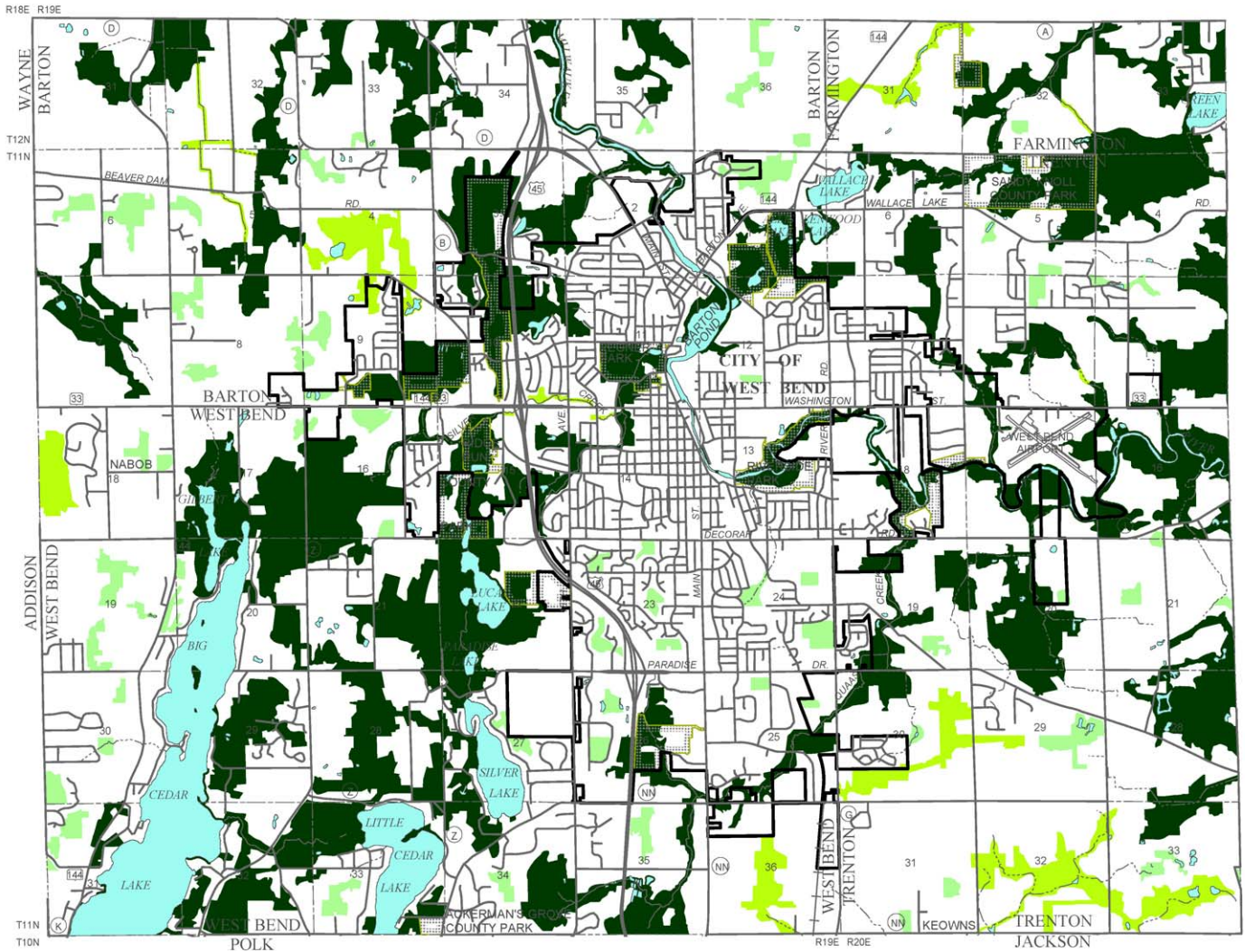
community, and multi-community or regional park and open space sites and facilities. Each of the objectives is accompanied by a set of standards which provide specific measures that were used to design the plan. Both per capita and accessibility standards were formulated and used to help determine the number, size, and distribution of outdoor recreation sites and facilities needed to serve the existing and probable future resident population of the City. The City of West Bend standards establish guidelines to provide the best overall nature-based and non nature-based recreational opportunities and natural resource protection policies for the City.

The responsibility for acquisition and development of major parks and other natural resource-oriented outdoor recreation sites and facilities is largely delegated to the State and County levels of government, although larger cities, such as the City of West Bend, sometimes provide major parks. Recommendations relating to the improvement and maintenance of major parks will be met within or near the City of West Bend by the continued maintenance and development of Ridge Run Park and Sandy Knoll Park by Washington County and the continued maintenance and development of Riverside Park and Regner Park by the City of West Bend. Recommendations relating to the acquisition, improvements, and maintenance of these sites are set forth in the Washington County Park and Open Space Plan.²

²Documented in SEWRPC Community Assistance Planning Report No. 136, 3rd Edition, A Park and Open Space Plan for Washington County, Wisconsin, March 2004.

Map 3

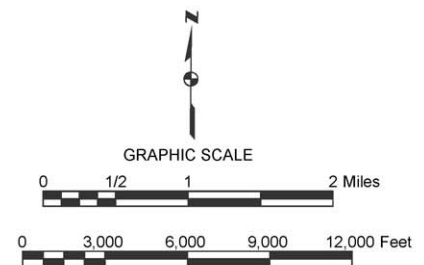
ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF WEST BEND PLANNING AREA: 2000



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- CITY OF WEST BEND CORPORATE LIMITS (2004)

Source: SEWRPC.

