

VILLAGE OF
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KI WASKUM
BARTON

A COMPREHENSIVE PLAN FOR THE TOWN OF BARTON: 2035

WASHINGTON COUNTY WISCONSIN

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Mike Dricken

**TOWN REPRESENTATIVE ON THE
WASHINGTON COUNTY HOUSING, UTILITIES,
AND COMMUNITY FACILITIES, AND ECONOMIC
DEVELOPMENT WORKGROUP**

Kris Turner

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**A COMPREHENSIVE PLAN FOR THE TOWN OF BARTON: 2035
WASHINGTON COUNTY, WISCONSIN**

Prepared by the

Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607
www.sewrpc.org

with assistance from:

Meehan & Company, Inc.
P.O. Box 925
Hales Corners, WI 53130-0925

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Chapter I

INTRODUCTION AND BACKGROUND

INTRODUCTION

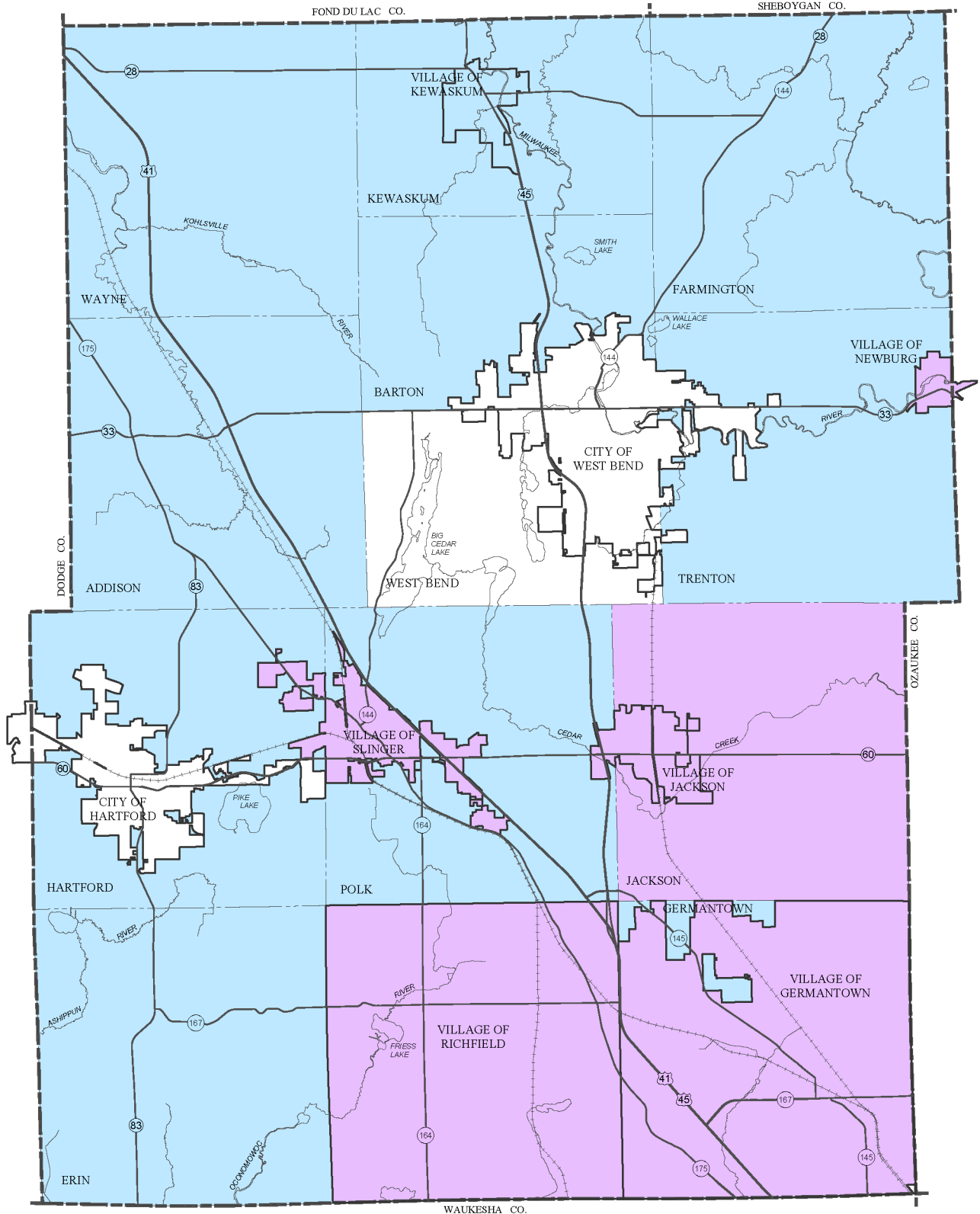
In 1999 the Wisconsin Legislature enacted a comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*. The requirements supplement earlier provisions in the *Statutes* for the preparation of county development plans (Section 59.69(3) of the *Statutes*) and local master plans (Section 62.23 of the *Statutes*). The requirements, which are often referred to as the “Smart Growth” law, provide a new framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The law includes a “consistency” requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by towns, villages, and cities must be consistent with the comprehensive plan adopted by the town board, village board, or common council, respectively. Zoning and subdivision ordinances adopted and enforced by a county, including shoreland zoning ordinances, must be consistent with the comprehensive plan adopted by the county board. Zoning and land division/subdivision ordinances adopted by a local unit of government, such as the Town of Barton, must also be consistent with the comprehensive plan adopted by the Town Board. The consistency requirement will take effect on January 1, 2010.

To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Washington County; 11 local government partners, including the Town of Barton; UW-Extension; and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The 11 local government partners are shown on Map 1.

As a result of the multi-jurisdictional process, comprehensive plans that satisfy the planning requirements set forth in Section 66.1001 of the *Statutes* have been developed for the County and each local government partner. The comprehensive plan for the Town of Barton is documented in this report.

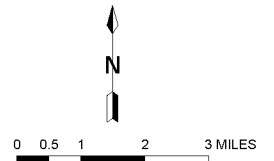
Although not all local governments partnered with Washington County to prepare a comprehensive plan, several local governments agreed to participate in the planning process by attending a series of regular intergovernmental meetings to discuss countywide issues of mutual concern. In addition, the Villages of Germantown, Newburg, and Slinger and the Town of Richfield acknowledged, through adoption of a resolution, that it was in their best interest to participate in the intergovernmental meetings for the general purpose of accomplishing coordinated, adjusted, and harmonious development within Washington County. The Village of Jackson and Town of Jackson also agreed to participate in intergovernmental meetings. The Village of Newburg, which is located partially in Ozaukee County, partnered with Ozaukee County in applying for a grant to prepare its local comprehensive plan, but also participated in the development of the Washington County plan by serving on the plan Advisory Committee. Local governments that are not full partners, but who agreed to cooperate in the planning process, are designated as “supporting local governments” on Map 11. Although some local governments chose to be neither full partners nor supporting local governments—such as the City of Hartford, City of West Bend, and Town of West Bend—those local governments

Map 1
PLANNING PARTNERS FOR THE
WASHINGTON COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN



- PARTNERING LOCAL GOVERNMENTS
- SUPPORTING LOCAL GOVERNMENTS

Source: Washington County and SEWRPC.



not termed “full partners” nor “supporting local governments” were invited to attend and be heard at all of the public meetings and public hearings which were held regarding the entire comprehensive planning effort in order to achieve intergovernmental cooperation to the fullest extent.

MULTI-JURISDICTIONAL PARTNERSHIP

A community workshop was sponsored by the Washington County Planning, Conservation, and Parks Committee on October 15, 2003, to discuss comprehensive planning efforts at the regional, county, and local levels. The concept of preparing a multi-jurisdictional comprehensive plan as a cooperative effort among all interested local governments, Washington County, and SEWRPC was discussed at that meeting as a way to meet the State comprehensive planning requirements in an efficient and cost-effective manner. Local governments interested in working with the County and SEWRPC were asked to notify the County by the end of 2003. Three villages and ten towns, including the Town of Barton, indicated a willingness to cooperate with Washington County in preparing a multi-jurisdictional comprehensive plan.

A comprehensive planning workgroup made up of local government representatives, County officials, and County, UW-Extension, and SEWRPC staff was formed to establish a framework for preparation of the multi-jurisdictional comprehensive plan. Through a series of nine monthly meetings held between February and October 2004, the workgroup developed a work program, public participation plan, and an application for a comprehensive planning grant. The workgroup also developed a conflict resolution process for resolving disputes pertaining to the relationship between local plans and the County plan, including future plan amendments, which was approved by the County Board.

In the fall of 2004, the Washington County Board, the Kewaskum Village Board, and the Town Boards of the Towns of Addison, Barton, Erin, Farmington, Germantown, Hartford, Kewaskum, Polk, Trenton, and Wayne each adopted a resolution agreeing to participate in a multi-jurisdictional planning process and agreeing to submit an application to the Wisconsin Department of Administration (DOA) for a comprehensive planning grant to help fund preparation of the plan. A copy of the Town of Barton resolution is included in Appendix A.

A grant was awarded in March 2005, and a grant agreement between Washington County and the DOA was signed on June 7, 2005. Prior to accepting the grant, Washington County and SEWRPC signed a three-party Cooperative Agreement with the Town of Barton and with each of the other 10 local government partners. Each Agreement is a formal commitment among the local government, Washington County, and SEWRPC to participate in a coordinated, multi-jurisdictional comprehensive planning effort. The Town of Barton agreement is available for review at the Town Hall or at the Washington County Planning and Parks Department office.

STATUTORY REQUIREMENTS

Requirements for the development and adoption of a comprehensive plan under the *Wisconsin Statutes* are summarized in this section. All of the requirements were met as part of the Town comprehensive planning process.

Nine Elements of the Comprehensive Plan

This plan contains the following nine elements, which are required by Section 66.1001(2) of the *Statutes*:

1. Issues and opportunities element
2. Land use element
3. Housing element
4. Transportation element
5. Utilities and community facilities element
6. Agricultural, natural, and cultural resources element
7. Economic development element

8. Intergovernmental cooperation element
9. Implementation element

Comprehensive Plan and Ordinance Consistency

Following adoption of this plan by the Town Board, the Town will amend its zoning, subdivision, and official mapping ordinances, as may be necessary, to bring those ordinances into compliance with the comprehensive plan. Under Section 66.1001 (3), zoning, subdivision, and official mapping ordinances adopted or enforced by the Town of Barton must be consistent with the comprehensive plan adopted by the Town Board beginning on January 1, 2010. Recommended changes to the Town zoning and subdivision ordinances are summarized in Chapter XV.

Fourteen State of Wisconsin Comprehensive Planning Goals

The nine plan elements documented in this plan address the 14 planning goals set forth in Section 16.965(4) (b) of the *Wisconsin Statutes*. The 14 planning goals are:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas; including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
6. Preservation of cultural, historic, and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local level.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependant and disabled citizens.

Public Participation Plan

Section 66.1001(4) of the *Statutes* requires that the Town Board adopt written procedures that are “designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.” Proposed plan elements must be widely distributed, and opportunities must be provided for written comments to be submitted by the public to the governing body. A procedure for the governing body to respond to those comments must also be identified.

The multi-jurisdictional comprehensive planning workgroup, with assistance from County and UW-Extension staff, developed a recommended public participation plan for the multi-jurisdictional plan and each local government plan.

The public participation plan was adopted by resolution of the Barton Town Board on September 21, 2004. A copy of the resolution is included in Appendix B. The public participation plan is available for review at the Barton Town Hall, at the Washington County Planning and Parks Department or Washington County UW-Extension offices, and on the comprehensive planning website (www.co.washington.wi.us/smartgrowth).

Plan Review and Adoption

Section 62.23 (the local master planning *Statute*) and Section 66.1001 (the comprehensive planning *Statute*) require that the Town Plan Commission recommend to the Town Board a comprehensive plan or plan amendment prior to Town Board adoption of a plan or plan amendment. The plan commission recommendation must be in the form of a resolution adopted by a majority vote of the entire membership of the commission. The *Statutes* further require that the Town must adopt Village powers in order to establish a Plan Commission. The Town of Barton adopted Village powers several years ago, but was unable to locate the resolution initially adopting Village powers. A resolution re-authorizing the Town to exercise Village powers was approved at a special Town meeting held on March 18, 2008.

Section 66.1001 (4) of the *Statutes* requires that a comprehensive plan or plan amendment be adopted by an ordinance enacted by a majority vote of the full membership of the Town Board. The law further requires that all nine elements be adopted simultaneously, and that at least one public hearing be held prior to adopting the plan. The *Statutes* require that an adopted comprehensive plan, or an amendment to a plan, be sent to all governmental units within and adjacent to the Town; Washington County; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library serving the Town (the West Bend Community Memorial Library).

RELATIONSHIP BETWEEN COUNTY AND LOCAL COMPREHENSIVE PLANS

A great deal of discussion took place during the comprehensive planning workgroup meetings in 2004 to determine how the plans developed by cities, villages, and towns would relate to the Washington County comprehensive plan. Sections 59.69 (3) and 62.23 (2) of the *Wisconsin Statutes* explicitly require the County to “incorporate” into the County plan those comprehensive plans and official maps that have been adopted by a city or village. The Wisconsin Department of Administration has stated at comprehensive planning workshops that county plans need only incorporate city and village plans for the area within city and village limits.¹ Although State law does not require Town comprehensive plans and official maps to be incorporated into the County plan, Washington County incorporated adopted Town plans and maps into the County plan provided the land use element of the town comprehensive plan was in substantial agreement with the objectives, principles, and standards set forth in Chapter IV of the Regional Land Use Plan for Southeastern Wisconsin: 2020, as determined by the Washington County Planning, Conservation and Parks Committee. Further information is included in the Land Use Element Chapter (Chapter IX).

While all local comprehensive plans—cities, villages, and towns—were “incorporated” into the Washington County plan document to the extent practicable, it is recognized that Washington County may choose to disagree with one or more proposals included in a city, village, or town plan, with such disagreements relating to, for example, State mandated shoreland zoning requirements. Every effort was made to discuss and resolve issues between Washington County and the cities, villages, and towns in the County. Where conflicts could not be resolved, they were documented in the intergovernmental cooperation element of the County plan report. Washington County explicitly recognizes that cities, villages, and towns may choose to disagree with a position that the County may take. The County respects the rights of cities, villages, and towns to adopt plans that may differ from the County plan.

¹As of late 2007, the State had not provided any written guidance on whether city and village plans for extraterritorial areas are required to be incorporated into a county comprehensive plan. However, the Washington County Attorney determined that the County’s Planning and Parks Department qualifies as a “regional planning department” under Section 62.23 (2) of the Wisconsin Statutes. As such, a city or village master plan cannot include unincorporated parts of the county, including extraterritorial areas, unless the full County Board has given permission.

COMMITTEE STRUCTURE

The Town Plan Commission had the primary responsibility for reviewing this Town comprehensive plan and those aspects of the multi-jurisdictional plan that relate to the Town. Oversight was provided by the Town Board. The members of the Town Plan Commission and the Town Board are listed on the inside front cover of this report.

A draft of the Town comprehensive plan was prepared for review under the guidance of the Town Plan Commission. The Town Board reviewed the draft plan and the recommendations of the Town Plan Commission. Following revisions made by the Town Board, the plan was adopted by an ordinance of the Town Board in accordance with the requirements of Section 66.1001 (4) of the *Wisconsin Statutes*.

The Town also participated in the development of the multi-jurisdictional comprehensive plan for Washington County by providing comments on draft plan chapters and other materials and by serving on the advisory committee and three element workgroups established to develop the County plan. Town representatives on the County advisory committee and workgroups are also listed on the inside front cover of this report.

THE PLANNING AREA

The planning area is composed of the Town of Barton, which in 2007 encompassed a total of 12,375 acres, or about 19 square miles. The Town is located in the north central portion of Washington County. It is bordered by the Town of Kewaskum on the north, by the Towns of Farmington and Trenton on the east, by The Town of West Bend and the City of West Bend on the south, and by the Towns of Addison and Wayne on the west, all located in Washington County.

REPORT FORMAT

This planning report consists of 16 chapters. Following this introductory chapter, Chapters II through VI present inventory data. Inventory chapters include: Population, Household, and Employment Trends and Projections; Inventory of Agricultural, Cultural, and Natural Resources; Inventory of Existing Land Uses; Inventory of Utilities and Community Facilities; and Existing Plans and Ordinances: 2007. Chapters VII through XV constitute the town comprehensive plan. Plan element chapters include: Issues and Opportunities (VII); Agricultural, Natural, and Cultural Resources (VIII); Land Use (IX); Housing (X); Transportation (XI); Utilities and Community Facilities (XII); Economic Development (XIII); Intergovernmental Cooperation (XIV); and Implementation (XV). A summary of the plan is provided in Chapter XVI.

BENEFITS OF COMPREHENSIVE PLANNING

In addition to the need to address State planning requirements, there are general positive results of thoughtful comprehensive planning from which the Town of Barton and other participants in the planning process may benefit, including the following:

- ***Planning Helps Define the Future Character of a Community***
The physical design, setting, and arrangement of land uses can make it possible for people to carry out their daily lives and activities in an attractive and safe community environment. Land use planning and design can foster a distinctive sense of place. Planning allows a community to identify, preserve, and build upon the defining features of the community.
- ***Planning Helps Protect Natural and Cultural Resources***
Planning can help protect environmental features like wetlands, woodlands, and stream corridors which provide important public benefits, such as stormwater storage and groundwater recharge areas and recreational opportunities. Such resources would be difficult and expensive to replace if lost or damaged. Planning can also help identify and preserve prime agricultural soils, non-metallic mining resources, and historic, archeological, and other important cultural structures and sites.

- ***Planning Can Provide a Rational Basis for Local Decisions***
Plans provide a factual and objective guide that can be used by public officials and citizens to make informed decisions about land use and development. Planning is a process that can help a community prepare for change rather than react to it.
- ***Planning Can Provide Certainty Regarding Future Development***
Plans and related maps show landowners and developers the location and type of development desired by the community, which can save them time and money in developing plans for future land uses. Planning can help increase the consistency and fairness of the development review and approval process while protecting the established property interests of existing residents.
- ***Planning Can Save Money***
Well-planned, orderly, and phased development patterns are less expensive for a community to provide public services and infrastructure than low density and scattered development patterns.
- ***Planning Can Promote Economic Development***
Planning can provide information about existing businesses and industries and help determine desirable types of new businesses. Planning can also help determine if the existing work force is sufficient to staff particular employment sectors and whether local services and housing are adequate to handle the impacts of new economic development.
- ***Planning Can Promote Public Health***
Finally, well planned development patterns and transportation options can make recreational, educational, and commercial facilities accessible to pedestrians. The ability to safely walk or bike to these facilities promotes physical health and community interaction.

While planning provides many important public benefits, it is important to recognize that an adopted plan is not an “end result,” but rather provides recommendations for future action. Plan recommendations will be fulfilled over time in generally small, incremental steps. A comprehensive plan provides a foundation and guide for many implementing tools, including the Town zoning ordinance and map, subdivision ordinance, and official mapping ordinance, which are required under State law to be consistent with the comprehensive plan. Other possible implementation tools include capital improvements programming, plans for local parks, and other local ordinances, programs, and policies.

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Chapter II

POPULATION, HOUSEHOLD, AND EMPLOYMENT TRENDS AND PROJECTIONS

PART 1: EXISTING POPULATION, HOUSEHOLD, AND EMPLOYMENT LEVELS

Information on the size, characteristics, and distribution of population, household, and employment levels in Washington County and in the Town of Barton assists in preparing projections that will anticipate changes in these factors over time, which is essential to the comprehensive planning process. Many of the planning recommendations set forth in the following chapters of this report are directly related to the existing and probable future population, household, and employment levels in the Town. Part 1 of this chapter provides information on existing and historical population, household, and employment levels. Population and household projections for the year 2035, which were used to design the plan presented later in this report, are presented in Part 2 of this chapter. Employment projections are presented in Chapter XIII.

Much of the historical demographic data in this chapter is from the U. S. Bureau of the Census. Census data are collected every ten years and are derived from both short and long form questionnaires. The short form is sent to every household and provides a complete count of all persons, and certain selected characteristics of all persons, living in the United States. Data tabulations derived from the short form are referenced as Summary File 1 Data. The long form is sent to one of every six households. Data tabulations derived from the long form are referenced as Summary File 3 Data. Data from Summary File 1 are more reliable than data from Summary File 3, due to sampling-related errors present in the Summary File 3 tabulations; however, Summary File 3 includes a wider range of population, housing, and income characteristics and, in some cases, is the only source available for certain information. If available, Summary File 1 data were used to prepare this chapter. Data relating to education, housing, and income are from Summary File 3.

POPULATION

Population Trends

Washington County has experienced an increase in population in each decade since 1890. Between 1940 and 1980 the County experienced a rapid rate of increase in population, followed by a growth rate of about 12 percent between 1980 and 1990 and by about 23 percent between 1990 and 2000. The County had 117,496 residents in 2000. The County population is expected to increase to 157,265 persons, an increase of about 34 percent, between 2000 and 2035.

Population changes in Washington County communities between 1980 and 2000, and 2005 population estimates from the DOA, are set forth in Table 1. Between 1990 and 2000, about 29 percent of the County's population

Table 1

POPULATION TRENDS IN WASHINGTON COUNTY COMMUNITIES: 1980-2005

Community	Year				Change 1990-2000	
	1980	1990	2000	2005 ^a	Number	Percent
Towns						
Addison	2,834	3,051	3,341	3,546	290	9.5
Barton.....	2,493	2,586	2,546	2,616	-40	-1.5
Erin.....	2,455	2,817	3,664	3,879	847	30.1
Farmington.....	2,386	2,523	3,239	3,497	716	28.4
Germantown.....	267	258	278	269	20	7.8
Hartford	3,269	3,243	4,031	4,016	788	24.3
Jackson.....	3,180	3,172	3,516	3,767	344	10.8
Kewaskum.....	1,243	1,139	1,119	1,141	-20	-1.8
Polk	3,486	3,540	3,938	3,988	398	11.2
Richfield	8,390	8,993	10,373	11,336	1,380	15.3
Trenton.....	3,914	3,967	4,440	4,677	473	11.9
Wayne.....	1,471	1,374	1,727	1,932	353	25.7
West Bend.....	3,588	4,165	4,834	4,856	669	16.1
Villages						
Germantown.....	10,729	13,658	18,260	19,189	4,602	33.7
Jackson.....	1,817	2,486	4,938	5,884	2,452	98.6
Kewaskum.....	2,381	2,514	3,277	3,689	763	30.4
Newburg ^b	783	958	1,119	1,162	161	16.8
Slinger.....	1,612	2,340	3,901	4,243	1,561	66.7
Cities						
Hartford ^c	7,159	8,188	10,905	12,728	2,717	33.2
West Bend.....	21,484	24,470	28,152	29,612	3,682	15.0
Washington County ^d	84,848	95,328	117,496	125,940	22,168	23.2

^aThe 2005 population levels are estimates by the Wisconsin Department of Administration. All other years are from the U.S. Census.

^bIncludes that portion of the Village of Newburg located in Ozaukee County. There were 92 Newburg residents in Ozaukee County in 2000.

^cIncludes that portion of the City of Hartford located in Dodge County. There were 10 Hartford residents in Dodge County in 2000.

^dIncludes Washington County only.

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

growth occurred in cities, about 28 percent occurred in towns, and about 43 percent occurred in villages. In 2000, about 33 percent of the County's population lived in cities, about 40 percent lived in towns, and about 27 percent lived in villages.

The Town of Erin experienced the largest percentage increase in population, about 30 percent, of the 13 towns in the County. Also between 1990 and 2000, the Towns of Farmington, Hartford, and Wayne experienced percentage increases in population ranging between 20 and 30 percent. The Town of Richfield experienced the largest gain in the number of new residents; increasing by 1,380 persons, or by about 15 percent.

Historical population levels in the Town of Barton from 1860 to 2000 are set forth in Table 2. After an increase between 1860 and 1870, the Town's population decreased over the next two decades reaching a level of 1,169 residents in 1890. Between 1890 and 1920, the population increased to 1,336 residents. The Town's population declined between 1920 and 1930 by about 41 percent due to the incorporation of the Village of Barton in 1925 (the Village of Barton was consolidated with the City of West Bend in 1961). From 1930 to 1990, the Town's population increased from 782 residents to 2,586 residents, including an increase of 869 residents, or about 54 percent, between 1970 and 1980. Between 1990 and 2000, the Town's population decreased to 2,546 residents. The 2005 DOA population estimate for the Town is 2,616, an increase of 70 residents from 2000.¹

¹The January 1, 2007 DOA population estimate for the Town of Barton was 2,636 residents.

Table 2

HISTORIC POPULATION LEVELS IN THE TOWN OF BARTON^a: 1860-2000

Year	Population	Change From Preceding Census	
		Number	Percent
1860	1,242	--	--
1870	1,376	134	10.7
1880	1,275	-101	-7.3
1890	1,169	-106	-8.3
1900	1,260	91	7.8
1910	1,272	12	0.9
1920	1,336	64	5.0
1930	782	-554	-41.4
1940	848	66	8.4
1950	1,029	181	21.3
1960	1,204	175	17.0
1970	1,624	420	34.9
1980	2,493	869	53.5
1990	2,586	93	3.7
2000	2,546	-40	-1.5

^aBetween 1850 and 1860, the name of the Town of Newark was changed to the Town of Barton.

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

group five through 19, inclusive, numbered 616, or about 24 percent of the population. Adults in the age group 20 through 64, inclusive, numbered 1,603, or about 63 percent of the Town population, and persons age 65 and older numbered 206, or about 8 percent of the population. The percentage distribution of the population by age group in the Town was higher than that in the County as a whole for the five through 19 and the 20 through 64 age groups; but was less than that in the County as a whole for the under five and the 65 and older age groups. The median age in the Town of Barton in 2000 was 40 years, compared to a median age of 37 years in the County.

Racial Composition

Racial composition in the Town of Barton and in Washington County is set forth in Table 4. The Town has a relatively homogeneous population. More than 98 percent of the population, or 2,505 of the total 2,546 residents in 2000, were white. The percentage of white persons in the Town was about equal to that in the County in 2000, but was higher than in the Region, where about 79 percent of the residents were white, and in the State of Wisconsin, where about 89 percent of residents were white.

Educational Attainment

The level of educational attainment is one indicator of earning potential, which, in turn, influences such important choices as location, type, and size of housing. Educational attainment is also an indicator of the type of occupations the County workforce is most suited to fill. This information is useful for formulating strategies to retain and expand existing businesses in the County and to attract new businesses to the County over the planning period.

The educational attainment of residents at least 25 years of age for the County and for each local government in 2000 is set forth in Table 5. In 2000, nearly 89 percent of County residents, and about 87 percent of Town of Barton residents, at least 25 years of age, had attained a high school or higher level of education. These levels are higher than the educational attainment of the overall population of the seven-county Southeastern Wisconsin Region, where 84 percent of the population 25 years of age and older had attained this level of education as of 2000.

Age Distribution

The age distribution of the population has important implications for planning and for the formation of public policies in the areas of education, health, housing, transportation, and economic development. In 2000, about 29 percent of the County population was under the age of 20; about 60 percent was between the ages of 20 and 64; and about 11 percent was age 65 and older. Over the planning period, the number and percentage of County residents in the age 65 and older category is expected to increase dramatically in both numbers (an increase of 25,113 persons) and percentage of the population (an increase to about 24 percent of the County’s population).

Age distribution in the Town of Barton and in Washington County in 2000 is set forth in Table 3. In the Town of Barton in 2000, children less than five years old numbered 121, or about 5 percent of the Town population, while children in the age

Table 3

POPULATION BY AGE GROUP AND MEDIAN AGE IN THE TOWN OF BARTON AND WASHINGTON COUNTY: 2000

Age Group	Town of Barton		Washington County	
	Number	Percent	Number	Percent
Under 5.....	121	4.8	7,970	6.8
5 through 19	616	24.3	26,146	22.3
20 through 64	1,603	62.9	70,165	59.7
65 and Older.....	206	8.0	13,212	11.2
Total	2,546	100.0	117,493	100.0
Median Age	39.6	--	36.6	--

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

Table 4

RACIAL COMPOSITION OF RESIDENTS IN THE TOWN OF BARTON AND WASHINGTON COUNTY: 2000

Race ^a	Town of Barton		Washington County	
	Number	Percent	Number	Percent
White Alone	2,505	98.4	114,781	97.7
Black or African American Alone	4	0.2	465	0.4
American Indian and Alaska Native Alone	1	-- ^b	296	0.3
Asian Alone	10	0.4	674	0.6
Native Hawaiian and Other Pacific Islander Alone	1	-- ^b	35	-- ^b
Some Other Race Alone.....	2	0.1	474	0.4
Two Or More Races.....	23	0.9	771	0.6
Total	2,546	100.0	117,496	100.0

^aThe Federal government does not consider Hispanic origin to be a race, but rather an ethnic group.

^bLess than 0.05 percent.

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

As further shown in Table 6, the number of households has, with few exceptions, increased in each local government and in the County in each decade. While the number of households has generally increased, the average number of persons per household has decreased in each local government and in the County between 1980 and 1990 and again between 1990 and 2000. This trend has occurred throughout Wisconsin, and reflects the fact that family sizes (average number of children per family) have decreased and that unmarried persons have increasingly tended to establish their own households rather than to live with family.

As further shown in Table 6, the number of households has, with few exceptions, increased in each local government and in the County in each decade. While the number of households has generally increased, the average number of persons per household has decreased in each local government and in the County between 1980 and 1990 and again between 1990 and 2000. This trend has occurred throughout Wisconsin, and reflects the fact that family sizes (average number of children per family) have decreased and that unmarried persons have increasingly tended to establish their own households rather than to live with family.

As further shown in Table 5, nearly 54 percent of the population 25 years of age and older in Washington County, and more than 50 percent of Town of Barton residents age 25 and older, had attended some college or earned either an associate, bachelor, or graduate degree, compared to about 54 percent of Region residents. This level of education suggests that residents of the Town, and the County as a whole, are well suited for skilled employment such as management, professional, business, and financial occupations and skilled and high tech production positions. This factor is examined in greater detail in the Economic Development Element of this report (Chapter XIII).

HOUSEHOLDS

Household Trends

The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks. A household includes all persons who occupy a housing unit, which is defined by the Census Bureau as a house, apartment, mobile home, a group of rooms, or a single room that is occupied, or intended to be occupied, as separate living quarters.

The number of households and the average household size in Washington County and in each local government for 1980, 1990, and 2000 are set forth in Table 6. There were 43,842 households in Washington County in 2000, with an average household size of 2.65 persons,

Table 5

EDUCATIONAL ATTAINMENT OF PERSONS 25 AND OLDER IN WASHINGTON COUNTY COMMUNITIES: 2000

Community	Less Than 9 th Grade		9 th to 12 th Grade No Diploma		High School Graduate	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Towns						
Addison.....	152	7.1	158	7.4	841	39.4
Barton.....	61	3.6	158	9.3	619	36.6
Erin.....	40	1.6	114	4.5	892	35.4
Farmington.....	109	5.1	148	6.9	926	43.3
Germantown.....	2	1.1	12	6.4	58	30.9
Hartford.....	104	4.0	128	4.9	961	36.6
Jackson.....	130	5.3	97	3.9	852	34.5
Kewaskum.....	63	8.1	50	6.4	343	43.9
Polk.....	30	1.2	123	5.0	1,000	40.2
Richfield.....	112	1.6	435	6.2	2,397	34.4
Trenton.....	176	5.9	246	8.3	1,195	40.1
Wayne.....	63	5.5	84	7.3	513	44.9
West Bend.....	180	5.2	244	7.0	956	27.4
Villages						
Germantown.....	301	2.5	714	5.8	3,515	28.8
Jackson.....	57	1.8	257	8.1	1,087	34.4
Kewaskum.....	154	7.5	173	8.4	848	41.4
Newburg ^a	25	3.6	51	7.3	269	38.6
Slinger.....	165	6.0	121	4.4	1,247	45.7
Cities						
Hartford ^b	473	6.8	566	8.1	2,559	36.7
West Bend.....	990	5.4	1,481	8.1	6,252	34.1
Washington County ^c	3,382	4.4	5,356	6.9	27,308	35.1

Community	Some College or Associates Degree		Bachelor or Graduate Degree		Total Persons Age 25 and Older	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Towns						
Addison.....	771	36.0	217	10.1	2,139	100.0
Barton.....	598	35.4	256	15.1	1,692	100.0
Erin.....	738	29.2	739	29.3	2,523	100.0
Farmington.....	629	29.4	328	15.3	2,140	100.0
Germantown.....	55	29.2	61	32.4	188	100.0
Hartford.....	1,031	39.3	399	15.2	2,623	100.0
Jackson.....	811	32.9	578	23.4	2,468	100.0
Kewaskum.....	222	28.5	103	13.1	781	100.0
Polk.....	772	31.0	562	22.6	2,487	100.0
Richfield.....	2,300	33.0	1,734	24.8	6,978	100.0
Trenton.....	804	27.0	558	18.7	2,979	100.0
Wayne.....	324	28.4	159	13.9	1,143	100.0
West Bend.....	1,102	31.5	1,011	28.9	3,493	100.0
Villages						
Germantown.....	4,081	33.5	3,585	29.4	12,196	100.0
Jackson.....	1,029	32.6	731	23.1	3,161	100.0
Kewaskum.....	558	27.2	315	15.5	2,048	100.0
Newburg ^a	244	35.1	107	15.4	696	100.0
Slinger.....	683	25.0	516	18.9	2,732	100.0
Cities						
Hartford ^b	2,306	33.0	1,077	15.4	6,981	100.0
West Bend.....	5,574	30.4	4,023	22.0	18,320	100.0
Washington County ^c	24,606	31.7	17,057	21.9	77,709	100.0

^aIncludes that portion of the Village of Newburg located in Ozaukee County.

^bIncludes that portion of the City of Hartford located in Dodge County.

^cIncludes Washington County only.

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

Table 6

**NUMBER OF HOUSEHOLDS AND AVERAGE HOUSEHOLD SIZE
FOR WASHINGTON COUNTY COMMUNITIES: 1980-2000**

Community	1980			1990			2000		
	Number of Households	Percent of County Households	Average Household Size	Number of Households	Percent of County Households	Average Household Size	Number of Households	Percent of County Households	Average Household Size
Towns									
Addison.....	796	3.0	3.56	943	2.9	3.22	1,149	2.6	2.90
Barton.....	703	2.6	3.55	821	2.5	3.21	896	2.0	2.84
Erin.....	718	2.7	3.39	911	2.8	3.07	1,287	2.9	2.83
Farmington.....	677	2.5	3.52	789	2.4	3.20	1,116	2.5	2.90
Germantown.....	75	0.3	3.56	81	0.3	3.19	89	0.2	3.12
Hartford.....	988	3.3	3.31	1,105	3.3	2.93	1,397	3.2	2.88
Jackson.....	915	2.5	3.48	995	3.0	3.19	1,201	2.7	2.93
Kewaskum.....	366	1.4	3.40	356	1.0	3.19	394	0.9	2.84
Polk.....	1,057	4.0	3.28	1,136	3.4	3.10	1,352	3.1	2.89
Richfield.....	2,384	8.9	3.52	2,839	8.6	3.17	3,614	8.2	2.87
Trenton.....	1,112	4.2	3.52	1,236	3.7	3.25	1,520	3.5	2.91
Wayne.....	409	1.5	3.60	418	1.3	3.29	582	1.3	2.97
West Bend.....	1,033	3.9	3.10	1,629	5.0	2.56	1,611	3.7	2.74
Villages									
Germantown.....	3,428	3.1	3.13	4,931	15.0	2.77	6,904	15.8	2.63
Jackson.....	672	2.7	2.70	953	2.9	2.60	1,949	4.4	2.53
Kewaskum.....	787	2.9	3.00	925	2.8	2.72	1,212	2.8	2.64
Newburg ^a	226	0.8	3.04	290	0.9	2.94	398	0.8	2.80
Slinger.....	526	2.0	3.05	882	2.7	2.62	1,562	3.6	2.46
Cities									
Hartford ^b	2,550	9.5	2.75	3,051	9.2	2.64	4,279	9.8	2.51
West Bend.....	7,293	2.9	2.90	8,686	26.3	2.71	11,375	26.0	2.44
Washington County ^c	26,715	100.0	3.14	32,977	100.0	2.86	43,842	100.0	2.65

^aIncludes that portion of the Village of Newburg located in Ozaukee County. There were 226 households in Washington County in 1980, 290 households in 1990, and 356 households in 2000.

^bIncludes that portion of the City of Hartford located in Dodge County. There were 2,550 households in Washington County in 1980, 3,051 households in 1990, and 4,276 households in 2000.

^cIncludes Washington County only.

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

Household Income²

The 1999 annual household income in Washington County and in each local government are set forth in Table 7. The 1999 annual median income of all households in the County was \$57,033. The annual median household income in the Town of Barton in 1999 was \$64,861, which was \$7,828, or about 14 percent, higher than the 1999 annual median household income in the County. Overall, median incomes tended to be higher in the towns than in the cities and villages. This reflects the likelihood that persons with more modest or limited incomes would live in cities and villages, which tend to have a greater range of housing choices.

²Households include persons who live alone; unrelated persons who live together, such as college roommates; and families. Persons not living in households are classified as living in group quarters, such as hospitals for the chronically ill, homes for the aged, correctional institutions, and college dormitories.

Table 7

ANNUAL HOUSEHOLD INCOME IN WASHINGTON COUNTY COMMUNITIES: 1999

Community	Household Income Less than \$15,000		Household Income \$15,000 to \$24,999		Household Income \$25,000 to \$34,999		Household Income \$35,000 to \$49,999		Household Income \$50,000 to \$74,999	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Towns										
Addison	71	6.2	95	8.3	136	11.8	143	12.5	351	30.6
Barton	26	2.9	46	5.2	50	5.6	167	18.7	248	27.8
Erin	62	4.7	45	3.4	65	4.9	182	13.8	305	23.2
Farmington	49	4.5	44	4.1	58	5.4	164	15.2	431	39.9
Germantown	4	4.2	4	4.2	5	5.2	8	8.3	27	28.1
Hartford	31	2.2	96	7.0	138	10.0	149	10.8	345	25.1
Jackson	23	1.9	58	4.9	143	12.1	181	15.3	346	29.2
Kewaskum	38	9.1	28	6.7	39	9.3	65	15.6	119	28.5
Polk	26	2.0	45	3.5	51	3.9	235	18.2	358	27.7
Richfield	94	2.6	169	4.7	211	5.8	452	12.5	953	26.3
Trenton	67	4.3	106	6.8	112	7.2	215	13.8	479	30.7
Wayne	24	4.1	15	2.6	66	11.3	94	16.1	195	33.4
West Bend	67	4.1	86	5.3	125	7.7	176	10.8	378	23.3
Villages										
Germantown	376	5.4	478	6.9	737	10.6	1,128	16.3	1,769	25.5
Jackson	159	8.2	146	7.5	166	8.6	406	20.9	656	33.8
Kewaskum	92	7.7	110	9.3	153	12.9	241	20.3	320	26.9
Newburg ^a	29	7.2	33	8.2	33	8.2	78	19.4	112	27.8
Slinger	178	10.9	156	9.5	236	14.4	345	21.1	406	24.8
Cities										
Hartford ^b	517	12.0	456	10.6	562	13.1	756	17.6	1,291	30.1
West Bend	965	8.5	1,285	11.3	1,556	13.7	2,121	18.7	3,173	27.9
Washington County ^c	2,893	6.6	3,494	8.0	4,642	10.6	7,298	16.6	12,255	27.9

Community	Household Income \$75,000 to \$99,999		Household Income \$100,000 to \$149,000		Household Income \$150,000 to \$199,999		Household Income \$200,000 Or More		Median Household Income
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	
Towns									
Addison	223	19.4	104	9.1	18	1.6	7	0.5	\$56,875
Barton	212	23.8	127	14.2	0	0.0	16	1.8	64,861
Erin	325	24.7	231	17.6	66	5.0	34	2.7	74,875
Farmington	180	16.7	105	9.7	25	2.3	24	2.2	61,677
Germantown	19	19.8	14	14.6	12	12.5	3	3.1	75,000
Hartford	325	23.7	199	14.5	71	5.2	20	1.5	69,896
Jackson	217	18.3	182	15.3	20	1.7	16	1.3	64,070
Kewaskum	75	17.9	43	10.3	7	1.7	4	0.9	59,500
Polk	253	19.6	214	16.6	69	5.3	42	3.2	62,933
Richfield	788	21.8	676	18.7	118	3.3	155	4.3	72,809
Trenton	229	14.7	307	19.7	35	2.2	11	0.6	66,213
Wayne	128	22.0	52	8.9	6	1.0	3	0.5	61,033
West Bend	253	15.6	313	19.3	121	7.4	105	6.5	73,333
Villages									
Germantown	1,305	18.8	949	13.7	128	1.9	59	0.9	\$60,742
Jackson	216	11.1	133	6.9	44	2.3	14	0.7	53,990
Kewaskum	175	14.7	69	5.8	16	1.3	13	1.1	49,861
Newburg ^a	78	19.3	29	7.2	8	12.0	3	0.7	57,024
Slinger	166	10.1	128	7.8	16	1.0	7	0.4	47,125
Cities									
Hartford ^b	415	9.7	194	4.5	27	0.6	79	1.8	\$46,553
West Bend	1,241	10.9	758	6.7	126	1.1	141	1.2	48,315
Washington County ^c	6,819	15.5	4,823	11.0	930	2.1	756	1.7	\$57,033

^aIncludes that portion of the Village of Newburg located in Ozaukee County.

^bIncludes that portion of the City of Hartford located in Dodge County.

^cIncludes Washington County only.

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

Although there is great economic prosperity in the County, a number of households have experienced annual incomes below the poverty level. In 1999, there were 1,628 households in the County with an annual income below the poverty level.³ There were 23 households in the Town of Barton living below the poverty level in 1999, or about 2.6 percent of all households.

Household Size

In addition to determining the number of additional housing units needed over the planning period, household size can be used to determine the type and size of housing which will best meet the needs of Washington County and local government residents. Table 8 sets forth the number of households in each household size category, ranging from one person households to households containing seven or more members, in the County and in each local government. Two-person households were the most common type of households in Barton and in the County overall in 2000. About 36.3 percent of all households in the Town were in the two-person household category, followed, respectively, by three-person households at about 19.8 percent and by four-person households at about 19.0 percent. Household size information coupled with household income and housing affordability information provided the basis for the housing recommendations set forth in the Housing Element chapter of this report.

EMPLOYMENT

Employment and Occupational Characteristics

There were a total of 1,605 Town of Barton residents age 16 and older in the labor force in 2000. Of that number, 1,551 were employed and 54 were unemployed at the time the Census was taken. About 80 percent of Town residents age 16 years and over were in the labor force, compared to about 74 percent in the County, 68 percent in the Region, and about 69 percent in the State.

The occupations of employed Town of Barton residents are set forth in Table 9. The largest percentage of Town workers, about 29 percent, was employed in sales and office occupations. This category ranked second in the County. Proportionally more County workers than Town workers were employed in management, professional, and related occupations, which ranked first in the County at about 32 percent, but second in the Town with about 25 percent of workers. About 24 percent of Town workers were employed in production, transportation, and material moving occupations, which ranked third among both Town and County workers.

Place of Work

As shown in Table 10, approximately 68 percent of Town of Barton workers were employed in Washington County in 2000. Milwaukee County accounted for an additional 17 percent of the work destinations of Town of Barton workers. Ozaukee County accounted for about 8 percent of work destinations and Waukesha County accounted for about 5 percent.

Total Employment Levels⁴

The previous two sections provided information on the employment characteristics of Town of Barton residents. Total employment in the County, that is, the number of jobs located within Washington County, was about 61,700 jobs in 2000, compared to about 46,100 jobs in 1990. About 1,345 jobs were located within the Town of Barton in 2000.

³Multiple thresholds exist to determine if a household is under the poverty level. An example of the types of variables used to determine poverty thresholds include: age of householder, age of family members, number of family members, and number of children present in a household related to the householder. In 1999, poverty threshold levels varied from an annual household income of \$8,501 for a household with one householder under the age of 65 to an annual income of \$37,076 for a household with nine or more people, one of which is a child under the age of 18 related to the householder.

⁴Information on jobs located in Washington County is derived from the U. S. Bureau of Economic Analysis, which compiles its data largely on information collected under State Unemployment Insurance programs.

Table 8

HOUSEHOLD SIZE BY CATEGORY IN WASHINGTON COUNTY COMMUNITIES: 2000

Community	1-person Households		2-person Households		3-person Households		4-person Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Towns								
Addison.....	167	14.5	391	34.0	194	16.9	246	21.4
Barton.....	120	13.4	325	36.3	177	19.8	170	19.0
Erin.....	149	11.6	521	40.5	232	18.0	239	18.6
Farmington.....	127	11.4	426	38.2	181	16.2	244	21.9
Germantown.....	10	11.2	24	27.0	16	18.0	27	30.3
Hartford.....	202	14.4	470	33.6	265	19.0	279	20.0
Jackson.....	156	13.0	405	33.7	231	19.2	250	20.8
Kewaskum.....	58	14.7	145	36.8	65	16.5	81	20.6
Polk.....	170	12.6	515	38.1	228	16.9	251	18.5
Richfield.....	397	11.0	1,385	38.3	657	18.2	769	21.3
Trenton.....	180	11.9	546	35.9	292	19.2	305	20.1
Wayne.....	63	10.8	215	36.9	101	17.3	129	22.2
West Bend.....	257	15.9	618	38.4	248	15.4	312	19.4
Villages								
Germantown.....	1,411	20.4	2,416	35.0	1,239	18.0	1,209	17.5
Jackson.....	447	22.9	706	36.2	324	16.6	329	16.9
Kewaskum.....	256	21.1	425	35.1	199	16.4	206	17.0
Newburg ^a	74	18.6	125	31.4	81	20.4	67	16.8
Slinger.....	417	26.7	536	34.3	263	16.8	203	13.0
Cities								
Hartford ^b	1,123	26.2	1,416	33.1	694	16.2	651	15.2
West Bend.....	3,132	27.5	3,948	34.7	1,743	15.3	1,608	14.1
Washington County ^c	8,903	20.3	15,539	35.5	7,425	16.9	7,570	17.3

Community	5-person Households		6-person Households		7-or-more-person Households		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Towns								
Addison.....	105	9.1	34	3.0	12	1.1	1,149	100.0
Barton.....	76	8.5	23	2.6	5	0.5	896	100.0
Erin.....	103	8.0	29	2.2	14	1.1	1,287	100.0
Farmington.....	102	9.1	28	2.5	8	0.7	1,116	100.0
Germantown.....	10	11.2	0	0.0	2	2.3	89	100.0
Hartford.....	128	9.2	43	3.1	10	0.7	1,397	100.0
Jackson.....	108	9.0	44	3.7	7	0.6	1,201	100.0
Kewaskum.....	27	6.8	13	3.3	5	1.3	394	100.0
Polk.....	137	10.1	28	2.1	23	1.7	1,352	100.0
Richfield.....	305	8.4	83	2.3	18	0.5	3,614	100.0
Trenton.....	148	9.7	37	2.4	12	0.8	1,520	100.0
Wayne.....	45	7.8	21	3.6	8	1.4	582	100.0
West Bend.....	139	8.6	30	1.9	7	0.4	1,611	100.0
Villages								
Germantown.....	475	6.9	119	1.7	35	0.5	6,904	100.0
Jackson.....	101	5.2	29	1.5	13	0.7	1,949	100.0
Kewaskum.....	94	7.7	25	2.1	7	0.6	1,212	100.0
Newburg ^a	34	8.5	10	2.5	7	1.8	398	100.0
Slinger.....	112	7.2	23	1.5	8	0.5	1,562	100.0
Cities								
Hartford ^b	293	6.9	77	1.8	25	0.6	4,279	100.0
West Bend.....	689	6.1	199	1.8	56	0.5	11,375	100.0
Washington County ^c	3,229	7.4	894	2.0	282	0.6	43,842	100.0

^aIncludes that portion of the Village of Newburg located in Ozaukee County. There are 356 households located in Washington County.

^bIncludes that portion of the City of Hartford located in Dodge County. There are 4,276 households located in Washington County.

^cIncludes Washington County only.

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

Table 9

**EMPLOYED PERSONS 16 YEARS AND OLDER BY OCCUPATION
IN THE TOWN OF BARTON AND WASHINGTON COUNTY: 2000**

Occupation	Town of Barton		Washington County	
	Number	Percent of Total	Number	Percent of Total
Management, Professional, and Related Occupations				
Farmers and Farm Managers	13	0.8	521	0.8
Other Management, Business, and Financial Operations	150	9.7	8,340	12.9
Professional and Related	228	14.7	11,944	18.5
Subtotal	391	25.2	20,805	32.2
Service Occupations				
Healthcare Support	11	0.7	1,063	1.7
Protective Service	0	0.0	594	0.9
Food Preparation and Serving Related	36	2.3	2,646	4.1
Building and Grounds Cleaning and Maintenance	34	2.2	1,561	2.4
Personal Care and Service	41	2.7	1,380	2.1
Subtotal	122	7.9	7,244	11.2
Sales and Office Occupations				
Sales and Related	212	13.7	6,577	10.2
Office and Administrative Support	234	15.1	9,671	14.9
Subtotal	446	28.8	16,248	25.1
Farming, ^a Fishing, and Forestry Occupations	4	0.2	353	0.5
Construction, Extraction, and Maintenance Occupations				
Construction and Extraction	139	9.0	3,542	5.5
Installation, Maintenance, and Repair	84	5.4	2,926	4.5
Subtotal	223	14.4	6,468	10.0
Production, Transportation, and Material Moving Occupations				
Production	281	18.1	10,174	15.7
Transportation and Material Moving	84	5.4	3,395	5.3
Subtotal	365	23.5	13,569	21.0
Total	1,551	100.0	64,687	100.0

^aIncludes farm labor contractors, agricultural inspectors, animal breeders, graders and sorters, agricultural equipment operators, and farmworkers and laborers (including crop, nursery, greenhouse, and farm/ranch workers). Farmers and farm managers are included under the "management, professional, and related" occupations.

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

Employment by Industry

Information regarding employment levels by industry group provides valuable insight into the structure of the economy of an area and into changes in that structure over time. This section presents current (2000) and historical employment levels by general industry groups for Washington County residents (this information is not available at the Town level). With the exception of government employment, the industry-related employment data presented in this section are based on the Standard Industrial Classification (SIC) system (see Figure 1 for major SIC categories). Government employment includes all employees who work for government agencies and enterprises, regardless of the SIC code of such entities.

Current and historical job levels by general industry group for Washington County and for the Region are set forth in Table 11. The 1990s saw a continuation of a shift in the regional economy from manufacturing to service jobs. Manufacturing employment in the Region was virtually unchanged during the 1990s, following a 15 percent decrease during the 1980s, and a modest 4 percent increase during the 1970s. Conversely, service-related employment has increased substantially during each of the past three decades—by 33 percent during the 1990s, by 41 percent during the 1980s, and by 53 percent during 1970s. Due to these differential rates of change, the proportion of manufacturing jobs relative to total jobs in the Region has decreased from 32 percent in 1970 to 18 percent in 2000, while service-related employment increased from 18 percent in 1970 to 33 percent in 2000. In comparison to the manufacturing and service industry groups, other major industry groups—such as wholesale trade; retail trade; government; and finance, insurance, and real estate—have been relatively stable in terms of their share of total employment in the Region over the last three decades. Regional agricultural jobs have decreased by over 50 percent between 1970 and 2000, the only regional industry group other than manufacturing to lose jobs.

Table 10
PLACE OF WORK^a OF TOWN OF BARTON
AND WASHINGTON COUNTY RESIDENTS: 2000

Place of Work	Town of Barton		Washington County	
	Number	Percent of Total	Number	Percent of Total
City of Hartford	47 ^b	3.1	4,548 ^b	7.2
City of West Bend	605	39.4	11,968	18.8
Village of Germantown.....	63	4.1	4,394	6.9
Village of Jackson	34	2.2	1,533	2.4
Village of Kewaskum.....	15	1.0	731	1.1
Village of Slinger.....	5	0.3	1,398	2.2
Remainder of Washington County	268	17.5	7,494	11.8
Subtotal	1,037	67.6	32,066	50.4
City of Milwaukee.....	136	8.8	8,947	14.1
Remainder of Milwaukee County	127	8.3	5,388	8.5
Subtotal	263	17.1	14,335	22.6
Dodge County	8 ^b	0.5	791 ^b	1.2
Fond du Lac County.....	8	0.5	541	0.9
Ozaukee County	122	8.0	4,545	7.1
Waukesha County.....	72	4.7	9,983	15.7
Worked Elsewhere	25	1.6	1,359	2.1
Total	1,535	100.0	63,620	100.0

^aThe place of work Census Data estimates the number of people 16 years of age and older who were both employed and at work during the reference week (generally the week prior to April 1, 2000). People who did not work during this week due to temporary absences and other reasons are not included in the place of work data. Therefore, the place of work data may understate the total employment in a geographic area.

^bThe 2000 Census reported employees of the Quad Graphics plant in that portion of the City of Hartford located in Dodge County as working in the City of Hartford, Washington County.

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

Unlike the Region and the rest of Wisconsin, Washington County has experienced an increase in manufacturing jobs. Between 1970 and 2000, manufacturing jobs in Washington County increased from 9,255 to 17,307 jobs, or by about 87 percent. All other County job categories indicated an increase of employees between 1970 and 2000, with the exception of agricultural jobs. Agricultural jobs within the County decreased by about 37 percent between 1970 and 2000, the only industry group within the County to lose jobs.

PART 2: POPULATION AND HOUSEHOLD PROJECTIONS

To ensure that adequate and suitable land is available to accommodate anticipated future population growth in the Town, a probable 2035 design year plan population level was selected by the Town Board. In an effort to lessen the uncertainty associated with forecasting a future population level, two alternative population projections were developed for consideration by Town officials. The first of the two projections was prepared by SEWRPC under the 2035

regional land use plan. The second projection, also prepared by SEWRPC, was based on population trends experienced in the Town from 1980 to 2005. The "recent trends" analysis used a technique similar to that used by the Wisconsin Department of Administration to prepare its population forecasts, wherein population changes between 1990 and 2005 were weighted more heavily than changes between 1980 and 1990.

The 2035 regional land use plan envisions a future population of 3,730 Town residents in 2035, while a continuation of recent trends would result in about 2,830 Town residents in 2035. Under the regional land use plan projection, the Town's population would increase by about 1,185 residents, or by approximately 46 percent, from the 2,546 residents in the Town in 2000. Under the "recent trends" projection, the Town's population would increase by about 285 residents, or by approximately 11 percent, from the 2000 population level. A comparison of the two projections, in relation to changes in the Town's population from 1950 to 2005, is shown in Figure 2. It is important to note that the population projection of 3,730 residents prepared as part of the regional plan and the Town of Barton's comprehensive plan addresses the current (2007) geographic area of the Town of Barton.

The two alternative projections provide a reasonable range for the 2035 population level in the Town. The Plan Commission and Town Board considered the projections, along with local knowledge and expectations regarding anticipated future growth and development and past growth trends, and determined that the Town would base its future land use plan and other comprehensive planning elements on a 2035 population projection of 3,730 persons, which is the regional land use plan projection for the Town.

The selected population projection would result in approximately 1,453 households in the Town in 2035, based upon an anticipated average household size of 2.56 persons per household and an anticipated 2035 group-quartered population of 10 persons.

Figure 1

STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE STRUCTURE

Agriculture, Forestry and Fishing

Group 01 Agricultural Production – Crops
 Group 02 Agricultural Production – Livestock
 Group 07 Agricultural Services
 Group 08 Forestry
 Group 09 Fishing, Hunting, and Trapping

Mining

Group 10 Metal Mining
 Group 12 Coal Mining
 Group 13 Oil and Gas Extraction
 Group 14 Nonmetallic Minerals, Except Fuels

Construction

Group 15 General Building Contractors
 Group 16 Heavy Construction, Except Building
 Group 17 Special Trade Contractors

Manufacturing

Group 20 Food and Kindred Products
 Group 21 Tobacco Products
 Group 22 Textile Mill Products
 Group 23 Apparel and Other Textile Products
 Group 24 Lumber and Wood Products
 Group 25 Furniture and Fixtures
 Group 26 Paper and Allied Products
 Group 27 Printing and Publishing
 Group 28 Chemicals and Allied Products
 Group 29 Petroleum and Coal Products
 Group 30 Rubber and Miscellaneous Plastic Products
 Group 31 Leather and Leather Products
 Group 32 Stone, Clay, and Glass Products
 Group 33 Primary Metal Industries
 Group 34 Fabricated Metal Products
 Group 35 Industrial, Commercial, and Computer Equipment
 Group 36 Electronic and Other Electric Equipment
 Group 37 Transportation Equipment
 Group 38 Instruments and Related Products
 Group 39 Miscellaneous Manufacturing Industries

Transportation, Communication, Electric, Gas and Sanitary Services

Group 40 Railroad Transportation
 Group 41 Local and Inter-Urban Passenger Transit
 Group 42 Trucking and Warehousing
 Group 43 U.S. Postal Service
 Group 44 Water Transportation
 Group 45 Transportation by Air
 Group 46 Pipelines, Except Natural Gas
 Group 47 Transportation Services
 Group 48 Communications
 Group 49 Electric, Gas, and Sanitary Services

Wholesale Trade

Group 50 Wholesale Trade-Durable Goods
 Group 51 Wholesale Trade-Nondurable Goods

Retail Trade

Group 52 Building Materials and Garden Supplies
 Group 53 General Merchandise Stores
 Group 54 Food Stores
 Group 55 Automotive Dealers and Service Stations
 Group 56 Apparel and Accessory Stores
 Group 57 Furniture and Home Furnishings Stores
 Group 58 Eating and Drinking Places
 Group 59 Miscellaneous Retail

Finance, Insurance and Real Estate

Group 60 Depository Institutions
 Group 61 Non-depository Institutions
 Group 62 Insurance Carriers
 Group 64 Insurance Agents, Brokers, and Service
 Group 65 Real Estate
 Group 67 Holding and Other Investment Offices

Services

Group 70 Hotels and Other Lodging Places
 Group 72 Personal Services
 Group 73 Business Services
 Group 75 Auto Repair, Service, and Parking
 Group 76 Miscellaneous Repair Services
 Group 78 Motion Pictures
 Group 79 Amusement and Recreation Services
 Group 80 Health Services
 Group 81 Legal Services
 Group 83 Social Services
 Group 84 Museum, Botanical, Zoological Gardens
 Group 86 Membership Organizations
 Group 87 Engineering and Management Services
 Group 89 Services Not Elsewhere Classified (NEC)

Public Administration

Group 91 Executive, Legislative, and General
 Group 92 Justice, Public Order, and Safety
 Group 93 Finance, Taxation, and Monetary Policy
 Group 94 Administration of Human Resources
 Group 95 Environmental Quality and Housing
 Group 96 Administration of Economic Programs
 Group 97 National Security and International Affairs

Non-classifiable Establishments

Group 99 Non-classifiable Establishments

Source: U.S. Bureau of Economic Analysis.

Table 11

**EMPLOYMENT BY GENERAL INDUSTRY GROUP IN
WASHINGTON COUNTY AND SOUTHEASTERN WISCONSIN: 1970-2000**

General Industry Group	SIC Code ^a	Washington County											
		Employment								Percent Change in Number of Jobs			
		1970		1980		1990		2000		1970-1980	1980-1990	1990-2000	1970-2000
		Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total				
Agriculture	01-02	2,002	8.2	1,919	5.5	1,511	3.3	1,255	2.0	-4.1	-21.3	-16.9	-37.3
Construction	15-17	1,104	4.5	1,785	5.1	2,960	6.4	3,746	6.1	61.7	65.8	26.6	239.3
Manufacturing	20-39	9,255	38.1	10,900	31.0	12,923	28.0	17,307	28.1	17.8	18.6	33.9	87.0
Transportation, Communication, and Utilities	40-42; 44-49	1,013	4.2	1,139	3.2	1,667	3.6	2,313	3.7	12.4	46.4	38.7	128.3
Wholesale Trade	50-51	323	1.3	1,003	2.9	1,642	3.6	2,946	4.8	210.5	63.7	79.4	812.1
Retail Trade	52-59	3,753	15.4	5,552	15.8	7,912	17.2	10,152	16.4	47.9	42.5	28.3	170.5
Finance, Insurance, and Real Estate	60-67	1,130	4.6	2,659	7.6	2,876	6.2	3,738	6.1	135.3	8.2	30.0	230.8
Service	70-89	3,161	13.0	5,956	16.9	9,283	20.1	13,152	21.3	88.4	55.9	41.7	316.1
Government ^b	N/A	2,377	9.8	3,954	11.2	4,840	10.5	6,018	9.8	66.3	22.4	24.3	153.2
Other ^c	07-09; 10-14; 99	208	0.9	293	0.8	506	1.1	1,064	1.7	40.9	72.7	110.3	411.5
Total	--	24,326	100.0	35,160	100.0	46,120	100.0	61,691	100.0	44.5	31.2	33.8	153.6

General Industry Group	SIC Code ^a	Southeastern Wisconsin Region											
		Employment								Percent Change in Number of Jobs			
		1970		1980		1990		2000		1970-1980	1980-1990	1990-2000	1970-2000
		Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total				
Agriculture	01-02	12,000	1.5	10,000	1.0	7,200	0.7	5,900	0.5	-16.7	-28.0	-18.1	-50.8
Construction	15-17	32,400	4.1	33,900	3.6	45,100	4.2	53,800	4.4	4.6	33.0	19.3	66.0
Manufacturing	20-39	254,400	32.4	264,200	27.9	223,500	21.0	224,400	18.3	3.9	-15.4	0.4	-11.8
Transportation, Communication, and Utilities	40-42; 44-49	38,500	4.9	42,200	4.4	46,300	4.4	54,800	4.5	9.6	9.7	18.4	42.3
Wholesale Trade	50-51	37,200	4.7	46,200	4.9	55,300	5.2	64,400	5.3	24.2	19.7	16.5	73.1
Retail Trade	52-59	133,900	17.1	153,900	16.2	185,400	17.4	193,700	15.8	14.9	20.5	4.5	44.7
Finance, Insurance, and Real Estate	60-67	47,600	6.1	75,600	8.0	81,800	7.7	93,700	7.7	58.8	8.2	14.5	96.8
Service	70-89	141,800	18.1	216,700	22.8	304,700	28.7	406,000	33.2	52.8	40.6	33.2	186.3
Government ^b	N/A	84,400	10.8	101,100	10.7	106,200	10.0	114,400	9.3	19.8	5.0	7.7	35.5
Other ^c	07-09; 10-14; 99	2,700	0.3	4,400	0.5	7,100	0.7	11,700	1.0	63.0	61.4	64.8	333.3
Total	--	784,900	100.0	948,200	100.0	1,062,600	100.0	1,222,800	100.0	20.8	12.1	15.1	55.8

^aSee Figure 1 for a list of SIC Codes and the occupations associated with each code.

^bIncludes all nonmilitary government agencies and enterprises.

^cIncludes agricultural services, forestry, commercial fishing, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

SUMMARY

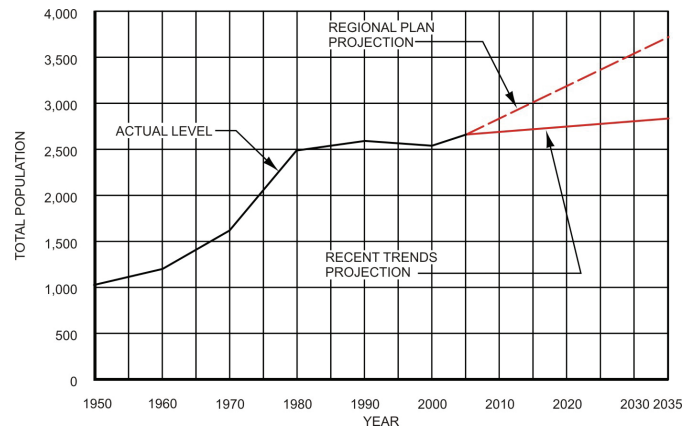
This chapter has presented information on historical and existing demographic conditions and on population and household projections for the year 2035. The following findings are of particular significance to the preparation of the Washington County multi-jurisdictional comprehensive plan and to the Town of Barton comprehensive plan:

- The Town of Barton's population increased between 1860 and 1870. The Town's population then decreased over the next two decades reaching a level of 1,169 residents in 1890. Between 1890 and 1920, the population increased to 1,336 residents. The Town's population then declined by about 41 percent between 1920 and 1930 due to the incorporation of the Village of Barton in 1925. From 1930 to 1990, the Town's population increased from 782 residents to 2,586 residents before declining to 2,546 residents in 2000.

- The Barton Town Board selected a 2035 population projection of 3,730 residents, which is the regional land use projection for the area within the Town in 2007.
- In the Town of Barton in 2000, children less than five years old numbered 121, or about 5 percent of the Town population, while children between the ages of five and 19 numbered 616, or about 24 percent of the population. Adults in the age group 20 through 64 numbered 1,603, or about 63 percent of the Town population, and persons age 65 and older numbered 206, or about 8 percent of the population.
- Almost 54 percent of County residents, and more than 50 percent of Town of Barton residents, have attended some college or attained an associate, bachelor, or graduate degree.
- There were 896 households in the Town of Barton, with an average household size of 2.84 persons, in 2000. An increase of 557 households is projected during the planning period. Average Town household size is anticipated to decrease to about 2.56 persons by 2035.
- The 1999 median annual household income for Town of Barton households was \$64,861, about 14 percent higher than that of the County as a whole.
- In 2000, about 80 percent of Town of Barton residents 16 years of age and older were employed. The largest percentage, about 29 percent, was employed in sales and office occupations.
- About 68 percent of Town of Barton residents were employed in Washington County in 2000. About 17 percent of employed Town of Barton residents worked in Milwaukee County; 8 percent in Ozaukee County; and 5 percent in Waukesha County.

Figure 2

HISTORICAL AND ALTERNATIVE FUTURE POPULATION LEVELS IN THE TOWN OF BARTON: 1950-2035



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

Chapter III

INVENTORY OF AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

The conservation and wise use of agricultural and natural resources and the preservation of cultural resources are fundamental to achieving strong and stable physical and economic development as well as maintaining community identity. This comprehensive plan recognizes that agricultural, natural, and cultural resources are limited and may be very difficult or impossible to replace if damaged or destroyed. Information on the characteristics and location of agricultural, natural, and cultural resources in the Town of Barton will assist in properly locating future land uses to help avoid serious environmental problems and to protect existing natural resources.

This chapter provides inventory information on soils, existing farmland, farming operations, topography and geology, nonmetallic mining resources, water resources, woodland resources, natural areas and critical species habitats, environmental corridors, park and open space sites, and cultural (historical and archeological) resources. The planning recommendations set forth in the Agricultural, Natural, and Cultural Resources Element chapter of this report are directly related to the inventory of the resources listed above.

The base years for the various inventory data presented in this chapter range from 1994 to 2005. Much of the inventory data have been collected through regional land use and natural area planning activities conducted by SEWRPC. Additional inventory data have been collected from and by Washington County; the Town of Barton; and State and Federal agencies, including the Wisconsin Department of Natural Resources, the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP), the State Historical Society of Wisconsin, and the U.S. Department of Agriculture (USDA).

PART 1 - SOILS AND AGRICULTURAL RESOURCES

Soil Survey

The USDA Soil Conservation Service, now the Natural Resources Conservation Service (NRCS), issued a soil survey for Washington County in 1971.¹ Soils were identified, organized, and mapped by soil association, soil series, and soil type. The soil survey results, including the attributes of each soil type, are now available on the NRCS website as part of the Soil Survey Geographic (SSURGO) database. Unless otherwise noted, the soil information presented in this chapter was obtained from the SSURGO database.

¹*Documented in the Soil Survey, Washington County, Wisconsin, published by the USDA Soil Conservation Service in June 1971.*

The soil survey can play an important role in land use decisions. The information contained in the soil survey can help identify which areas of the Town are suitable for agricultural use; which areas may have limitations for development due to wet soils or bedrock near the surface; and which areas may have marketable nonmetallic mineral resources present.

Soil Associations

A soil association is a landscape that has a distinctive pattern of soils. It normally consists of one or more major soils and at least one minor soil, and is named for the major soil or soils present. As shown on Map 2, the following soil associations are found in the Town of Barton:

The ***Brookston-Pella-Lamartine association*** consists of generally poorly-drained soils that have a subsoil of clay loam or silty clay loam, formed in loess and underlying loam to sandy loam glacial till. This association, located in stream beds in the northwestern and southwestern portions of the Town, encompasses about 12 percent of the Town of Barton.

The ***Casco-Fox-Rodman association*** consists of well-drained soils that have a subsoil of gravelly sandy loam to clay loam, very shallow to moderately deep over gravel and sand, on glacial outwash terraces. This association encompasses about 42 percent of the Town and is generally found on lower elevations within the Kettle Moraine in the northwest and north central portions of the Town. This association is the predominant soil association present in the Town of Barton.

The ***Casco-Hochheim-Sisson association*** contains well-drained soils that have a subsoil of loam to clay loam over lake-laid silt and fine sand in gravel and sand outwash, or in sandy loam glacial till on uplands. A single, small pocket of this particular association, encompassing less than 0.5 percent of the Town, is located in the extreme southeast corner of the Town along the Town's boundaries with the Town of Trenton and the City of West Bend.

The ***Colwood-Boyer-Sisson association*** contains both well- and poorly-drained soils that have a subsoil of sandy loam or silty clay loam over lake-laid silt and fine sand or gravel and sand outwash on plains and dissected terraces. This association, located exclusively in the southeast corner of the Town, encompasses about 3 percent of the Town of Barton.

The ***Hochheim-Theresa association*** contains well-drained soils that have a subsoil of clay loam, formed in loess with underlying sandy loam to loamy glacial till on uplands. This association, encompassing about 37 percent of the Town, is found in the southwest, central, and northeast portions of the Town.

The ***Houghton-Palms-Adrian association*** contains very poorly drained organic soils located along drainage ways, in depressions, and in old glacial lakebeds. This association, located exclusively in the north central portion of the Town, encompasses about 6 percent of the Town of Barton.

Saturated Soils

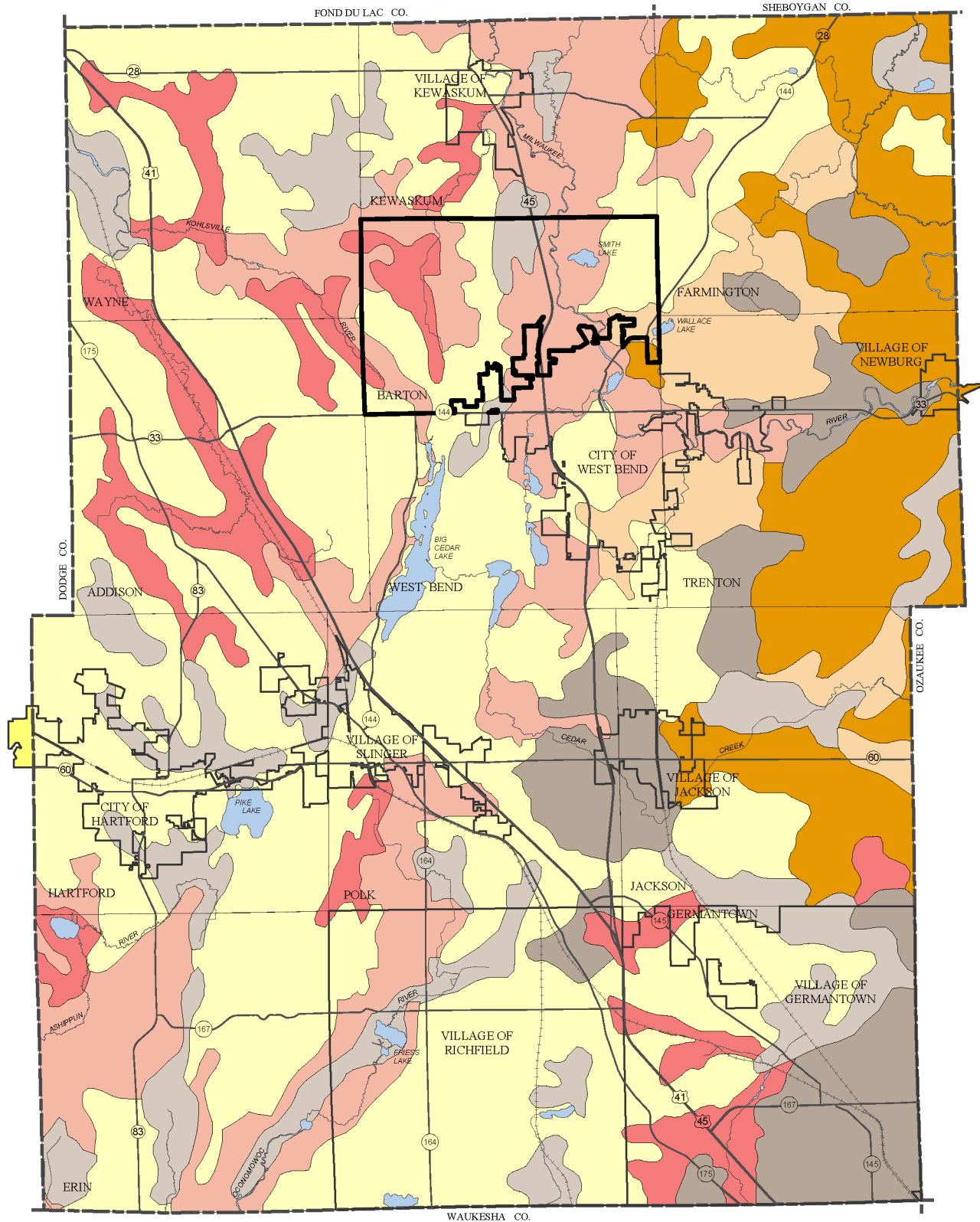
Soils that are saturated with water, or that have a water table at or near the surface, are known as hydric soils. These soils pose significant limitations for most types of development. High water tables often cause wet basements and poorly-functioning absorption fields for private onsite waste treatment systems (POWTS). The excess wetness may also restrict the growth of landscaping plants and trees. Wet soils also restrict or prevent the use of land for crops, unless the land is artificially drained. Approximately 28 percent of the Town of Barton is covered by hydric soils (about 3,467 acres), generally associated with stream beds and wetland areas. Although hydric soils are generally unsuitable for development, they may serve as important locations for the restoration of wetlands, as wildlife habitat, and for stormwater detention.









Soil Suitability for Agricultural Production

The NRCS has classified the agricultural capability of soils based on their general suitability for most kinds of farming. These groupings are based on the limitations of the soils, the risk of damage when used, and the manner

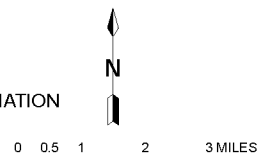
Map 2

GENERAL SOIL ASSOCIATIONS IN WASHINGTON COUNTY



- | | | | |
|---|---------------------------------------|---|---|
|  | BROOKSTON-PELLA-LAMARTINE ASSOCIATION |  | THERESA-LAMARTINE-HOCHHEIM ASSOCIATION |
|  | CASCO-FOX-RODMAN ASSOCIATION |  | HOCHHEIM-THERESA ASSOCIATION |
|  | CASCO-HOCHHEIM-SISSON ASSOCIATION |  | HOUGHTON-PALMS-ADRIAN ASSOCIATION |
|  | COLWOOD-BOYER-SISSON ASSOCIATION |  | OZAUKEE-MARTINTON-SAYLESVILLE ASSOCIATION |

Source: USDA - Natural Resources Conservation Service and SEWRPC.



in which the soils respond to treatment. Generally, lands with Class I and II soils are considered “National Prime Farmlands” and lands with Class III soils are considered “Farmlands of Statewide Significance.” Class I soils have few limitations, the widest range of uses, and the least risk of damage when used. The soils in the other classes have progressively greater natural limitations. Class II soils have some limitations that reduce the choice of plants that can be grown, or require moderate conservation practices to reduce the risk of damage when used. Class III soils have more stringent limitations that will likely reduce the choice of plants, require special conservation practices, or both; and Class IV soils have severe limitations. Class V, VI, and VII soils are considered suitable for pasture but not for crops, and Class VIII soils are so rough, shallow, or otherwise limited that they do not produce economically worthwhile yields of crops, forage, or wood products.

The location and quantity of Class I, II, and III soils were an important consideration when farmland preservation areas were identified in the existing County farmland preservation plan (adopted in 1981) and in existing town land use and master plans. The County Farmland Preservation Plan² used the following criteria to designate Primary Farmlands: farms with at least 50 percent of soils classified as Class I, II, or III; located within a farming block of at least 640 acres; and having a minimum farm size of 35 acres. Farms less than 35 acres were included if used for the production of specialty crops or livestock, provided that the soil criterion and minimum farming block criterion were met. The spatial distribution of these various soil classes in the Town of Barton is shown on Map 3. The number of acres contained in, and the relative proportion of, these various soil classes in the Town are set forth in Table 12.

The NRCS has developed an alternative method for identifying areas to be preserved as farmland. This method is known as the Land Evaluation and Site Assessment (LESA) system. LESA is a numeric system for rating potential farmland preservation areas by evaluating soil quality (LE or land evaluation) and geographic variables (SA or site assessment). The LESA system was used to identify the farmland preservation areas recommended in this plan, and is discussed in the Agricultural, Natural, and Cultural Resources Element Chapter (Chapter VIII).

The land evaluation component of the LESA rating system was determined by the NRCS, which rated each soil in Washington County (and all other counties in Wisconsin) based on soil type, slope, agricultural capability class, and soil productivity for producing corn and soybeans. The resulting ratings were then placed into groups ranging from the best suited to the worst suited for cropland production, with the best soil group assigned a value of 100. The area, in acres, in the Town of Barton falling within each resulting land evaluation group is set forth in Table 13. Soil values have been “normalized” for Washington County, so that each soil is ranked by its relative value to other soils in the County rather than to soils in the State.

The site assessment component of the LESA rating system is based on geographic variables such as distance from major highways, proximity to urban development, and proximity to public sewer. Specific factors considered as part of the site assessment were determined specifically by Washington County and the Town of Barton. The site assessment component of the LESA rating system is documented in Chapter VIII.

Existing Farmland

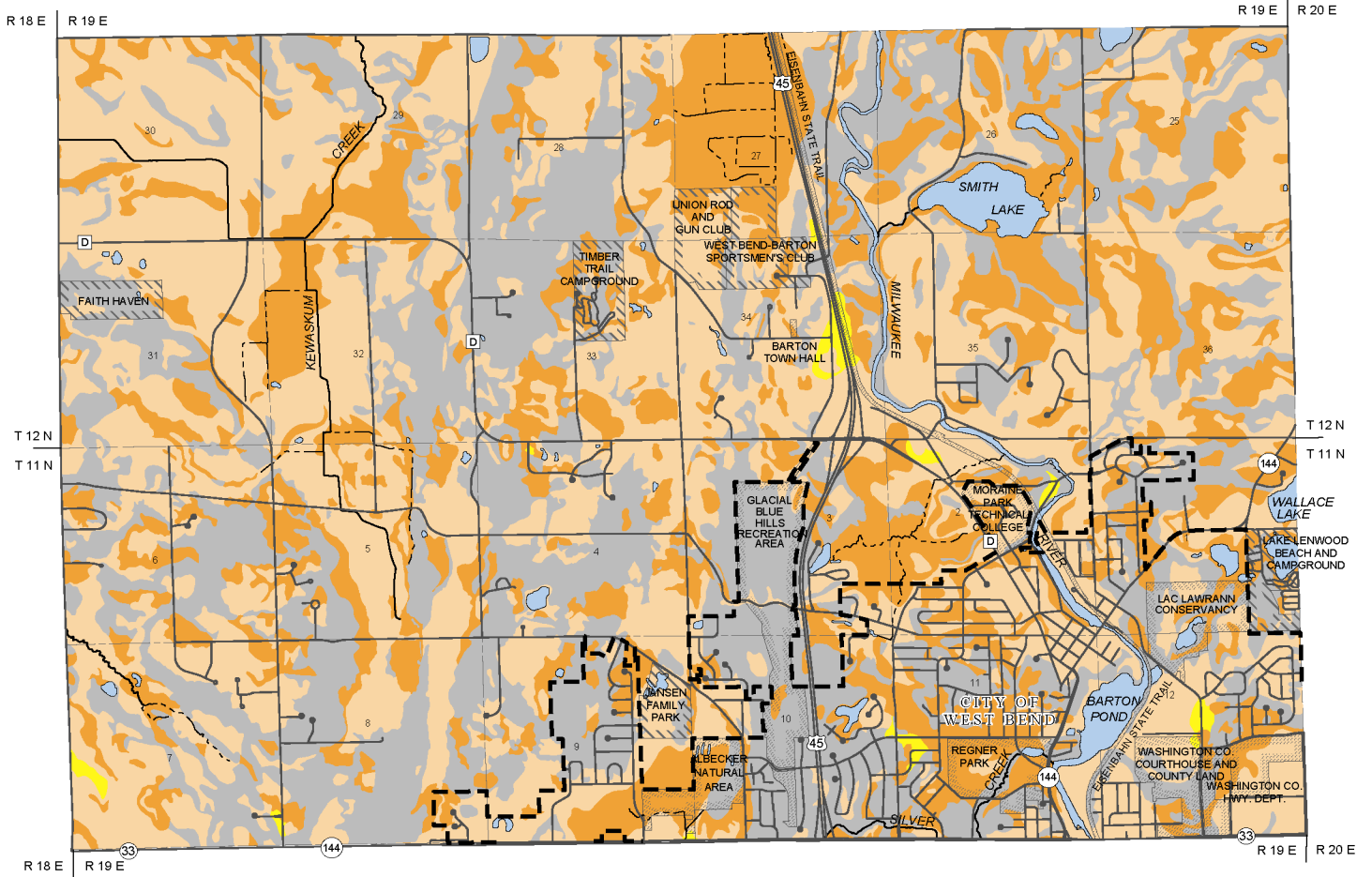
Agricultural lands were identified by SEWRPC as part of the 2000 regional land use inventory conducted as part of the regional planning program. The land use inventory identified croplands, pasture lands, orchards, nurseries, specialized farming, and nonresidential farm buildings, shown on Map 4 for the Town of Barton. Farm residences, together with a 20,000 square foot dwelling site, are classified as single-family residential land uses in the 2000 land use inventory.³ Based on the 2000 land use inventory, about 141,755 acres, or about 222 square miles, representing almost 51 percent of Washington County, and approximately 6,723 acres, or about 54 percent







²Farmland Preservation Plan, Washington County, Wisconsin; prepared by the firm Stockham & Vandewalle, Madison, Wisconsin.

³See Chapter IV for more information about the SEWRPC 2000 land use inventory.