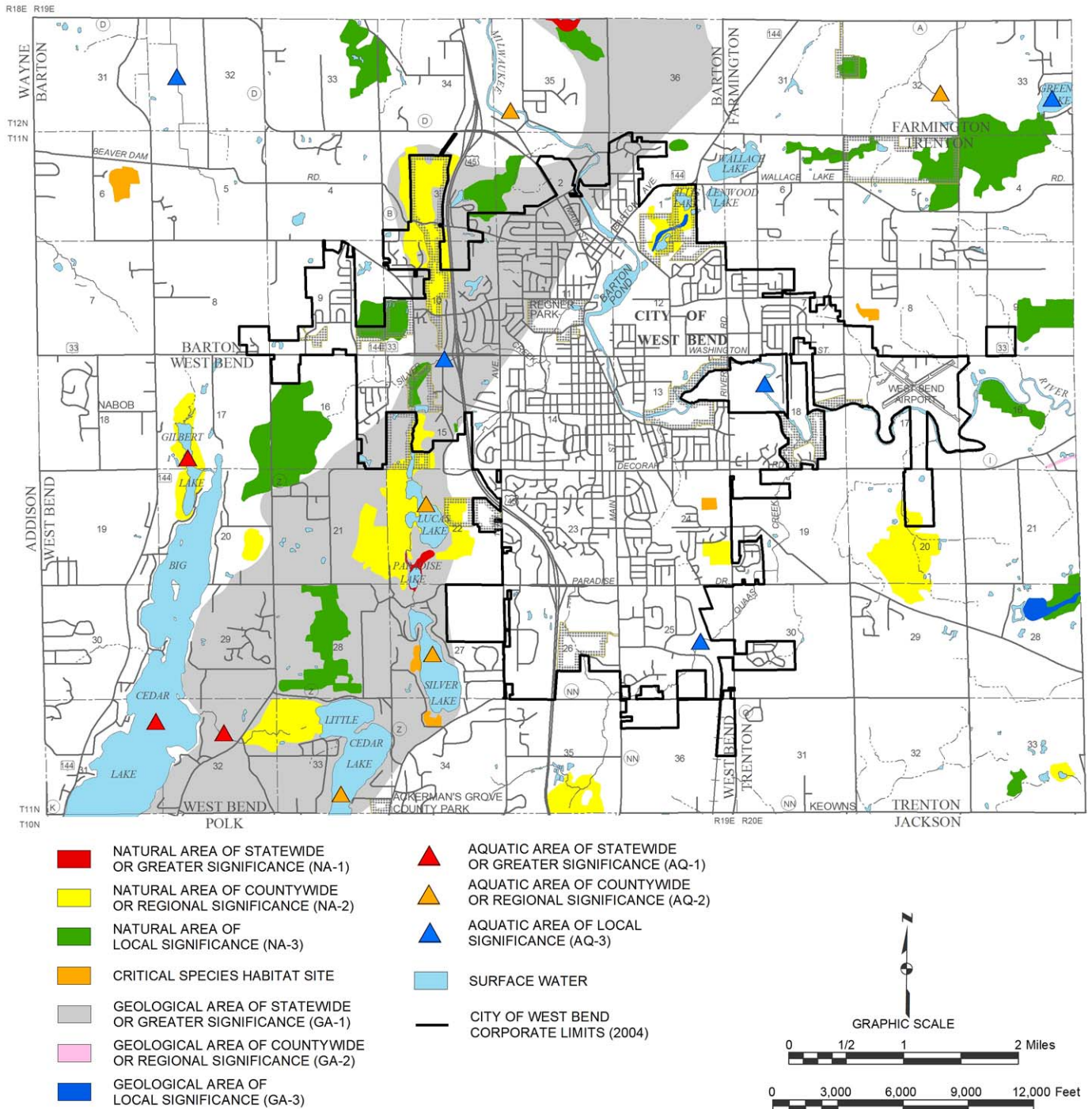


Responsibility for providing community and neighborhood parks and nonresource-oriented recreational facilities rests with local units of government. The need for community and neighborhood parks and associated recreational facilities in the City of West Bend was determined by applying the park and open space standards to the 2020 City of West Bend comprehensive plan population forecast of about 39,000 persons. Accessibility, or service radius, standards were also applied to ensure that community and neighborhood parks will be well-distributed throughout the City and convenient to City residents.

The results of the analysis of outdoor recreation needs indicated that there will be a need for four new neighborhood parks and associated recreational facilities, including additional baseball diamonds, league softball diamonds, Little League ball diamonds, basketball goals, ice skating rinks, playfields, playgrounds, soccer fields, swimming pools or beaches, tennis courts, picnic tables, canoe launches, and fishing facilities. The adopted plan makes recommendations to fulfill these needs. It is important to note that all proposed facility development must comply with the accessibility requirements set forth under Federal Law in the Americans with Disabilities Act.

Map 4

**NATURAL AREAS, CRITICAL SPECIES HABITAT SITES, AND
GEOLOGICAL AREAS IN THE CITY OF WEST BEND PLANNING AREA: 1994**



Source: Wisconsin Department of Natural Resources and SEWRPC.

City staff and the Park and Recreation Commission have also recommended the development of an aquatic area, a recreation center, a skate park, a disk golf course, an archery range, a dog park, and a performance/entertainment stage, based on public input provided through public opinion surveys and requests to the City. The City recently fulfilled the need for a disc golf course by developing a nine-hole course at the 15-acre Villa Park in the northwestern portion

of the City. In the next five to 10 years, the City plans to upgrade the swimming pond at Regner Park to include more water-related activities and construct a new entertainment stage; develop a skate park at Riverside Park (former Gehl property); and develop a dog park at Rolfs Park. The development of these facilities will help fulfill a majority of the long-range planning needs identified through public input.



Youth Tennis Program at Regner Park



Youth Soccer Program at Riverside Park



Ready to Run



Regner Park Smiles

The need to protect the natural resources of the City cannot be determined on the basis of per capita or accessibility standards, since such need is related directly to the location and character of the natural resources concerned rather than to population levels or distribution. The maintenance of the environmental corridors and isolated natural resource areas in essentially natural, open uses would generally serve to meet the natural resource preservation and protection objectives within the City.

PUBLIC RECREATION SURVEYS

The City of West Bend, with assistance from the University of Wisconsin-Milwaukee, conducted a long-range community planning survey in 1999. Approximately 93 percent of survey respondents were "very satisfied" or "satisfied" with the park system. Approximately 74 percent of survey respondents were "very satisfied" or "satisfied" with the preservation of open space lands, however, 52 percent of survey respondents viewed the loss of open space as a "threat" to their quality of life. Approximately 60 and 58 percent of survey respondents also favored the development of additional bike paths and hiking trails, respectively. Lastly, approximately 56 percent of survey respondents indicated a need for a swimming pool or aquatic facility within the City.

The City of West Bend Park, Recreation, and Forestry Department conducted a user survey of City residents in 1999. Approximately 83 percent of the respondents indicated that parks and recreation programs are "very important" to the quality of life in the City. Approximately 70 percent of survey respondents identified a need for more youth oriented programs such as outdoor programs, environmental programs, and instructional programs. About 76 percent of survey respondents identified a need for an aquatic facility within the City.

According to survey respondents, the highest needs by percentage include playgrounds with updated equipment; sledding hills; hiking and cross-country skiing trails; biking, rollerblading, and skateboarding trails; fishing piers; picnic shelters; picnic areas; off-road biking trails; a nature center at the Lac Lawrann Conservancy Area; outdoor basketball courts; and outdoor volleyball courts.

PARK AND OPEN SPACE PLAN

The park and open space plan includes recommendations regarding open space preservation and areawide park and open space plan recommendations for the City. Included in the plan are recommendations for the provision of resource-oriented outdoor recreation sites and facilities and the protection of the environmental corridors and isolated natural resource areas in Washington County, including the City of West Bend. The park plan also sets forth recommendations for the provision of City park and open space sites and facilities, as well as actions needed to implement the plan, including cost estimates for the acquisition, improvement, and development of new and existing park and open space sites and facilities. The park plan further addresses needs identified through the application of the standards, in addition to needs identified by the City of West Bend staff and the Park and Recreation Commission.

OPEN SPACE PRESERVATION

The preservation of wetlands, floodplains, woodlands, and natural areas within the environmental corridors and isolated natural resource areas in essentially natural, open space uses, wherever practical, will serve to maintain a high level of environmental quality in, and protect the natural beauty of, the City of West Bend, as well as provide valuable recreational opportunities for residents of the City. Such preservation will also help to avoid the creation of serious and costly environmental and developmental problems within the City. The preservation of environmentally significant lands will also assist in reducing flood damage and soil erosion, assist with stormwater management, and protect wildlife habitat. These benefits will enhance the quality of life for all City residents.

It is recommended that all environmental corridors and isolated natural resource areas in the City of West Bend and the planning area be held in a combination of public and private ownership, zoning for compatible recreational uses or for very low density residential uses, and/or through deed restrictions. Public acquisition or easements, protective zoning, and/or deed restrictions will be considered as specific development projects are reviewed by the City.