Map 3

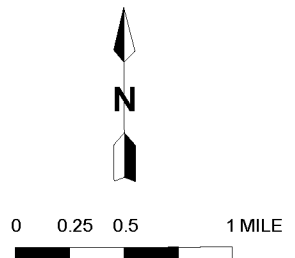
AGRICULTURAL SOIL CAPABILITY IN THE TOWN OF BARTON AND ENVIRONS



-  CLASS I
-  CLASS II
-  CLASS III
-  CLASS IV, V, VI, VII, AND VIII SOILS AND UNCLASSIFIED AREAS
-  SURFACE WATER
-  TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.

Source: USDA Natural Resources Conservation Service and SEWRPC.



of the Town, were in agricultural use in 2000. This figure includes lands actually used for agriculture—primarily cultivated lands and lands used for pasture—and excludes the wetland and woodland portions of farm fields. The number of acres occupied by farmland in the Town in 2000 is set forth in Table 14 and is categorized as follows:

- Cultivated Lands, which includes lands used for the cultivation of crops including row crops, grain crops, vegetable crops, and hay.
- Pasture Land and Unused Agricultural Lands, which includes lands used as pasture, or lands which were formerly cultivated or used for pasture and which have not yet succeeded to a wetland or woodland plant community.
- Orchards, Nurseries, and Specialty Crops, which includes lands used for orchards, nurseries, sod farms, and specialty crops such as mint, ginseng, and berries.
- Farm Buildings, which includes barns, silos, and other buildings used to store farm equipment or supplies or house farm animals.

The amount of land in agricultural use in the Town was updated to 2006 as part of the LESA analysis. Land uses were also generalized to include farmhouses on agricultural parcels of 20 acres or larger in the “agricultural” land use category. The 2006 land use map is included in Chapter IV.

Farm Production and Revenue

Farm production and revenue inventory data^{4,5} are useful in determining the major types of agricultural products produced and the economic impact of agriculture in Washington County. Agricultural sectors identified in the County and State in 2002, and the amount and percentage of

⁴Data included in this section are 2002 data for Washington County from the USDA National Agricultural Statistics Service unless otherwise noted. Data are reported at the County level, and are not available for local governments. Additional information on County agriculture is available in the report Farmland and Open Space Preservation Tools, prepared by the Washington County Planning and Parks Department, June 2005.

⁵The USDA defines a farm as any place from which \$1,000 or more of agricultural products (crops and livestock) were sold or normally would have been sold during the year under consideration.

Table 12

AGRICULTURAL SOIL CAPABILITY IN THE TOWN OF BARTON AND WASHINGTON COUNTY

Agricultural Soil Capability Class	Town of Barton		Washington County	
	Acres	Percent of Total Area	Acres	Percent of Total Area
Class I Soils	56	0.4	4,971	1.8
Class II Soils	5,376	43.4	144,392	51.8
Class III Soils	2,993	24.2	76,277	27.4
Class IV, V, VI, VII, and VIII Soils and Unclassified Areas...	3,733	30.2	48,609	17.4
Surface Water	219	1.8	4,507	1.6
Total Area	12,376	100.0	278,756	100.0

Source: USDA-Natural Resources Conservation Service and SEWRPC.

Table 13

SOIL PRODUCTIVITY RATINGS FOR CROPLAND (LAND EVALUATION RATINGS) IN THE TOWN OF BARTON AND WASHINGTON COUNTY

Soil Productivity Rating Group	Town of Barton		Washington County	
	Acres	Percent of Total Area	Acres	Percent of Total Area
95-100.....	299	2.4	8,408	3.0
90-94.9.....	1,408	11.4	46,706	16.8
85-89.9.....	873	7.0	34,336	12.3
80-84.9.....	2,104	17.0	42,862	15.4
70-79.9.....	832	6.7	18,605	6.7
60-69.9.....	1,473	11.9	39,111	14.0
Less than 60 or soil not rated..	5,168	41.8	84,221	30.2
Surface water.....	219	1.8	4,507	1.6
Total Acres	12,376	100.0	278,756	100.0

Source: USDA-Natural Resources Conservation Service and SEWRPC.

Table 14

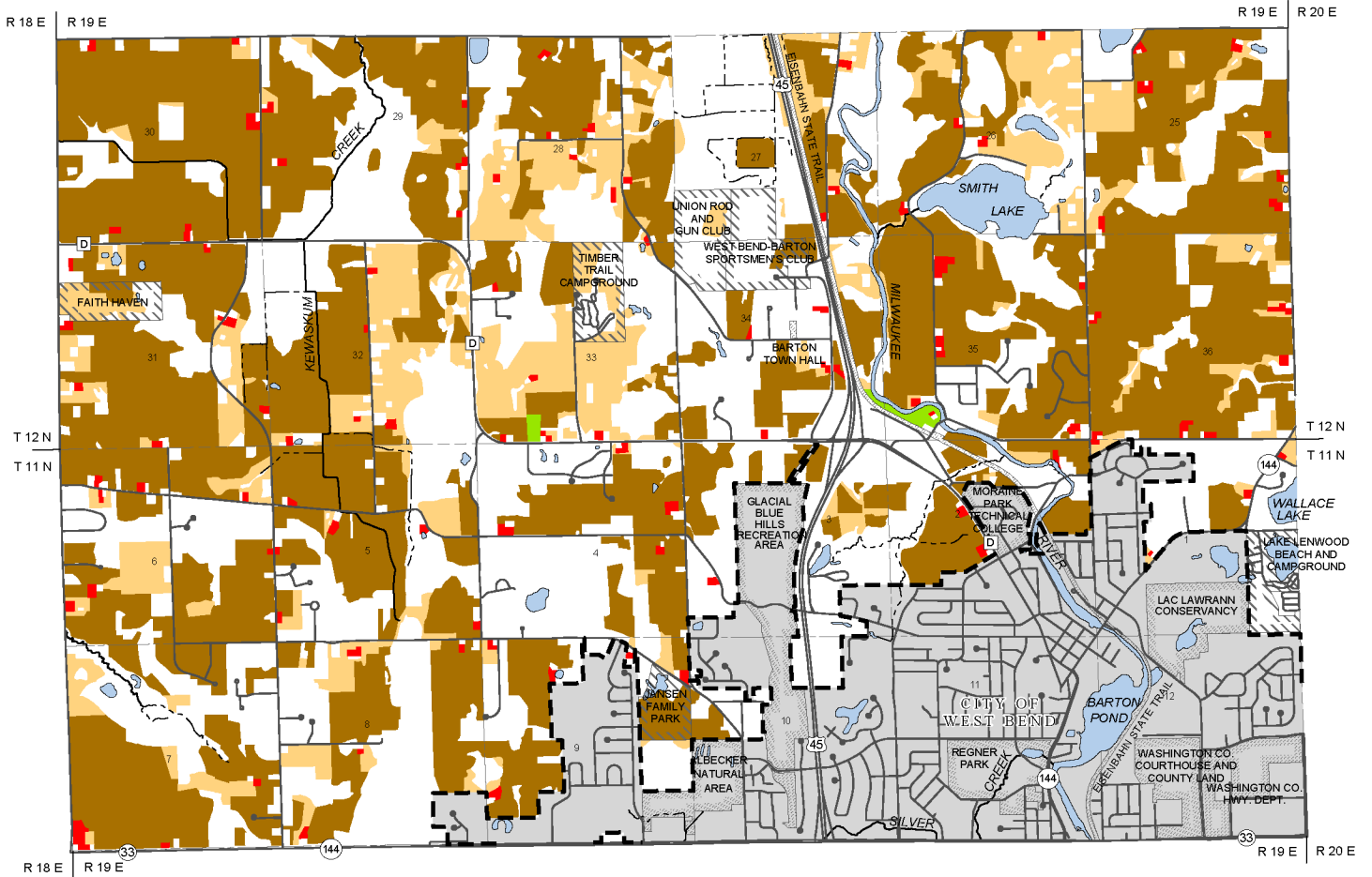
AGRICULTURAL LANDS IN THE TOWN OF BARTON AND WASHINGTON COUNTY: 2000

Agricultural Soil Capability Class	Town of Barton		Washington County	
	Acres	Percent of Total Area	Acres	Percent of Total Area
Cultivated Lands	5,279	78.5	115,662	81.6
Pasture Land and Unused Agricultural Land.....	1,298	19.3	22,408	15.8
Orchards, Nurseries, and Specialty Crops.....	17	0.3	932	0.6
Farm Buildings.....	129	1.9	2,753	2.0
Total	6,723	100.0	141,755	100.0

Source: SEWRPC.

Map 4

EXISTING AGRICULTURAL LANDS IN THE TOWN OF BARTON: 2000



- CULTIVATED LANDS
- PASTURE AND UNUSED AGRICULTURAL LANDS
- ORCHARDS, NURSERIES, AND SPECIALTY CROPS
- FARM BUILDINGS
- SURFACE WATER
- TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.

Source: SEWRPC.

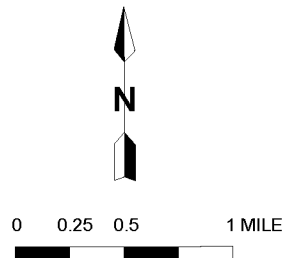


Table 15

AGRICULTURAL SECTORS IN WASHINGTON COUNTY AND WISCONSIN: 2002

Sector	Washington County		State of Wisconsin	
	2002 Sales (in thousands)	Percent of Total Agricultural Revenues	2002 Sales (in thousands)	Percent of Total Agricultural Revenues
Dairy	\$33,100	45.4	\$2,651,000	47.1
Horticulture	14,000	19.2	197,400	3.5
Grains (Crops)	10,600	14.5	893,300	15.9
Cattle and Calves	8,100	11.1	834,900	14.9
Vegetables	1,600	2.3	341,600	6.1
Other	5,500	7.5	705,100	12.5
Total	\$72,900	100.0	\$5,623,300	100.0

Source: USDA-National Agricultural Statistics Service, 2002 Census of Agriculture.

Table 16

FARMS IN WASHINGTON COUNTY AND WISCONSIN BY VALUE OF SALES: 2002

Value of Sales	Washington County		State of Wisconsin	
	Number	Percent	Number	Percent
Less than \$2,500	263	31.2	30,491	39.5
\$2,500 to \$4,999	66	7.8	5,389	7.0
\$5,000 to \$9,999	75	8.9	5,788	7.5
\$10,000 to \$24,999	133	15.7	8,362	10.8
\$25,000 to \$49,999	59	7.0	5,929	7.7
\$50,000 to \$99,999	74	8.8	7,242	9.4
\$100,000 or more	174	20.6	13,930	18.1
Total	844	100.0	77,131	100.0

Source: USDA-National Agricultural Statistics Service, 2002 Census of Agriculture.

Table 17

FARM SIZE IN WASHINGTON COUNTY AND WISCONSIN: 2002

Size (acres)	Washington County		State of Wisconsin	
	Number	Percent	Number	Percent
Less than 10 acres	67	7.9	4,141	5.4
10 to 49 acres	268	31.8	17,152	22.2
50 to 179 acres	314	37.2	29,458	38.2
180 to 499 acres	143	16.9	20,021	25.9
500 to 999 acres	33	3.9	4,465	5.8
1,000 acres or more	19	2.3	1,894	2.5
Total	844	100.0	77,131	100.0

Source: USDA-National Agricultural Statistics Service, 2002 Census of Agriculture.

sales associated with each sector, are set forth in Table 15. Dairy products were the predominant source of agricultural sales in the County in 2002, accounting for about 45 percent of all agricultural sales. A similar percentage, about 47 percent, of agricultural sales Statewide was received from dairy products. Of the 844 farms in the County in 2002, 174 farms, or about 21 percent of all farms, were dairy farms.

Horticulture was the second-largest source of agricultural sales in Washington County in 2002, accounting for just over 19 percent of all sales. Statewide, horticulture accounted for just 3.5 percent of sales. The relative importance of the horticultural industry in the County compared to the State is likely a response to the demand for landscaping material for urban development in the County and in the Milwaukee metropolitan area.

Farms categorized by the total value of all 2002 agricultural sales in the County and the State are set forth in Table 16. Almost one-third (263 farms, or about 31 percent) of all farms in Washington County had a total value of sales of less than \$2,500, compared to about 39 percent of farms Statewide with a total value of sales of less than \$2,500. There were 174 farms, or about 21 percent of farms in the County, with a total value of sales of \$100,000 or more, compared to about 18 percent of State farms with a total value of sales of \$100,000 or more.

Average net income from farm operations in the County in 2002 was \$24,654, which was about 37 percent higher than the State average of \$17,946. In Washington County, farming was the principal occupation of the farm operator on 552 farms, or almost 65 percent, and was not the primary occupation of the farm operator on the remaining 292 farms, or about 35 percent. Statewide, farming was the principal occupation of the farm operator on about 59 percent of farms and was not the principal occupation of the farm operator on the remaining 41 percent of farms.

Number and Size of Farms

The number of farms by size category⁶ in Washington County and Wisconsin in 2002 is set forth in Table 17. As previously noted, there were 844 farms in the County in 2002. The average

⁶Data included in this section includes lands owned by the farmer, not lands the farmer may rent.

County farm size was 154 acres, and the median farm size was 86 acres. This compares to 204 acres and 140 acres, respectively, for farms in the State. Of the 844 farms in the County in 2002, 314 farms, or about 37 percent of all farms, were between 50 and 179 acres in size, and an additional 268 farms, or about 32 percent of all farms, were between 10 and 49 acres in size. Only 52 County farms, or about 6 percent of all County farms, were more than 500 acres in size in 2002.

Farms Enrolled in State and Federal Preservation Programs

There are a number of State and Federal conservation programs that have been created to help protect farmland and related rural land. These programs include the Wisconsin Farmland Preservation Program, Conservation Reserve Enhancement Program (CREP), Soil and Water Resource Management Program (SWRM), Conservation Reserve Program (CRP), and the Wetland Reserve Program (WRP).

Wisconsin Farmland Preservation Program

The Wisconsin Farmland Preservation Program provides income tax credits to eligible farmland owners. The program is administered by County and local governments, but the Wisconsin Land and Water Conservation Board (LWCB) must first certify that the county farmland preservation plan meets the standards specified in Chapter 91 of the *Wisconsin Statutes*. Of the 72 counties in Wisconsin, 70 have certified farmland preservation plans. Washington County's farmland preservation plan was certified in 1981. To be eligible to enroll in the program, farmland must be designated as such in the County Farmland Preservation Plan, must be a minimum of 35 contiguous acres, and must produce a minimum of \$6,000 in gross farm receipts in the previous year or \$18,000 in the previous three years. Farmland owners may participate in one of two ways: through exclusive agricultural zoning (in towns that have adopted an exclusive agricultural district in their zoning ordinance) or through Farmland Preservation Agreements. The Town of Barton has adopted exclusive agricultural zoning; therefore, it is not necessary for individual landowners to enter into a Farmland Preservation Agreement directly with the Department of Agriculture, Trade, and Consumer Protection (DATCP). Contracts are for 10- or 25-year periods. In 2005, there were ten Wisconsin Farmland Preservation Agreements encompassing 1,924 acres of farmland in the Town.

Conservation Reserve Enhancement Program

The Conservation Reserve Enhancement Program (CREP) is a Federal-State-Local partnership between the USDA Farm Services Agency (FSA), the NRCS, the Wisconsin Department of Natural Resources (DNR), DATCP, and participating County Land Conservation Departments (LCD) throughout Wisconsin. The goal of CREP in Washington County is to establish riparian buffers and/or restore wetlands along navigable streams in order to reduce upland sediment (erosion) and pollution from entering surface waters. Agricultural lands that are currently being farmed are eligible for this program through 15-year contracts or through permanent conservation easements. In 2005, there were no CREP agreements in place with any Town landowners.

Soil and Water Resource Management Program

In 2004 the Washington County Land and Water Conservation Division elected to no longer participate in the CREP program; however, through annual grants from the DATCP Soil and Water Resource Management (SWRM) Program, the Land and Water Conservation Division has continued to promote the installation of riparian buffers. Landowners agreeing to the same restrictions required by CREP receive the same financial incentives that were offered through the CREP as CREP Equivalent Payments. Similar to CREP, agricultural lands that are currently being farmed are eligible for this program through 15-year contracts or through permanent conservation easements. In 2005, there were no SWRM agreements in place with any Town landowners.

Conservation Reserve Program

The USDA administers the Conservation Reserve Program (CRP) to help provide water quality protection, erosion control, and wildlife habitat in agricultural areas. Under the CRP, the landowner enters into an agreement to restore or protect lands for a 10-year or longer period in return for cash payments or assistance in making conservation improvements. In 2005, there were 197 CRP contracts in Washington County, encompassing 2,756 acres. (Note: The USDA adopted a policy in 2005 that prohibits the agency from releasing specific data

regarding parcels enrolled in the CRP, so this information cannot be mapped. This policy effectively prevents the identification of the number of CRP agreements, if any, in effect in the Town. The County has appealed the decision to the Washington office of the Farm Services Administration.)

Wetland Reserve Program

The Wetland Reserve Program (WRP) is a program aimed at protecting wetlands on private property. This is typically done by providing a financial incentive to landowners to restore wetlands that have been drained for agricultural use. Landowners who choose to participate in the program may sell a conservation easement to the USDA or enter into a cost-share restoration agreement with the USDA to restore wetlands. The landowner retains private ownership of the wetland area but limits future uses. In 2005, there were two WRP agreements encompassing about 11 acres of land in Washington County. (Note: The USDA adopted a policy in 2005 that prohibits the agency from releasing specific data regarding parcels enrolled in the WRP, so this information cannot be mapped. This policy effectively prevents the identification of the number of WRP agreements, if any, in effect in the Town. The County has appealed the decision to the Washington office of the Farm Services Administration.)

PART 2 - NATURAL RESOURCES

Topography and Geology

The dominant landform in Washington County is the Kettle Moraine, an interlobate moraine, or glacial deposit, formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved across the Great Lakes area approximately 11,000 years ago. The Kettle Moraine is oriented in a general northeast-southwest direction across the County. Some of its features include kames, or conical hills; kettles, which are depressions that mark the site of buried glacial ice blocks which became separated from the retreating main ice mass and which subsequently melted to form depressions; eskers, or long, narrow ridges of drift deposited in tunnels of ice; and abandoned drainageways. The Kettle Moraine forms some of the most attractive and interesting landscapes within the County and is the location of both the highest elevation in the County and the greatest local elevation differences, or relief.

The remainder of the County is covered by a variety of glacial landforms and features, including rolling landscapes of material deposited beneath the glacial ice; terminal moraines, consisting of material deposited at the forward edges of the ice sheet; lacustrine basins, which are former glacial lakes; outwash plains formed by the action of flowing glacial meltwater; drumlins, which are elongated teardrop-shaped mounds of glacial deposits that formed parallel to the flow of the glacier; and eskers. Except for a few isolated spots where dolomite bedrock is exposed at the surface, the entire County is covered with glacial deposits ranging from large boulders to fine grain clays.

The eastern portion of the Town of Barton is located in the Kettle Moraine; the western portion of the Town is largely comprised of glacial till and glacial outwash deposits which formed along the western flanks of the moraine.

Topographical features, particularly slopes, have a direct bearing on the potential for soil erosion and the sedimentation of surface waters. Slope steepness affects the velocity of and, accordingly, the erosive potential of runoff. As a result, steep slopes place moderate to severe limitations on urban development and agricultural activities, especially in areas with highly erodible soil types such as in the Kettle Moraine. About 1,464 acres, or about 12 percent of the Town, have slopes of 20 percent or greater; while about 1,381 acres, or about 11 percent of the Town, have slopes ranging from 12 to 20 percent.

Poorly planned hillside development in areas of steep slopes can lead to high costs for public infrastructure development and maintenance and construction and post-construction erosion problems. Steeply sloped agricultural land may make the operation of agricultural equipment difficult or even hazardous. Development or cultivation of steeply sloped lands is also likely to negatively impact surface water quality through related erosion and sedimentation.

A total of 11 sites of geological importance—seven glacial sites (including the Kettle Moraine) and four bedrock geology sites—were identified in the County in 1994 as part of the regional natural areas plan. The geological sites included in the inventory were selected on the basis of scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. Two of the 11 sites were considered to be of statewide significance and one of these two, the Kettle Moraine, runs in a general north south direction through the eastern portion of the Town of Barton.

Nonmetallic Mineral Resources⁷

Nonmetallic minerals include, but are not limited to, sand, gravel, crushed stone, building or dimension stone, peat, and clay. Nonmetallic mines (quarries and pits) in Southeastern Wisconsin provide sand, gravel, and crushed limestone or dolomite for structural concrete and road building; peat for gardening and horticulture; and dimension stone for use in buildings, landscaping, and monuments. Nonmetallic mineral resources are important economic resources that should be taken into careful consideration whenever land is being considered for development. Mineral resources, like other natural resources, occur where nature put them, which is not always convenient or desirable. Wise management of nonmetallic mineral resources is important to ensure an adequate supply of aggregate at a reasonable cost for new construction and for maintenance of existing infrastructure in the future.

According to the U. S. Geological Survey, each person in the United States uses an average of 9.5 tons of construction aggregate per year (construction aggregate includes sand, gravel, crushed stone, and recycled crushed concrete). Construction of one lane-mile of Interstate Highway uses 20,000 tons of aggregate. Aggregate is heavy and bulky, and is therefore expensive to transport. Having sources of aggregate relatively close (within 25 miles) of a construction project lessens the overall cost of construction. The cost of a ton of aggregate can more than double when it has to be hauled 25 miles or more.

Potential Sources of Sand, Gravel, Clay, and Peat

The location of potential commercially workable sources of sand, gravel, clay, and peat in the Town of Barton is shown on Map 5. This information was developed by the Wisconsin Geological and Natural History Survey (WGNHS) using a variety of sources, including geologic studies,⁸ data from Road Material Survey records collected by WGNHS for the Wisconsin Department of Transportation, information on existing extractive sites, and information on closed extractive sites that were recently active. The sand and gravel potential is categorized as high, medium, and low by the WGNHS based on the glacial geology (Mickelson and Syverson, 1997⁹).

Approximately 6,632 acres in the Town of Barton, or about 54 percent of the Town's total area, have been identified as having a relatively high potential for the location of commercially viable deposits of gravel and coarse- to medium-grained sand. An additional 665 acres, or about 5 percent of the Town, have been identified as having a potential for commercially viable deposits of fine-grained sand. The balance of the Town may contain isolated pockets of commercially viable sand and/or gravel deposits; but overall, the potential for these remaining areas is considered to be relatively low. Some areas that may contain commercially viable deposits of clay and peat have also been identified in the Town.

Potential Sources of Crushed and Building Stone

The location of potential commercially workable sources of stone suitable for crushed or building stone in the Town of Barton is shown on Map 6. This information was developed by the WGNHS based principally upon

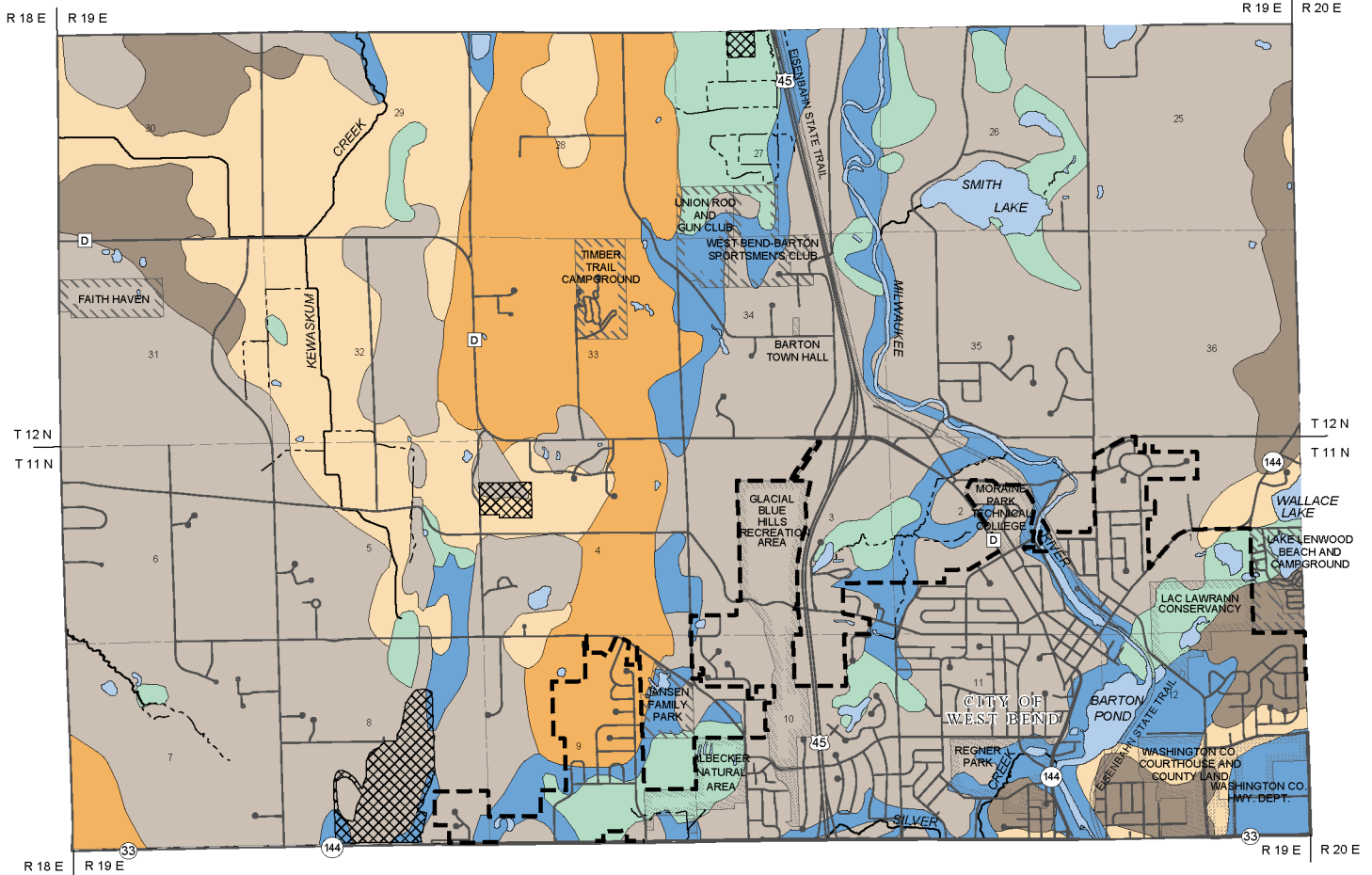
⁷*There are no marketable metallic mining resources in Washington County.*

⁸*Bedrock geology from Preliminary Bedrock Maps of Washington County (WOFR 2004-17) by T. Evans, K. Massie-Ferch, and R. Peters, WGNHS.*

⁹*Mickelson, D. M. and K. M. Syverson, Quaternary Geology of Ozaukee and Washington Counties, Wisconsin, WGNHS Bulletin 91, 1997.*

Map 5

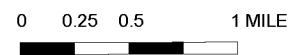
POTENTIAL SOURCES OF SAND, GRAVEL, CLAY, AND PEAT IN THE TOWN OF BARTON AND ENVIRONS



- OUTWASH DEPOSITS**
HIGHEST POTENTIAL FOR SIGNIFICANT DEPOSITS OF GRAVEL AND COARSE TO MEDIUM SAND
- SANDY GLACIAL LAKE DEPOSITS**
POTENTIAL SOURCE OF FINE SAND BUT LOW POTENTIAL FOR GRAVEL
- GLACIAL TILL**
MAY CONTAIN LOCAL ECONOMIC DEPOSITS OF SAND AND GRAVEL. RESOURCE POTENTIAL MEDIUM TO LOW
- GLACIAL LAKE DEPOSITS**
NOT A POTENTIAL SOURCE FOR SAND AND GRAVEL, BUT MAY CONTAIN CLAY DEPOSITS USEFUL FOR CONSTRUCTION
- PEAT AND ORGANIC SEDIMENTS**
NOT A POTENTIAL SOURCE FOR SAND AND GRAVEL, BUT MAY CONTAIN ECONOMIC DEPOSITS OF PEAT
- MODERN STREAM SEDIMENTS**
MAY CONTAIN LOCAL CONCENTRATIONS OF SAND AND GRAVEL, BUT ENVIRONMENTAL ISSUES MAKE DEVELOPMENT IMPRACTICAL. NOT CONSIDERED A SIGNIFICANT FUTURE RESOURCE

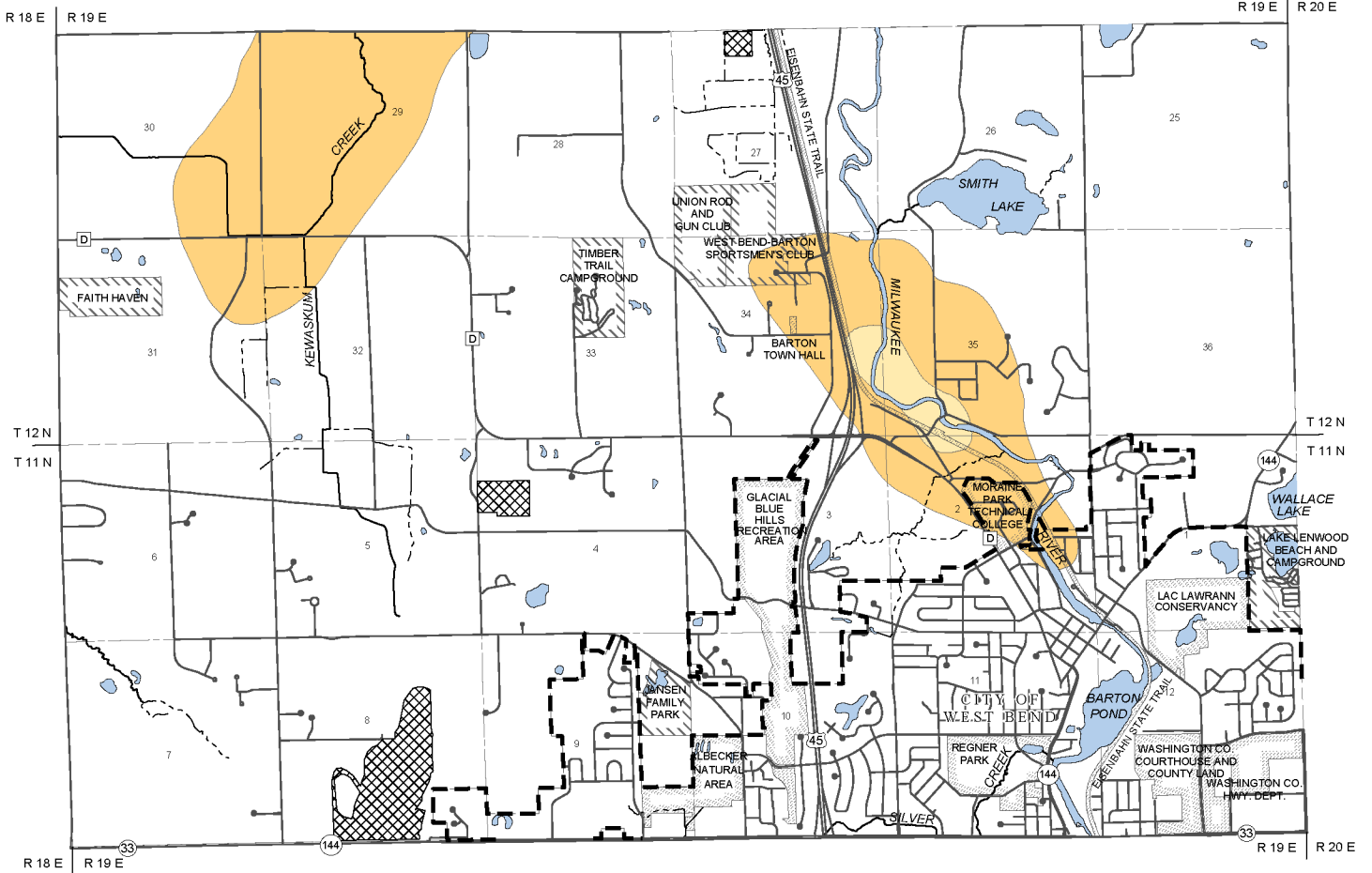
- EXISTING EXTRACTIVE SITE: 2006**
- SURFACE WATER**
- TOWN / CITY BOUNDARY**

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.



Source: Wisconsin Geological and Historical Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czachanski, 2006) and SEWRPC.

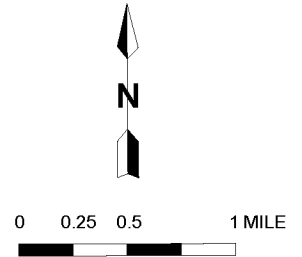
Map 6 POTENTIAL SOURCES OF CRUSHED OR BUILDING STONE IN THE TOWN OF BARTON AND ENVIRONS



- AREAS UNDERLAIN BY SILURIAN DOLOMITE/
LIMESTONE WITHIN 25 FEET. HIGH QUALITY
MATERIAL FOR CRUSHED OR BUILDING STONE
- AREAS UNDERLAIN BY SILURIAN DOLOMITE/
LIMESTONE BETWEEN 25 AND 50 FEET. HIGH
QUALITY MATERIAL FOR CRUSHED OR
BUILDING STONE
- EXISTING EXTRACTIVE SITE: 2006
- SURFACE WATER
- TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP
ARE CURRENT AS OF JANUARY 1, 2006.
CITY OF WEST BEND BOUNDARY IS
CURRENT AS OF JANUARY 1, 2007.

Source: Wisconsin Geological and Historical Survey (Compilation and Resource Potential
Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czachanski, 2006) and SEWRPC.



the identification and mapping of areas underlain by Silurian dolomite within 50 feet of the land surface. Approximately 1,577 acres, or about 13 percent of the Town's area, have been identified as having a potential for the development of commercially viable sources of crushed stone or building stone.

Restrictions on Sand and Gravel Extraction in the Town

Areas identified as potential sources of nonmetallic mineral resources in the Town were analyzed based on Town regulations that limit resource extraction. Map 7 identifies areas where sand and gravel extraction could occur. The mining of sand and gravel is restricted to areas at least 1,200 feet from existing residential areas and at least 500 feet from streams and lakes. There are no setback restrictions from wetlands, but mining is not allowed within wetlands. Based on required setbacks and other restrictions, approximately 475 acres, or about 4 percent of the Town, would be available for potential sand and gravel extraction.

Existing Nonmetallic Mining Sites

There were three active nonmetallic mining sites and two inactive nonmetallic mining sites in the Town in 2007. Table 18 lists the mine operator or current owner and the acreage of areas within existing mining sites that are operational, planned to be mined in the future (and which have an approved reclamation plan), and portions of the sites that have been reclaimed. One of these mining sites, D & G Sod, is used to extract peat; the rest of the mining sites in the Town are used for sand and/or gravel extraction.

Registered Nonmetallic Mining Sites

Chapter NR 135 of the *Wisconsin Administrative Code* establishes a procedure for landowners to register marketable nonmetallic mineral deposits in order to preserve these resources. There was one registered nonmetallic mineral site in Washington County as of December 31, 2006, located in the Town of Jackson.

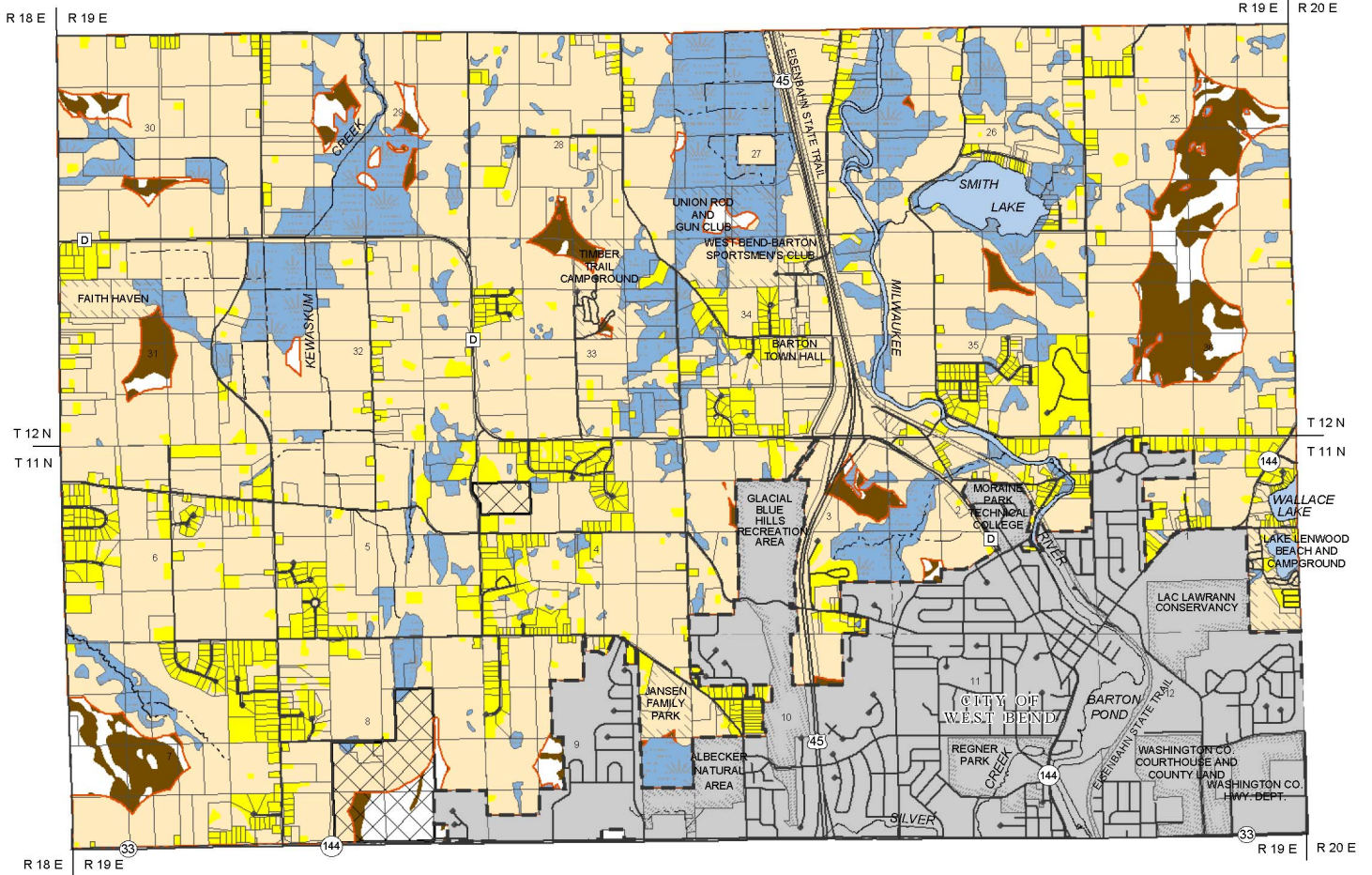
NR 135 defines a marketable nonmetallic mineral deposit as one which can be or is reasonably anticipated to be commercially feasible to mine and which has significant economic or strategic value. The significant economic or strategic value must be demonstrable using geologic, mineralogical or other scientific data, based upon the deposit's quality, scarcity, location, quantity or proximity to a known user. Only the owner of the land (as opposed to the owner of the mineral rights or other partial rights) can register a marketable nonmetallic mineral deposit. The registration must include a legal description of the land and certification and delineation by a registered professional geologist or a registered professional engineer. In making this certification, the geologist or engineer must describe the type and quality of the nonmetallic mineral deposit; the areal extent and depth of the deposit; the manner whereby the deposit's quality, extent, location, and accessibility contribute to its marketability, and the quality of the deposit in relation to current and anticipated standards and specifications for the type of material concerned.

A person wishing to register land pursuant to NR 135 must provide evidence that nonmetallic mining is a permitted or conditional use of the land under zoning in effect on the day notice is provided by the owner to government authorities. A copy of the proposed registration and supporting information must be provided to the applicable zoning authority (the Town of Barton), the County, and the DNR at least 120 days prior to filing the registration. The registration must include a certification by the landowner, which is binding on the landowner and his or her successors in interest, that the landowner will not undertake any action that would permanently interfere with present or future extraction of nonmetallic materials for the duration of the registration.

Notification Requirements

Section 66.1001(4) of the *Statutes* requires any unit of government that prepares and adopts a comprehensive plan to prepare and adopt written procedures to foster public participation. These written procedures must describe the methods the local government will use to distribute proposed elements of a comprehensive plan to owners or persons with a leasehold interest in property to extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is proposed to be changed by the comprehensive plan. Nonmetallic mining operators were notified of the public hearing and offered an opportunity to submit comments to the Town Plan Commission and Town Board. Map 7 was included in this plan as a result of the comments received.

Map 7 POTENTIALLY EXTRACTABLE NONMETALLIC MINERAL DEPOSIT AREAS IN THE TOWN OF BARTON: 2000



- POTENTIALLY EXTRACTABLE SAND AND GRAVEL DEPOSITS
- BUFFER AREA FROM RESIDENTIAL USES (1,200 FEET); STREAMS AND LAKES (500 FEET); WETLANDS (NO BUFFER)
- RESIDENTIAL
- SURFACE WATER
- WETLAND
- EXISTING EXTRACTIVE ZONING
- PARCEL BOUNDARY
- TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI-PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.

Source: West Bend Sand and Stone, Inc., NRCS SSURGO Soil Interpretations, and SEWRPC Year 2000 Land Use Inventory.

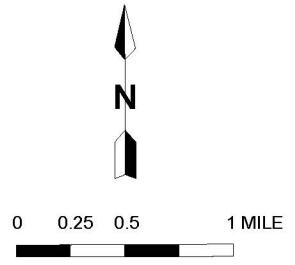


Table 18

NONMETALLIC MINING SITES IN THE TOWN OF BARTON: 2007

Operator/Owner of Mine	Operational Sites (acres)	Planned Sites (acres)	Reclaimed Sites (acres)	Stockpiling Sites (acres)	Not Active – No Plan on File (acres)
Belongia.....	10	17	--	--	--
West Bend Sand & Stone.....	121	--	15	--	--
D & G Sod, LLC.....	4	6	--	--	--
Alan and Diane Bentfield.....	--	--	--	--	7
Kathy Walker.....	--	--	--	--	-- ^a
Total – Five Sites	135	23	15	0	7

^aSite is less than 0.5 acres.

Source: Washington County and SEWRPC.

Water Resources

Surface water resources, consisting of lakes and streams and their associated wetlands, floodplains, and shorelands, form important elements of the natural resource base of the Town. Their contribution to economic development, recreational activity, and scenic beauty is immeasurable. In 2000, there were 219 acres of surface water, 1,639 acres of floodplains, and 1,685 acres of wetlands in the Town.

Both surface water and groundwater are interrelated components of a single hydrologic system. The groundwater resources are hydraulically connected to the surface water resources inasmuch as the former provide the base flow of streams and contribute to inland lake levels. The groundwater resources constitute the major source of supply for domestic, municipal, and industrial water users in Washington County.

Watersheds and Subwatersheds

A subcontinental divide that separates the Mississippi River and the Great Lakes – St. Lawrence River drainage basins crosses Washington County from the Town of Wayne on the north to the Town of Richfield on the south. About 164,684 acres, or 59 percent of the County, are located east of the divide and drain to the Great Lakes – St. Lawrence River system; the remaining 114,072 acres, or 41 percent of the County, drain west to the Mississippi River.

The subcontinental divide not only exerts a major physical influence on the overall drainage pattern of the County, but also carries with it legal constraints that, in effect, prohibit the diversion of any substantial quantities of Lake Michigan water across the divide. Areas east of the divide can utilize Lake Michigan as a source of water supply, with the spent water typically returned to the lake via the sanitary sewerage system. Areas west of the divide must use the groundwater reservoir as the supply source. A recent accord—the Great Lakes Charter Annex—signed by the governors of the eight States bordering the Great Lakes¹⁰ and the premiers of the Canadian provinces of Ontario and Quebec would ban most diversions of Great Lakes water outside the drainage basin, but make limited exceptions for communities and counties that straddle the watershed boundary. The accord must still be approved by the Legislature of each of the eight States and the U. S. Congress before taking effect. If approved, each state and province would develop regulations to carry out the accord.

The majority of the Town, about 93 percent, is located in the Milwaukee River watershed within the Great Lakes – St. Lawrence River drainage basin. The remaining 7 percent, the headwaters area of the Kohlsville River in the southwest corner of the Town, is in the Rock River watershed in the Mississippi River drainage basin.

¹⁰Includes the States of Illinois, Indiana, Michigan, Minnesota, New York, Ohio, Pennsylvania, and Wisconsin.

Lakes and Streams

Major streams are defined as those which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Major streams in the Town include the Milwaukee River, Kewaskum Creek, and the headwaters of the Kohlsville River. Major lakes are defined as those lakes which have a surface area of 50 or more acres. Smith Lake is the only major lake in the Town.

Lakes and streams are readily susceptible to degradation through improper land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, which enter from malfunctioning and improperly located onsite waste treatment systems, from sanitary sewer overflows, from construction and other urban runoff, and from careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas and by the filling of peripheral wetlands, which remove valuable nutrient and sediment traps while adding nutrient and sediment sources. It is important that existing and future development in riparian areas be managed carefully to avoid further water quality degradation and to enhance the recreational and aesthetic values of surface water resources.

Wetlands

Wetlands generally occur in depressions and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained.¹¹ Wetlands may, however, under certain conditions, occur on slopes and even on hilltops. Wetlands perform an important set of natural functions which include support of a wide variety of desirable, and sometimes unique, forms of plant and animal life; water quality protection; stabilization of lake levels and streamflows; reduction in stormwater runoff by providing areas for floodwater impoundment and storage; and protection of shorelines from erosion.

Wetlands identified in SEWRPC's regional land use inventory encompassed about 1,685 acres, or about 14 percent of the Town, in 2000, and are shown on Map 8. The identification of wetlands is based on the Wisconsin Wetlands Inventory completed in 1982, updated to the year 2000 as part of the regional land use inventory. In addition to the wetlands shown on Map 8 certain other areas have been identified by the NRCS as farmed wetlands, which are subject to Federal wetland regulations.

Wetlands and their boundaries are continuously changing in response to changes in drainage patterns and climatic conditions. While wetland inventory maps provide a basis for areawide planning, detailed field investigations are often necessary to precisely identify wetland boundaries on individual parcels. Field investigations are generally conducted at the time a parcel is proposed to be developed or subdivided.

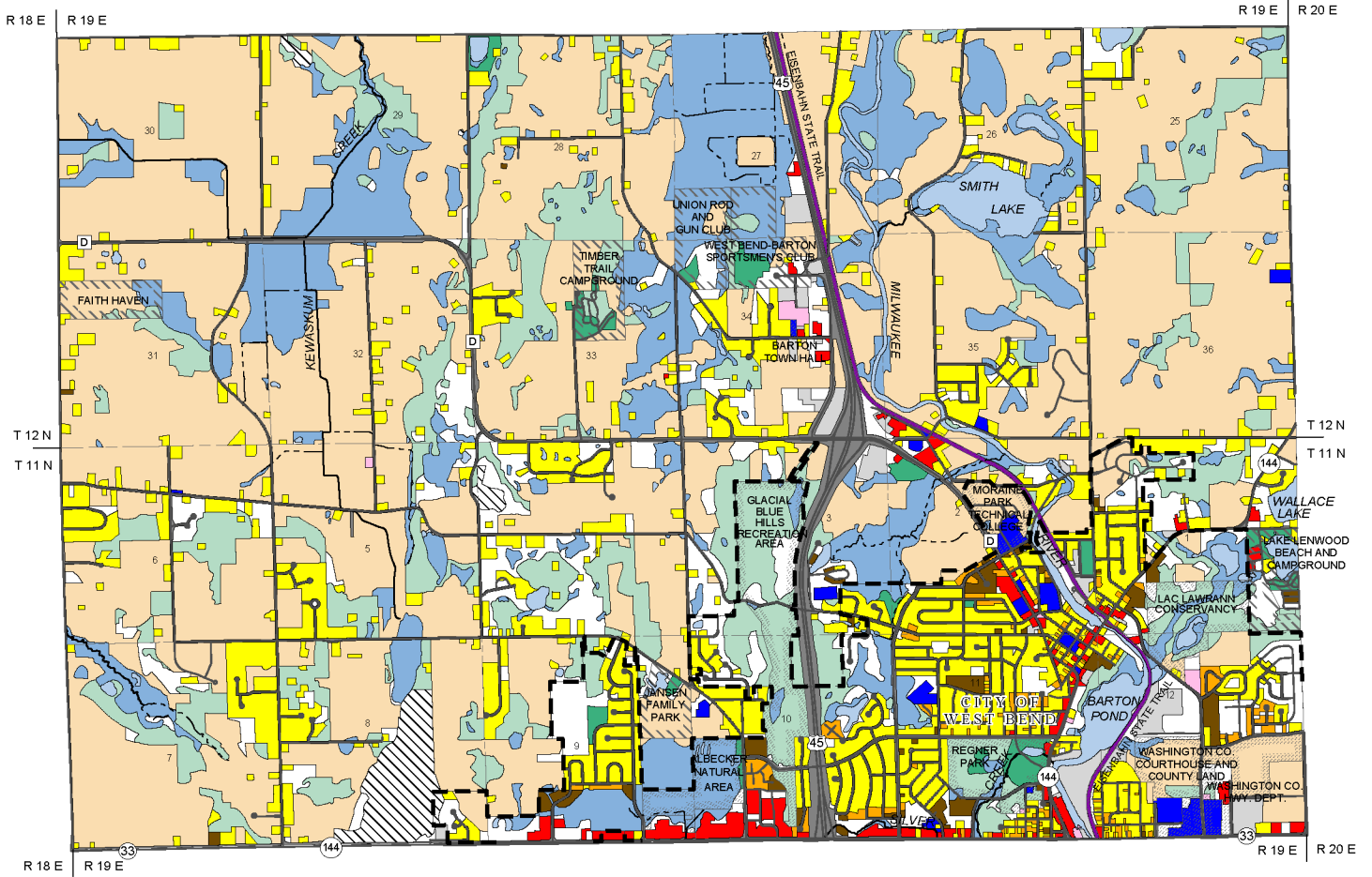
Floodplains


















The floodplains of a river are the wide, gently sloping areas usually lying on both sides of a river or stream channel. The occasional flow of a river onto its floodplain is a normal phenomenon and, in the absence of flood control works, can be expected to occur periodically. For planning and regulatory purposes, floodplains are

¹¹*The definition of "wetlands" used by SEWRPC is the same as that of the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. Under this definition, wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. This definition differs somewhat from the definition used by the DNR. Under the DNR definition, wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. As a practical matter, application of either the DNR definition or the EPA-Army Corps of Engineers-SEWRPC definition has been found to produce relatively consistent wetland identification and delineations in the majority of the situations in southeastern Wisconsin.*

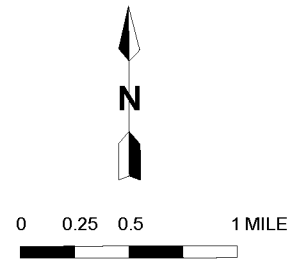
Map 8

LAND USES IN THE TOWN OF BARTON: SPRING 2000



- | | | | |
|---|---|---|--------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | GOVERNMENTAL AND INSTITUTIONAL |
|  | TWO - FAMILY RESIDENTIAL |  | RECREATIONAL |
|  | MULTI - FAMILY RESIDENTIAL AND MOBILE HOMES |  | WOODLANDS |
|  | COMMERCIAL |  | WETLANDS |
|  | INDUSTRIAL |  | SURFACE WATER (OPEN WATER) |
|  | STREETS AND HIGHWAYS |  | AGRICULTURAL |
|  | RAILWAY |  | EXTRACTIVE SITE |
|  | COMMUNICATIONS, UTILITIES, AND OTHER TRANSPORTATION |  | OPEN LANDS |
|  | TOWN / CITY BOUNDARY | | |

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.



Source: SEWRPC.

defined as those areas subject to inundation by the 100-year recurrence interval flood event. This event has a 1 percent chance of being equaled or exceeded in any given year. Floodplains are generally not well suited for urban development because of the flood hazard, the presence of high water tables, and/or the presence of wet soils.

Floodplains in Washington County for which floodplain elevations have been determined through detailed engineering studies were delineated by SEWRPC on large scale topographic maps as part of an update to the Washington County shoreland and floodplain zoning maps completed in 2001. Detailed studies and 100-year flood profiles are available for the Milwaukee River, the Kohlsville River, and Kewaskum Creek. Where flood elevations were not available, approximate floodplain delineations from the FEMA Flood Insurance Rate Maps were mapped on the orthophotos as part of the update to the shoreland and floodplain zoning maps. "Approximate" floodplains are those mapped by FEMA without the support of detailed engineering studies. Floodplains within the Town identified as part of the shoreland and floodplain zoning map update for Washington County encompass 1,639 acres, or about 13 percent of the Town.

The Federal Emergency Management Agency (FEMA) is currently conducting a Map Modernization Program for Washington County which will result in updated FEMA floodplain maps for both incorporated (city and village) and unincorporated (town) areas. Preliminary maps were released in August 2007. Final maps will be available in 2008. The map modernization project will result in new floodplain delineations in some areas and new floodplain maps for the entire County.

Shorelands

Shorelands are defined by the *Wisconsin Statutes* as lands within the following distances from the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond, or flowage; and 300 feet from a river or stream, or to the landward side of the floodplain, whichever distance is greater. In accordance with the requirements set forth in Chapters NR 115 (shoreland regulations) and NR 116 (floodplain regulations) of the *Wisconsin Administrative Code*, the Washington County shoreland and floodplain zoning ordinance restricts uses in wetlands located in the shorelands, and limits the uses allowed in the 100-year floodplain to prevent damage to structures and property, to protect floodwater conveyance areas and to maintain the storage capacity of floodplains. The ordinance also includes restrictions on the removal of vegetation and filling, grading, and excavating within the shoreland area. Most structures must be set back a minimum of 75 feet from the ordinary high-water mark if adjacent to a Class 3 waterbody, 100 feet if adjacent to a Class 2 waterbody, and 125 feet if adjacent to a Class 1 waterbody, although the setbacks along Class 1 and 2 waterbodies may be reduced to 100 feet and 75 feet, respectively, subject to approval of mitigation measures. Shorelands within the Town identified as part of the shoreland and floodplain zoning map update for Washington County encompass 3,196 acres, or about 26 percent of the Town.

State law requires that counties administer shoreland and floodplain regulations in unincorporated areas. Chapter VI provides additional information about the County shoreland and floodplain zoning ordinance and lake and stream classification study.

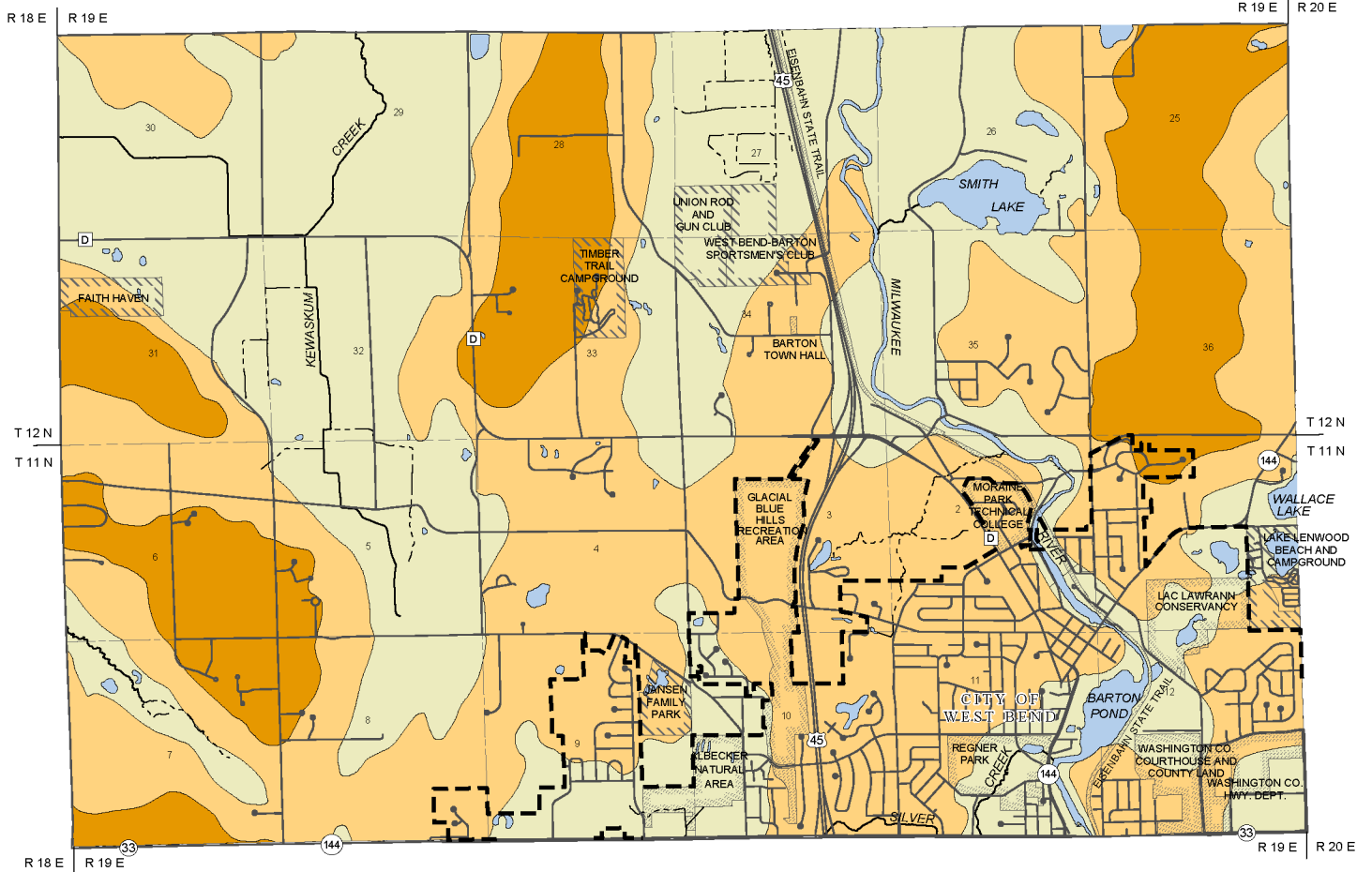
Under Chapter NR 117 of the *Administrative Code*, cities and villages are required to restrict uses in wetlands located in the shoreland area. The provisions of NR 115, which regulate uses in unincorporated portions of the shoreland, apply in cities and villages only in shoreland areas annexed to a city or village after May 7, 1982. The same floodplain regulations set forth in NR 116 for unincorporated areas also apply within cities and villages. Each city and village administers the floodplain regulations within its corporate limits.

Groundwater Resources

Groundwater resources constitute another key element of the natural resource base of the County. Groundwater not only sustains lake levels and wetlands and provides the base flow of streams, but also provides the water supply for domestic, municipal, and industrial water users in Washington County. Map 9 depicts the depth to the water table, or groundwater, in the Town of Barton.

Map 9

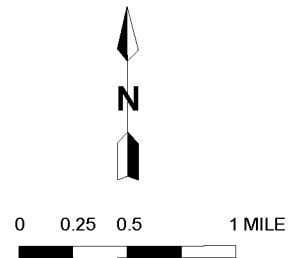
DEPTH TO SHALLOW WATER TABLE IN THE TOWN OF BARTON AND ENVIRONS



- 0 - 25 FEET
- 25 - 50 FEET
- GREATER THAN 50 FEET
- SURFACE WATER
- TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.

Source: Wisconsin Geological and Natural History Survey and SEWRPC.



Groundwater occurs within three major aquifers that underlie the County and the remainder of southeastern Wisconsin. From the land's surface downward, they are: 1) the sand and gravel deposits in the glacial drift; 2) the shallow dolomite strata in the underlying bedrock; and 3) the deeper sandstone, dolomite, siltstone, and shale strata. Because of their proximity to the land's surface and hydraulic interconnection, the first two aquifers are commonly referred to collectively as the "shallow aquifer," while the latter is referred to as the deep aquifer. Within the County, the shallow and deep aquifers are separated by the Maquoketa shale, which forms a relatively impermeable barrier between the two aquifers.

Recharge to groundwater is derived almost entirely from precipitation. Much of the groundwater in shallow aquifers originates from precipitation that has fallen and infiltrated within a radius of about 20 or less miles from where it is found. The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation beyond the western boundary of the County where the sandstone aquifer is not overlain by the Maquoketa Formation and is unconfined.

On the average, precipitation annually brings about 32 inches of water to the surface of Washington County. For the area of the County that would translate into about 660 million gallons per day (mgd) of water averaged over the year (a total of 240,900 million gallons a year). It is estimated that approximately 70 to 80 percent of that total is lost by evapotranspiration. Of the remaining water, part runs off in streams and part becomes groundwater. The average annual groundwater recharge to shallow aquifers varies from about 5 to 15 percent of annual precipitation. To document the utilization of the shallow aquifers in the Region, it may be assumed, for example, that, on the average, 10 percent of the annual precipitation reaches groundwater. Then, the average groundwater recharge in Washington County would be estimated to be 66 mgd. This precipitation will be returned to the shallow aquifer within days or months, depending on the soil. The estimated daily use of groundwater in Washington County in 2000 was 13 mgd, which is about 20 percent of the total amount of groundwater assumed to be recharged in that year. This indicates that there is an adequate annual groundwater recharge to satisfy water demands on the shallow aquifer system in Washington County for years to come on an areawide basis. However, the availability on a localized area basis will vary depending upon usage, pumping system configuration, and groundwater flow patterns. Groundwater modeling¹² indicates small areas of drawdown of five feet or less in the shallow aquifer.

The situation is different for the deep aquifers, where withdrawals of groundwater cause supply/demand imbalance in areas of concentrated use of groundwater, which has resulted in the "mining" of groundwater, and where recharge of the aquifer may take years or even decades, depending on the depth and geology of the aquifer. The deep aquifer levels have decreased from 50 to 150 feet within the County. Most of this decline is due to pumping beyond the County boundaries.

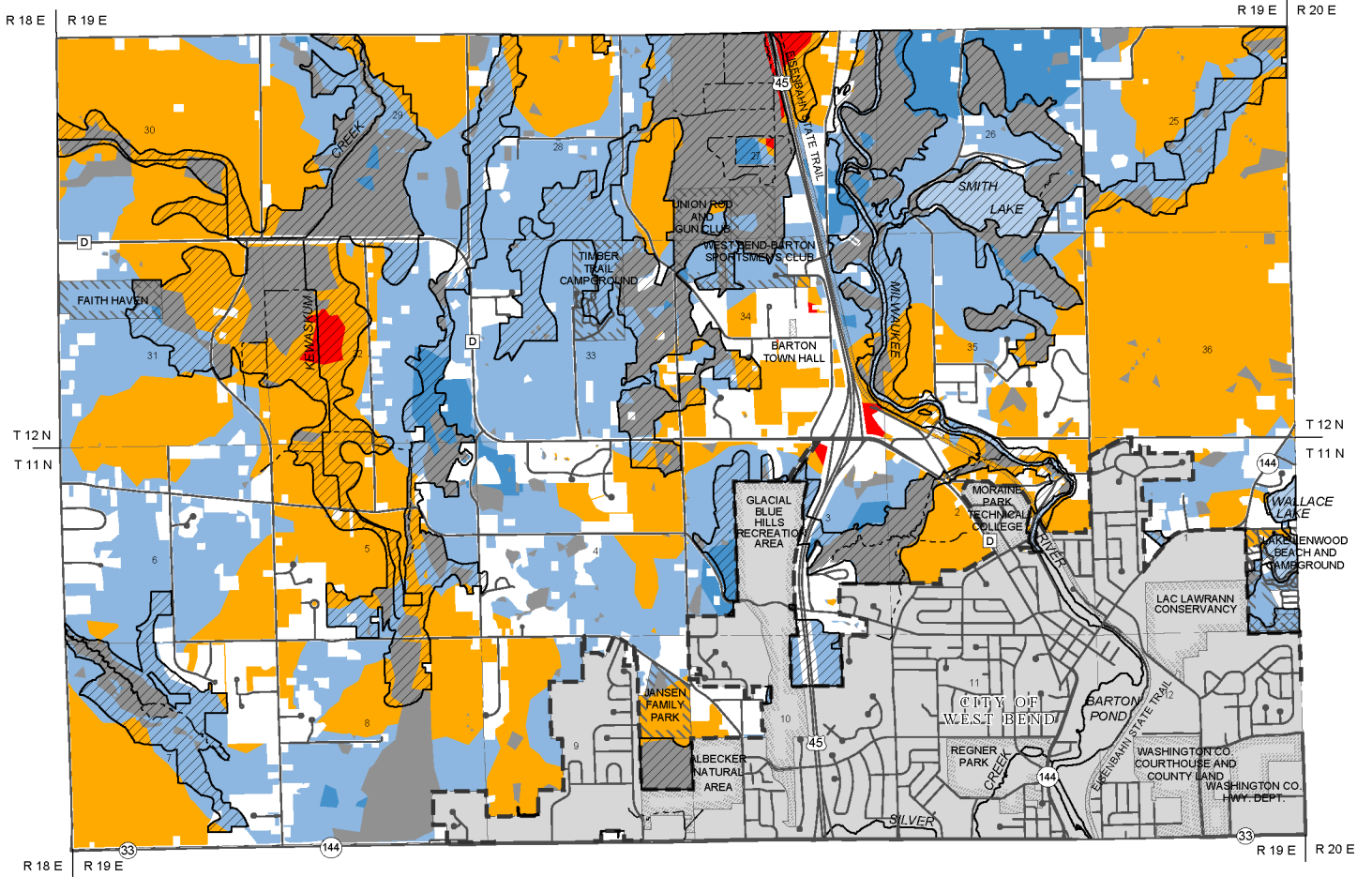
To satisfy future water demands in the Southeastern Wisconsin Region, including Washington County, coordinated regional water resource management is needed, which would optimize the use of ground and surface water. The regional water supply planning program¹³ currently being conducted by the Southeastern Wisconsin Regional Planning Commission will provide guidance in this regard. At the time this comprehensive plan was prepared, areas within Washington County and the remainder of the Region had been analyzed and classified based on their potential for water recharge. The analysis was based on a combination of topography, soil hydrologic groups, soil water storage, and land use. An "average" weather year of 1997 was selected for the analysis, since the amount of precipitation received also affects the amount of water that reaches (and recharges) the groundwater. Areas were placed into the following classifications: very high (more than six inches of recharge per year), high (four to six inches of recharge per year), moderate (three to four inches of recharge per year), and low (less than three inches of recharge per year). Areas for which no soil survey data was available (shown as "undetermined" on Map 10) were not classified, and consist primarily of wetlands.

¹²*Documented in SEWRPC Technical Report No. 41, A Regional Aquifer Simulation Model for Southeastern Wisconsin, June 2005.*

¹³*Documented in SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin (publication pending). The plan is expected to be completed in 2008.*

Map 10

WATER RECHARGE POTENTIAL IN THE TOWN OF BARTON: 2007



- LOW
- MODERATE
- HIGH
- VERY HIGH
- UNDEFINED
- EXISTING URBAN DEVELOPMENT (2006)
- PRIMARY ENVIRONMENTAL CORRIDORS (2000)
AND 100 - YEAR FLOODPLAINS (1981)
- SURFACE WATER
- TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP
ARE CURRENT AS OF JANUARY 1, 2006.
CITY OF WEST BEND BOUNDARY IS
CURRENT AS OF JANUARY 1, 2007.

Source: Wisconsin Geological and Natural History Survey and SEWRPC.

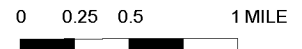


Table 19

CLASSIFICATION OF POTENTIAL WATER RECHARGE AREAS IN THE TOWN OF BARTON: 2007

Water Recharge Classification	Area Within Each Classification		Portion Within Primary Environmental Corridor or Floodplain	
	Acres	Percent ^a	Acres	Percent ^b
Very High.....	430	3.5	106	24.6
High.....	4,786	38.7	954	19.9
Moderate.....	4,995	40.4	649	13.0
Low.....	131	1.0	45	34.3
Urban Development and Undetermined ^c	2,034	16.4	1,692	83.2
Total	12,376	100.0	3,446	27.8

^aPercent of County within each classification.

^bPercent of each classification included in a primary environmental corridor or floodplain.

^cIncludes 21 acres developed with urban uses and 2,013 acres where the recharge potential has not been determined. Areas for which the recharge potential is undetermined are primarily wetlands.

Source: Wisconsin Geological and Natural History Survey and SEWRPC.

Areas in the Town of Barton within each of the recharge classifications are shown on Map 10, and the acreage within each category is listed on Table 19. About 4 percent of the Town is rated “very high” for recharge potential, about 39 percent is rated “high” for recharge potential, and about 40 percent is rated “moderate” for recharge potential.

With the exception of two areas located south of CTH D and west of Wildwood Road, the areas in the Town rated as having “very high” potential for groundwater recharge are designated for agricultural use or for very low density residential use (minimum average density of one home per five or ten acres) on the Town land use plan map (see Chapter IX). Agricultural and rural density residential uses will limit impervious surfaces, and may be expected to protect the water recharge potential of these areas.

Primary environmental corridors and floodplains were overlaid on Map 10 to indicate the correlation between such areas and groundwater recharge

potential. About one-quarter of the areas classified as having very high water recharge potential are located in primary environmental corridors or floodplains, and about 20 percent of areas classified as having high recharge potential are located in primary corridors or floodplains.

Additional information regarding recharge areas and recommendations for their management and protection will be included in the regional water supply plan, which is expected to be available in late 2008.

Forest Resources

Woodlands

With sound management, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, woodlands help maintain a diversity of plant and animal life. The destruction of woodlands, particularly on hillsides, can contribute to excessive stormwater runoff, siltation of lakes and streams, and loss of wildlife habitat. Woodlands identified in the 2000 SEWRPC land use inventory are shown on Map 8. Woodlands are defined as upland areas of one acre or more in area, having 17 or more trees per acre, each deciduous tree measuring at least four inches in diameter 4.5 feet above the ground, and having canopy coverage of 50 percent or greater. Coniferous tree plantations and reforestation projects are also classified as woodlands. In 2000, woodlands encompassed 1,246 acres, or about 10 percent of the Town.¹⁴

Managed Forest Lands

The Managed Forest Law (MFL) is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin with a primary focus on timber production. The MFL offers private owners of woodlands a reduced property tax rate as an incentive to participate. All Wisconsin private woodland owners with at least 10 acres of contiguous forestland in the same city, village, or town are eligible to apply provided the lands meet the following criteria: 1) a minimum of 80 percent of the land must be wooded, 2) the land must be used primarily for growing forest products (agricultural uses such as cropland, pasture, or orchards are not eligible), and 3) there are no recreational uses that interfere with forest management.

¹⁴This data includes upland woods only, not lowland woods classified as wetlands, such as tamarack swamps. Lowland woods may be enrolled in the Managed Forest Law program as discussed in the following section.

Participants enter into a 25 or 50 year contract. A penalty is assessed if an agreement is terminated before its end. Starting with 2008 entries, applications must include a management plan prepared by a person certified by the DNR. If the enrolled property is sold before the agreement period has expired, the new owner can choose one of three options: 1) complete the agreement period with the approved plan, 2) adjust the plan to meet new goals and objectives, or 3) withdraw the land and pay the penalty. Lands can be open or closed to the public, but the tax benefit is substantially greater for enrolled acreage that is open to the public. In 2005, 379 acres of woodlands in the Town (23 acres open to the public – 356 acres closed to the public) were enrolled in the program.

Natural Areas and Critical Species Habitat Sites

A comprehensive inventory of natural resources and important plant and animal habitats was conducted by SEWRPC in 1994 as part of the regional natural areas and critical species habitat protection and management plan. The inventory systematically identified all remaining high-quality natural areas, critical species habitat, and sites having geological significance within the Region. Ownership of identified natural areas and critical species habitat sites in the County were reviewed and updated in 2005.

Natural Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Natural areas are classified into one of three categories: natural areas of statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), and natural areas of local significance (NA-3). Classification of an area into one of these three categories is based on consideration of the diversity of plant and animal species and community type present, the structure and integrity of the native plant or animal community, the uniqueness of the natural features, the size of the site, and the educational value.

A total of eight natural areas, encompassing about 499 acres, have been identified in the Town of Barton. One of the eight sites, the Smith Lake and Wetlands natural area, is classified as a NA-1 site, and encompasses about 132 acres. A 60-acre portion of the Blue Hills Woods, an NA-2 site is also located in the Town. The remaining six sites, encompassing about 307 acres in the Town, are classified as NA-3 sites. The locations of these eight natural areas are shown on Map 11 and are more fully described in Table 20.

Critical Species Habitat and Aquatic Sites

Critical species habitat sites consist of areas outside natural areas that are important for their ability to support rare, threatened, or endangered plant or animal species. Such areas constitute “critical” habitat considered to be important to the survival of a particular species or group of species of special concern. The location of critical species habitat and aquatic sites identified in the Town of Barton are shown on Map 11. One upland site supporting a rare plant species (American gromwell) has been identified in the Town of Barton. The site, Riesch Woods, encompasses 36 acres, and is described in Table 21. There are also five aquatic sites supporting threatened or rare fish species or reptiles (Blanding’s turtle) in the Town. These five sites contain about eight miles of rivers and streams, including portions of the Milwaukee River, and about 95 acres of lake waters. These five aquatic habitat sites are also described in Table 21.

Reestablishment of Forest Interior

In addition to setting forth recommendations for the protection of existing areas with important biological resources, the regional natural areas plan also recommends that efforts be made to reestablish relatively large tracts of grasslands and forest interiors in the Region. Reestablishment of such tracts would serve to provide additional habitat for bird populations, which have been adversely affected by loss of habitat due to development in the Region. Two sites in Washington County, one in the Town of Addison and one in the Town of Trenton, were identified for reestablishment of forest interior.

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been the identification and delineation of those areas in which concentrations of the best remaining elements of

Table 20

NATURAL AREAS IN THE TOWN OF BARTON: 2005^a

Number on Map 11	Area Name	Classification Code ^b	Location	Ownership	Size (acres)	Description and Comments
1	Smith Lake and Wetlands	NA-1 (RSH)	T12N, R19E Sections 26 and 35 Town of Barton	Department of Natural Resources, Town of Barton, and private	132	Shallow lake rich in aquatics bordered by sedge meadow, tamaracks, and good-quality calcareous fens on northeast and east sides
2	Blue Hills Woods	NA-2 (RSH)	T11N, R19E Section 3 and 10 City of West Bend, T11N, R19E Sections 3 and 10 Town of Barton	City of West Bend, Department of Natural Resources, Ozaukee Washington Land Trust, and other private	60 ^c	Relatively large, good-quality mesic and dry mesic woods on glacial topography of significant relief. Recovering from past grazing and selective cutting. Disturbed by construction of USH 45 along east edge
3	Newark Road Wetland	NA-3	T11N, R19E Section 1 Town of Barton	Private	9	A kettle-hole wetland
4	Sunset Park Wetlands	NA-3	T11N, R19E Sections 2 and 3 City of West Bend T11N, R19E Sections 2 and 3 Town of Barton	City of West Bend and private	78 ^d	Disturbed wetland complex containing shallow marsh, fresh (wet) meadow, and a good stand of tag alder (<i>Alnus rugosa</i>)
5	Albecker Park Wetlands	NA-3	T11N, R19E Sections 9 and 10 City of West Bend T11N, R19E Section 9 Town of Barton	City of West Bend and private	31 ^e	Shallow marsh and disturbed fresh (wet) meadow complex with some shrub-carr and scattered lowland hardwoods. Disturbances include water-level changes due to past draining efforts and filling
6	Smith Lake Swamp	NA-3	T12N, R19E Section 35 Town of Barton	Private	38	Mixed lowland hardwood and conifer swamp bordering Smith Lake
7	Lange Hardwoods	NA-3	T12N, R19E Section 28 Town of Barton	Private	53	Good-quality southern mesic hardwood forest on steep kettle moraine topography
8	Wildwood Hardwood Swamp	NA-3	T12N, R19E Sections 33 and 34 Town of Barton	Private	98	A lowland hardwood forest area
Total – 8 Sites		--	--	--	499	--

^aInventory conducted in 1994; ownership information updated in 2005.

^bNA-1 identifies Natural Area sites of statewide or greater significance.
NA-2 identifies Natural Area sites of countywide or regional significance.
NA-3 identifies Natural Area sites of local significance.

RSH, or Rare Species Habitat, identifies those sites which support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources.

^cA portion of the site is located outside the Town, a total of 264 acres.

^dA portion of the site is located outside the Town, a total of 85 acres.

^eA portion of the site is located outside the Town, a total of 91 acres.

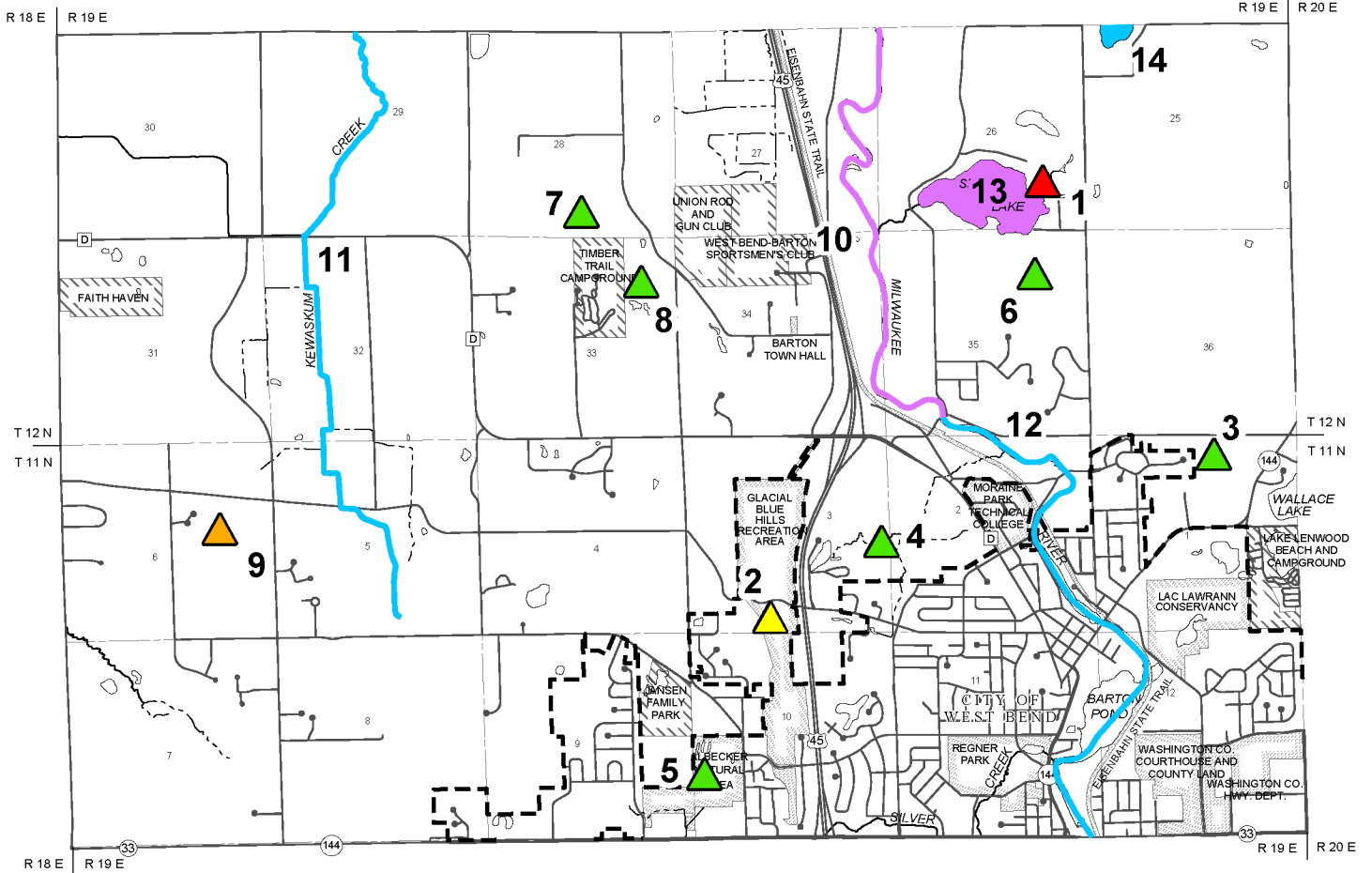
Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.

the natural resource base occur. It has been recognized that preservation of these areas is essential to both the maintenance of the overall environmental quality of the Region and to the continued provision of the amenities required to maintain a high quality of life for residents.

Seven elements of the natural resource base are considered essential to the maintenance of the ecological balance and the overall quality of life in the Region, and served as the basis for identifying the environmental corridor network. These seven elements are: 1) lakes, rivers, and streams and associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly-drained, and organic soils; and 7) rugged terrain and high relief topography. In addition, there are certain other features which, although not a part of the natural resource base, are closely related to the natural resource base and were used to identify areas with recreational, aesthetic, ecological, and natural value. These features include existing park and open space sites, potential park and open space sites, historic sites, scenic areas and vistas, and natural areas.

Map 11

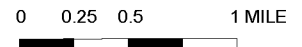
NATURAL AREAS, CRITICAL SPECIES AND AQUATIC HABITAT SITES IN THE TOWN OF BARTON: 1994



- NATURAL AREAS OF STATEWIDE SIGNIFICANCE (NA-1)
- NATURAL AREAS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (NA-2)
- NATURAL AREAS OF LOCAL SIGNIFICANCE (NA-3)
- 5** NATURAL AREA REFERENCE NUMBER (SEE TABLE 20)
- CRITICAL SPECIES HABITAT SITES
- 9** CRITICAL SPECIES HABITAT SITE REFERENCE NUMBER (SEE TABLE 21)

- AQUATIC RIVERS OR STREAMS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (AQ-2)
- AQUATIC RIVERS OR STREAMS OF LOCAL SIGNIFICANCE (AQ-3)
- AQUATIC AREAS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (AQ-2)
- AQUATIC AREAS OF LOCAL SIGNIFICANCE (AQ-3)
- 10** AQUATIC SITE REFERENCE NUMBER (SEE TABLE 21)
- TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI-PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.



Source: Wisconsin Department of Natural Resources and SEWRPC.