PARKWAY RECOMMENDATIONS

As shown on Map 5, primary environmental corridors encompass approximately 10,002 acres of land. The City of West Bend currently owns 1,001 acres of primary environmental corridor and is recommended to protect an additional 720 acres of primary environmental corridor as part of conserving natural resource areas along numerous

parkways, for the development of two neighborhood parks and a proposed trail system, and for the acquisition of open space lands associated with four natural areas. Also shown on Map 5, secondary environmental corridors and isolated natural resource areas encompass 929 acres and 993 acres, respectively, within the planning area.

The park plan also recommends that natural areas, critical species habitat sites, and geological areas be protected and preserved in essentially natural, open space uses, wherever practicable, through public or nonprofit conservation organization ownership, except for the Schalla Tamarack Swamp natural area and the Riesch Woods critical species habitat site, which are not recommended for acquisition in the regional natural areas plan³ or the County park plan.

The park plan further recommends that primary environmental corridor lands within the urban service area serve as the basis for the acquisition and development of a parkway system. The parkway system will continue to preserve and protect primary environmental corridors, connect existing and proposed parks within the City, and provide an attractive location for an interconnected City-wide trail system. Lands included in the West Bend parkway system are shown on Map 6 and include Four Lakes Parkway, Ice Age Trail Parkway, Milwaukee River Parkway, Quaas Creek Parkway, Silverbrook Creek Parkway, Silver Creek Parkway, Sunset Parkway, and Wingate Creek Parkway.

³*Documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.*



Little Hitters at Regner Park



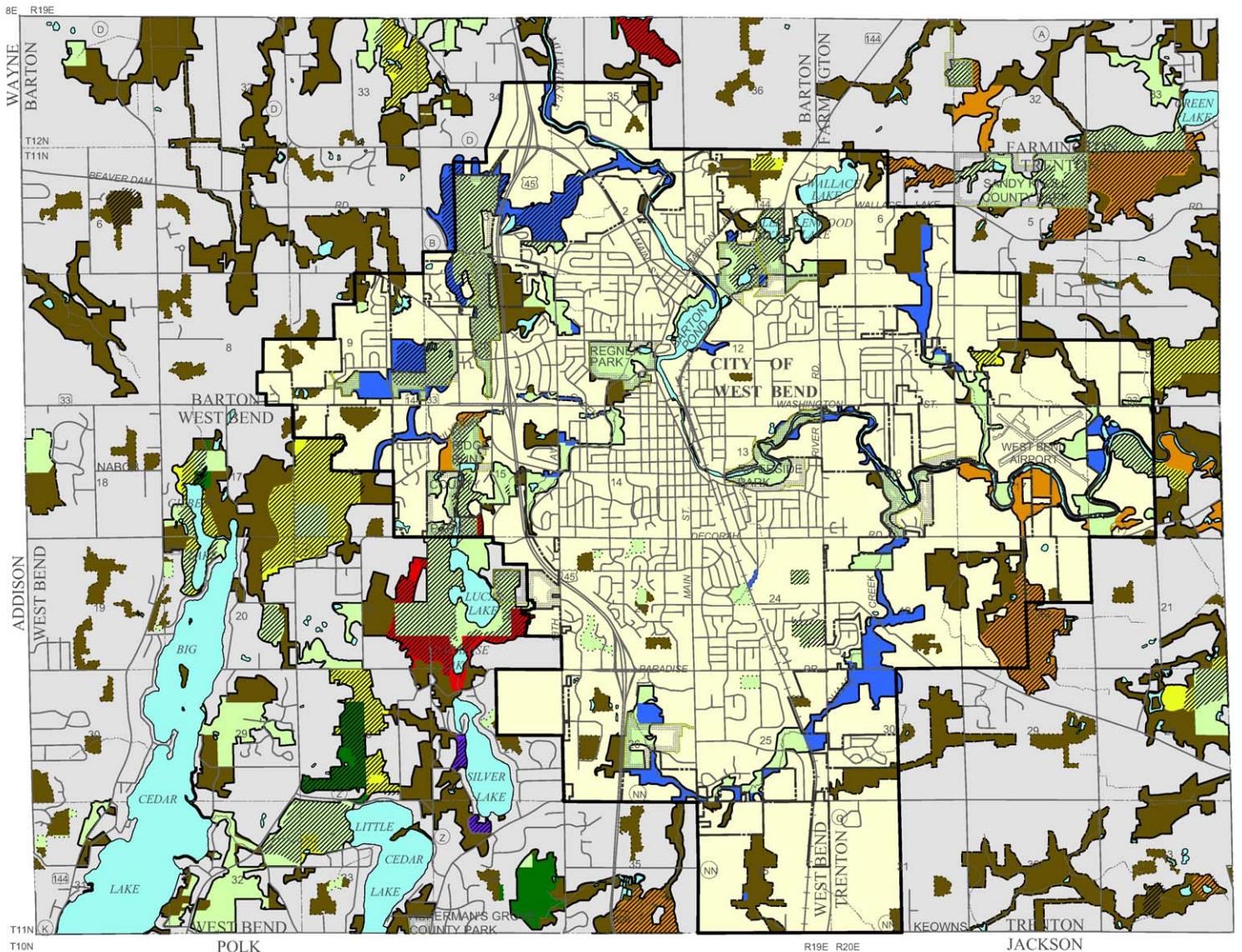
Aerial View of Regner Park Tennis Courts



Regner Beach Fun

Map 5

OPEN SPACE PRESERVATION PLAN FOR THE CITY OF WEST BEND PLANNING AREA: 2020



LEGEND

EXISTING PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

EXISTING STATE, COUNTY, LOCAL, NONPROFIT CONSERVATION ORGANIZATION, LAKE OR SANITARY DISTRICT, SCHOOL DISTRICT, OR COMPATIBLE PRIVATE OUTDOOR RECREATION OR OPEN SPACE LANDS

LANDS UNDER CONSERVATION EASEMENT

PROPOSED PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

STATE OF WISCONSIN
WASHINGTON COUNTY
CITY OF WEST BEND
NONPROFIT CONSERVATION ORGANIZATION
TOWN OF WEST BEND

OPEN SPACE LANDS TO BE PROTECTED THROUGH ZONING AND/OR DEED RESTRICTIONS

NATURAL AREA OR CRITICAL SPECIES HABITAT SITE

LANDS OUTSIDE THE CITY OF WEST BEND PLANNED URBAN SERVICE AREA

SURFACE WATER

CITY OF WEST BEND PLANNED URBAN SERVICE AREA

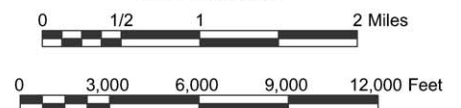
PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