Table 21

**CRITICAL SPECIES HABITAT SITES LOCATED OUTSIDE
NATURAL AREAS AND AQUATIC HABITAT AREAS IN THE TOWN OF BARTON: 2005^a**

CRITICAL SPECIES HABITAT SITES

Number on Map 11	Site Name and Classification Code ^b	Location	Site Area (acres)	Ownership	Species of Concern ^c
9	Riesch Woods (CSH-P)	T11N, R19E, Section 6; Town of Barton	36	Private	American gromwell (<i>Lithospermum latifolium</i>) (R)

AQUATIC HABITAT AREAS

Number on Map 11	River, Stream, or Lake	Size ^d	Rank ^e	Description ^f and Comments
10	Milwaukee River downstream from CTH H to Woodford Drive	3.5 miles	AQ-2 (RSH)	Good water quality; critical fish species present
11	Kewaskum Creek	3.5 miles	AQ-3	Good fish population and diversity
12	Milwaukee River downstream from Woodford Drive to STH 33	1.0 miles	AQ-3 (RSH)	Critical fish species present
13	Smith Lake	86 acres	AQ-2 (RSH)	A shallow seepage lake with adjacent high-quality wetlands; an identified Natural Area
14	Staehler Lake	11 acres	AQ-3 (RSH)	Suitable habitat for Blanding's turtle, a threatened species

^aInventories conducted in 1994; ownership information updated in 2005.

^bCSH-P identifies a critical plant species habitat site.

^c"R" refers to species designated as rare or special concern.

^dSize is listed as stream miles for rivers and streams and lake surface area (in acres) for lakes. Includes the length of a river or stream and the area of a lake located within the Town.

^eAQ-2 identifies Aquatic Area sites of countywide or regional significance.

AQ-3 identifies Aquatic Area sites of local significance.

RSH, or Rare Species Habitat, identifies those aquatic areas which support rare, endangered, threatened, or "special concern" species officially designated by the Wisconsin Department of Natural Resources.

^f"Seepage lakes" are lakes which have no inlet or outlet and whose main source of water is direct precipitation and runoff supplemented by groundwater. "Spring lakes" are lakes which have no inlet but do have an outlet and whose main source of water is groundwater flowing directly into the basin and from the immediate drainage area. "Drainage lakes" are lakes that have both an inlet and an outlet and whose main water source is a river or stream.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.

The mapping of these 12 natural resource and resource-related elements results in a concentration of such elements in an essentially linear pattern of relatively narrow, elongated areas that have been termed "environmental corridors" by SEWRPC. Primary environmental corridors include a wide variety of the most important natural resources and are at least 400 acres in size, two miles long, and 200 feet wide. 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 environmental corridors serve to link primary corridors, no minimum area or length criteria apply. Secondary environmental corridors that do not connect primary corridors must be at least 100 acres in size and one mile long. An isolated concentration of natural resource features, encompassing at least five acres but not large enough to meet the size or length criteria for primary or secondary environmental corridors, is referred to as an isolated natural resource area.

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open uses can help reduce flood flows, reduce noise pollution, and maintain air and water quality. Corridor preservation is important to the movement of wildlife and for the movement and dispersal of seeds for a variety of plant species. In addition, because of the many interacting relationships between living organisms and their environment, the destruction and deterioration of any one element of the natural resource base may lead to a chain reaction of deterioration and destruction. For example, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid stormwater runoff and attendant increased flood flows and stages, as well as

destruction of wildlife habitat. Although the effects of any single environmental change may not 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, reduction in groundwater recharge, as well as a decline in the scenic beauty of the County. The importance of maintaining the integrity of the remaining environmental corridors and isolated natural resource areas thus becomes apparent.

The primary environmental corridors in the Town are located along the Milwaukee River and Kewaskum Creek and around Smith Lake. In 2000, as shown on Map 12, 2,810 acres, comprising about 23 percent of the Town, were located within primary environmental corridors. Secondary environmental corridors totaled 309 acres, or about 2 percent of the Town. Isolated natural resource areas within the Town, generally comprised of wooded areas, totaled 343 acres, or about 3 percent of the Town.

Park and Open Space Sites

A comprehensive region wide inventory of park and open space sites was conducted in 1973 under the initial regional park and open space planning program conducted by SEWRPC. The inventory is updated periodically, and was updated in 2005 as part of this planning process. The inventory identified all park and open space sites owned by a public agency, including Federal, State, County, and local units of government and school districts. The inventory also included privately owned outdoor recreation sites such as golf courses, campgrounds, boating access sites, hunting clubs, group camps, and special use outdoor recreation sites. Sites owned by nonprofit conservation organizations, such the Ozaukee Washington Land Trust and the Cedar Lakes Conservation Foundation, were also identified. As of 2005, there were 25,527 acres of park and open space land encompassing about 9 percent of Washington County in fee simple ownership. An additional 1,155 acres were under conservation or other easements intended to protect the natural resources of a site. Information on park and open space sites in the Town of Barton is provided in the following sections.

County and State-Owned Park and Open Space Sites

Washington County

There are no County parks located in the Town. Ridge Run Park in the City and Town of West Bend, Lizard Mound Park in the Town of Farmington, and Sandy Knoll Park in the Town of Trenton are County parks located nearby in adjacent towns. Although it is owned by the Wisconsin Department of Natural Resources, the County has developed and will maintain the Eisenbahn State Trail, a portion of which passes through the Town of Barton.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (DNR) has acquired large areas of park and open space lands in Washington County for a variety of resource protection and recreational purposes. There are two small DNR sites in the Town of Barton: an eight-acre site in Section 10, Township 11 North, Range 19 East acquired as part of the Ice Age Trail Corridor; and a 15-acre site along the western edge of Smith Lake.

Private and Public-Interest Resource Oriented Park and Open Space Sites

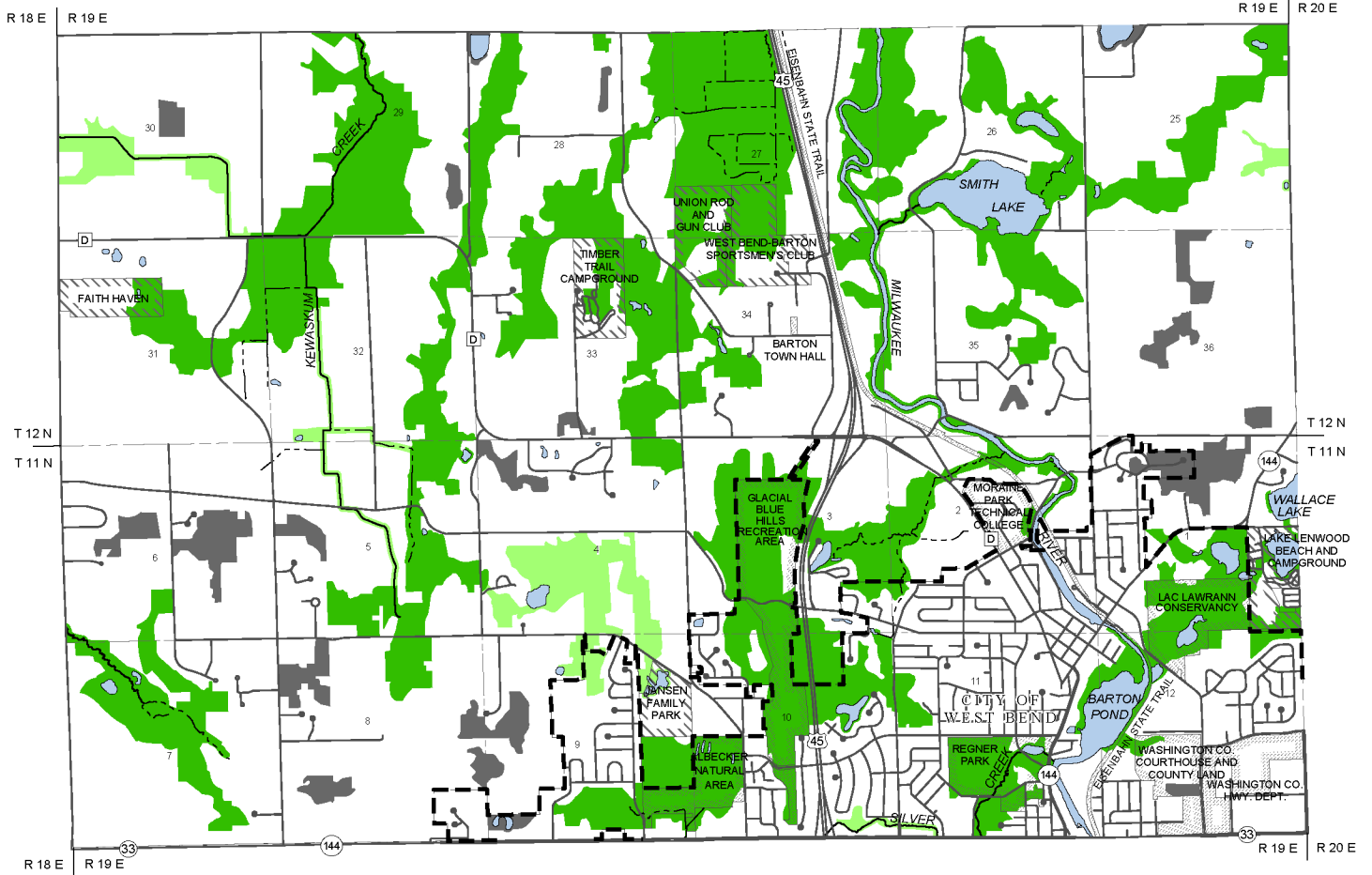
There are a number of conservation organizations active in Washington County, including the Ozaukee Washington Land Trust, the Cedar Lakes Conservation Foundation, The Nature Conservancy, and other non-profit conservation organizations. These organizations acquire lands for resource protection purposes. As of 2005, a six-acre site in Section 34, Township 12 North, Range 19 East, acquired and owned by the Ice Age Park and Trail Foundation, was the only privately owned site of this type in the Town of Barton.

Lands under Protective Easements

Several open space and environmentally sensitive sites in Washington County are protected under conservation easements. These easements are typically voluntary contracts between a private landowner and a land trust or government agency that limit, or in some cases prohibit, future development of the parcel. With the establishment of a conservation easement, the property owner sells or donates the development rights for the property to a land trust or government agency, but retains ownership. The owner is not prohibited from selling the property, but future owners must also abide by the terms of the conservation easement. The purchaser of the easement is responsible for monitoring and enforcing the easement agreement for the property. Conservation easements do

Map 12

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS IN THE TOWN OF BARTON AND ENVIRONS: 2000



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.

Source: SEWRPC.

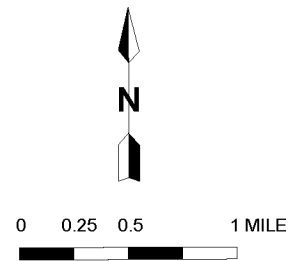


Table 22

PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF BARTON: 2005

Public Sites	Size ^a (acres)
Town of Barton Site Smith Lake Boat Access	1
Private Sites	Size (acres)
Faith Haven	59
Union Rod and Gun Club.....	80
West Bend-Barton Sportsmen's Club	92
Highway 45 Golf	14
Lake Lenwood Beach and Campground	57
Timber Trail Campground.....	77
Jansen Family Park	48
Subtotal – Seven Sites	427
Total – Eight Sites	428

^aSite area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

not require public access to the property, although public access is generally required if Wisconsin stewardship funds or other DNR grant funds are used to acquire the property. There were conservation easements on four sites in the Town in 2005: two DNR easements in Section 26, Township 12 North, Range 19 East totaling 31 acres; a DNR streambank easement of five acres in Section 2, Township 11 North, Range 19 East; and a 58-acre easement held by the Ozaukee Washington Land Trust in Section 35, Township 12 North, Range 19 East.

Town of Barton Park and Open Space Sites

Park and open space sites in the Town are set forth in Table 22. The Town of Barton owns one site of less than one acre used for boat access to Smith Lake.

Commercial and Organizational Park and Open Space Sites

As also set forth in Table 22, there are seven privately-owned park and open space sites in the Town. Together, these seven sites provide a total of 427 acres of park and open space.

PART 3 - CULTURAL RESOURCES

The term cultural resource encompasses historic buildings, structures and sites; archeological sites; and museums. Cultural resources in Washington County have important recreational and educational value. Cultural resources help to provide the County and each of its distinct communities with a sense of heritage, identity, and civic pride. Resources such as historical and archeological sites and historic districts can also provide economic opportunities through tourism.

Historical Resources

As of 2005 there were 22 historic places and districts in Washington County listed on the National Register of Historic Places or the State Register of Historical Places. As shown on Map 13 and as set forth in Table 23, several of these sites were located near the Town of Barton in the City of West Bend and the Town of Farmington. Sites and districts listed on the National and State Registers of Historic Places have an increased measure of protection against degradation and destruction. Listing on the National or State Register requires government agencies to consider the impact of their activities, such as the construction or reconstruction of a highway, or a permit which they issue, on the designated property. If the property would be adversely affected, the agency must work with the State Historic Preservation Officer to attempt to avoid or reduce adverse effects.

The 22 historic places and districts in Washington County listed on the National and State registers of historic places are only a small fraction of the buildings, structures, and districts listed in the Wisconsin Architecture and History Inventory. The Wisconsin Architecture and History Inventory is a database administered by the State Historical Society of Wisconsin of sites that have architectural or historical characteristics that may make them eligible for listing on the National and State registers of historic places. The inventory can be accessed through the State of Wisconsin Historical Society website at www.wisconsinhistory.org/ahi.

In addition to the County historic sites and districts listed on the National and State Registers of Historic Places, 29 sites have been designated as County landmarks by the Washington County Landmarks Commission. None of the County Landmarks thus far designated are located in the Town.

County and local governments may designate landmarks once a landmarks commission or historic preservation commission has been established by ordinance and certified by the State Historical Society. Procedures for designating local landmarks can and do vary depending on the local government. The Washington County Landmarks Commission has developed a simple, yet effective set of landmark designation procedures. First, an application is filed with the County Clerk by the owner of the proposed landmark. The County Landmarks Commission – composed of nine individuals appointed by the County Board Chairperson – then votes on whether to approve or deny the application based on a set of criteria established by the Commission. These criteria aim to protect, enhance, and perpetuate archaeological sites, geological formations, and structures of special historical value or interest. The Landmarks Commission in Washington County is given full authority by the County Board to designate and remove landmarks.

Archaeological Resources

Preservation of archaeological resources is also important in preserving the cultural heritage of Washington County. Like historical sites and districts, significant prehistoric and historic archaeological sites provide the County and each of its communities with a sense of heritage and identity, which can provide for economic opportunities through tourism if properly identified and preserved. Archaeological sites found in Washington County fall under two categories: prehistoric sites and historic sites. Prehistoric sites are defined as those sites which date from before written history. Historic sites are sites established after history began to be recorded in written form (the State Historical Society of Wisconsin defines this date as A.D. 1650).

As of 2005, there were 425 known prehistoric and historic archaeological sites in Washington County listed in the State Historical Society’s Archaeological Sites Inventory, including prehistoric and historic camp sites, villages, and farmsteads; marked and unmarked burial sites; and Native American mounds. There are three mound groups in the Town of Farmington listed on the National Register of Historic Places: the Lizard Mound group, located in and adjacent to Lizard Mound County Park, the Glass mound group, and the Susen-Backhaus mound group. These three mound groups together are classified as the “Island” Effigy mound district listed on the National Register.

An additional mound group in the County was recently acquired by the City of West Bend and incorporated into Quaas Creek Park. This group, known as the Joedike Mound group, is located near the confluence of Quaas Creek and the Milwaukee River on the east side of the City of West Bend.

Local Historical Societies and Museums

The Town of Barton does not have a local historical society; however, the resources of the Washington County Historical Society, itself affiliated with the State Historical Society of Wisconsin, are available to Town residents. The County Society operates several historic sites within the County, including the Old Courthouse and the Old Jailhouse Museums in the City of West Bend. The museums include interactive and interpretive galleries and a research center. The Washington County Historical Society is also working to convert the St. Agnes Convent in the Town of Barton to a museum over the next few years. This site consists of three buildings constructed in the mid-19th century. Other museums in Washington County include the Wisconsin Automotive Museum in the City of Hartford and the West Bend Art Museum in the City of West Bend.

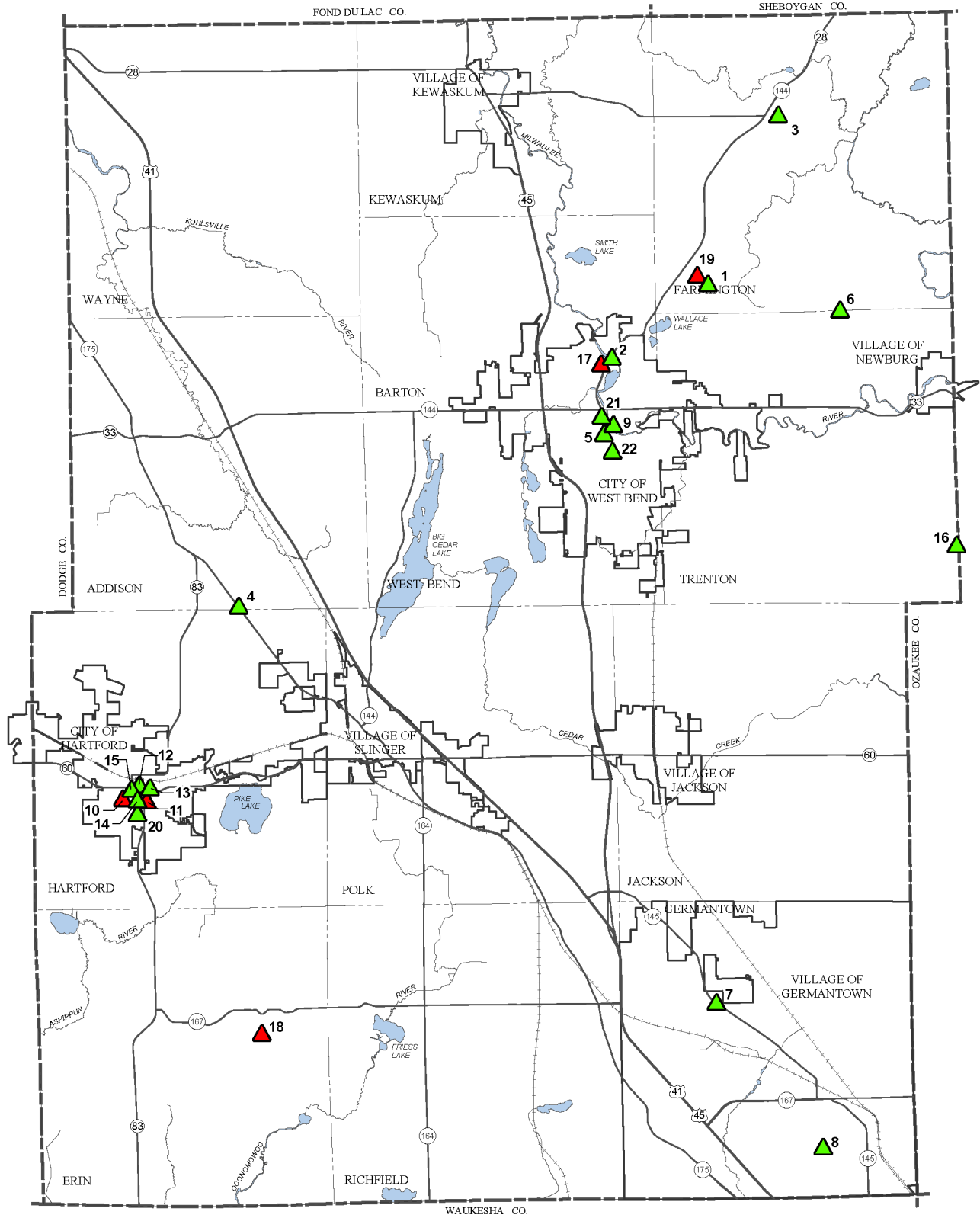
SUMMARY

This chapter provides inventory information on existing agricultural, natural, and cultural resources in the Town of Barton. Information regarding soil types, existing farmland, farming operations, topography and geology, water resources, forest resources, natural areas and critical species habitat sites, environmental corridors, park and open space sites, historical resources, archeological resources, and nonmetallic mining resources is included in this chapter. The planning recommendations set forth in the Agricultural, Natural, and Cultural Resources Element chapter are directly related to the inventory information presented in this chapter. Inventory findings include:

- There are six soil associations present in the Town of Barton: the Brookston-Pella-Lamartine association, the Casco-Fox-Rodman association, the Casco-Hochheim-Sisson association, the Colwood-Boyer-Sisson association, the Hochheim-Theresa association, and the Houghton-Palms-Adrian association.

Map 13

HISTORIC SITES AND DISTRICTS IN WASHINGTON COUNTY LISTED ON THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES: 2005



- ▲ HISTORIC DISTRICTS
- ▲ HISTORIC SITES
- 16** SITE REFERENCE NUMBER (SEE TABLE 23)
- SURFACE WATER

Source: Washington County and SEWRPC.

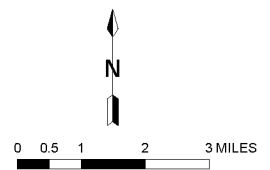


Table 23

**HISTORIC SITES AND DISTRICTS IN WASHINGTON COUNTY LISTED
ON THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES: 2005**

Number on Map 13	Site Name	Location	Year Listed
1	Lizard Mound Park	T12N, R20E, Section 32 - Town of Farmington	1970
2	Gadow's Mill	1784 Barton Avenue, City of West Bend	1974
3	St. John of God Roman Catholic Church, Convent, and School	1488 Highland Drive, Town of Farmington	1979
4	Ritger Wagonmaking and Blacksmith Shop.....	4928 STH 175, Town of Addison	1982
5	Washington County Courthouse and Jail.....	320 S. 5 th Avenue, City of West Bend	1982
6	St. Peter's Church	1010 Newark Drive, Town of Farmington	1983
7	Christ Evangelical Church	W188 N12808 Fond du Lac Avenue, Village of Germantown	1983
8	Jacob Schunk Farmhouse	Donges Bay Road, Village of Germantown	1983
9	Leander F. Frisby House.....	304 S. Main Street, City of West Bend	1985
10	Kissel's Addition Historic District.....	T10N, R18E, Section 20 - City of Hartford	1988
11	Kissel's Wheelock Addition Historic District	T10N, R18E, Section 21 - City of Hartford	1988
12	George A. Kissel House	215 E. Sumner Street, City of Hartford	1988
13	Louis Kissel House.....	407 E. Sumner Street, City of Hartford	1988
14	Otto P. Kissel House	124 South Street, City of Hartford	1988
15	William L. Kissel House.....	67 South Street, City of Hartford	1988
16	St. Augustine Catholic Church and Cemetery	CTH Y, Town of Trenton	1990
17	Barton Historic District.....	T11N, R19E, Section 11 - City of West Bend	1992
18	Holy Hill	1525 Carmel Road, Town of Erin	1992
19	Washington County "Island" Effigy Mound District.....	T12N, R20E, Sections 29, 32, 33 - Town of Farmington	1996
20	Schwartz Ballroom	150 Jefferson Avenue, City of Hartford	1998
21	West Bend Post Office	607 Elm Street, City of West Bend	2000
22	Amity Leather Products Company Factory	723-735 S. Main Street, City of West Bend	2002

Source: *The State Historical Society of Wisconsin, Washington County, and SEWRPC.*

- Approximately 28 percent of the Town of Barton is covered by hydric, or saturated, soils, generally associated with stream beds and wetland areas. Although hydric soils are generally unsuitable for development, they may serve as important locations for the restoration of wetlands, as wildlife habitat, and for stormwater detention.
- The U.S. Natural Resources Conservation Service (NRCS) has created a land evaluation and site analysis (LESA) system to help identify areas to be preserved for farmland. LESA is a numeric system for rating potential farmland preservation areas by evaluating soil quality (LE or land evaluation) and geographic variables (SA or site assessment). To develop the LE rating the NRCS rated each soil type in Washington County and placed the rated soils into groups ranging from the best suited to the worst suited for cropland use. The land evaluation component considers slope, the agricultural capability class of the soil, and the productivity of the soil for corn and soybeans.
- Lands used for agriculture were identified in the SEWRPC 2000 land use inventory and include all croplands, pasture lands, orchards, nurseries, and non-residential farm buildings. In 2000, agricultural lands occupied about 6,723 acres, or approximately 54 percent of the Town's area. Cultivated lands were the predominant type of agricultural use in the Town in 2000, accounting for about 79 percent of all agricultural land.
- Washington County farms produce a varied array of agricultural products including many varieties of crops and livestock. Dairy was the predominant source of agricultural revenue in the County in 2002, accounting for 45 percent of the agricultural revenue. There were 174 farms, or about 21 percent of all farms in the County, with a total value of agricultural sales of \$100,000 or more in 2002.
- There were 844 farms in Washington County in 2002. The average farm size in the County was 154 acres in 2002, while the median farm size was 86 acres. This compares to 204 acres and 140 acres, respectively, for farms in the State.

- In 2005, there were ten Wisconsin Farmland Preservation Agreements encompassing 1,924 acres of farmland in the Town. Because the Town has adopted exclusive agricultural zoning, it is not necessary for the farmland owner to enter into a direct contract with the Department of Agriculture, Trade, and Consumer Protection (DATCP).
- The dominant landform in Washington County is the Kettle Moraine, an interlobate moraine, or glacial deposit, formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved across the Great Lakes area approximately 11,000 years ago. The eastern portion of the Town of Barton is located in the Kettle Moraine; the western portion of the Town is largely comprised of glacial till and glacial outwash deposits along the western flanks of the Moraine.
- About 1,464 acres, or about 12 percent of the Town, have slopes of 20 percent or greater; while about 1,381 acres, or about 11 percent of the Town, have slopes ranging from 12 to 20 percent. Poorly planned hillside development in areas of steep slopes can lead to high costs for public infrastructure development and maintenance and construction and post-construction erosion problems. Steeply sloped agricultural land may make the operation of agricultural equipment difficult or even hazardous. Development or cultivation of steeply sloped lands is also likely to negatively impact surface water quality through related erosion and sedimentation.
- Approximately 6,632 acres, or about 54 percent of the Town, have been identified as having a relatively high potential for the location of commercially viable deposits of gravel and coarse- to medium-grained sand. An additional 665 acres, or about 5 percent of the Town, have been identified as having a potential for commercially viable deposits of fine-grained sand. Approximately 1,577 acres, or about 13 percent of the Town, have been identified as having a potential for the development of commercially viable sources of crushed stone or building stone.
- There were three active nonmetallic mining sites and two inactive nonmetallic mining sites in the Town in 2007. Chapter NR 135 of the *Wisconsin Administrative Code* provides a procedure for landowners to register marketable nonmetallic mineral deposits in order to preserve these resources; however, as of December 31, 2006, there were no sites *registered* as having marketable nonmetallic mineral deposits.
- There are approximately 219 acres of surface water, approximately 1,639 acres of floodplains, approximately 1,685 acres of wetlands, and approximately 3,196 acres of shorelands in the Town. Both surface water and groundwater are interrelated components of a single hydrologic system.
- The majority of the Town, about 93 percent, is located in the Milwaukee River watershed within the Great Lakes – St. Lawrence River drainage basin. The remaining 7 percent, the headwaters area of the Kohlsville River in the southwest corner of the Town, is in the Rock River watershed in the Mississippi River drainage basin. The subcontinental divide not only exerts a major physical influence on the overall drainage pattern of the Town and County, but also carries with it legal constraints that, in effect, prohibit the diversion of any substantial quantities of Lake Michigan water across the divide.
- Major streams in the Town include the Milwaukee River, the Kohlsville River, and Kewaskum Creek. Smith Lake is the only major lake located in the Town.
- The Managed Forest Law (MFL) is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin with a primary focus on timber production. In 2005, there were about 379 acres of forestlands in the Town enrolled in this program.
- Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Eight natural areas, encompassing about 499 acres, have been identified in the Town.
- Critical species habitat sites consist of areas outside natural areas which are important for their ability to support rare, threatened, or endangered plant or animal species. One upland forest site of 36 acres, supporting a rare plant species (American gromwell) has been identified in the Town. There are also five aquatic sites, containing about eight miles of rivers and streams and 97 acres of lake water, supporting threatened or rare fish species in the Town.

- Two sites in Washington County have been identified as sites suitable for possible future reestablishment of forest interior. One of these sites is located in the Town of Addison and the other is in the Town of Trenton.
- Environmental corridors and isolated natural resource areas include the best remaining woodlands, wetlands, plant and wildlife habitat areas, and other natural resources and have truly immeasurable environmental and recreational value. Environmental corridors and isolated natural resource areas are identified by SEWRPC and classified depending on their size. Primary environmental corridors are at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors are between 100 and 400 acres in size and at least one mile in length except where secondary corridors serve to link primary environmental corridors, in which case no minimum area or length criteria apply. Isolated natural resource areas are between five and 100 acres in size and at least 200 feet in width.
- The primary environmental corridors in the Town are located along the Milwaukee River and Kewaskum Creek and around Smith Lake. In 2000, 2,810 acres, encompassing about 23 percent of the Town, were located within primary environmental corridors. Secondary environmental corridors totaled 309 acres, or about 2 percent of the Town. Isolated natural resource areas within the Town totaled 343 acres, or about 3 percent of the Town.
- There are no County parks located in the Town. Ridge Run Park in the City and Town of West Bend, Lizard Mound Park in the Town of Farmington, and Sandy Knoll Park in the Town of Trenton are County parks located in nearby adjacent towns.
- In 2005, the DNR owned two small park and open space sites in the Town of Barton: an 8-acre site in Section 10, Township 11 North, Range 19 East acquired as part of the State Ice Age Trail; and a 15-acre site along the western edge of Smith Lake. In addition, there were DNR conservation easements on three sites in the Town in 2005: two easements in Section 26, Township 12 North, Range 19 East totaling 31 acres; and a streambank easement of 5 acres in Section 2, Township 11 North, Range 19 East.
- The Town owns one park and open space site; a boat access site on Smith Lake. There are also seven privately-owned park and open space sites in the Town. Together, these eight sites provide about 427 acres of park and open space.
- There are a number of conservation organizations active in Washington County, including the Ozaukee Washington Land Trust, the Cedar Lakes Conservation Foundation, The Nature Conservancy, and other non-profit conservation organizations. One conservation organization of this type, the Ice Age Park and Trail Foundation currently owns a 6-acre site in the Town. In addition, the Ozaukee Washington Land Trust holds a conservation easement on a 58-acre site in the Town.
- As of 2005, there were no Town of Barton sites among the 22 Washington County historic structures, sites, and districts listed on the National Register of Historic Places and the State Register of Historical Places. In addition to those historic structures, sites, and districts listed on the National and State Registers, 29 sites have been designated as County landmarks by the Washington County Landmarks Commission. None of these County Landmarks are located in the Town.
- As of 2005, there were 425 known prehistoric and historic archaeological sites in Washington County listed in the State Historical Society's Archaeological Sites Inventory, including prehistoric and historic camp sites, villages, and farmsteads; marked and unmarked burial sites; and Native American mounds. One archaeological site, consisting of three mound groups, is listed on the National Register of Historic Places.
- There are no local historical societies located in the Town; however the resources and facilities of the Washington County Historical Society, which is in turn affiliated with the State Historical Society of Wisconsin, are available to Town residents.

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Chapter IV

INVENTORY OF EXISTING LAND USES

EXISTING LAND USES

SEWRPC periodically conducts a detailed land use inventory of the seven-county Region to inventory and monitor urban growth and development occurring over time. The land use inventory places all land and water areas into one of 66 land use categories. The most current detailed land use inventory was conducted in 2000. The 2000 land use inventory was updated to produce a more generalized map reflecting land uses existing at the end of 2006.

Land Use Trends

The number of acres in various land use categories in the Town of Barton in 1980, 1990, and 2000 is shown on Table 24. Table 24 also includes the acreage and percentage changes in each land use category between 1980 and 2000, and for intervening time periods.

Between 1980 and 2000, the amount of land used for urban uses, including residential, commercial, industrial, and transportation uses, increased by about 558 acres, from about 1,187 acres to about 1,745 acres, or about 47 percent. The amount of land used for residential, commercial, and industrial purposes nearly doubled during this time period. Most of the increase was due to single-family residential development, which increased by 312 acres, or about 51 percent, between 1980 and 2000.

The percentage of land classified as “nonurban” decreased by about 5 percent between 1980 and 2000. Much of the land developed for urban uses between 1980 and 2000 was converted from agricultural to urban use. The amount of land used for agriculture decreased by about 916 acres, or by about 12 percent. The number of acres in the “open lands” category, that is, lands that are vacant and apparently unused, increased by about 260 acres during the 1980 to 2000 period. Much of the increase in the “open lands” category is likely due to land being taken out of agriculture. The acreage of woodlands, wetlands, and surface waters increased by about 2 percent between 1980 and 2000. The area within quarries increased by about 46 percent, from 104 acres in 1980 to 152 acres in 2000.

Land Uses in 2000

Urban Land Uses

Urban land uses within the Town in 2000 included residential; commercial; industrial; governmental and institutional; recreational; and transportation, communication, and utility uses. As indicated in Table 24 and on Map 2 in Chapter III, urban land uses encompassed about 1,745 acres, or about 14 percent of the Town.

Table 24

LAND USE TRENDS IN THE TOWN OF BARTON: 1980-2000

Land Use Category	Area (Acres)			Change in Area					
	1980	1990	2000 ^a	1980-1990		1990-2000		1980-2000	
				Acres	Percent Change	Acres	Percent Change	Acres	Percent Change
Urban									
Residential									
Single-Family.....	610	722	922	112	18.4	200	27.7	312	51.1
Two-Family.....	--	--	--	--	--	--	--	--	--
Multi-Family.....	3	3	5	--	--	2	66.7	2	66.7
Mobile Homes.....	3	4	5	1	33.3	1	25.0	2	66.7
Subtotal	616	729	932	113	18.3	203	27.8	316	51.3
Commercial.....	27	28	30	1	3.7	2	7.1	3	11.1
Industrial.....	25	38	59	13	52.0	21	55.3	34	136.0
Transportation, Communications, and Utilities									
Arterial Street Rights-of-Way.....	90	183	247	93	103.3	64	35.0	157	174.4
Nonarterial Street Rights-of-Way.....	313	322	344	9	2.9	22	6.8	31	9.9
Railroad Rights-of-Way.....	44	43	35	-1	-2.3	-8	-18.6	-9	-20.5
Communications and Utilities and Other Transportation.....	5	8	10	3	60.0	2	25.0	5	100.0
Subtotal	452	556	636	104	23.0	80	14.4	184	40.7
Governmental and Institutional.....	12	12	18	--	--	6	50.0	6	50.0
Recreational.....	55	64	70	9	16.4	6	9.4	15	27.3
Urban Subtotal	1,187	1,427	1,745	240	20.2	318	22.3	558	47.0
Nonurban									
Natural Resource Areas									
Woodlands.....	1,209	1,195	1,246	-14	-1.2	51	4.3	37	3.1
Wetlands.....	1,659	1,706	1,685	47	2.8	-21	-1.2	26	1.6
Surface Water.....	230	237	219	7	3.0	-18	-7.6	-11	-4.8
Subtotal	3,098	3,138	3,150	40	1.3	12	0.4	52	1.7
Agricultural.....	7,639	7,134	6,723	-505	-6.6	-411	-5.8	-916	-12.0
Landfills.....	2	2	--	--	--	-2	-100.0	-2	-100.0
Quarries.....	104	124	152	20	19.2	28	22.6	48	46.2
Open Lands.....	346	551	606	205	59.2	55	10.0	260	75.1
Nonurban Subtotal	11,189	10,949	10,631	-240	-2.1	-318	-2.9	-558	-5.0
Total	12,376	12,376	12,376	--	--	--	--	--	--

Note: The data above is based on the land that was in the Town in 2000. The actual acreage of the Town was 13,244 acres in 1980, 12,969 acres in 1990, and 12,377 acres in 2007.

^aAs part of the regional land use inventory for the year 2000, the delineation of existing land use was referenced to real property boundary information not available for prior inventories. This change increases the precision of the land use inventory and makes it more usable to public agencies and private interests throughout the Region. As a result of the change, however, year 2000 land use inventory data are not strictly comparable with data from the prior inventories. The most significant effect of the change is the increase to the transportation, communication, and utilities category due to the use of actual street and highway rights-of-way as part of the 2000 land use inventory, as opposed to the use of narrower estimated rights-of-way in prior inventories. This treatment of streets and highways generally diminishes the area of adjacent land uses traversed by those streets and highways in the 2000 land use inventory relative to prior inventories.

Source: SEWRPC.

Residential

In 2000, residential land comprised the largest urban land use category in the Town. Residential uses encompassed 932 acres, or about 53 percent of all urban land and about 8 percent of the Town. The land use inventory identifies single-family, multi-family, and mobile homes within the Town. The majority of residential land use was single-family homes, occupying 922 acres, or about 99 percent of all residential uses. Five acres were developed with mobile homes on the north side of STH 33 in the southwest portion of the Town, and about five acres on the east side of USH 45 south of CTH D were developed with multi-family buildings.

Commercial

In 2000, commercial land encompassed about 30 acres, or about 2 percent of all urban land and less than 1 percent of the Town. Commercial uses were concentrated within the hamlet of Young America, near CTH D, and adjacent to the Town Hall.

Industrial

In 2000, industrial land encompassed about 59 acres, or about 3 percent of all urban land and less than 1 percent of the Town. The industrial land uses were located along USH 45.

Transportation, Communication, and Utilities

In 2000, transportation, communication, and utility land uses, which include arterial streets and highways, collector and minor (land access) streets, airstrips, and communication and utility facilities, comprised the second largest urban land use category. These uses encompassed about 636 acres, or about 36 percent of all urban land and about 5 percent of the Town. Arterial highways serving the Town include USH 45, STH 144, STH 33, and CTH D. Arterial street rights-of-way encompassed 247 acres, or about 2 percent of the Town and nonarterial street rights-of-way encompassed 344 acres, or about 3 percent of the Town. Railroad rights-of-way encompassed about 35 acres, or less than 1 percent of the Town. The railroad right-of-way shown on Map 2 was abandoned in 2000 and converted to a recreational trail (Eisenbahn State Trail) in 2004. A description of highway and street classifications is provided in the Transportation Facilities and Services section of this chapter.

In 2000, land in the communication facilities, utilities, and other transportation category included a large truck terminal located adjacent to the Town Hall, which encompassed about 10 acres, or less than 1 percent of the Town.

Governmental and Institutional

In 2000, land used for government and institutional uses encompassed about 18 acres, or about 1 percent of all urban land and less than 1 percent of the Town. Governmental and institutional lands in the Town include the Town Hall and four cemeteries. The St. Mary's Immaculate Conception Catholic Cemetery is located next to a church near the hamlet of Young America. Information about these community facilities is presented in Chapter V.

Recreational

In 2000, intensively used recreational land encompassed about 70 acres, or about 4 percent of all urban land and about 1 percent of the Town. Intensive recreational land includes only those parks or portions of parks that have been developed with buildings or facilities such as campgrounds, playgrounds, tennis courts, baseball diamonds, soccer fields, and other playfields. There were six intensively used recreational sites in the Town consisting of the Timber Trail Campground, the Union Rod and Gun Club, Jansen Family Park, Highway 45 Golf, Lake Lenwood Beach and Campground, and the West Bend-Barton Sportsmen's Club. A complete inventory of park and open space sites in the Town is included in Chapter III.

Nonurban Land Uses

Nonurban land uses consist of agricultural lands; natural resource areas, including surface waters, wetlands, and woodlands; quarries, and unused land. As indicated in Table 24 and on Map 2, nonurban land uses encompassed about 10,631 acres, or about 86 percent of the Town, in 2000.

Agricultural Lands

In 2000, agricultural land was the predominate land use in the Town. It encompassed 6,723 acres, or about 63 percent of nonurban land uses and 54 percent of the Town. Agricultural lands include all croplands, pasture lands, orchards, nurseries, and farm buildings. A more detailed inventory of agricultural land in the Town is included in Chapter III.

Natural Resource Areas

In 2000, natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 3,150 acres, or about 30 percent of nonurban land uses and about 26 percent of the Town. Natural resource areas in the Town included lakes, rivers, streams, 1,685 acres of wetlands, and 1,246 acres of woodlands. Major natural areas include Lakes Lenwood, Smith, and Wallace; and a portion of the Milwaukee River. A complete inventory of natural resource areas is included in Chapter III.

Extractive Sites

In 2000, extractive (nonmetallic mining) sites encompassed about 152 acres, or about 1 percent of nonurban land uses and about 1 percent of the Town. There were five nonmetallic mining sites in the Town in 2005, which have been inventoried and mapped in Chapter III. The largest of these sites is located in the southwest portion of the Town and is operated by West Bend Sand & Stone.

Open Lands

In 2000, open lands encompassed about 606 acres, or about 6 percent of nonurban land and about 5 percent of the Town. Open lands include lands in rural areas that are not being farmed, and other lands that have not been developed. Examples of lands in the latter category include undeveloped portions of park sites, excess transportation rights-of-way, lots that have been platted but not yet developed, subdivision outlots, and undeveloped portions of commercial and industrial lots.

Generalized Land Use in 2006

The Town of Barton, through its comprehensive plan, must look ahead at least 20 years to ensure adequate supplies of land for urban and nonurban land uses. To ensure that future planning reflects land use development that has occurred to date, the 2000 land use inventory was supplemented by identifying major development projects that occurred between 2000 and 2006, based on the 2005 aerial photographs produced by SEWRPC, the record of subdivision and condominium plats maintained by Washington County, field checks, and consultation with Town officials.

Map 14 shows generalized land use in the Town at the end of 2006. Acres within each land use category are shown on Table 25. A comparison of acres within the various categories is illustrated in Figure 3.

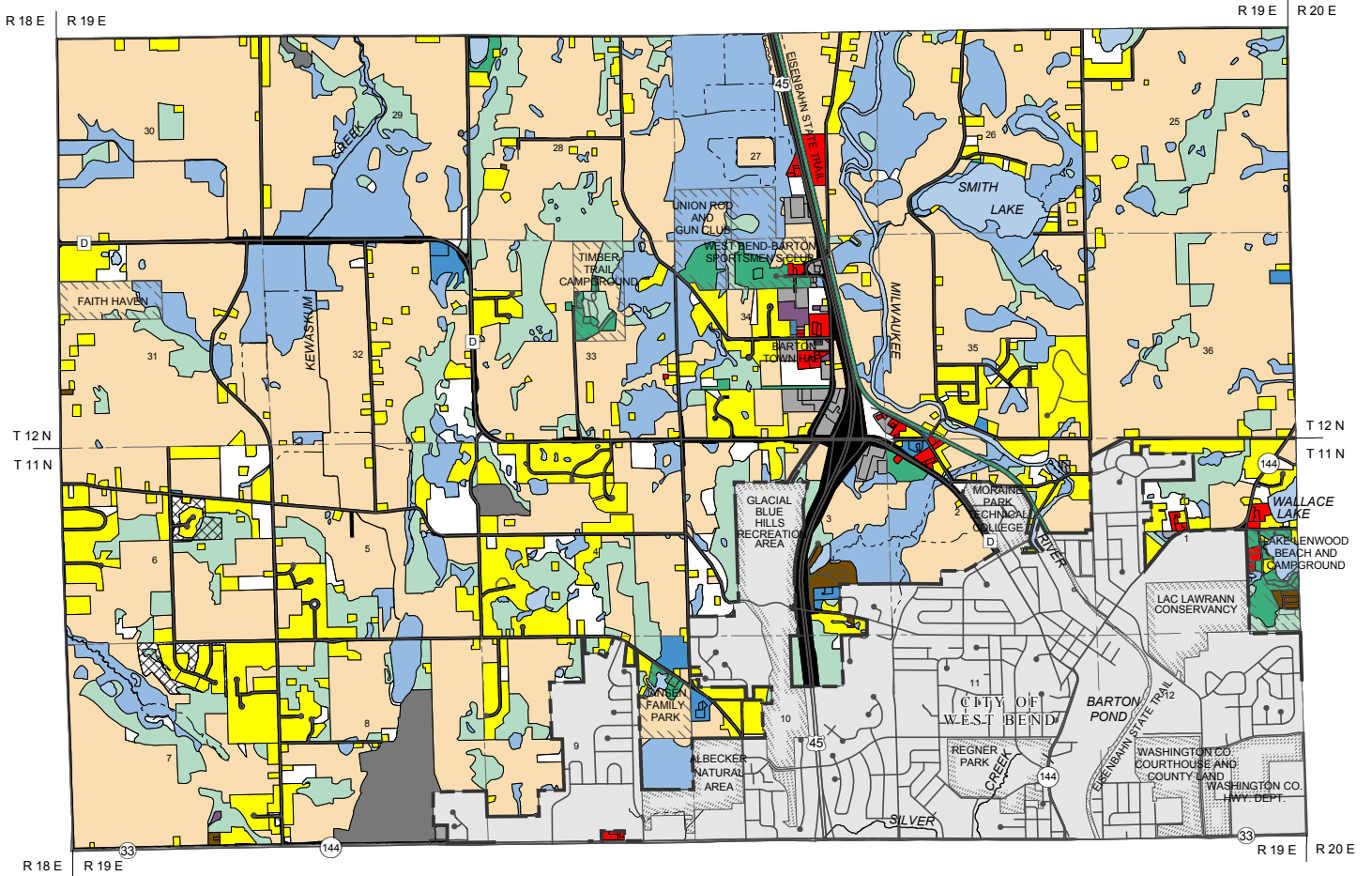
The generalized land use map differs from the more precise 2000 land use inventory map (Map 2) in that the generalized map includes farmhouses in the “agricultural” category rather than the “residential” category. Undeveloped portions of lots less than five acres were designated with the primary use of the lot. The number of acres in the single-family residential category was significantly higher in 2006 than in 2000, due primarily to the entire lot area of lots less than five acres with a home being included in the residential land use category. Previously, portions of such lots that were not developed with a home, driveway, or accessory building (such as sheds) were included in the “open lands” category.

















Major development in the Town between 2000 and 2006 included:

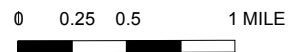
- Evergreen Canyon single-family residential subdivision located in the southwest portion of the Town near the intersection of Mount Pleasant Road and Schuster Drive with 25 lots on about 161 acres of land
- Glacier Estates single-family residential subdivision located in the southwest portion of the Town at the northwest corner of STH 33 and Glacier Drive with 12 lots on about 31 acres of land
- Mount Pleasant Heights single-family residential subdivision located in the western portion of the Town at the southeast corner of Beaver Dam Road and Mount Pleasant Road with 7 lots on about 29 acres of land
- Newark Shore Estates single-family residential subdivision located in the Hamlet of Young America along Newark Drive with 6 lots on about 22 acres of land
- The Ridge single-family residential subdivision located in the central portion of the Town on Beaver Dam Road, east of Kettle View Road, with 11 lots on about 46 acres of land
- Lost Nations Condominiums located just south of CTH D along USH 45
- Weretta Woods Condominiums located in the Hamlet of Young America at the northwest corner of Newark Drive and Salisbury Road

Map 14

GENERALIZED LAND USES IN THE TOWN OF BARTON: 2006



- | | | | |
|---|--|---|---------------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | MULTI - FAMILY RESIDENTIAL AND MOBILE HOMES |  | WETLANDS |
|  | COMMERCIAL |  | SURFACE WATER |
|  | INDUSTRIAL |  | AGRICULTURAL |
|  | STREETS AND HIGHWAYS |  | EXTRACTIVE |
|  | COMMUNICATION, UTILITIES, AND OTHER TRANSPORTATION |  | OPEN LANDS (CONSERVATION SUBDIVISION) |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | OPEN LANDS |
|  | RECREATIONAL |  | CITY OF WEST BEND |



Source: SEWRPC.

Table 25
LAND USES IN
THE TOWN OF BARTON: 2006

Land Use Category ^a	Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total
Urban			
Residential			
Single-Family	1,282	56.0	10.4
Multi-Family and Mobile Homes....	30	1.3	0.2
Subtotal	1,312	57.3	10.6
Commercial	63	2.8	0.5
Industrial.....	82	3.6	0.7
Transportation, Communications, and Utilities			
Street and Highway Rights-of-Way	598	26.1	4.8
Communications, Utilities, and Other Transportation ^b	11	0.5	0.1
Subtotal	609	26.6	4.9
Governmental and Institutional ^c	57	2.5	0.5
Recreational ^d	165	7.2	1.3
Urban Subtotal	2,288	100.0	18.5
Nonurban			
Natural Resource Areas			
Woodlands	1,233	12.2	10.0
Wetlands	1,684	16.7	13.6
Surface Water	222	2.2	1.8
Subtotal	3,139	31.1	25.4
Agricultural ^e	6,374	63.2	51.5
Extractive	172	1.7	1.4
Open Lands ^f	404	4.0	3.2
Nonurban Subtotal	10,089	100.0	81.5
Total	12,377	--	100.0

Note: This table, and the accompanying map, is more general than the land use inventory conducted in 2000. The two inventories are therefore not directly comparable, due primarily to the inclusion of farmhouses as an agricultural use on parcels of 20 acres or larger, and the identification of entire parcels of five acres or less as residential areas if a house was on the property in 2006. Also, lands under development in 2006 are included in the underlying category. For example, lands platted for residential use but not yet developed are included in the residential category.

^aParking included in associated use.

^b"Other Transportation" includes truck terminals and transportation facilities not classified as street or railroad rights-of-way.

^cIncludes government offices, cemeteries, religious institutions, and similar facilities.

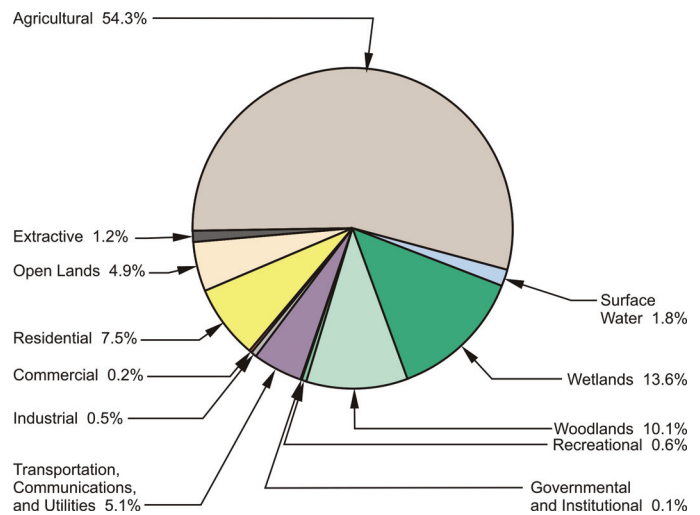
^dIncludes only that land which is intensively used for recreational purposes.

^eFarmhouses are categorized as agricultural uses on parcels of 20 acres or larger in agricultural use.

^fOpen lands includes lands in rural areas that are not being farmed and other lands that have not been developed, including residual lands or outlots attendant to existing urban development that are not expected to be developed.

Source: SEWRPC.

Figure 3
GENERALIZED LAND USES IN
THE TOWN OF BARTON: 2006



Source: SEWRPC.

Former Landfills and Contaminated Sites

Former Landfills

There are no active landfills in the Town. The Wisconsin Department of Natural Resources (DNR) has identified seven former landfills in its registry of waste disposal sites. The DNR registry of waste disposal sites includes active, inactive, and abandoned sites where solid or hazardous wastes were known or likely to have been disposed. The inclusion of a site does not mean that environmental contamination has occurred, is occurring, or will occur in the future, but is intended to serve as a general informational source for the public and Town officials regarding the location of waste disposal sites. None of the seven former landfill sites have been identified as a contaminated site by the DNR. The following paragraph provides information about contaminated sites.

Contaminated Sites

The DNR Bureau for Remediation and Redevelopment identifies and monitors contaminated sites. Contaminated sites include leaking underground storage tank (LUST) sites and environmental repair (ERP) sites. A LUST site has soil and/or groundwater contaminated with petroleum, which includes toxic and cancer causing substances. However, given time, petroleum contamination naturally breaks down in the environment (biodegradation). Some LUST sites may emit potentially explosive vapors. There are no LUST sites in the Town.

An ERP site is a site, other than a LUST site, that has contaminated soil and/or groundwater. Examples include industrial spills (or dumping) that require long-term investigation, buried containers of hazardous substances, or

closed landfills that have caused contamination. ERP sites also include areas with petroleum contamination from above-ground (but not from underground) storage tanks. The DNR has identified one ERP site in the Town.

PLANNED LAND USES

Planned land uses in the Town are described in Chapter IX, the Land Use Element.

SUMMARY

This chapter provides inventory information on existing land uses in the Town of Barton and Washington County. The planning recommendations set forth in the land use chapter of this report are directly related to the inventory information presented in this chapter. The following is a summary of the information in this Chapter:

- Urban land uses consist of residential; commercial; industrial; governmental and institutional; and transportation, communication, and utility uses. Urban land uses encompassed about 2,288 acres, or about 19 percent of the Town, in 2006. Residential land comprised the largest urban land use category in the Town, encompassing 1,312 acres, or about 57 percent of all urban land and about 11 percent of the total Town. The majority of residential land, or 1,282 acres, was single-family residential, 46 acres of which were single-family residential lands under development. Commercial land encompassed about 63 acres or about 3 percent of all urban land and less than 1 percent of the total Town. Industrial land encompassed about 82 acres or about 4 percent of all urban land and less than 1 percent of the total Town. Land used for transportation, utilities, and communications facilities encompassed about 609 acres, or about 27 percent of all urban land and about 5 percent of the total Town. Land used for government and institutional uses encompassed about 57 acres, or about 3 percent of all urban land and less than 1 percent of the total Town. Intensively used recreational land encompassed about 165 acres, or about 7 percent of all urban land and about 1 percent of the total Town.
- Nonurban land uses consist of agricultural lands; natural resource areas, including surface waters, wetlands, and woodlands; extractive sites and landfills; and unused land. Nonurban land uses encompassed about 10,089 acres or about 82 percent of the Town in 2006. Agricultural land was the predominant land use in the Town in 2006. It encompassed 6,374 acres, or about 63 percent of nonurban land uses and 52 percent of the total Town. Natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 3,139 acres, or about 31 percent of nonurban land uses and about 25 percent of the total Town. Extractive uses combined to encompass about 172 acres, or about 2 percent of nonurban land uses and about 1 percent of the total Town. Open lands encompassed about 404 acres, or about 4 percent of nonurban land and about 3 percent of the total Town.
- There are no active landfills in the Town. The Wisconsin Department of Natural Resources (DNR) has identified seven former landfills encompassing about 3 acres in the Town on the State registry of waste disposal sites.
- The DNR has identified one ERP contaminated site in the Town, which is currently being monitored.

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Chapter V

INVENTORY OF EXISTING UTILITIES AND COMMUNITY FACILITIES

Development in the Town of Barton is supported by utilities that provide residents and businesses with electric power, natural gas, communication, water, and sewage and solid waste management facilities and services, and community facilities that provide educational, recreational, administrative, and other services. This chapter inventories sewage treatment and water supply services, stormwater management facilities, private utilities, solid waste management facilities, healthcare facilities, government and public institutional buildings, police service, fire protection and emergency rescue services, public and private schools, cemeteries, childcare, and assisted-living facilities.

UTILITIES IN THE TOWN OF BARTON

Sanitary Sewer Services

All developed properties in the Town of Barton outside the Wallace Lake Sanitary District rely on private onsite waste treatment systems (POWTS). Washington County regulates POWTS in the Town under the County Sanitary Code, which is Chapter 25 of the County Code of Ordinances. Between 1980 and 2006, permits were issued for 505 POWTS in the Town.

The Wallace Lake Sanitary District, located in the northeastern portion of the Town, is located in the West Bend sewer service area and discharges to the City of West Bend sewage treatment plant. Map 15 identifies all of the planned sewer service areas and areas currently served by sanitary sewer within Washington County.

Water Supply

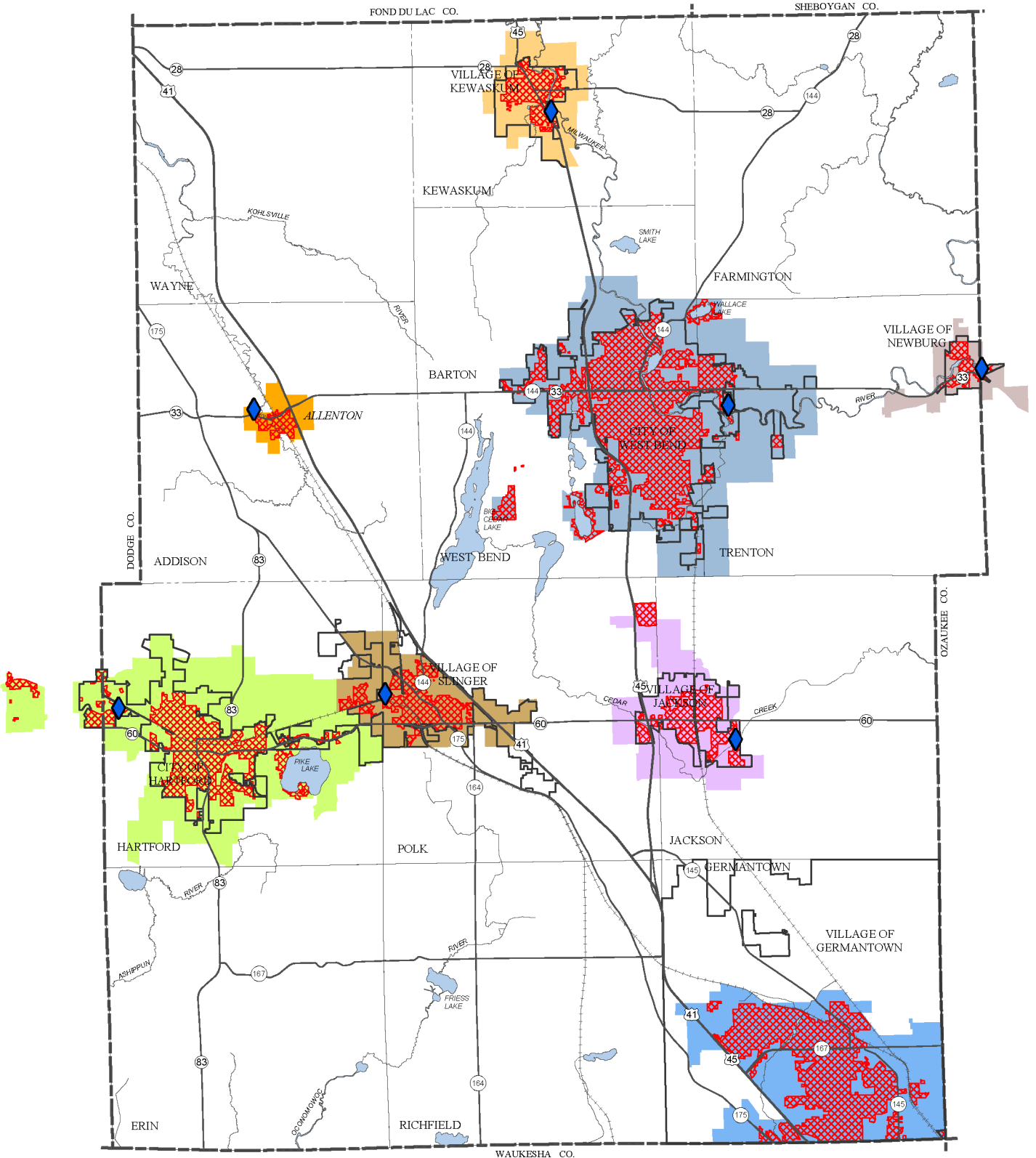
Water for domestic and other uses in the Town is supplied by groundwater through the use of private wells. The Town does not have a public water supply system.

Individual hydrogeologic units within southeastern Wisconsin, including the Town of Barton, differ widely in their ability to yield water to wells. From the standpoint of groundwater occurrence, all rock formations that underlie the Region can be classified either as aquifers or as confining beds. An aquifer is a rock formation or sand and gravel unit that will yield water in a useable quantity to a well or spring. A confining bed, such as shale or siltstone, is a rock formation unit having relatively low permeability that restricts the movement of groundwater either into or out of adjacent aquifers and does not yield water in useable amounts to wells and springs.

The aquifers in Washington County can be divided into shallow and deep. The shallow aquifer system is comprised of two aquifers, the shallow aquifer comprised of the Silurian dolomite aquifer and the overlying sand

Map 15

PLANNED SANITARY SEWER SERVICE AREAS AND AREAS SERVED BY SEWER IN WASHINGTON COUNTY



AREA SERVED BY SANITARY SEWER: 2000

SEWAGE TREATMENT PLANT

ALLENTON PLANNED SEWER SERVICE AREA

VILLAGE OF GERMANTOWN PLANNED SEWER SERVICE AREA

CITY OF HARTFORD PLANNED SEWER SERVICE AREA

VILLAGE OF JACKSON PLANNED SEWER SERVICE AREA

VILLAGE OF KEWASKUM PLANNED SEWER SERVICE AREA

VILLAGE OF NEWBURG PLANNED SEWER SERVICE AREA

VILLAGE OF SLINGER PLANNED SEWER SERVICE AREA

CITY OF WEST BEND PLANNED SEWER SERVICE AREA

SURFACE WATER

NOTE: SEWER SERVICE AREAS REFLECT PLANS ADOPTED AS OF JUNE 2007. THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA IS PART OF THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT.

Source: SEWRPC.

0 0.5 1 2 3 MILES

and gravel aquifer. The Maquoketa Formation is the lower limit of the shallow aquifer system. The Town of Barton draws water from the shallow aquifer. A more detailed description of the areal extent and lithology of aquifers and confining units, including water table depth and elevation mapping, can be found in SEWRPC Technical Report No. 37, *Groundwater Resources of Southeastern Wisconsin*, June 2002.

Stormwater Management

Stormwater in the Town of Barton drains through natural watercourses, roadside ditches, and culverts. The Town does not have a centralized storm sewer system.

Electric Power and Natural Gas

We Energies provides electric power and natural gas service throughout the Town; however, some Town residents currently use on-site propane tanks rather than natural gas. Although the entire Town is within the We Energies natural gas service area, residents interested in receiving natural gas service are responsible for the cost of extending the gas line to their home. Town residents may contact We Energies for a cost estimate if they are interested in receiving natural gas service. High-voltage (69 kilovolts and higher) electric transmission lines owned by the American Transmission Company (ATC) cross the Town.

Street Lighting

The Town provides street lighting at the intersection of Glacier Drive and STH 33.

Communications Services

Communication services include: 1) Voice Transmission Services; including: “Plain Old Telephone Service” (POTS); cellular wireless; satellite wireless; packet-based telephone networks; and Internet voice services; 2) Data Transmission Services, including: the Internet; ATM-Frame Relay, and third generation (3G) cellular wireless networks; 3) Multimedia Services, including: video, imaging, streaming video, data, and voice; and 4) Broadcast Services, including AM/FM terrestrial radio, satellite radio and television, terrestrial television, and cable television.

Wireless antennas providing wireless cellphone service were inventoried in 2005 as part of the regional telecommunications plan. Providers with wireless antennas in the Town included Cingular, Nextel, Sprint, T-Mobile, and U.S. Cellular. There were two wireless antenna towers in the Town, one which accommodated antennas for four companies and one accommodating antennas for two companies. The location of towers and antennas located in the Town of Barton is listed in Table 26.

Solid Waste Disposal

The Town of Barton provides a drop-off station on Lighthouse Lane, which is operated by Veolia Environmental Services, where residents can dispose of solid waste.

The average person in Wisconsin generates 4.7 pounds of trash (residential and their share of commercial trash) each day and recycles 1.9 pounds of that trash per day. Most of the solid waste collected in the Town is landfilled in the Glacier Ridge Landfill in Horicon (Dodge County), operated by Veolia Environmental Services. The landfill receives solid waste from sources throughout the State of Wisconsin, primarily from the county in which it is located and adjacent counties, as well as from sources in the States of Illinois and Michigan. As of 2006, the Glacier Ridge landfill had 1.1 million cubic yards remaining, or an estimated three additional years of activity at its current capacity and use.

Table 26

WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS IN THE TOWN OF BARTON: 2005

Location	Provider	Antenna Height (Feet)	Antenna Type ^a
T12N, R19E, Section 34	Cingular	200.1	S
	U.S. Cellular	278.9	S
T11N, R19E, Section 7	Nextel	420.0	O
	Sprint	181.1	S
	T-Mobile	213.3	O
	U.S. Cellular	121.4	O

^aAntenna types include S (Sectoral) and O (Omni). A Sectoral antenna uses a more complex antenna structure and transmits and receives over a sector with the total number of sectors covering a 360-degree pattern. An Omnidirectional uses a monopole antenna and receives and transmits over a 360-degree pattern.

Source: Federal Communications Commission, Universal Licensing System Cellular License Database, Washington County and local governments, and SEWRPC.

Table 27

FIRE DEPARTMENTS AND FIRE PROTECTION SERVICE AREAS IN WASHINGTON COUNTY: 2006

Number on Map 16	Fire Departments	Service Zone Area (acres)	Paid Fire Department Employees	Paid On Call Fire Fighters	Fire Department Volunteers ^a
1	Allenton Volunteer Fire Department	17,168	0	0	45
2	Ashippun Volunteer Fire Department ^b	3,774	0	0	37
3	Boltonville Volunteer Fire Department	12,204	0	0	40
4	Fillmore Fire Department.....	11,341	0	0	35
5	Germantown Fire Department	23,169	3 full time/4 part time	36	0
6	Hartford Fire Department.....	32,834	2 full time	58	0
7	Jackson Fire Department	30,879	3 full time	35	0
8	Kewaskum Fire Department	15,589	1full time	54	0
9	Kohlsville Fire Department	28,088	0	0	35
10	Newburg Volunteer Fire Department	21,716	0	0	58
11	Richfield Volunteer Fire Department.....	30,489	2 full time	60	0
12	Slinger Volunteer Fire Department.....	16,457	0	0	50
13	St. Lawrence Volunteer Fire Department.....	12,154	0	0	42
14	West Bend Fire Department	22,917	40 full time	0	0

^aTotals include active volunteer fire fighters and emergency medical service personnel.

^bThe Ashippun Volunteer Fire Department is in the Town of Ashippun in Dodge County. The Department serves the southwestern portion of the Town of Erin.

Source: Washington County and SEWRPC.

As of 2006, each local government in Washington County implemented a recycling program within its jurisdiction. The Town of Barton provides a drop-off station on Lighthouse Lane, which is operated by Veolia Environmental Services, where residents can also drop off recyclable materials.

Washington County residents may dispose of their hazardous waste materials year round at the Port Washington Facility (1275 Mineral Springs Drive, Port Washington, Ozaukee County) operated by Veolia Environmental Services. Washington County sponsors a Hazardous Waste Clean Sweep every two years to help residents properly dispose of unwanted hazardous waste. A two-day countywide Hazardous Waste Clean Sweep was held by Washington County at the Washington County Highway Shop (900 Lang Street, West Bend) in 2005. County residents were able to dispose of agricultural, residential, and business hazardous wastes, which include unused pesticides, old gasoline, batteries, lead paint, mercury-containing thermostats, fluorescent tubes, solvents, and other chemicals.

COMMUNITY FACILITIES IN THE TOWN OF BARTON

Town Hall and Library

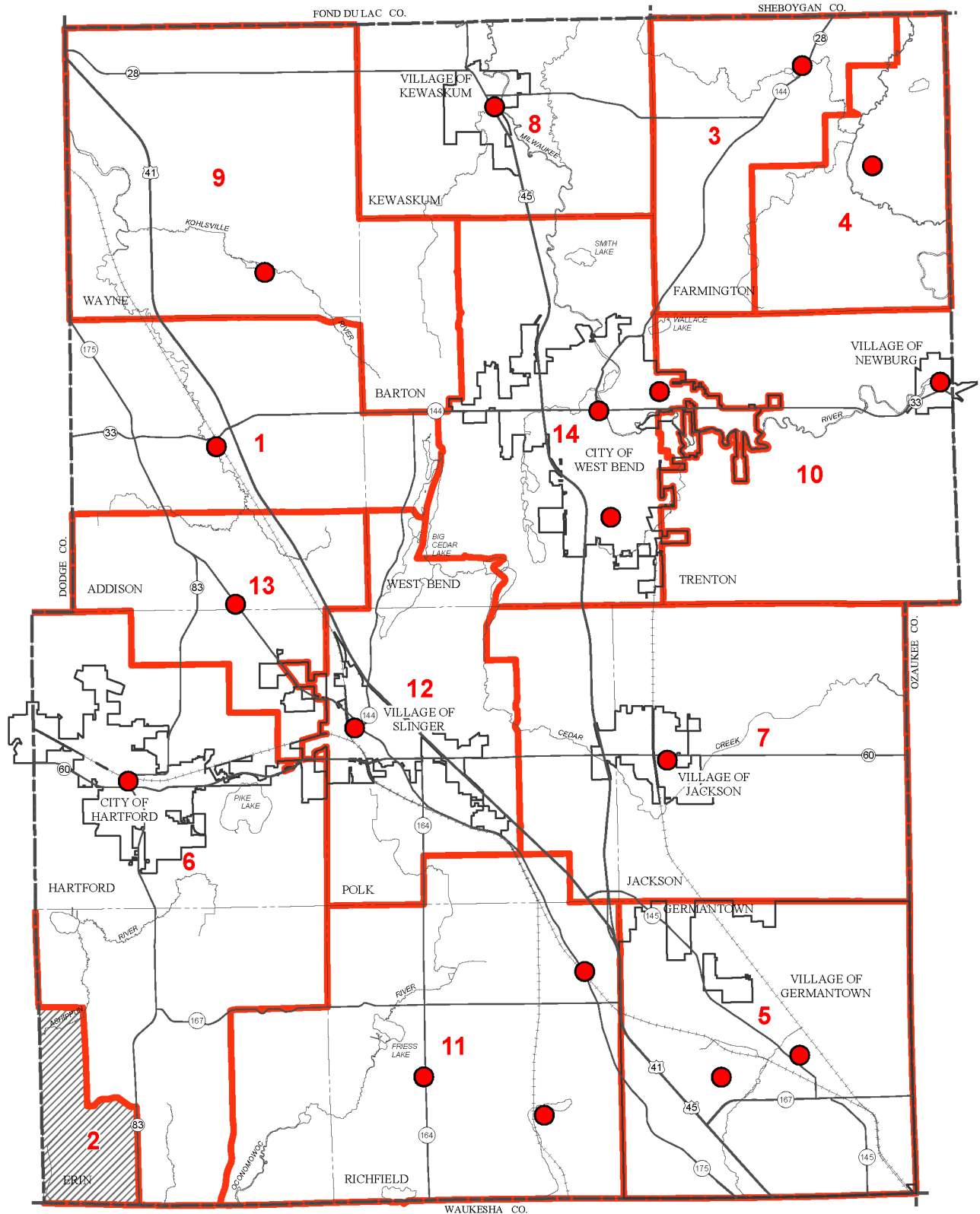
The Town Hall is located on Town Hall Road, just west of USH 45. The nearest libraries are the Kewaskum Public Library in the Village of Kewaskum and the West Bend Community Memorial Library in the City of West Bend.




Police, Fire Protection, and Emergency Rescue Services

Police protection in the Town of Barton is provided by the Washington County Sheriff’s Department, which is based in the City of West Bend. Fire protection is provided by two fire departments. The West Bend Fire Department, operated by the City of West Bend, consists of 40 full-time personnel and serves the eastern portion of the Town. The Kohlsville Fire Department, operated privately and consisting of 35 volunteer firefighters, serves the western portion of the Town. Fire stations and fire department service areas in Washington County, including the Town of Barton, are shown on Map 16 and listed in Table 27. Emergency rescue services are provided to the Town of Barton by Kewaskum Rescue, the Kohlsville Fire Department, Kohlsville Rescue, Kohlsville 1st Response, the West Bend Fire Department, and West Bend Rescue.

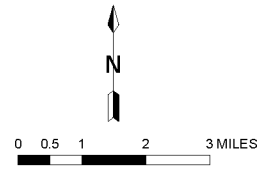
Map 16

FIRE STATIONS AND SERVICE AREAS IN WASHINGTON COUNTY: 2006



-  FIRE STATIONS
-  SERVICE AREA BOUNDARIES
-  SERVICE PROVIDED BY THE ASHIPPIUN FIRE DEPARTMENT IN DODGE COUNTY
- 5** SERVICE AREA REFERENCE NUMBER (SEE TABLE 27)

Source: Washington County and SEWRPC.



Public Safety Answering Points (Dispatch Centers)

Emergency calls from the Town of Barton are directed to the Washington County Sheriff's Department in West Bend, which operates a public safety answering point 24 hours a day. The center handles calls pertaining to fire, police, and public works (sewer/water) emergencies.

Schools

The southern portion of the Town of Barton is located primarily within the West Bend School District. The District does not operate any schools within the Town. The northern portion of the Town lies within the Kewaskum School District. All of the public high school districts in Washington County, including the Town of Barton, are shown on Map 17 and listed in Table 28.

Cemeteries

There are four cemeteries in the Town of Barton, German Methodist (Kopp's) Cemetery, Newark Cemetery, St. Mary Immaculate Conception Catholic Cemetery (1st), and St. Mary Immaculate Conception Catholic Cemetery (3rd). Together, the cemeteries encompass about 14 acres.

Health Care Facilities

There are no hospitals or clinics for non-specialized medical services located within the Town, but health care facilities are located nearby in Washington County communities and in Milwaukee and Waukesha Counties. Hospitals in Washington County include St. Joseph's Community Hospital in the Town of Polk and Aurora Medical Center in the City of Hartford.

Child Care Facilities

Child care facilities are regulated by the Bureau of Regulation and Licensing (BRL) in the Wisconsin Department of Health and Family Services. In 2006, there were 14 licensed family child care centers and 62 licensed group child care centers in Washington County. The Town of Barton had one licensed group child care center, Tiny Tots Treehouse Care Center, located just outside the City of West Bend on STH 144. There were no licensed family child care centers in the Town.

Assisted Living Facilities

Facilities for Persons of Advanced Aged

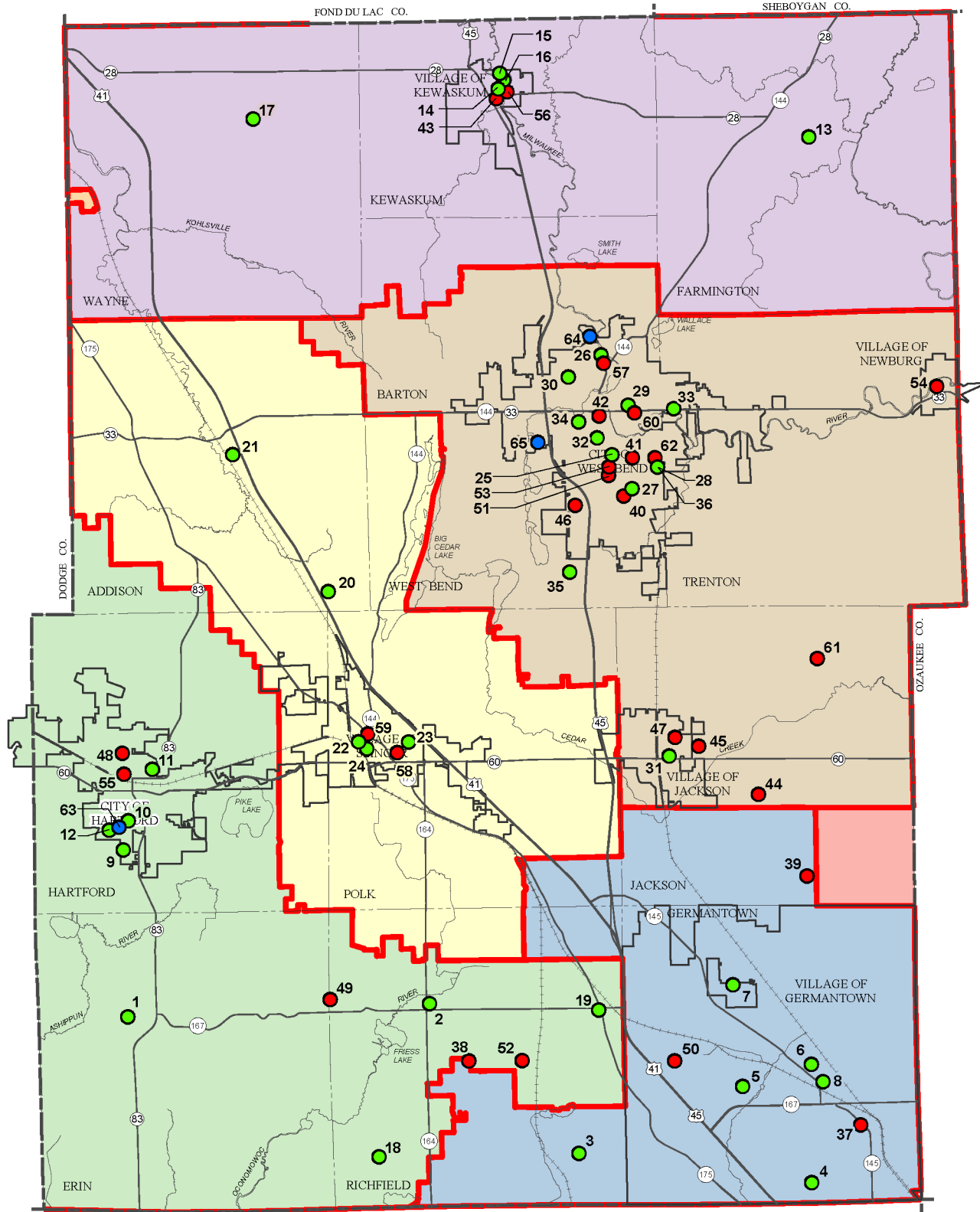
Facilities for the advanced aged include nursing homes, community based residential facilities (CBRF), adult day care, adult family homes, and residential care apartments. Facilities for the aged licensed by the Wisconsin Department of Health and Family Services in 2006 are listed in Table 29. No facilities for the aged were located in the Town, but such facilities are available nearby in the City and Town of West Bend and the Village of Kewaskum. Facilities for the aged located in Washington County in 2005 included five nursing homes offering skilled nursing care; 15 CBRFs offering room and board, supervision, support services, and up to three hours of nursing care per week; two adult day care facilities; four residential care apartments, which are independent apartment units that provide room and board, and up to 28 hours per week of supportive care, personal care, and nursing services; and one adult family home which provides each resident up to seven hours per week of nursing care. The number of available rooms at nursing homes varies at any point during the year, but typically, nursing homes in the County have been able to accommodate the demand for people indicating an interest in residing in a nursing home. Funding, however, is a problem. The County Department of Social Services stated that approximately 100 people are on a waiting list to get financial assistance from the State to help fund nursing home residency or other services provided by the County.

Facilities for the Mentally and Physically Disabled

Facilities for the mentally and physically disabled in Washington County licensed by the Wisconsin Department of Health and Family Services in 2006 are listed in Table 30. None were located in the Town, but such facilities are available nearby in the City and Town of West Bend and the Town of Trenton. Facilities for the developmentally and mentally disabled include nursing homes, community based residential facilities (CBRF), and adult family homes. Facilities included five nursing homes offering skilled nursing facilities; four CBRF's serving mentally and physically disabled persons that offer room and board, supervision, support services, and up

Map 17

PUBLIC AND PRIVATE SCHOOLS AND PUBLIC HIGH SCHOOL DISTRICTS IN WASHINGTON COUNTY: 2006



HIGH SCHOOL DISTRICTS

- CEDARBURG
- GERMANTOWN
- HARTFORD UNION H.S.
- KEWASKUM
- LOMIRA
- SLINGER
- WEST BEND
- SCHOOL DISTRICT BOUNDARY

SCHOOL TYPES

- PUBLIC
- PRIVATE
- COLLEGE / UNIVERSITY
- 25** SCHOOL TYPE REFERENCE NUMBER (SEE TABLE 28)

Source: Washington County, School Districts, and SEWRPC.