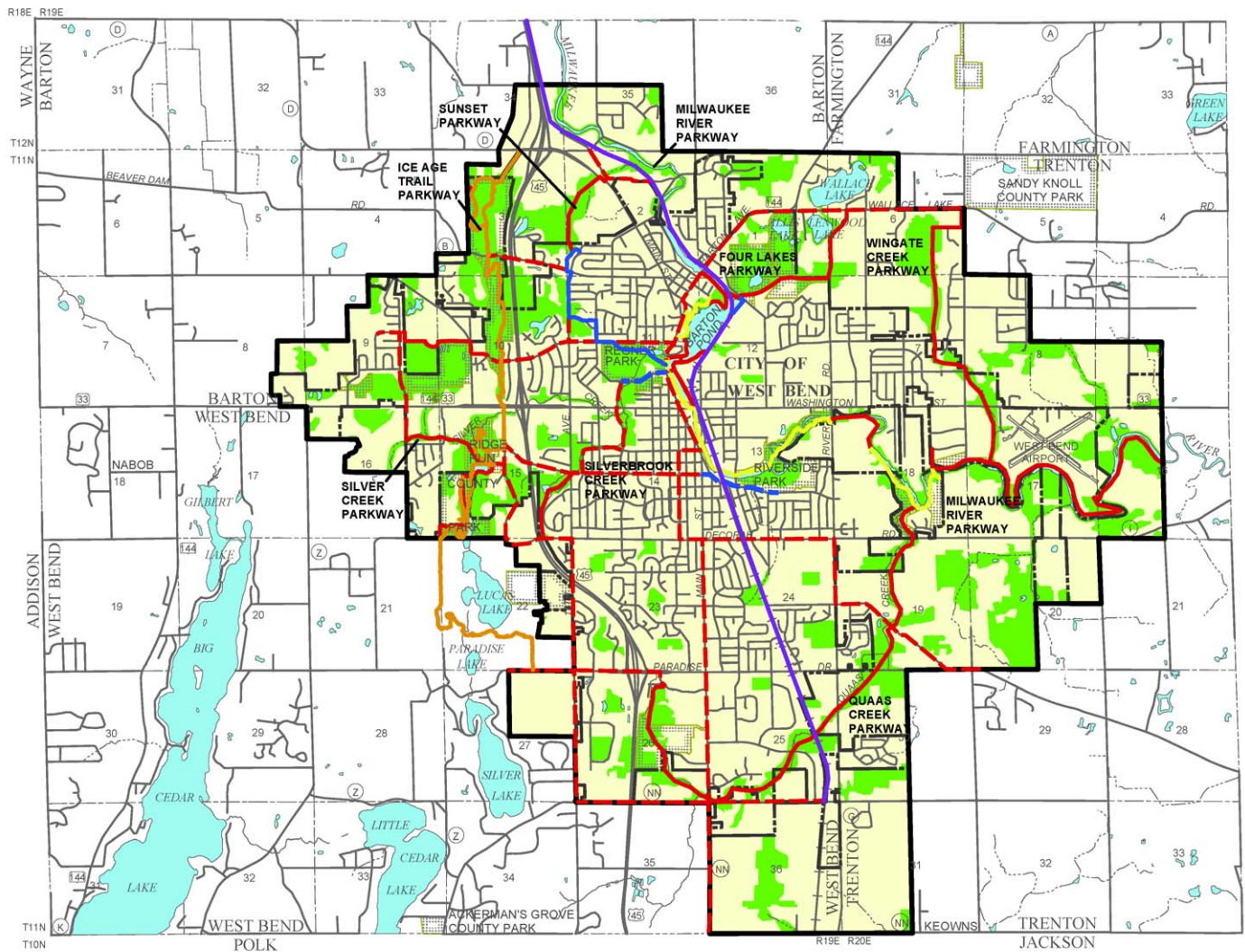
CITY OF WEST BEND CORPORATE LIMITS (2004)

GRAPHIC SCALE



Source: SEWRPC.

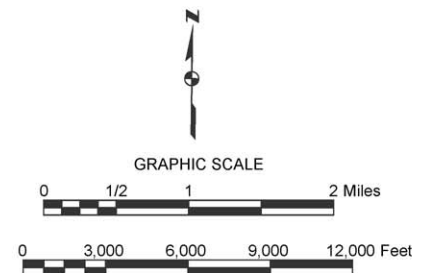
Map 6
RECOMMENDED PARKWAYS WITHIN THE CITY OF WEST BEND URBAN SERVICE AREA: 2020



LEGEND

- ICE AGE TRAIL
- EISENBAHN STATE TRAIL
- RIVERWALK TRAIL
- EXISTING OFF-STREET TRAIL
- - - EXISTING ON-STREET BIKE ROUTE
- PROPOSED TRAIL
- - - PROPOSED ON-STREET BIKE ROUTE
- ENVIRONMENTALLY SIGNIFICANT LANDS

- PLANNED URBAN SERVICE AREA
- SURFACE WATER
- CITY OF WEST BEND CORPORATE LIMITS (2004)



Source: SEWRPC.

AREAWIDE PARK AND OPEN SPACE RECOMMENDATIONS

In accordance with the recommendations in the Washington County park and open space plan relating to areawide park and open space sites and outdoor recreational facilities, the County will continue to maintain and develop Ridge Run Park and Sandy Knoll Park and acquire additional land at

both sites for recreation and resource protection purposes. The County will also continue to maintain Lizard Mound Park and acquire additional land adjacent to the park. The County park plan also recommends that the County continue to maintain and develop Ackerman's Grove Park, continue to maintain the Cedar Lake Wayside, Henschke Hillside Lake Access on Silver Lake, and Hughes Burckhardt Field; acquire and develop an approximately 10-acre park site

along Big Cedar Lake; and acquire and develop a dog park. Washington County also maintains the Eisenbahn State Trail, in cooperation with the City and the Wisconsin Department of Natural Resources.

The Washington County park plan also recommends that the County acquire and develop or expand lake access sites at Barton Pond, Green Lake, Lucas Lake, and Wallace Lake, and continue to maintain other County-owned lake access sites within the planning area, and that the DNR continue to preserve and maintain existing State-owned open space sites, acquire and develop proposed lake access sites, maintain existing lake access sites, continue to maintain and develop the Ice Age Trail in cooperation with the Ice Age Park and Trail Foundation, and continue to acquire additional open space lands associated with four State-owned natural areas within the planning area.

CITY OF WEST BEND PARK AND OPEN SPACE RECOMMENDATIONS

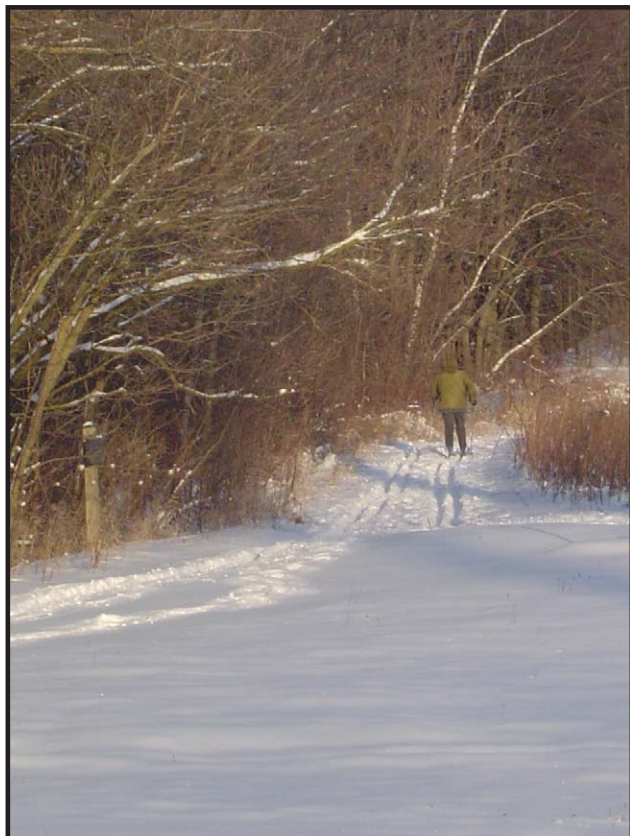
Upon full implementation of the City of West Bend park and open space plan, the City would provide a variety of parks and related facilities; a system of recreational trails linking the City's parks and the regional trail system; and protect identified environmentally sensitive lands for resource protection purposes. More specifically, upon full implementation of the plan, the City of West Bend would provide two major parks (Regner Park and Riverside Park); two community parks (undeveloped Park Site O and Quaas Creek Park); three special use sites (Albecker Natural Area, Glacial Blue Hills, and Lac Lawrann Conservancy Area); and 17 neighborhood parks, including four proposed new neighborhood parks and 13 existing neighborhood parks

(Barton Park, Bicentennial Park, Decorah Hills Park, Forest View Park, Kenny Park, Minz Park, undeveloped Park Site F, undeveloped Rolfs Park, Royal Oaks Park, Sunset Park, Villa Park, Wingate Park, and Ziegler Park). The City park system also includes three playlots (Grant Playlot, Maplewynde Playlot, and Muenk Playlot); five conservancy/open space areas (Gregg Preserve, Hawthorne Heights, Reservoir Open Space, University Fen, and Vogt Open Space); six parkways (Milwaukee Riverfront Parkway, Quaas Creek Parkway, Silverbrook Creek Parkway, Silver Creek Parkway, Sunset Parkway, and Wingate Creek Parkway); and two passive use sites (Old Settler's Park and Veteran's Memorial Park).

NEW CITY PARK SITES AND FACILITIES

The park plan recommends that the City acquire four new neighborhood parks and develop needed outdoor recreational facilities at all four sites. General site locations are shown on Map 7. The acquisition of proposed Park Site D is the only park site specifically recommended to be acquired during the 2008 through 2012 period; however, should residential development occur in the vicinity of a proposed new park, the City should take steps to acquire the park site, or identify a new site to be acquired in the park service area.

- *Park Site A:* Park Site A is a proposed neighborhood park intended to serve the existing and future residential areas in the northeastern portion of the urban service area. This site would encompass approximately 10 acres. Facilities proposed for this site would include a basketball court, a sandlot softball diamond/playfield, a playground, a tennis



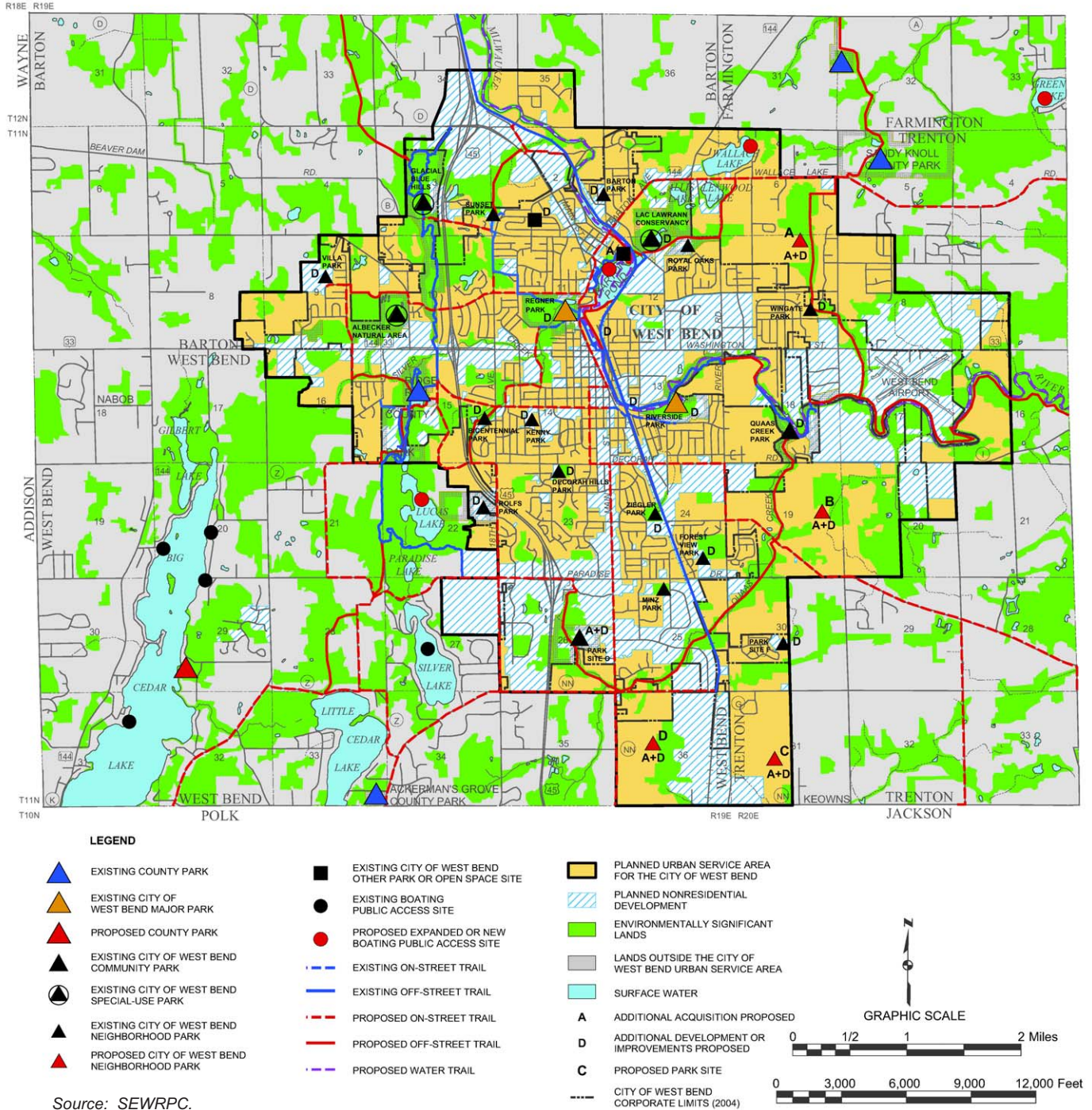
Cross-Country Skiing at Lac Lawrann Conservancy



Snowshoeing at Lac Lawrann Conservancy

Map 7

RECOMMENDED OUTDOOR RECREATION PLAN FOR THE CITY OF WEST BEND PLANNING AREA: 2020



court, and appropriate support facilities. The site would also encompass five acres of wetlands within a primary environmental corridor. Park Site A is planned to be developed in five to 10 years as warranted by development.

- **Park Site B:** Park Site B is a proposed neighborhood park intended to serve the existing and future residential areas in the eastern portion of the urban service area. This site would encompass approximately 10 acres. Facilities proposed for this site would include a basketball court, a sandlot

softball diamond/playfield, a playground, and appropriate support facilities. The site would also encompass one acre of woodlands within a primary environmental corridor. Park Site B is planned to be developed in five to 10 years as warranted by development.

- **Park Site C:** Park Site C is a proposed neighborhood park intended to serve the existing and future residential areas in the southern portion of the urban service area. This site would encompass approximately 10 acres. Facilities proposed for this site would include a basketball court, a sandlot

softball diamond/playfield, a playground, a tennis court, and appropriate support facilities. Park Site C is planned to be developed in 10 to 15 years as warranted by development.