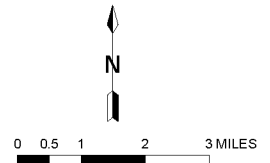


Table 28

PUBLIC AND PRIVATE SCHOOLS AND SCHOOL DISTRICTS IN WASHINGTON COUNTY: 2005-2006

Number on Map 17	Public Schools	Grades ^a	Enrollment ^b	Street Address ^c
	Erin School District			
1	Erin Elementary School	PK-8	378	6901 CTH O, Hartford (Town of Erin)
	Friess Lake School District			
2	Friess Lake School	PK-8	328	1750 STH 164, Hubertus (Town of Richfield)
	Germantown School District			
3	Amy Belle Elementary School.....	PK-5	392	3294 Willow Creek Road, Colgate (Town of Richfield)
4	County Line Elementary School.....	PK-5	541	W159 N9939 Butternut Road, Germantown
5	Germantown High School.....	9/12	1,323	W180 N11501 River Lane, Germantown
6	Kennedy Middle School.....	6-8	876	W160 N11836 Crusader Court, Germantown
7	Rockfield Elementary School.....	K-5	200	N132 W18473 Rockfield Road, Germantown
8	MacArthur Elementary School	PK-5	399	W154 N11492 Fond Du Lac Avenue, Germantown
	Hartford J1 Public Schools			
9	Central Middle School.....	6-8	539	1100 Cedar Street, Hartford
10	Lincoln Elementary School	PK-5	556	755 S. Rural Street, Hartford
11	Rossman Elementary School.....	PK-5	541	600 Highland Avenue, Hartford
	Hartford UHS School District			
12	Hartford High School	9-12	1,704	805 Cedar Street, Hartford
	Kewaskum School District			
13	Farmington Elementary School.....	PK-5	245	8736 Boltonville Road, Kewaskum (Town of Farmington)
14	Kewaskum Elementary School	PK-5	413	1415 Bilgo Lane, Kewaskum
15	Kewaskum Middle School.....	6-8	419	1510 Bilgo Lane, Kewaskum
16	Kewaskum High School.....	9-12	655	1676 Reigle Drive, Kewaskum
17	Wayne Elementary School	PK-5	128	W5760 County Road H, Campbellsport
	Richfield J1 School District			
18	Plat Elementary School	PK-2	116	4908 Monches Road, Colgate (Town of Richfield)
19	Richfield Elementary School.....	3-8	296	3117 Holy Hill Road, Richfield
	Slinger School District			
20	Addison Elementary School.....	PK-5	373	5050 Indian Road, Hartford
21	Allenton Elementary School.....	PK-5	390	228 Weis Street, Allenton (Town of Addison)
22	Slinger Elementary School	PK-5	479	203 Polk Street, Slinger
23	Slinger Middle School.....	6-8	670	521 Olympic Drive, Slinger
24	Slinger High School	9-12	924	209 Polk Street, Slinger
	West Bend School District			
25	Badger Middle School.....	6-8	507	710 S. Main Street, West Bend
26	Barton Elementary School	PK-5	405	614 School Place, West Bend
27	Decorah Elementary School	PK-5	408	1225 Sylvan Way, West Bend
28	East High School	9-12	1,264	1305 E. Decorah Road, West Bend
29	Fair Park Elementary School	PK-5	466	519 N. Indiana Avenue, West Bend
30	Green Tree Elementary School	K-5	498	1330 Green Tree Road, West Bend
31	Jackson Elementary School.....	K-5	494	W204 N16850 Jackson Drive, Jackson
32	McLane Elementary School.....	K-5	563	833 Chestnut Street, West Bend
33	Phoenix Academy High School.....	9-12	75	1710 E. Washington Street, West Bend
34	Silverbrook Middle School	6-8	603	120 N. Silverbrook Drive, West Bend
35	Silver Maple PK.....	PK	42	5190 S. 18 th Avenue, West Bend
36	West High School.....	9-12	1,213	1305 E. Decorah Road, West Bend
37	Bethlehem Evangelical Lutheran School	PK-4	173	N108 W14290 Bel Aire Lane, Germantown
38	Crown of Life Evangelical Lutheran School.....	PK-7	47	1292 Tally Ho Trail, Hubertus (Town of Richfield)
39	David's Star Evangelical Lutheran School	PK-8	158	2750 David's Star Drive, Jackson
40	First Baptist Academy School.....	K-7	15	224 Butternut Street, West Bend
41	Good Shepherd Lutheran School	PK-8	237	777 Indiana Avenue, West Bend
42	Holy Angels School	PK-8	389	230 N. 8 th Avenue, West Bend
43	Holy Trinity Catholic School.....	PK-8	177	305 Main Street, Kewaskum
44	Kettle Moraine Lutheran High School	9-12	410	3399 Division Road, Jackson

Table 28 (continued)

Number on Map 17	Private Schools	Grades ^a	Enrollment ^d	Street Address ^c
45	Living Word Lutheran High School	9-12	151	2230 Living Word Lane, Jackson
46	Montessori Children House West School.....	PK-K	100	1701 Vogt Drive, West Bend
47	Morning Star Lutheran School	PK-8	167	N171W20131 Highland Road, Jackson
48	Peace Lutheran School	PK-8	223	1025 Peace Lutheran Drive, Hartford
49	St. Augustine School Inc	K-11	63	1810 CTH CC, Hartford
50	St. Boniface Elementary School	PK-8	307	W204 N11968 Goldendale Drive, Germantown
51	St. Frances Cabrini School.....	PK-8	400	529 Hawthorn Drive, West Bend
52	St. Gabriel Elementary School.....	PK-8	122	3733 Hubertus Road, Hubertus (Town of Richfield)
53	St. John's Lutheran School.....	PK-8	226	899 S. 6 th Avenue, West Bend
54	St. John's Lutheran School.....	PK-8	63	623 Congress Street, Newburg
55	St. Kilian Elementary School	PK-8	199	245 High Street, Hartford
56	St. Lucas Grade School.....	PK-8	107	1410 Parkview Drive, Kewaskum
57	St. Mary Immaculate Conception School.....	PK-8	144	415 Roosevelt Drive, West Bend
58	St. Paul's School	PK-8	75	799 Saint Paul Drive, Slinger
59	St. Peter Catholic Grade School.....	PK-8	67	206 E. Washington Street, Slinger
60	Tri-Center Alternative School.....	8-12	11	515 E. Washington Street, West Bend
61	Trinity Lutheran School.....	PK-8	74	1268 Pleasant Valley Road, West Bend
62	West Bend Christian School	PK-2	27	1110 E. Decorah Road, West Bend
63	Moraine Park Technical College – Hartford	--	1,000-1,500	805 Cedar Street, Hartford
64	Moraine Park Technical College – West Bend....	--	21,886	2151 N. Main Street, West Bend
65	University of Wisconsin-Washington County	--	12,261	400 University Drive, West Bend

^aK is kindergarten and PK is pre-kindergarten.

^bEnrollment is based on 2005 data.

^cStreet address is the school's mailing address.

^dEnrollment is based on 2006 data.

Source: Wisconsin Department of Public Instruction and SEWRPC.

to three hours of nursing care per week; 26 adult family homes for the mentally and physically disabled where a resident will receive care, treatment or services that are above the level of room and board and up to seven hours per week of nursing care. Washington County supports about 400 physically disabled people. According to the County Department of Social Services, about 80 families have “indicated interest” in placing a family member in long term care, but currently, the County has no residency available for physically disabled persons. However, about five of the 80 families that “indicated interest” for a family member urgently need services for residency, the remaining 75 people are considered a “watch group” that may need assistance in the future. Once a vacancy becomes available, the County decides which person that has “indicated interest” would best be served by the room available.

SUMMARY

This chapter provides inventory information on existing utilities and community facilities in the Town of Barton. The planning recommendations set forth in the utilities and community facilities element chapter of this report, Chapter XII, are directly related to the inventory information presented in this chapter. The following is a summary of the information in this Chapter:

- All developed properties in the Town of Barton, outside of the West Bend sewer service area, rely on private onsite waste treatment systems (POWTS). Washington County regulates POWTS in the Town under the County Sanitary Code, which is Chapter 25 of the County Code of Ordinances. Between 1980 and 2006, permits were issued for 505 POWTS in the Town.

Table 29

ASSISTED LIVING FACILITIES FOR THE ADVANCED AGED IN WASHINGTON COUNTY: 2006

Name	Street Address ^a	Capacity
Nursing Homes		
Cedar Lake Health Care Center	5595 CTH Z, West Bend	229
Hartford Healthcare Center	1202 E. Sumner Street, Hartford	106
Samaritan Health Center.....	531 E. Washington Street, West Bend	212
Samaritan Health Center Sub-Acute Unit	551 Silverbrook Drive, West Bend	23
Virginia Highlands Health and Rehabilitation Centers	W173 N10915 Bernies Way, Germantown	121
Community Based Residential Facilities		
Autumn Oaks LLC.....	227 E. Washington Street, Slinger	30
Countryview Group Home.....	N112 W12850 Mequon Road, Germantown	8
Deerview Meadows Assisted Living I.....	109 Lone Oak Lane, Hartford	14
Deerview Meadows Assisted Living II.....	111 Lone Oak Lane, Hartford	8
Everly House.....	N168 W22022 Main Street, Jackson	16
Friendship House	5595 CTH Z, West Bend	20
Hawthorn Manor Inc.....	321 Hawthorn Drive, West Bend	15
Hawthorn Manor Inc.....	346 S. Main Street, West Bend	12
Ivy Manor of Jackson	W194 N16744 Eagle Drive, Jackson	22
Landmark at Jackson Crossing (The)	N168 W22022 Main Street, Jackson	20
Legacy (The).....	1025 Bell Avenue, Hartford	12
Maple Dale Manor Kewaskum I	1038 Fond du Lac Avenue, Kewaskum	20
Maple Dale Manor Kewaskum II	1042 Fond du Lac Avenue, Kewaskum	14
River Way Place LLC.....	831 E. Washington Street, West Bend	40
Touchstone West Bend.....	1707 Carrie Lane, West Bend	8
Tri Manor LTD	1937 N. Main Street, West Bend	19
Wellington Place of Hartford	615 Hilldale Road, Hartford	28
Residential Care Apartment Complexes		
Cedar Bay East.....	5577 Home Drive, West Bend	54
Cedar Bay West.....	5555 Cedar Bay Drive, West Bend	107
Fields (The).....	675 East Washington Street, West Bend	24
Hawthorn Manor Apartments	275 W. Decorah Road, West Bend	12
Lakeshore at Jackson Crossing (The)	N168 W22026 Main Street, Jackson	30
Legacy (The).....	1025 Bell Avenue, Hartford	28
Maple Manor of Kewaskum.....	1038 Fond du Lac Avenue, Kewaskum	20
Adult Family Homes		
Legate AFH	229 W. Paradise Drive, West Bend	4
Symicek AFH	834 Center Street, Hartford	4
Adult Day Care Facilities		
Aurora Medical Center Adult Day Service	1022 E. Sell Drive, Hartford	20
LSS Adult Day Center	140 N. 7 th Street, West Bend	20

^aStreet address is the facilities mailing address.

Source: Wisconsin Department of Health and Family Services.

- Water for domestic and other uses in the Town is supplied by groundwater through the use of private wells from the shallow aquifer. The Town does not have a public water supply system.
- Stormwater in the Town drains through natural watercourses, roadside ditches, and culverts. The Town does not have a centralized storm sewer system.
- The Town provides street lighting at the intersection of Glacier Drive and STH 33.
- Telecommunications providers with wireless antennas in the Town included Cingular, Nextel, Sprint, T-Mobile, and U.S. Cellular. There were two wireless antenna towers in the Town, one which accommodated antennas for four companies and one accommodating antennas for two companies.

Table 30

ASSISTED LIVING FACILITIES FOR PERSONS WITH DISABILITIES IN WASHINGTON COUNTY: 2006

Name	Street Address ^a	Capacity
Nursing Homes		
Cedar Lake Health Care Center	5595 CTH Z, West Bend	229
Hartford Healthcare Center	1202 E. Sumner Street, Hartford	106
Samaritan Health Center	531 E. Washington Street, West Bend	212
Samaritan Health Center Sub-Acute Unit	551 Silverbrook Drive, West Bend	23
Virginia Highlands Health and Rehabilitation Centers	W173 N10915 Bernies Way, Germantown	121
Community Based Residential Facilities		
Autumn Oaks LLC	227 E. Washington Street, Slinger	30
Calm Harbor	139 South 8 th Avenue, West Bend	8
Countryview Group Home	N112 W12850 Mequon Road, Germantown	8
Timberline Group Home	W164 N10502 Timberline Road, Germantown	5
Ivy Manor of Jackson	W194 N16744 Eagle Drive, Jackson	22
Adult Family Homes		
17 th Avenue Adult Family Home	233 S. 17 th Avenue, West Bend	4
Beverly Tessar	1230 N. 10 th Avenue, West Bend	4
CLA Lee Ave	1102 Lee Avenue, West Bend	4
CLA Slinger Adult Family Home	3941 Elaines Way, Slinger	4
Dennis Path Adult Family Home	6874 Dennis Path, West Bend	3
Ellman Adult Family Home	260 S. Silverbrook Drive, West Bend	4
Hans Street	1505 Hans Street, West Bend	3
HIL Carrie Lane	1628 Carrie Lane, West Bend	4
HIL Columbus House	5096 Valley Trail, West Bend	4
HIL Drake House	1630 Carrie Lane, West Bend	4
HIL Magellan House	212 S. 16 th Avenue, West Bend	4
Imperial Court AFH	722 Imperial Court, West Bend	3
Legate AFH	229 W. Paradise Drive, West Bend	4
Pamme Court Adult Family Home	1545 Pamme Court, West Bend	4
PS LLC – Eder Lane	1620-1622 Eder Lane, West Bend	3
PS LLC – Firethorn	1209 Firethorn Drive, West Bend	3
PS LLC- Hillcrest	1017 Hillcrest Street, West Bend	4
REM Wisconsin II Diane Drive	6799 Diane Drive, Newburg	4
REM Wisconsin II Germantown	N116 W16105 Main Street, Germantown	4
REM Wisconsin II Greentree Road	2205 Greentree Road, West Bend	3
REM Wisconsin II INC, Patton Drive	1354 Patton Drive, Hartford	4
REM Wisconsin II INC, Meadowbrook Drive	505 Meadowbrook Drive, West Bend	4
REM Wisconsin II INC, Loos Street	735 E. Loos Street, Hartford	3
REM Wisconsin II Judith Court	708 Judith Court, West Bend	4
Symicek AFH	834 Center Street, Hartford	4
Villa Park	1031 Villa Park Drive, West Bend	4

^aStreet address is the facilities mailing address.

Source: Wisconsin Department of Health and Family Services.

- The Town of Barton provides a drop-off station operated by Veolia Environmental Services where residents can dispose of solid waste and drop off recyclable materials.
- Police protection in the Town is provided by the Washington County Sheriff’s Department, which is based in the City of West Bend.
- Fire protection is provided by two fire departments. The West Bend Fire Department, operated by the City of West Bend, consists of 40 full-time personnel and serves the eastern portion of the Town. The Kohlsville Fire Department, operated privately and consisting of 35 volunteer firefighters, serves the

- western portion of the Town. Emergency rescue services are provided to the Town of Barton by Kewaskum Rescue, the Kohlsville Fire Department, Kohlsville Rescue, Kohlsville 1st Response, the West Bend Fire Department, and West Bend Rescue.
- There were no public elementary schools in the Town in 2006. The Town lies within two public high school districts, with students attending schools in the West Bend or Kewaskum districts.
- There were four cemeteries in the Town encompassing about 14 acres in 2006.
- In 2006, the Town of Barton had one licensed group child care center, Tiny Tots Treehouse Care Center.

Chapter VI

EXISTING PLANS AND ORDINANCES: 2007

This comprehensive plan is intended to update existing land use-related plans adopted by the Town of Barton to comply with the comprehensive planning law (Section 66.1001 of the *Wisconsin Statutes*) and to reflect changes that have occurred since earlier Town plans were adopted. This plan is also intended to identify changes to the Town zoning and subdivision ordinance needed to implement the comprehensive plan and to refine and detail the regional land use plan and other areawide plans adopted by SEWRPC and Washington County. Accordingly, an important step in the planning process was a review of the existing framework of areawide and local plans and related land use regulations. This chapter presents a summary of that review. Plans and ordinances described in this chapter summarize those documents as they existed in 2007. Plans summarized in this chapter are an inventory of plans and regulations adopted during or prior to 2007, and should not be confused with the recommendations developed and adopted as part of this comprehensive plan. Comprehensive plan recommendations are set forth in the following nine element chapters (Chapters VII through XV).

PART 1: AREA-WIDE PLANS

Regional Plans

For the past 40 years, SEWRPC has used a cooperative, voluntary approach to preparing regional comprehensive plans. That approach envisions a 10-year planning cycle, beginning with each Federal Census of population and housing. During the first several years of each decade, planning efforts at the regional level are focused on updating the comprehensive planning database (new orthophotography, updated census information, travel surveys, updated land use and environmental corridor inventories, and updated information on local plans and zoning regulations). Population, household, and employment projections for a new design year are also prepared. The next phase of activity involves the preparation, documentation, and adoption of updated regional plans, focusing in particular on the regional land use and transportation plans. The regional plans are prepared cooperatively, with the involvement of State agencies, county and local governments, and private sector interests.

The regional plan contains extensive and detailed inventory information relating to existing land use and natural resources; population and employment information and projections; and regional land use, transportation, and other plan elements that provide an areawide, or metropolitan, planning framework for the preparation of county and local comprehensive plans; although there is no requirement that County and local plans conform to regional plans. Plans prepared by SEWRPC are advisory to County and local governments; however, county and local plans often refine and detail the recommendations set forth in the regional plan. The recommendations and implementation actions related to county and local plans are taken into account when the regional comprehensive plan is updated every 10 years. As a result, there is a continuous feedback loop that seeks to fully integrate local, county, and regional planning in Southeastern Wisconsin.

Regional plans affecting the Town of Barton include:

- The regional land use plan for 2035, adopted in June 2006 (the fifth-generation regional land use plan). The regional land use plan is the building block for all regional plans prepared by SEWRPC. The plan recommends that urban development occur in centralized, compact areas that can be served efficiently by public water, sewer, and other public facilities; that primary environmental corridors be preserved; and that prime agricultural lands outside planned urban service areas be protected. The regional plan recommends that each County identify prime agricultural lands through its Farmland Preservation Plan.
- The regional transportation system plan for 2035, adopted in June 2006 (the fifth-generation regional transportation plan) is intended to provide a vision for, and guide to, transportation system development in the Region. The plan consists of four principal elements: public transit, systems management, bicycle and pedestrian facilities, and arterial streets and highways. Future needs for transit, street and highway, and other transportation improvements identified through the regional transportation planning process are designed to serve the future growth proposed in the regional land use plan. The Town of Barton has expressed opposition to the recommendations for arterial streets and highways in the plan. The Transportation Element (Chapter XI) documents the recommendations of the draft County Jurisdictional Highway System Plan and the Town's objections.
- The regional natural areas plan, adopted in September 1997, identifies the most significant remaining natural areas, critical species habitats, geological sites, and archaeological sites in the Region, and recommends means for their protection and management. The plan identifies potential sites to be placed in public or private protective ownership, and other sites to be protected, insofar as it is possible, through zoning or other regulatory means without protective ownership. It also recommends that a detailed management plan be prepared and implemented for each site placed under protective ownership. An inventory of natural areas, critical species habitat sites, and geological areas in the Town is included in Chapter III.
- The regional water quality management plan, adopted in 1979, is a guide to achieving clean and healthy surface waters within the seven-county Region. The plan has five elements: a land use element; a point source pollution abatement element; a non-point source pollution abatement element; a sludge management element; and a water quality monitoring element. The plan is currently being updated for the Milwaukee River watershed, which includes the Town. The point source pollution abatement element of the regional water quality management plan is of particular importance to land use planning. That plan element recommends major sewage conveyance and treatment facilities and identifies planned sewer service areas for each of the sewerage systems in Southeastern Wisconsin. Under Wisconsin law, major sewerage system improvements and all sewer service extensions must conform with the regional water quality management plan.
- A regional water supply plan is currently being conducted for the seven-county Region. The plan will include the following major components:
 - Water supply service areas and forecast demand for water use.
 - Recommendations for water conservation efforts to reduce water demand.
 - Evaluation of alternative sources of supply, recommended sources of supply, and recommendations for development of the basic infrastructure required to deliver that supply.
 - Identification of groundwater recharge areas to be protected from incompatible development.
 - Specification of new institutional structures necessary to carry out plan recommendations.
 - Identification of constraints to development levels in subareas of the Region due to water supply sustainability concerns.
- Telecommunications have become increasingly important in the local, national, and global economies. SEWRPC has undertaken a regional telecommunications planning effort to create a better understanding

of telecommunications networks and the provision of services such as wireless and wireline telecommunications and high speed, broadband telecommunications throughout the Region. An inventory of wireless telecommunications providers and antennas providing cell phone service in Washington County is included in SEWRPC Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*, published in September 2006. In addition to presenting inventories of both infrastructure and performance for the existing cellular/PCS mobile wireless networks operating in the Region, the plan describes a recommended wireless telecommunications plan for the Region.

A regional broadband access plan, which built upon the wireless telecommunications plan, was completed in 2007.¹ Upon implementation, this plan will support a mix of wireline and wireless networks that will provide fourth generation (4G) video, voice, and data communications services to the entire Region. A central feature of the recommended plan is the potential for cooperative efforts between the public and private sectors in which infrastructure costs are shared between the public safety and commercial networks. Implementation of the recommended plan will require county or multi-county action, although partial implementation can be achieved at the community or multi-community level.

Wisconsin Department of Natural Resources Master Plans

Each property owned by the Wisconsin Department of Natural Resources (DNR) is required to have a "master plan" that establishes the goals and objectives for the property and identifies how the area will be managed and developed. These plans are designed to clearly communicate to the public how the property will "look" and what benefits the area will provide. The DNR has adopted master plans for the Allenton Wildlife Area, the Kettle Moraine State Forest – Northern Unit, the Kettle Moraine State Forest – Loew Lake Unit, and the Theresa Wildlife Area. The master plan for the Northern Unit of the Kettle Moraine State Forest, which is located just north of the Town of Barton in the Town of Kewaskum, was adopted by the Wisconsin Natural Resources Board in 1991. The major recommendations include additional land acquisitions (6,849 additional acres to a total of 36,391 acres); improvements to timber and vegetation areas; construction and management of recreation facilities (including designating specific trails for mountain bike use and areas for archery hunting); designating State Natural Resource Areas and implementing programs to protect and restore State endangered, threatened, and special concern species; developing, restoring, and maintaining wildlife areas (includes restoring 48 wildlife impoundments/wetlands, and cropping 2 percent of the forest land); lake improvements, and cultural resource management.

Ice Age Trail Corridor Plan

The Ice Age Trail, which is planned to extend approximately 1,000 miles across the State of Wisconsin along the terminus of the continental glacier, was designated as a National Scenic Trail by the U.S. Congress in 1980. The Trail is administered by the National Park Service in cooperation with the DNR and the Ice Age Park and Trail Foundation. A trail corridor was established by the National Park Service in 1995. About 27 miles of the proposed 37-mile length of the Trail within Washington County had been completed by 2006, including about a one mile segment of the Trail located within the Town of Barton. Existing segments of the trail are open to pedestrian travel only, which includes hiking, snowshoeing, and limited cross-country skiing. Such uses as biking, horseback riding, and snowmobiling are not permitted.

PART 2: WASHINGTON COUNTY PLANS AND ORDINANCES

Washington County Land Use-Related Plans

- ***Washington County Park and Open Space Plan.*** An updated County park and open space plan with a design year of 2020 was adopted by the Washington County Board in March 2004. That plan consists of

¹*Documented in SEWRPC Planning Report No. 53, A Regional Broadband Telecommunications Plan for Southeastern Wisconsin, October 2007.*

both an open space preservation element and an outdoor recreation element, intended to, respectively, protect areas containing important natural resources and to provide major parks, areawide trails, and resource-oriented recreational facilities.

- **Washington County Farmland Preservation Plan.** Farmland preservation areas in Washington County were identified by the Washington County farmland preservation plan, which was adopted by the Washington County Board in August 1981. That plan defined farmland preservation areas as contiguous blocks of farmland at least 640 acres in size that were relatively uninterrupted by conflicting uses, with at least 50 percent of the soils on each farm meeting Soil Conservation Service (now the USDA Natural Resources Conservation Service) criteria as “Prime Farmland” or “Farmland of Statewide Importance.” Generally, prime farmlands are Class I or II soils and farmlands of statewide importance are Class III soils. The plan was amended in 2004 to update farmland preservation areas in the Towns of Hartford and Kewaskum, and to revise advisory guidelines for secondary farmland areas to discourage residential development not associated with farming.

At the time this comprehensive plan was being prepared, the State of Wisconsin was considering changes to the State Farmland Protection Program as part of its “Working Lands Initiative.” The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) launched the Working Lands Initiative in 2005 and established a steering committee to develop a consensus vision on managing Wisconsin’s farm and forest lands. The Working Lands Initiative Steering Committee issued a report in August 2006 with a set of recommendations intended to update and expand policies and programs affecting Wisconsin farmlands and forests. The report recommends an update to the Wisconsin Farmland Preservation Program, which would include setting a flat per-acre tax credit for landowners instead of basing the credit on household income; requiring all land in the program to be zoned for exclusive agricultural use; and streamlining the process of applying for the program and claiming the tax credits. Proposed changes to the Farmland Preservation Program were included in DATCP’s 2007-09 budget request. The Committee’s report also recommends establishing a number of programs, including a Working Lands Enterprise Areas program, a purchase of development rights program, and a beginning farmer/logger program. Any new State laws and regulations resulting from the Working Lands Initiative will likely require a new Farmland Preservation Plan to be prepared by the County.

- **Farmland and Open Space Preservation Tools.** In 2004 the Washington County Planning, Conservation, and Parks Committee requested the Planning and Parks Department to study various means of preserving farmland and open space in Washington County. This study’s goal was to objectively research and analyze different tools and funding sources that could be used in Washington County for farmland and open space preservation. The preservation tools described and analyzed represent existing and potential strategies for the protection of farmland and open space within Washington County. Preservation tools are grouped into three categories:
 - Regulatory Based Tools – These tools control or define the activities or modifications that a landowner may conduct on his or her land through ordinances.
 - Incentive Based Tools – These tools support or encourage a specific activity or modification that a landowner may conduct on his or her land and, although some of these tools may be incorporated into an ordinance, they are voluntary.
 - Economic Viability Tools – These tools focus on improving/enhancing the economic environment for the agricultural industry.
- **Land and Water Resources Management Plan.** An updated land and water resources management plan was adopted by the County Board in December 2005. The plan identifies eight priority issues related to County land and water resources. These issues include development, fertilizer and pesticides, stormwater, animal waste, groundwater, soil sustainability and sedimentation, nonmetallic mining, and waste management. To address these issues the plan identifies the following goals: improve and implement planning strategies that protect/preserve land and water resources; improve and protect surface and ground water through the proper use of fertilizers and pesticides; reduce the quantity and improve the

quality of stormwater runoff from developed and developing areas; reduce the human and environmental risks posed by animal waste; protect and improve the quality and quantity of groundwater; protect and enhance the productivity and sustainability of all cropland; reduce sediment delivery into streams, lakes, and wetlands; assure reclamation of mines when operations are terminated; and reduce the human and environmental risks posed by hazardous waste. The plan defines a work plan. The work plan sets forth the objectives and actions that will be carried out in order to achieve the goals associated with each issue and identifies the agency or organization responsible for carrying out the listed action steps.

- ***Jurisdictional Highway System Plan.*** In 1975 the Washington County Board of Supervisors adopted an initial jurisdictional highway system plan. That plan, with a design year of 1990, was intended to help provide the County with a highway transportation system that would serve and promote a desirable land use pattern in the County, abate traffic congestion, reduce travel time and costs, and reduce accident exposure. The initial plan has been amended periodically to cope with growing traffic demands and adjust the existing highway system to serve changes in traffic patterns taking place within the County, and achieve an equitable distribution of arterial street and highway development and maintenance costs and revenues among the various levels and units of government. The 2035 regional transportation plan, described earlier in this chapter, recommends updates to the current jurisdictional highway system plan for Washington County. Recommendations for the maintenance, improvement, and expansion of arterial streets and highways from the Regional Transportation System Plan were refined in 2007 and 2008 during the preparation of an updated Washington County Jurisdictional Highway System Plan for the year 2035.² The updated County jurisdictional highway system plan is described in Chapter XI.
- ***A Public Transit Plan for Washington County.*** The current public transit plan for Washington County, adopted in 1996, sets forth the findings and recommendations from a study of transit service needs in Washington County and the means by which those needs might best be met. The primary focus of the plan was to provide transit service for Milwaukee County residents to jobs in Washington County through the establishment of the Washington County Commuter Express Service (described in Chapter V). The service has evolved over time to primarily provide traditional work commute trips from Washington County to downtown Milwaukee, Wauwatosa, and West Allis. The transit plan also recommended the establishment of shared-ride taxicab services, which are currently provided by Washington County and the Cities of Hartford and West Bend.

Washington County Land-Use Related Ordinances

- ***County Shoreland and Floodplain Zoning Ordinance.*** Under Section 59.692 of the *Wisconsin Statutes* and Chapter NR 115 of the *Wisconsin Administrative Code*, counties are responsible for regulating shoreland areas within unincorporated (town) areas. Shorelands are defined as all lands lying within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds, and flowages; or within 300 feet of the ordinary high-water mark of navigable rivers and streams or to the landward side of the floodplain, whichever distance is greater. The Washington County shoreland, wetland, and floodplain zoning ordinance is set forth in Chapter 23 of the Washington County Code of Ordinances and applies to shorelands, shoreland-wetlands, and floodplains in all towns within the County, including the Town of Barton.

The shoreland zoning ordinance includes restrictions on uses in wetlands of two acres or more located within the shoreland, and limits the types of uses that can occur within the 100-year floodplain zoning district to prevent damage to structures and property and to protect the floodwater conveyance and storage capacity of floodplains. The ordinance also includes restrictions on the removal of vegetation and filling, grading, and excavating within a shoreland area. Most structures must be set back a minimum of 75 feet from the ordinary high-water mark if adjacent to a Class 3 waterbody, 100 feet if adjacent to a Class 2

²Documented in SEWRPC Planning Report No. 23, 2nd edition, A Jurisdictional Highway System Plan for Washington County: 2035 (publication pending).

waterbody, and 125 feet if adjacent to a Class 1 waterbody, although the setbacks along Class 1 and 2 waterbodies may be reduced to 100 feet and 75 feet, respectively, subject to approval of mitigation measures. Minimum requirements for uses in unincorporated shoreland areas are set forth in Chapter NR 115 of the *Wisconsin Administrative Code*. Minimum floodplain requirements are set forth in Chapter NR 116.

Under Chapter NR 117 of the *Administrative Code*, cities and villages are required to restrict uses in wetlands located in the shoreland area. The provisions of NR 115, which regulate uses in unincorporated portions of the shoreland, apply in cities and villages in shoreland areas annexed to a city or villages after May 7, 1982. The same floodplain regulations set forth in NR 116 for unincorporated areas also apply within cities and villages. Each city and village administers the floodplain regulations within its corporate limits.

- **County Land Division Ordinance.** Washington County adopted a Land Division Ordinance on June 12, 1972 which is updated periodically. The ordinance regulates land divisions in towns that initially or by subsequent divisions create five or more lots of five acres each or less in area within a five-year period. In addition, the Washington County shoreland and floodplain zoning ordinance includes land division regulations for areas located in the shoreland area. As required by Chapter NR 115 of the *Wisconsin Administrative Code*, the ordinance regulates land divisions in the shoreland area that create three or more lots of five acres or less within a five-year period.
- **Erosion Control and Stormwater Management Ordinance.** The Washington County Erosion Control and Stormwater Management Ordinance is set forth in Chapter 17 of the Washington County Code of Ordinance. The ordinance includes requirements for land development and land disturbing activities designed to minimize sedimentation, water pollution, flooding, and related property and environmental damage caused by soil erosion and uncontrolled stormwater runoff during and after construction. The ordinance applies to all unincorporated lands in Washington County unless a Town Board has adopted an ordinance at least as restrictive as the County ordinance. County ordinance requirements continue in effect in any area annexed by a city or village, unless the city or village enforces a city or village ordinance which complies with the minimum standards established by the DNR and is at least as restrictive as Washington County's ordinance. The Town of Barton has not adopted a Town Erosion Control and Stormwater Management Ordinance, and is therefore regulated under the County ordinance.

PART 3: TOWN LAND USE-RELATED PLANS AND ORDINANCES

Town of Barton Land Use Plan

The *Town of Barton Land Use Plan: 2010* was adopted by the Plan Commission and Town Board on July 10, 1995. Through this plan new growth and development is directed to areas of the Town where such growth can occur successfully without the degradation of the Town character, environment, and agricultural resources. The plan specifies avoiding the destruction of farmlands designated as exclusive agricultural lands; urban and suburban development that would convert the best remaining agricultural lands to such uses; urban and suburban development that would encroach into primary or secondary environmental corridors or other environmentally significant lands; further annexation that would result in densities exceeding those specified in the Town plan and greater destruction of the Town's open space and rural character; draining and filling of wetlands; significant grading of natural steep slope areas; and the destruction of woodlands and forest areas. Residential densities allowed in the Town range from 0.09 residential units per acre in the rural countryside to 15.02 residential units per acre in sewer high-density urban areas. Those urban areas are adjacent to the City of West Bend and are part of the City of West Bend sewer service area.

This comprehensive plan updates the Town land use plan to reflect changing conditions in the Town, and to meet State comprehensive planning requirements.

Nonmetallic Mining Reclamation Ordinance

The Town of Barton nonmetallic mining reclamation ordinance was established to adopt and implement effective reclamation requirements for nonmetallic mining sites in the Town in compliance with Chapter NR 135 of the

Wisconsin Administrative Code and Chapter 295 of the *Wisconsin Statutes*. The requirements of the ordinance apply to all operators of nonmetallic mining sites within the Town operating or commencing operation after August 1, 2001, except for sites meeting at least one of the exemption criteria listed in the ordinance. The Town of Barton has entered an intergovernmental agreement with the County for administration of the ordinance by the County. Washington County is responsible for the review and approval of reclamation plans for nonmetallic mines in the Town in accordance with Town ordinance requirements.

The Town ordinance requires that a reclamation plan be prepared and submitted for approval by the Land and Water Conservation Division of the County Planning and Parks Department. The ordinance includes minimum standards for surface water and wetland protection, groundwater protection, topsoil management, final grading and slopes, topsoil redistribution for reclamation, and re-vegetation and site stabilization, and also sets forth the criteria for assessing completion of successful site reclamation, intermittent mining, and maintenance.

Zoning and Subdivision Regulations

Good community development depends not only on quality planning at all levels of government, but on practical implementation measures. Land use and development regulations affect the type of uses allowed, as well as the detailed design and site layout of proposed developments. The following presents a summary of zoning and subdivision regulations adopted by the Town as of 2007.

Town of Barton Zoning Ordinance

A zoning ordinance is a public law that regulates and restricts the use of property in the public interest. The primary function of zoning should be to implement an adopted master or comprehensive plan. Indeed, Section 66.1001(3) of the *Wisconsin Statutes* requires that zoning, land divisions, and official mapping decisions made by local and county governments be consistent with local and county comprehensive plans, respectively, as of January 1, 2010.

A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of housing. A zoning ordinance typically consists of two parts: a text setting forth regulations that apply to each of the various zoning districts, together with related procedural and administrative requirements; and a map delineating the boundaries of zoning districts.

The Barton Town Board adopted a zoning map and ordinance in July 1995. The Town updated the zoning ordinance in June 1999 and approved an updated zoning map in August 2007. Zoning within the Town consists of 22 basic zoning districts, which are shown on Map 18. Table 31 presents a summary of district regulations included in the zoning ordinance. The zoning map also identifies primary and secondary environmental corridors and isolated natural resource areas in the Town.

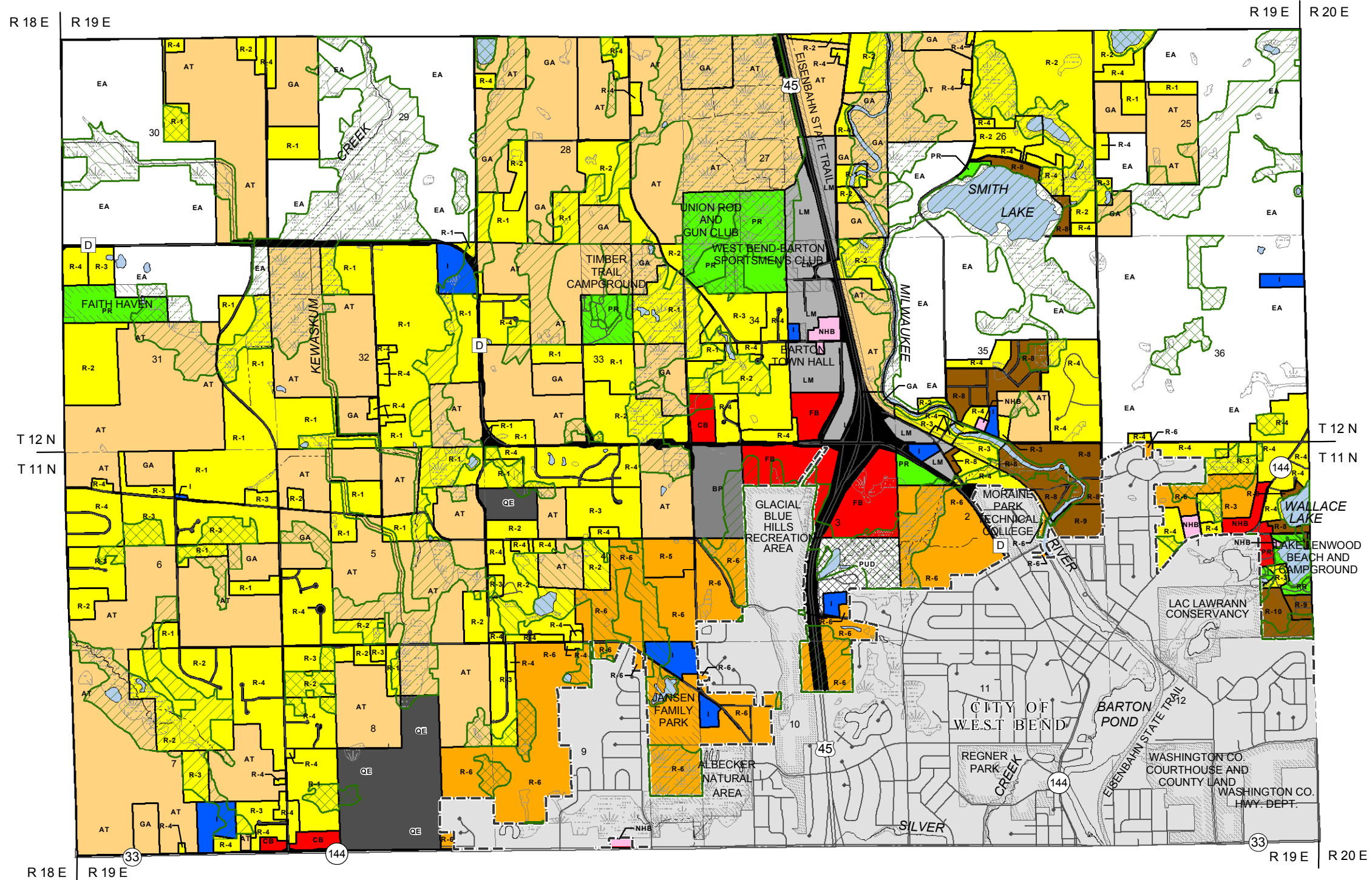
Washington County enforces shoreland and floodplain zoning regulations in shoreland areas in the Town of Barton. The County shoreland and floodplain zoning ordinance is described in Part 2 of this chapter.

Extraterritorial Zoning Regulations

The *Wisconsin Statutes* authorize cities and villages to adopt extraterritorial zoning regulations for adjacent unincorporated areas, in cooperation with the adjacent town, within three miles of a city of the first, second, or third class, and within 1.5 miles of a city of the fourth class or villages. The City of West Bend is a third-class city, and is therefore entitled by the *Statutes* to exercise extraterritorial zoning authority up to three miles outside city boundaries, if agreed to by the Town. A city or village can initiate preparation of an extraterritorial zoning ordinance and map at any time. Initiation of the extraterritorial zoning ordinance freezes existing zoning in the extraterritorial (town) area for two years, while the city or village and affected town jointly develop an extraterritorial zoning ordinance and map. A joint committee is formed to develop the ordinance. The time period can be extended for one additional year at the end of the two-year period if agreed to by the affected town. The Town of Barton is almost entirely encompassed within the City of West Bend's extraterritorial area, except

Map 18

TOWN OF BARTON ZONING MAP: JULY 15, 2008



RESIDENTIAL ZONING DISTRICTS

- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
 - R-2 COUNTRYSIDE SINGLE - FAMILY
 - R-3 ESTATE SINGLE - FAMILY
 - R-4 SUBURBAN ESTATE SINGLE - FAMILY
 - R-5 SUBURBAN SINGLE - FAMILY
 - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL
 - R-8 HAMLET AND WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION
 - R-9 MEDIUM DENSITY URBAN
 - R-10 HIGH DENSITY URBAN

NONRESIDENTIAL ZONING DISTRICTS

- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
 - CB COMMUNITY BUSINESS
 - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
 - BP BUSINESS PARK
 - QE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
 - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
 - AT AGRICULTURAL TRANSITION
 - GA GENERAL TRANSITION
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
- ENVIRONMENTAL CORRIDORS*
- PRIMARY ENVIRONMENTAL CORRIDORS (2000)
 - SECONDARY ENVIRONMENTAL CORRIDORS (2000)
 - ISOLATED NATURAL RESOURCE AREAS (2000)

Source: Town of Barton and SEWRPC.

NOTE: NATURAL RESOURCE FEATURES ARE PROTECTED AS ADDRESSED IN THE TOWN OF BARTON ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS AND LAWS.

NOTE: PLEASE CONTACT THE TOWN ZONING ADMINISTRATOR TO DETERMINE IF THE TOWN BOARD HAS APPROVED ANY REZONING SINCE THIS MAP WAS PREPARED.

CERTIFICATION:

I, THE UNDERSIGNED, TOWN CHAIRMAN OF THE TOWN OF BARTON, WASHINGTON COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THIS "TOWN OF BARTON ZONING MAP" WAS ADOPTED AND APPROVED AS PART OF THE "ZONING ORDINANCE, TOWN OF BARTON, WISCONSIN" ON JULY 10, 1995, AND THAT THIS UPDATED ZONING MAP WAS ADOPTED BY THE TOWN BOARD ON AUGUST 21, 2007. CHANGES THEREAFTER SHALL NOT BECOME EFFECTIVE UNTIL ENTERED AND ATTESTED ON THIS CERTIFIED COPY.