- *Park Site D:* Park Site D is a proposed neighborhood park intended to serve the existing and future residential areas in the southern portion of the urban service area. This site would encompass approximately 10 acres. Facilities proposed for this site would include a basketball court, a sandlot softball diamond/playfield, a playground, and appropriate support facilities. The site would also encompass two acres of woodlands within a secondary environmental corridor. Park Site D is planned to be developed within the next five years as warranted by development.

ADDITIONAL DEVELOPMENT AT EXISTING CITY PARKS AND PARKWAYS: 2008-2012

Under the park and open space plan for the City of West Bend, it is recommended that the City acquire additional lands, develop additional outdoor recreational facilities, or make improvements to facilities at 16 existing parks, parkways, playlots, or open space sites and the Riverwalk Trail, and continue to maintain that portion of the Eisenbahn State Trail installed by the City during the five-year period from 2008 through 2012. A summary of the recommended improvements is provided in Table 2, which contains the recommended improvements that are included in the City's parks-related Capital Improvement Plan (CIP). The City's parks-related Capital Improvement Plan was approved by the Park and Recreation Commission in February 2007.

Because of the flexibility of the City's CIP, the development of facilities or the improvement of existing facilities in addition to those improvements listed in the CIP may be undertaken in the next five years. Parks-related items from the Capital Improvements Plan are set forth in Appendix B of the City's park and open space plan.

- *Barton Park:* Barton Park is a six-acre neighborhood park located in the north-central portion of the City. Existing park facilities include a league softball diamond, a playground, a basketball court, a playfield, a tennis court, a football field, a pathway/bike path, picnic area, a picnic shelter, and a restroom. It is recommended that the asphalt pathway be rehabilitated, the tennis court be replaced, and the drinking fountain be replaced at the park. Evaluation of replacing the athletic field lighting should also be considered.
- *Bicentennial Park:* Bicentennial Park is a 30-acre neighborhood park located in the west-central portion of the City. Existing park facilities include a playground, a basketball goal, a playfield, hiking trails, and a picnic area. It is recommended that the existing playground and basketball goal be replaced.
- *Decorah Hills Park:* Decorah Hills Park is an 11-acre neighborhood park centrally located in the City. Existing park facilities include a sandlot softball diamond, a playground, a basketball court, a playfield, two tennis courts, hiking trails, a picnic area, and a pathway/bike path. It is recommended that the asphalt pathway and parking lot be rehabilitated, the drinking fountain be replaced, and the stone path be resurfaced at the park.



Youth Archery Program at Regner Park



Ice Skating on the Regner Swim Pond



Slide the Big Foot at Regner Park

Table 2

**RECOMMENDED ACQUISITIONS, DEVELOPMENT, AND IMPROVEMENTS AT EXISTING PARKS,
PARKWAYS, OPEN SPACE SITES, AND TRAILS IN THE CITY OF WEST BEND: 2008-2012**

Site Name	Recommended Improvement	Development Cost ^a
Barton Park	Rehabilitate Asphalt Pathway ^b	\$ 11,500
	Replace Tennis Court ^b	90,000
	Replace Drinking Fountain ^b	7,500
	Subtotal	\$ 109,000
Bicentennial Park	Replace Playground ^c	\$ 90,000
	Replace Basketball Goal ^{b,c}	--
	Subtotal	\$ 90,000
Decorah Hills Park	Rehabilitate Asphalt Pathway ^b	\$ 11,500
	Replace Drinking Fountain ^b	7,500
	Resurface Stone Path ^b	7,500
	Rehabilitate Parking Lot ^{b,c}	--
	Subtotal	\$ 26,500
Forest View Park	Development in Progress	\$ 332,000
Kenny Park	Rehabilitate Asphalt Pathway ^b	\$ 11,500
Lac Lawrann Conservancy	Develop a Barrier-free Trail	\$ 25,000
	Renovate Barn and Construct Building for Development of a Nature Center	1,700,000
	Rainbow Lake Development of Trail Access, Boardwalk, and Parking	170,000
	Subtotal	\$1,895,000
Milwaukee Riverfront Parkway	Acquisition of Additional Open Space Lands	\$ 200,000
Muenk Playlot	Renovate Playground ^b	\$ 90,000
	Renovate Basketball Goal, Pathways, and Tornado Memorial ^{b,c}	--
	Subtotal	\$ 90,000
Park Site F	Design and Development	\$ 250,000
Park Site O	Acquire Additional Land--Lonerger Parcel	\$ 180,000
	Design, Engineering, and Development	200,000
	Subtotal	\$ 380,000
Quaas Creek Park	Develop Basketball and Tennis Courts	\$ 120,000
	Develop Riverwalk Extension	70,000
	Parking Lot Maintenance ^b	15,000
	Maintain or Develop Park Facilities	100,000
	Subtotal	\$ 305,000
Regner Park	Park Avenue Parking Lot Reconstructed ^b	\$ 235,000
	Rehabilitate Asphalt Pathway ^b	11,500
	Repair Pond Outfall ^b	15,000
	Renovate Old Workshop to Picnic Shelter	340,000
	Restoration of Park Workshop	375,000
	Replace Drinking Fountain ^b	7,500
	Rehabilitate Camp Lodge ^b	70,000
	Remodel Bathhouse as a Rental Facility	400,000
	Improve the Baseball Diamond	185,000
	Restore Swim Pond Diving Raft	25,000
	Restore Pond Aerators/Rowboat	10,000
	Construct or Reconstruct Entertainment Area	250,000
	Develop a Splash Pad ^c	--
	Storage Building Addition ^c	--
	Rehabilitate Regner Memorial ^{b,c}	--
	Subtotal	\$ 1,924,000
Riverside Park	Rehabilitate Parking Lots and Pathway ^b	\$ 11,500
	Pavilion Improvements	20,000
	Acquire Additional Land	--
	Electrical Upgrades ^{b,c}	--
	Rehabilitate Indoor Building ^c	--
	Explore Entertainment Area ^c	--
	Subtotal	\$ 31,500
Riverwalk Trail	Repair Asphalt Pathway ^b	\$ 11,500
	Resurface Stone Pathway ^b	7,500
	Subtotal	\$ 19,000

Table 2 (continued)

Site Name	Recommended Improvement	Development Cost ^a
Rolfs Park	Design and Development	\$ 250,000
Villa Park	Rehabilitate Asphalt Pathway ^b	\$ 11,500
	Replace Playground	90,000
	Subtotal	\$ 101,500
Wingate Park	Rehabilitate Asphalt Pathway ^b	\$ 11,500
Ziegler Park	Rehabilitate Asphalt Pathway ^b	\$ 11,500
	Replace Drinking Fountain ^b	7,500
	Subtotal	\$ 19,000
Total – 18 Sites	- -	\$ 6,045,500

Note: Included in the development costs are contributions from organizations such as the West Bend Athletic Association (WBAA), West Bend Baseball Association (WBBA), Friends of Lac Lawrann Conservancy (LLC), and Heartland Development, plus additional funding through tax incremental financing. During the next five years, the WBAA plans to contribute approximately \$100,000 for improvements of existing facilities or development of additional park facilities at Quaas Creek Park; the WBBA plans to contribute approximately \$185,000 for improvements to the Regner Park baseball diamond; Friends of LLC plan to contribute approximately \$1,600,000 for renovation of a barn and development of a nature center at Lac Lawrann Conservancy; and Heartland Development plans to contribute approximately \$20,000 for the development of a trail access at Rainbow Lake. In addition, tax incremental financing will fund approximately \$203,000 for rails to trails and \$317,000 for engineering at Kuester Island.

^aThe total development cost includes proposed improvements to site specific City-owned parks, parkways, open space sites, and trails. Additional improvements and costs listed in the City's Capital Improvement Plan for 2007 through 2011 that are not park-related or site specific include the acquisition of other neighborhood park sites or parkway lands (\$200,000); the restoration of rental amenities such as tables, appliances, and grills (\$39,000); the development of approximately five miles of rails to trails within and outside TIF districts (\$274,000); engineering assistance with Kuester Island (\$317,000); the renovation of lighting, flooring, and plumbing at Mutual Mall (\$28,000); repairing additional asphalt pathways (\$11,500), and a portable stage (\$75,000). Also, in 2007, the City decided not to restore the swim pond instructional raft at Regner Park, thus removing the item from the Capital Improvement Plan and reducing the development cost of the plan by \$15,000. The development costs associated with these improvements and the total development cost listed above equals the total cost for parks-related projects in the City's Capital Improvement Plan (\$6,990,000).

^bConsidered a maintenance item by the City.

^cBecause of the flexibility of the City's Capital Improvement Plan, the improvement of this facility may be undertaken in the next five years, which will cause another programmed improvement to be deferred.

Source: City of West Bend and SEWRPC.

- **Eisenbahn State Trail:** The Eisenbahn State Trail is located within the right-of-way of the former Canadian National Railway and extends from Rusco Drive north to the Washington County line, and into Fond du Lac County. In the City, the Eisenbahn State Trail extends from Rusco Drive in the southern portion of the City to the City's northern limits near Woodford Drive, and encompasses approximately five linear miles. The multi-use trail can be used for biking, hiking, and dog walking. In 2007, the City paved the portion of the trail located within the City limits. It is recommended that the City continue to work cooperatively with Washington County to maintain that portion of the trail in the City.
- **Forest View Park:** Forest View Park is a 12-acre neighborhood park located in the southeastern portion of the City. Existing park facilities include a playground, a playfield, hiking trails, and a picnic area. It is recommended that the park continued to be developed until all recreational facilities are completely implemented. Based on neighborhood input, it is recommended that a sandlot softball diamond be developed at the park. In 2007, the park was fully developed.
- **Kenny Park:** Kenny Park is a nine-acre neighborhood park centrally located in the City. Existing park facilities include a soccer field, a playground, a playfield, hiking trails, a pathway/bike path, and a picnic area. It is recommended that the asphalt pathway be rehabilitated at the park.
- **Lac Lawrann Conservancy:** Lac Lawrann Conservancy is a 136-acre special use site located in the northeastern portion of the City. In 1979,

Lawrence and Anne Maurin donated their 20-acre property to the City to be used for environmental preservation and educational purposes. Adjacent lands of high environmental importance were acquired by the City from the Otten, Luft, and Ciriacks families to increase the size of the conservancy. Today, the site consists of upland and lowland woods, ponds, wetlands, and many plant and animal species. Existing recreational facilities include hiking trails, cross-country skiing trails, picnic areas, a drinking fountain, and a portable restroom.

Recommendations for additional improvements include the development of a barrier-free trail, the development of a nature center, renovation of the barn and farmhouse, and the development of a trail access site, a boardwalk, a pier, and parking at Rainbow Lake. The renovation of the barn and farmhouse for use by volunteers and participants was completed in 2007.

The plan further recommends the continued ecological and historical education and preservation practices at the site. Because the Four Lakes Parkway is planned to pass nearby, it is recommended that access from the parkway to the conservancy be provided, although access to the conservancy will remain limited. Programming and volunteerism should be increased and access for nature-based activities such as hiking, cross-country skiing, nature study, and photography should be expanded. The Lac Lawrann Master Plan should be updated regularly to include recommendations related to acquisition and improvements, and the continued preservation of environmentally sensitive lands within and adjacent to the conservancy.

- *Milwaukee Riverfront Parkway:* The Milwaukee Riverfront Parkway consists of several parcels located along the Milwaukee River at various locations within the City, which together encompass 58 acres. Existing park facilities include hiking trails, a multi-use trail, fishing areas, and canoe launches. It is recommended that additional parkway lands be acquired to connect existing trail segments and to complete the planned Milwaukee River Trail. It is also recommended that a water trail be developed on the Milwaukee River. The City should consider providing informative maps for users identifying access sites, support facilities, such as parking and restrooms, and points of interest along the river.
- *Muenk Playlot:* Muenk Playlot is a one-acre playlot located in the north-central portion of the City. Existing facilities include a playground, a basketball goal, and a pathway/bike path. It is recommended that the playground, basketball goal, pathways, and tornado memorial be replaced.
- *Park Site F (Prairie Meadow Subdivision):* Park Site F is an 11-acre undeveloped neighborhood park located in the Prairie Meadow subdivision in the southeastern portion of the City. It is recommended that the park be designed and prepared for development. It is also recommended that a playground, a playfield, a basketball court, a picnic shelter, trails, and picnic areas potentially be developed at the park subject to neighborhood input. Expansion of the park to the north may be necessary if development continues to occur in the area.
- *Park Site O:* Park Site O is a 78-acre undeveloped community park located in the southwestern portion of the City. It is recommended that the park be designed, engineered, and prepared for development. It is also recommended that an additional 12 acres of land be acquired as part of the park.
- *Quaas Creek Park:* Quaas Creek Park is a 66-acre community park located along Quaas Creek and the Milwaukee River in the eastern portion of the City. Existing park facilities include three league softball diamonds, a playfield, a playground, hiking trails, a pathway/bike path, fishing areas, a picnic area, a canoe launch, an indoor shelter, a picnic shelter, a bridge, and restrooms. Recommendations include the development of basketball courts and tennis courts and additional hiking trails and picnic areas. The development of the Quaas Creek Park/Riverwalk Trail extension is also recommended at the park. It is further recommended that the existing parking lot be maintained.
- *Regner Park:* Regner Park is a 91-acre major park located in the north-central portion of the City. Existing park facilities include a baseball diamond, two league softball diamonds, three tennis courts, one soccer field, one basketball goal, two playgrounds, a playfield, an ice skating rink, a swimming beach and bathhouse, horseshoe pits, hiking trails, a pathway/bike path, a fishing area, picnic areas, an indoor shelter, picnic shelters, a bandstand, sand volleyball courts, a Labyrinth Garden, and restrooms. The Park Avenue parking lot



Silver Creek at Regner Park



Wildlife in Regner Park

was reconstructed and the asphalt pathway was rehabilitated in 2007. It is also recommended that the pond outfall and bridge be repaired, the old workshop be renovated as a picnic shelter, the drinking fountains be replaced, the camp lodge be rehabilitated, the bathhouse be remodeled to include a rental facility, and fencing and landscaping be restored throughout the park. Additional recommendations include improvements to the baseball diamond, the restoration of the swim pond, including the addition of a splash pad, the restoration of the diving raft and aerators and rowboat, the reconstruction or replacement of the entertainment stage, an addition to the storage building, and the rehabilitation of the Regner Memorial.

- *Riverside Park:* Riverside Park is a 99-acre major park located along the Milwaukee River in the east-central portion of the City. Existing park facilities include a league softball diamond, three tennis courts, one soccer field, two basketball courts, two playgrounds, two playfields, two sand volleyball courts, horseshoe pits, hiking trails, a pathway/bike path, picnic areas, fishing areas, a canoe launch, an indoor shelter, and a restroom. It is recommended that the parking lots and the asphalt pathway be rehabilitated, improvements be made to the pavilion, electrical upgrades be made, and that the indoor building be rehabilitated. Development of an entertainment area at the park should also be explored. The City has also acquired additional lands on the west side of Indiana Avenue (formerly part of the Gehl property). The City anticipates developing a skate park, a picnic shelter with restrooms, a playground, and additional parking at the site.



Winter Wonderland at Regner Park

- *Riverwalk Trail:* The Riverwalk Trail extends along the Milwaukee River from Riverside Park north to Barton Pond within the Milwaukee Riverfront Parkway and encompasses approximately three linear miles. The multi-use trail consists of asphalt and can be used for biking, hiking, or rollerblading. It is recommended that a portion of the asphalt pathway be rehabilitated and the stone path along the trail be resurfaced. It is also recommended that the asphalt pathway be resurfaced along the North Riverwalk Trail. In addition, the City plans to connect existing Riverwalk Trail segments between Quaas Creek Park and Riverside Park.
- *Rolfs Park:* Rolfs Park is a 39-acre undeveloped neighborhood park located in the western portion of the City. It is recommended that the park be designed and prepared for development. It is also recommended that a playground, a playfield, a sandlot softball diamond, a sledding hill, a dog park, and hiking trails potentially be developed at the park, based on neighborhood input.
- *Villa Park:* Villa Park is a 15-acre neighborhood park located in the northwestern portion of the City. Existing park facilities include a sandlot softball diamond, a playground, a playfield, a basketball court, one soccer field, a picnic area, a nine-hole disc golf course, and hiking trails. It is recommended that the playground be replaced and the asphalt pathway be rehabilitated at the park.
- *Wingate Park:* Wingate Park is a seven-acre neighborhood park located in the eastern portion of the City. Existing park facilities include a sandlot softball diamond, a playground, a playfield, and a picnic area. It is recommended that the asphalt pathway be rehabilitated at the park.
- *Ziegler Park:* Ziegler Park is a 14-acre neighborhood park located in the east-central portion of the City. Existing park facilities include a sandlot softball diamond, a playground, a playfield, a basketball goal, hiking trails, a pathway/bike path, a picnic area, and a restroom. It is recommended that the asphalt pathway be rehabilitated and the drinking fountain be replaced at the park.

Additional recommendations identified in the City's five-year Capital Improvement Plan, not site specific, include the acquisition of other neighborhood park sites or parkway lands; the restoration of rental amenities such as tables, appliances, and grills; engineering assistance with Kuester Island; renovations at Mutual Mall; a portable stage; and the development of approximately five miles of trails.

ADDITIONAL DEVELOPMENT AT EXISTING CITY PARKS: 2012-2020

In addition to the recommendations set forth above, it is recommended that the City develop additional outdoor recreational facilities or renovate existing facilities at three existing parks.

- *Park Site O:* It is recommended that a baseball diamond, three league softball diamonds, four soccer/football fields, two basketball courts, two tennis courts, playgrounds, a playfield, restrooms, a picnic shelter, and appropriate support facilities be developed at the park. Other future indoor and outdoor recreation facilities will be explored when the park is designed for development. Park design is recommended to occur between 2008 and 2012.
- *Regner Park:* Several improvements at Regner Park, described in the preceding section, are recommended for the 2008 to 2012 period. Additional improvements recommended between 2012 and 2020 include a water flume slide and other water-related amenities and the renovation of the restroom and concessions facilities.
- *Villa Park:* In addition to the improvements recommended in the preceding section, a tennis court should be developed at the park during the 2012 to 2020 period.

Other needs identified through the needs analysis in Chapter III and needs identified by the City Park and Recreation Commission through public surveys and requests are the development of a recreation center, an archery range, and two additional Little League ball diamonds and league softball diamonds. The proposed development and location of these facilities is not site specific. The recreation center is recommended to be developed at a central location within the City, possibly adjacent to or near Regner Park. Because of safety concerns and limited space within existing and proposed neighborhood parks and the large area an archery range would encompass, it is recommended that the development of an archery range be located in an exclusive location at a specialized park site that may need to be acquired by the City, or possibly developed as a joint facility with a local business or organization.

It is further recommended that the City adequately maintain all existing City-owned parks, parkways, open space sites, public access sites, and outdoor recreation facilities. The maintenance activities of these sites would include, as necessary, repair and resurfacing of parking lots and walkways; the resurfacing of court areas, such as volleyball, basketball, and tennis courts; the provision, repair, or replacement of such support facilities as sport field lighting, park benches, picnic tables, and drinking fountains; the repair or replacement of restroom facilities, water supply

facilities, maintenance buildings, and picnic shelters; and the maintenance of lawns and other landscape plantings. In addition, such maintenance activities would also include the provision of additional playground equipment, playfield areas, picnic tables and areas for passive recreational use. It is also recommended that any existing outdoor recreation facility not meeting the accessibility requirements set forth under Federal Law in the Americans with Disabilities Act be brought into compliance in a timely fashion.

BICYCLE AND PEDESTRIAN ROUTE AND TRAIL SYSTEM

As shown on Map 7, it is recommended that approximately 72 miles of bicycle and pedestrian routes and trails be developed within the City and the planning area. It is envisioned that this system would interconnect with existing and proposed City-owned parks, bikeways, and trails, connect residential areas with City business districts and activity centers, and interconnect with existing and proposed State and County parks and trails.

The entire bicycle way system within the planning area is proposed to include about 38 miles of routes associated with street rights-of-way and about 34 miles of trails associated with environmental corridors or open space lands and utility corridors within the planning area. It is recommended that the City develop about 20 miles of on-street bikeways and bike routes and about 18 miles of off-street trails within the urban service area. The City currently provides three miles of disconnected segments of the Riverwalk Trail within the Milwaukee Riverfront Parkway from Quaas Creek Park to Barton Pond.

The Washington County park and open space plan recommends that the County develop about six miles of on-street bikeways and bike routes and four miles of off-street trails in the planning area associated with the development of the Milwaukee River Trail.

It is also recommended that the Wisconsin Department of Natural Resources (DNR) acquire additional lands and develop about three miles of off-street trails associated with the Ice Age Scenic Trail in the planning area. About six miles of the trail have been developed in the western part of the City and in the Town of West Bend west and south of Lucas Lake.

PLAN IMPLEMENTATION AND COSTS

Implementation of the park and open space plan for the City of West Bend over a five-year plan implementation period from 2008 through 2012 would entail a total cost of \$6,990,000. The estimated acquisition, development, and improvement costs of \$6,990,000 would approximate an average expenditure of about \$1,398,000 per year over the next five years. Recommended acquisitions, development, and improvements and estimated costs are summarized in Table 2. The projects listed in Table 2 are all included in the approved City's parks-related Capital Improvement Plan.

The City has actively sought recreational grant funds from the DNR, which have been used for development of the City park system. The City also utilizes impact fees charged to new residential development, which also helps to offset the costs associated with continued residential development for park-related facilities provided by the City.

The park and open space plan is intended to provide a long-range vision and a guide to assist City officials and staff in making the day-to-day decisions needed for continued development of the City's park and open space system. Implementation of the plan over time will help to ensure a pleasant, healthful environment with diverse recreational opportunities for City residents and visitors, and provide the foundation for a healthy, vibrant City with a strong local economy.



Lac Lawrann Conservancy