AMENDED: JULY 15, 2008

ATTESTATION:

S/ RICHARD L. BERTRAM
TOWN CHAIRMAN

S/ AGGIE B. PRUNER
TOWN CLERK

DATE

DATE



0 0.25 0.5 0.75 MILE

Table 31

TOWN OF BARTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-1 Rural Countryside Single-Family Residential District	One-family detached dwellings (new dwellings require at a minimum a two car attached garage) , agricultural crop production, bicycle and hiking trails, foster homes, community living arrangements serving eight or fewer persons, home occupations, swimming pools, wildlife sanctuaries, and required off-street parking	Community living arrangements serving nine or more persons, accessory building(s) exceeding 1,200 square feet, private kennels, lands and buildings used for agricultural purposes, private clubhouses, and private stables	10 acres	2,000 minimum plus 200 per each bedroom additional to three for 1-story; 2,400 minimum and 1,200 minimum first floor for multi-story plus 160 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-2 Countryside Single-Family Residential District	All R-1 principal uses	All R-1 conditional uses	5 acres	1,600 minimum plus 250 per each bedroom additional to three for 1-story; 1,920 minimum and 960 minimum first floor for multi-story plus 120 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-3 Estate Single-Family Residential District	All R-1 principal uses	All R-1 conditional uses	3 acres	1,445 minimum plus 210 per each bedroom additional to three for 1-story; 1,700 minimum and 935 minimum first floor for multi-story plus 125 per each bedroom additional to three; Add 210 to minimum first floor area and total area for dwellings with basements under 600
R-4 Suburban Estate Single-Family Residential District	All R-1 principal uses	Community living arrangements serving nine or more persons, accessory building(s) exceeding 900 square feet, lands and buildings used for agricultural purposes, private clubhouses, and private stables	40,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-5 Suburban Single-Family Residential District	All R-1 principal uses	Community living arrangements serving nine or more persons, accessory building(s) exceeding 900 square feet, lands and buildings used for agricultural purposes, and private clubhouses	30,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-6 Transitional Urban to Suburban / Rural Residential District	All R-1 principal uses	All R-5 conditional uses	15,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600 ^a
R-7 Urban Single-Family Residential District	All R-1 principal uses	All R-5 conditional uses	15,000 square feet	Same as R-6 ^b
R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	All R-1 principal uses	All R-5 conditional uses and two-family attached dwellings	6,000 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum and 725 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600

Table 31 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-9 Medium Density Urban Residential District	All R-1 principal uses, two-family attached dwellings, and community living arrangements serving 15 or fewer persons	All R-5 conditional uses	3,630 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum for multi-story plus 150 per each bedroom additional to three; Add 150 to total area for dwellings with basements under 600 ^c
R-10 High Density Urban Residential District	Two-family attached dwellings, agricultural crop production (cash grains), bicycle and hiking trails, foster homes, community living arrangements serving 15 or fewer persons, home occupations, swimming pools, and wildlife sanctuaries	All R-5 conditional uses, community living arrangements serving 16 or more persons, multiple-family dwellings, one-family detached dwellings, and row dwellings not greater than six dwelling units	2,900 square feet	900 minimum plus 200 per each bedroom additional to one for structures with three to four dwelling units; 850 minimum plus 200 per each bedroom additional to one for structures with five to eight dwelling units; 800 minimum plus 200 per each bedroom additional to one for structures with nine to 12 dwelling units; 750 minimum plus 200 per each bedroom additional to one for structures with 13 or more dwelling units
NHB Neighborhood and Hamlet Business District	Retail and service uses, insurance services, real estate, travel agencies, banks, investment offices, health services, hiking trails, historic sites, and nature areas	Gasoline stations, child day care services, physical fitness activities, and convenience stores with gasoline	10,000 square feet (sewered) 40,000 (no sewer)	900 minimum plus 200 per each additional bedroom for structures with three or less dwelling units; Use requirements for R-10 District for structures with more than three dwelling units; Maximum gross floor area ratio of 0.31 and maximum net floor area of 0.53 ^d
CB Community Business District	Retail and service uses, insurance services, real estate, travel agencies, furniture and home furnishing stores, auto and home supply stores, building materials and garden supplies, banks, investment offices, health services, hiking trails, historic sites, and nature areas	Agricultural services, lawn and garden services, postal service, gas production and distribution, car dealers, banking institutions with drive through facilities, and auto repair shops	40,000 square feet	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.34 and maximum net floor area of 0.53 ^d
FB Freeway Interchange Business District	Retail and service uses, insurance services, real estate, travel agencies, furniture and home furnishing stores, auto and home supply stores, building materials and garden supplies, banks, investment offices, health services, hiking trails, historic sites, and nature areas	Agricultural services, lawn and garden services, postal service, gas production and distribution, car dealers, banking institutions with drive through facilities, and auto repair shops	40,000 square feet ^f	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.34 and maximum net floor area of 0.42
LM Limited Manufacturing District	Textile manufacturing, printing and publishing, electronic equipment, grocery stores, business services, job training services, and municipal recycling facilities	Agricultural services, general building contractors and special trade contractors, food product manufacturing, trucking and warehousing, and automotive dealers and service stations	40,000 square feet	Maximum gross floor area ratio of 0.42 and maximum net floor area of 0.85 ^h
BP Business Park District	Clothing and apparel, industrial machinery and equipment, electronic equipment, warehousing, travel agencies, insurance services, investment offices, computer facilities management, health services, hiking trails, and nature areas	Fabricated metal products, gas transmission and distribution, office equipment, and sports and recreational goods	40,000 square feet	Maximum gross floor area ratio of 0.47 and maximum net floor area of 0.85 ^h
QE Quarrying and Extractive District	Quarrying and other extractive and related operations. All uses in this district are conditional.	Non-metallic mineral mining, concrete block and brick, ready mix concrete, fuel oil dealers	10 acres for quarrying / extractive uses; 40,000 square feet for all other uses	Maximum gross floor area ratio of 0.37 and maximum net floor area of 0.74
I Institutional District	Elementary and secondary schools, historic sites, governmental offices, assemblies less than 100 persons, churches, cemeteries, essential services, hiking and nature trails, historic sites, nature areas, and recycling facilities	Correctional institutions, post offices, telecommunications facilities, and assemblies more than 100 persons	40,000 square feet	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.38 and maximum net floor area of 0.63 ⁱ

Table 31 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
PR Park and Recreational District	Historic sites, public parks, assemblies less than 100 persons, athletic fields, boat access sites, bike and nature trails, essential services, nature areas, picnic areas, playfields, and playgrounds	Telecommunications facilities, golf courses, recreation centers, assemblies more than 100 persons, fairgrounds, shooting ranges, private parks, private clubhouses, and equestrian trails	2 acres for all outdoor uses; 40,000 square feet for all indoor uses	Maximum gross floor area ratio of 0.31 and maximum net floor area of 0.57
EA Exclusive Agricultural Preservation District	Agricultural production (crops and livestock), fruit and vegetable markets, roadside stands for sale of agricultural products, accessory building(s) exceeding 1,200 square feet, bicycle and hiking trails, community living arrangements serving eight or fewer persons, foster homes, hobby farms, nature areas, swimming pools, and wildlife sanctuaries	Additional single-family dwellings, two-family attached dwellings, community living arrangements serving nine or more persons, housing for farm laborers, and private clubhouses and boathouses	35 acres	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 for single-family dwelling structures and 0.10 for farm-related structures
AT Agricultural Transition District	All EA permitted uses	All EA conditional uses	35 acres	Living area requirements same as EA District; Maximum gross floor area ratio of 0.05 for single-family dwelling structures and 0.10 for farm-related structures
GA General Agricultural District	All EA permitted uses and one-family detached dwellings	All EA conditional uses	20 acres	Living area requirements same as EA District; Maximum gross floor area ratio of 0.05 for single-family dwelling structures
PUD Planned Unit Development District	All R-1 permitted uses, multiple-family dwellings, community living arrangements serving 15 or fewer persons, row dwellings, not greater than six dwelling units, retail and service uses, food stores, automotive dealers and service stations, personal services, health services, and other selected industries and services	Community living arrangements serving nine or 16 or more persons, lands and buildings used for agricultural uses, one-family detached dwellings, private clubhouses and boathouses, selected fabricated metal products, auto repair and services, and other selected industries and services	3 acres for residential 5 acres for commercial, retail sales, and services 15 acres for industrial 5 acres for institutional 10 acres for mixed compatible uses	Maximum gross floor area ratio and net floor area of 0.23 and 0.42 (respectively) for office, 0.31 and 0.57 for commercial and retail sales and services, 0.50 and 0.91 for industrial, 0.23 and 0.42 for institutional ^l

^aR-6 contains four separate "Open Space Subdivision" options with varying floor area and lot dimension requirements. Please check the Town of Barton Zoning Ordinance for more information.

^bR-7 contains three separate "Conventional Subdivision" options with varying floor area and lot dimension requirements. Please check the Town of Barton Zoning Ordinance for more information.

^cR-9 contains two development options with varying floor area and lot dimension requirements. The requirements shown are for the permitted use "Conventional Subdivision." Please check the Town of Barton Zoning Ordinance for more information.

^dFor commercial apartments permitted on a second level only, the maximum gross floor area ratio shall be 0.50 and the maximum net floor area ratio shall be 0.74.

^eFor commercial apartments permitted on a second level only, the maximum gross floor area ratio shall be 0.37 and the maximum net floor area ratio shall be 0.74.

^fMinimum lot size may be reduced to 30,000 square feet for restaurants if primary access to the property is afforded by a single access drive shared with an abutting property.

^gFor warehousing uses, the maximum gross floor area ratio shall be 0.89 and the maximum net floor area ratio shall be 1.48.

^hFor warehousing uses, the maximum gross floor area ratio shall be 0.81 and the maximum net floor area ratio shall be 1.48.

ⁱFor commercial apartments, the maximum gross floor area ratio shall be 0.37 and the maximum net floor area ratio shall be 0.74.

^jFor mixed compatible uses, apply the appropriate standard for each individual land use type and its corresponding site area as listed.

Source: Town of Barton Zoning Ordinance, adopted in 1995 and last amended in June 1999, and SEWRPC.

for a small portion of Section 30 in the northwestern portion of the Town. The Village of Kewaskum's extraterritorial area includes a small portion of the Town. Neither the City or the Village exercises extraterritorial zoning in the Town.

Land Division Regulations

A land division ordinance is a public law that regulates the division of land into smaller parcels. Land division ordinances provide for appropriate public oversight of the creation of new parcels and help ensure that new development is appropriately located; lot size minimums specified in zoning ordinances are observed; street rights-of-way are appropriately dedicated or reserved; access to arterial streets and highways is limited in order to preserve the traffic-carrying capacity and safety of such facilities; adequate land for stormwater management, parks, drainageways, and other open spaces is appropriately located and preserved; street, block, and lot layouts are appropriate; and adequate public improvements are provided. Land division ordinances can be enacted by cities, villages, towns, and counties, with the latter's approval authority applying only in unincorporated (town) areas and limited objecting authority applying within cities and villages. Cities and villages also have extraterritorial plat approval jurisdiction over subdivisions proposed in town areas near their corporate boundaries.

Chapter 236 of the *Wisconsin Statutes* sets forth general requirements governing the subdivision of land, including, among others, surveying and monumenting requirements, necessary approvals, recording procedures, and requirements for amending or changing subdivision maps. The *Statutes* also grant authority to county and local governments to review subdivision maps, commonly referred to as plats, with respect to local plans and ordinances. Section 236.45 authorizes county and local governments to adopt their own land division ordinances, which may be more restrictive than State requirements. Washington County has adopted a County land division ordinance, which is summarized in Part 2 of this chapter.

The Town of Barton adopted a land division ordinance on November 30, 1995. Under Chapter 236, local governments are required to review and take action on plats for subdivisions. Subdivisions are defined in the *Statutes* as "a division of a lot, parcel, or tract of land by the owner thereof or the owner's agent for purpose of sale or of building development, where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or five or more parcels or building sites of 1.5 acres each or less in area are created by successive divisions within a period of five years." Local subdivision ordinances may be broader in scope and require review and approval of land divisions in addition to those meeting the statutory definition of a "subdivision," which is the case in the Town.

The Town of Barton land division ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area or where five or more parcels or building sites of 10 acres each or less created by successive divisions within a five-year period. All other divisions of land within the Town require Town Board approval of a certified survey map.

Extraterritorial Plat Authority

Under Section 236.10 of the *Statutes*, a city or village may review, and approve or reject, subdivision plats located within its extraterritorial area if the city or village has adopted a subdivision ordinance or an official map. Section 236.02 of the *Statutes* defines the extraterritorial plat review jurisdiction as the unincorporated area within three miles of the corporate limits of a city of the first, second, or third class, or within 1.5 miles of the corporate limits of a city of the fourth class or a village. In accordance with Section 66.0105 of the *Statutes*, in situations where the extraterritorial plat approval jurisdiction of two or more cities or villages would otherwise overlap, the extraterritorial jurisdiction between the municipalities is divided on a line, all points of which are equidistant from the boundaries of each municipality concerned, so that no more than one city or village exercises extraterritorial jurisdiction over any unincorporated area. The extraterritorial area changes whenever a city or village annexes land, unless the city or village has established a permanent extraterritorial area through a resolution of the common council or village board or through an agreement with a neighboring city or village. A municipality may also waive its right to approve plats within any portion of its extraterritorial area by adopting a resolution that describes or maps the area in which it will review plats, as provided in Section 236.10(5) of the *Statutes*. The resolution must be recorded with the County register of deeds.

Official Mapping Ordinances

Section 62.23(6) of the *Wisconsin Statutes* allows the Common Council of any City to establish an official map for the precise identification of right-of-way lines and boundaries of streets, highways, waterways,³ and parkways and the location and extent of railroad rights-of-way, public transit facilities, parks, and playgrounds. An official map is intended to be used as a precise planning tool for implementing master and comprehensive plans and for insuring the availability of land for the above features.

Section 61.35 of the *Statutes* applies the authority provided cities under Section 62.23 to develop an official map to villages. A town may prepare and adopt an official map if it has adopted village powers. The clerk of any local government that adopts an official map by ordinance or resolution must record a certificate showing that the local government has established an official map with the Washington County register of deeds.

One of the basic purposes of the official map is to discourage the construction of structures and their associated improvements on land that has been designated for future public use. Local government subdivision ordinances can also require land shown on the official map to be dedicated for street, park, or other public use at the time land is subdivided. The official map is a plan implementation device that operates on a communitywide basis in advance of land development and can thereby effectively assure the integrated development of the street and highway system, and unlike subdivision control, which operates on a plat-by-plat basis, the official map can operate over the entire community 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 well in advance of any actual improvements.

The Town of Barton has not adopted an official map.⁴

SUMMARY

Southeastern Wisconsin, Washington County, and Washington County's communities have a rich history of planning. Numerous plans have been developed at the regional level including a regional land use plan, transportation system plan, natural areas plan, a water quality management plan, and a telecommunications plan. Preparation of a regional water supply plan is underway. Plans developed at the County level include a farmland preservation plan, County park and open space plan, land and water resources management plan, jurisdictional highway system plan, and a public transit plan.

The Town of Barton adopted a master plan (the Town of Barton 2010 land use plan) which has been updated by this comprehensive plan. The Town adopted a zoning ordinance and map in July 1995. The Town updated the zoning ordinance in June 1999 and approved an updated zoning map in August 2007. The Town also adopted a Town subdivision ordinance in November 1995.

The comprehensive planning law requires that zoning, subdivision, and official mapping ordinances be consistent with a governmental unit's comprehensive plan as of January 1, 2010. As of that date, the Town's zoning and subdivision ordinances must be consistent with the comprehensive plan adopted by the Town Board. The Implementation Element (Chapter XIV) identifies modifications to existing ordinances needed to implement the comprehensive plan presented in this report.

³*Waterways may be placed on the map only if included within a comprehensive surface water drainage plan.*

⁴*An official map under Section 62.23 (6) of the Statutes is not the same as a zoning map, which is often mistakenly referred to as an "official map."*

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Chapter VII

ISSUES AND OPPORTUNITIES ELEMENT

INTRODUCTION

The purpose of the issues and opportunities element is to define a desired future for the Town. A “vision” statement was developed by the Town to help provide an overall framework for development of the comprehensive plan. The vision statement expresses the preferred future, key characteristics, and/or expectations for the future desired by the Town.

Section 66.1001 (2) (a) of the *Wisconsin Statutes* requires that the Issues and Opportunities Element include a “statement of the overall objectives, policies, goals, and programs of the governmental unit to guide the future development and redevelopment of the governmental unit over the planning period.” Although not defined in the *Statutes*, the Wisconsin Department of Administration has provided the following definitions of those terms:

Goals: Broad and general expressions of a community’s aspirations, towards which the planning effort is directed. Goals tend to be ends rather than means.

Objectives: More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.

Policies: Rules or courses of action necessary to achieve the goals and objectives from which they are derived. They are precise and measurable.

Programs: A system of projects or services necessary to achieve plan goals, objectives, and policies.

VISION STATEMENT 2035

Visioning Process

To develop a vision statement for the Town, Washington County University of Wisconsin – Extension (UWEX) staff examined the opinions generated by the public during the input opportunities carried out as part of the comprehensive planning process, along with the Town's existing planning and zoning documents, and identified recurring "key concepts" that could be appropriate for the Town's vision. UWEX staff then met with the Town Plan Commission and Town Board on May 29, 2007, to review the key concepts and determine which might best describe the Town’s future. The most supported concepts were subsequently used to draft a vision statement that was brought back to the Town on July 10, 2007, for approval.

Vision Statement

“In 2035, the Town of Barton retains its identity and independence. The Town’s access to major highways is attractive to a mix of land uses, especially businesses, which helps keep property taxes low. Rural character is maintained by encouraging development that is compact and includes open space. Residents appreciate being able to live close to nearby urban amenities while still enjoying Barton’s small town atmosphere.”

ISSUES AND OPPORTUNITIES

The following public participation events were held to obtain input from Town residents and identify the Town’s issues and opportunities.

Comprehensive Planning “Kickoff” Meeting

A comprehensive planning “kickoff” meeting was held in the Town on January 3, 2006. The meeting was an opportunity for Town residents to learn about the comprehensive planning process and participate in a strengths, weaknesses, opportunities, and threats (SWOT) assessment. A total of 35 people attended the meeting. Residents worked in small groups “brainstorming” issues on each component of the SWOT workshop. The following are those issues identified as being most important by SWOT analysis participants.

Strengths: Something that makes a community stand out when compared to other communities; resources or capabilities that help a community be successful/strong.

- Rural “small town” atmosphere
- Scenery – (Kettle Moraine)
- Clean air
- Interstate/ accessibility to city and larger metropolitan area
- Small government
- Proximity to technical school and university, library, and airport
- Good medical facilities
- Strong sense of ownership and involvement in town government
- Recreational opportunities/outdoor recreations
- Natural resources (including woodlands and wildlife)
- Self reliant and helpful residents “interdependence”

Weaknesses: Deficiencies in resources for a community to be successful.

- Diversified tax base – need more industrial
- Town is smaller in size
- Town is becoming geographically separated –isolated east to west with West Bend in middle
- Not incorporated/lack of extraterritorial zoning rights for Town
- Too attractive for development
- Lack of local good paying job opportunities
- Lack of businesses in Town
- Distance to new hospital
- Lack of resources (e.g. natural)
- Lack of community participation
- Traffic control on CTH D
- Mobile access for elderly (cabs or vans)
- Waste disposal (lack of collection and big item disposal)

- Lack of diversity in housing types
- Limited fire and police services

Opportunities: Something that could be done to improve a community; factors or situations that can affect a community in a favorable way.

- USH 45 offers potential growth for commercial/industrial uses to relieve residential tax burden
- Abundance and variety of land for all kinds of uses – farming, residential, commercial, industrial, recreational
- Small local government offers accessibility to citizens
- Work to implement purchase of development rights (PDR) program to retain farmland
- Continue/increase land trust program
- Encourage and continue with cluster development
- Encourage smart commercial development compatible with Town
- Improve roads
- Provide more elderly housing
- Provide off-road vehicle trails
- Maintain rural atmosphere
- Provide for open space subdivision
- Access to USH 45 and USH 41
- Improve or enhance industrial/ commercial land
- Land use for recreation – e.g. camping, snowmobile
- Right to continue farming
- Green space
- Establish healthy tax base, keep taxes low
- Zoning and land use decisions at a local level
- Transportation to health care services

Threats: Anything that could jeopardize the future success of a community; factors or situations that can affect a community in a negative way.

- Urban sprawl, uncontrolled overdevelopment of land (subdivisions), and city encroaching
- Loss of rural atmosphere/character, natural environment, and wetlands
- Loss of productive farmland
- Imposing “city” mentality in rural atmosphere – i.e. manure spread – smell, deer in garden, etc.
- Diminishing property owner’s rights
- Increased population and traffic
- Water table contamination from mound, septic, and runoff
- High land values/price
- High taxes
- Affect on environment (new roads)
- Nosey neighbors – difficult farming
- Town roads in poor condition
- Housing development – waste of land/large lots, not enough smaller lots
- Quarry control

Comprehensive Planning Visioning Workshop

A comprehensive planning visioning workshop/open house was held in the Town on September 18, 2006. The event was an opportunity for Town residents to review the inventory chapters of the comprehensive plan, map future land use on an interactive Smart Board using Geographic Information Systems (GIS) software, review existing Town goals, share opinions on development preferences, and develop a vision statement for the Town. A total of 31 residents attended the workshop and the majority wanted to preserve the Town's rural character, farmland, natural resources, and open space. There was also an interest in accommodating future residential growth within existing planned sewer services areas and future commercial development along major transportation corridors, promoting traditional and historic architecture, and maintaining the Town's governing authority.

GOALS AND OBJECTIVES

The following goals and objectives are overall goals that should guide the protection of natural resources and future development and redevelopment in the Town through the plan design year of 2035. The overall goals are general and provide the framework for more specific goals in the following chapters. Because they are intended to be general rather than specific, no policies or programs are associated with the general goals and objectives presented in this chapter. Policies and programs are presented in each of the following eight element chapters, in association with the more specific element goals and objectives.

A meeting was held with the Town Plan Commission and Town Board on July 10, 2007, to develop goals and objectives for the comprehensive plan. The meeting was facilitated by UWEX staff. The following goals and objectives were developed for the Town comprehensive plan:

Goal: Preserve rural character and support country living by retaining farmland.

- **Objective:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.
- **Objective:** Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance may be protected.
- **Objective:** The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.
- **Objective:** General agricultural lands of local significance, although not meeting criteria for prime agricultural lands, constitute an important part of the agricultural base of the Town and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base, preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.

Goal: Protect, preserve, and wisely use the Town's natural resource base.

- **Objective:** Spatially distribute land use types.
- **Objective:** Maintain an ecological balance.

- **Objective:** Open rural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around urban and suburban development. The preservation of agricultural lands, including open rural lands of marginal agricultural value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.
- **Objective:** Nonmetallic mining sites will not have a long-term negative impact on identified environmental features and surrounding properties within the Town of Barton.

Goal: Support rural recreational uses that are appropriate for the Town, which will allow Town residents adequate opportunity to participate in outdoor recreation activities.

- **Objective:** Allow outdoor rural recreation sites and related open space areas that promote physical and mental health, while protecting and preserving valuable natural resource amenities and contributing to the orderly growth of the Town.
- **Objective:** Well designed and properly located 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 the Town of Barton as a whole.

Goal: Encourage preservation of historic or cultural structures and archaeological sites.

- **Objective:** Upon request, forward appropriate Town records of historical value to interested organizations.

Goal: Encourage a range of housing types to serve the varied and special needs of area residents.

- **Objective:** Support appropriate County, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.

Goal: The Town encourages economic development in appropriate areas as identified on the future land use map.

- **Objective:** Monitor the impacts (noise, traffic, etc.) of home-based businesses.
- **Objective:** Make the Town's vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.

Goal: Communicate with existing local businesses and work to retain them, if possible.

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

- **Objective:** An integrated transportation system serves to freely interconnect the various land use activities within the Town's Young America "hamlet," neighborhoods, the Town as a whole, and region, thereby providing the attribute of accessibility essential to the support of these activities.
- **Objective:** Urban and suburban development should be located so as to maximize the use of the existing transportation systems.

Goal: Meet anticipated travel demand with an integrated transportation system.

- **Objective:** An integrated transportation system serves to freely interconnect the various land use activities within the Town's Young America "hamlet," neighborhoods, the Town as a whole, and region, thereby providing the attribute of accessibility essential to the support of these activities.

Goal: Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Objective:** As required by state law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.

Goal: Continue to provide quality emergency services for Town residents and businesses.

- **Objective:** Require developers to pay for improvements needed to support new development requests.
- **Objective:** Adequate stormwater drainage facilities should be provided for all development.

Goal: Foster compact development patterns.

- **Objective:** Maximize the use of the existing transportation systems.
- **Objective:** The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.
- **Objective:** A distribution of the various land uses to assure the economical provision of services, and compatible arrangement of land uses which fosters compact development patterns as well as logical transitions between the varying intensities and character of land uses.
- **Objective:** An appropriate allocation of land uses that acts to avoid or minimize dangers to health, safety, and welfare and to maximize accessibility to supporting land uses.
- **Objective:** The appropriate allocation of uses to land, through the use of transitional land uses, open space, clustering, or distance and landscaped buffer areas between land uses of differing land use intensities to enhance the quality of life.

Goal: Maintain the Town's governing authority over the Town of Barton.

- **Objective:** Seek to reach boundary agreements with abutting incorporated areas.
- **Objective:** Assure the continued maintenance and improvements of the Town tax base and deter annexation.
- **Objective:** Retain community character.

Goal: Work cooperatively with neighboring communities when possible.

- **Objective:** Encourage shared services with neighboring communities.
- **Objective:** Seek to reach boundary agreements with abutting incorporated areas.

Goal: Ensure the Town of Barton's comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

ELEMENT GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Within the framework of the overall goals and objectives, more specific goals and objectives were developed through preparation of the remaining eight comprehensive plan elements. Each of the specific element goals relate directly to its element. Each element also includes recommended policies and programs that directly promote the achievement of specific element goals and objectives.

SUMMARY

This chapter has defined a desired future for 2035 through a statement summarizing the desired vision for the future of the Town. Inventory data, projections, and various forms of public input were considered during development of the vision statement.

This chapter also includes overall goals and objectives that support the vision statement and are designed to guide the development and redevelopment of the Town through 2035 as required by Section 66.1001 (2) (a) of the *Wisconsin Statutes*. The overall goals and objectives provided the framework for the development of specific goals and objectives for each of the other plan elements. In addition to more specific goals and objectives, each element also includes a set of recommended policies and programs to achieve the goals and objectives.

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Chapter VIII

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

INTRODUCTION

The agricultural, natural, and cultural resources element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs for the conservation and effective management of the following natural resources:

- Groundwater
- Forests
- Productive agricultural areas
- Environmentally sensitive areas
- Threatened and endangered species
- Stream corridors
- Surface water
- Floodplains
- Wetlands
- Metallic and nonmetallic mineral resources
- Parks, open spaces, and recreational resources
- Historical and cultural resources
- Community design¹

¹Community design recommendations are included in the Land Use Element (Chapter IX).

In addition, the following comprehensive planning goals related to the agricultural, natural, and cultural resources element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:²

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Preservation of cultural, historic, and archeological sites.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

A description of existing agricultural, natural, and cultural resources within the Town is presented in Chapter III. This chapter sets forth recommendations in the form of goals, objectives, policies, and programs for the management of such resources. Recommendations related to agricultural resources are set forth in Part 1 of this Chapter. Part 2 sets forth recommendations related to natural resources in the Town. Part 3 sets forth recommendations intended to promote the conservation of cultural resources, which include historical and archaeological resources and other cultural resources.

PART 1: AGRICULTURAL RESOURCES

Land Evaluation and Site Assessment (LESA) Analysis

A land evaluation and site assessment (LESA) analysis of agricultural land in Washington County was conducted as part of the multi-jurisdictional planning process. The LESA process was developed in 1981 by the USDA – Soil Conservation Service (now the Natural Resources Conservation Service (NRCS)) and is an analytical tool designed to provide a systematic and objective procedure for rating and ranking the agricultural importance of a parcel. A LESA subcommittee was formed by the Agricultural, Natural, and Cultural Resources Workgroup for the Washington County Multi-Jurisdictional Comprehensive Plan to oversee the LESA analysis for the County.

The Washington County LESA analysis identified parcels that are best suited for long-term agricultural use. The results of the analysis are intended to help the County and Town identify areas that should be designated for farmland protection. The County intends to use the results of the analysis to update the Washington County Farmland Preservation Plan, which is expected to be updated after the County comprehensive plan is completed.

The LESA analysis included a “*land evaluation*” component and a “*site assessment*” component. The land evaluation (LE) component of the LESA analysis was determined by the NRCS, which rated each soil in Washington County based on soil type, slope, agricultural capability class,³ and soil productivity for producing corn and soybeans. The resulting ratings were then placed into groups ranging from the best to worst suited for

²Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the Statutes. All 14 goals must be addressed in County and local plans that received funding through a Department of Administration comprehensive planning grant, such as the Town of Barton and Washington County.

³Map 3 in Chapter III shows agricultural soil capability classes in the Town.

cropland production. The site assessment (SA) component rates non-soil factors affecting a parcel's relative importance for agricultural use and is separated into three classifications. The LESA subcommittee selected the following nine SA factors to be used in the Washington County LESA analysis:

SA-1 Factors (agricultural productivity)

- Size of farm in contiguous management by one farm operator
- Compatibility of surrounding land uses within one-half mile
- Percent of farm in agricultural use

SA-2 Factors (development pressures impacting a site's continued agricultural use)

- Distance from adopted sewer service area
- Distance from selected hamlets
- Distance from interchanges along USH 41 and 45

SA-3 Factors (other public values of a site supporting retention in agriculture)

- Primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, or critical species habitat outside environmental corridor areas present on farm
- Floodplains present on farm
- Proximity to permanently protected land 20 acres or more in size

Each parcel included in the LESA analysis received a final score ranging from 0 to 10, with 10 being the best parcels for long-term agricultural protection. The LESA scores for agricultural parcels in the Town, grouped into categories, are shown on Map 19. Table 32 sets forth the number of parcels and number of acres in each category. The average LESA score for agricultural parcels in the Town was 6.63. The LESA analysis included all parcels outside a planned sewer service area with at least 2 percent of the parcel in agricultural use. The analysis therefore included some parcels that have other uses on them, which may include natural resource features such as woodlands, wetlands, or surface water, or fallow lands. In some cases, parcels developed partially for residential use, with a portion of the parcel used for agriculture, were included in the analysis (provided at least 2 percent of the parcel was in agricultural use). A hatch pattern is included on Map 19 to show areas that were in agricultural use in 2006.

Although the Town did not use the results of the LESA analysis when preparing the Town land use plan, there is a strong relationship between parcels that scored 7.0 or higher in the LESA analysis and lands designated as Exclusive Agricultural Preservation or General Agricultural on the land use plan map (see Map 25 in Chapter IX).

Agricultural Resources Goals, Objectives, Policies, and Programs

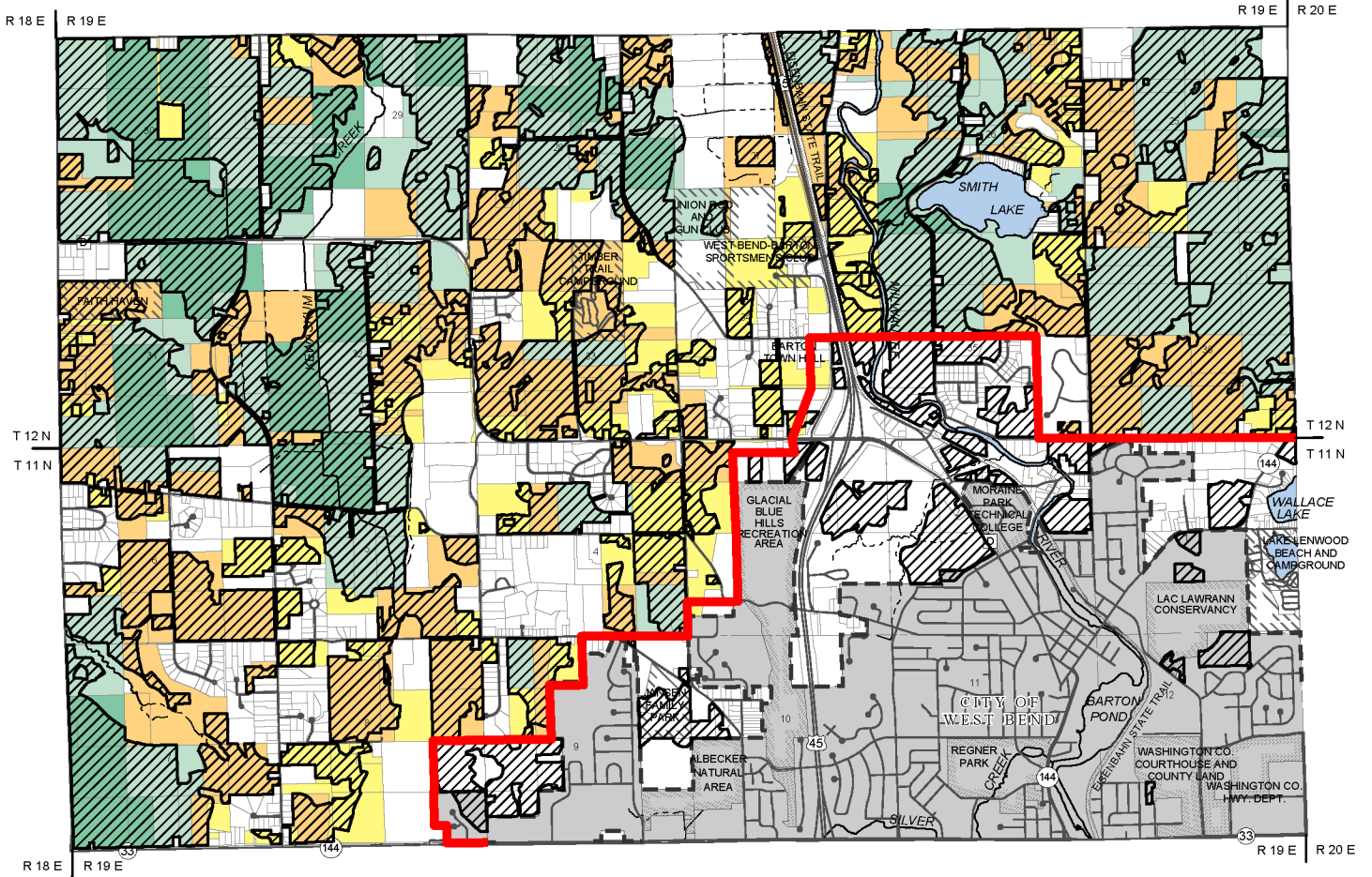
This section sets forth agricultural resources goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve agricultural resources goals and objectives; and programs, which are projects or services intended to achieve those policies, are also identified.

Goal: Preserve rural character and support country living by retaining farmland.

- **Policy:** The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.

Map 19

LESA SCORES FOR AGRICULTURAL PARCELS IN THE TOWN OF BARTON: 2007



 PARCEL BOUNDARY

NOTE: EACH PARCEL INCLUDED IN THE COUNTYWIDE LESA ANALYSIS RECEIVED A SCORE BETWEEN 0 AND 10, WITH 10 BEING THE BEST PARCELS FOR LONG - TERM AGRICULTURAL PROTECTION.

LESA SCORE

 8 - 8.9

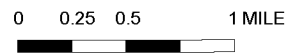
 7 - 7.9

 6 - 6.9

 LESS THAN 6

 LANDS IN AGRICULTURAL USE IN 2006

 CITY OF WEST BEND PLANNED SANITARY SEWER SERVICE AREA BOUNDARY



Source: Washington County and SEWRPC.

Table 32

LESA SCORES FOR AGRICULTURAL PARCELS IN THE TOWN OF BARTON: 2007

LESA Score	Parcels in Category		Total Acres in Category ^a		Agricultural Acres in Category ^b	
	Number	Percent	Acres	Percent	Acres	Percent
Less than 6.....	106	25.3	1,373	16.7	653	11.2
6-6.9.....	150	35.8	2,786	33.9	1,874	32.1
7-7.9.....	125	29.8	2,849	34.6	2,233	28.2
8-8.9.....	38	9.1	1,217	14.8	1,081	18.5
Total	419	100.0	8,225	100.0	5,841	100.0

^aIncludes entire area of parcels analyzed, including areas not being used for farming, such as woodlands, wetlands, and surface water.

^bIncludes only those portions of parcels in agricultural use in 2006.

Source: SEWRPC.

- **Policy:** Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance by the NRCS may be protected.
- **Policy:** General agricultural lands of local significance, although not meeting NRCS criteria for prime agricultural lands, constitute an important part of the agricultural base of the Town and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base, preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.
 - **Program:** Provide agricultural zoning that supports local family farm operations, small specialty farms, and hobby farms, in addition to exclusive agricultural zoning for prime agricultural lands, to maintain agriculture as a part of the rural landscape.
 - **Program:** Designate suitable lands for agricultural use on the Town land use plan map (see Maps 22 through 25 in Chapter IX).

PART 2: NATURAL RESOURCES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This section sets forth natural resources goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve goals and objectives; and programs, which are projects or services intended to achieve natural resource policies, are also identified.

Goal: Protect, preserve, and wisely use the Town’s natural resources.

- **Objective:** Spatially distribute land use types.
- **Objective:** Maintain an ecological balance.
- **Objective:** Encourage the preservation of natural resources as part of future development proposals.
 - **Policy:** Open rural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around urban and suburban development. The preservation of agricultural lands, including open rural lands of marginal agricultural value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.
 - **Policy:** Nonmetallic mining sites will not have a long-term negative impact on identified environmental features and surrounding properties within the Town of Barton.
 - **Policy:** Protect natural resource features, including those within primary and secondary environmental corridors and isolated natural resource areas.

- **Program:** Protect water bodies, streams, floodplains, wetlands, stream corridors and shore buffer areas, drainageways, woodlands, and steep slopes in accordance with the natural resource protection standards set forth in Chapter IX and in the Town zoning and subdivision ordinances.

Goal: Develop a system of parks and open space areas within the Town.

- **Objective:** Provide an integrated system of parks and related open space areas which will allow Town residents adequate opportunity to participate in a wide range of outdoor recreation activities.
 - **Policy:** Seek funding to acquire and develop a system of Town community and neighborhood parks in the general locations shown on Map 20.
 - **Policy:** Encourage the protection of high-quality open space lands through public and non-profit conservation organization (NCO) fee simple purchase and purchase of conservation easements.
 - **Program:** Consider preparing and adopting a Town park and open space plan in order to become eligible to receive available State and Federal outdoor recreation grants.
 - **Program:** Support the park and outdoor recreation element of the Washington County Park and Open Space Plan, which is shown on Map 21.
 - **Program:** Work with the DNR, National Park Service, and Ice Age Park and Trail Foundation to implement the recommendations set forth in the Ice Age Trail Corridor Plan.
 - **Program:** Continue to promote the Eisenbahn State Trail and the National Ice Age Trail.

PART 3: CULTURAL RESOURCES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This section sets forth cultural resources goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve goals and objectives; and programs, which are projects or services intended to achieve cultural resource policies, are also identified.

Goal: Encourage preservation of historic, archaeological, and cultural buildings and sites.

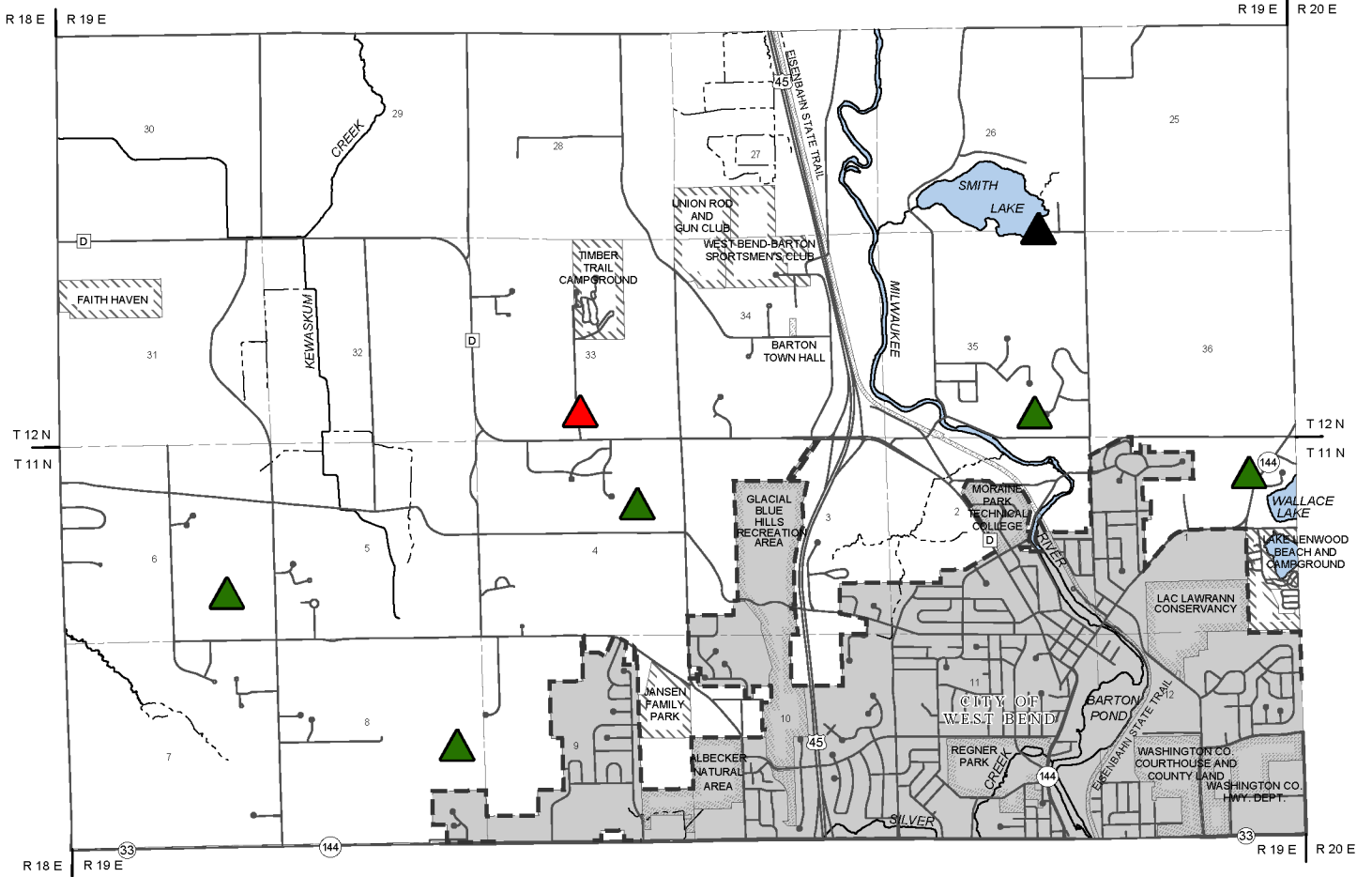
- **Objective:** Upon request, forward appropriate Town records of historical value to interested organizations.
- **Objective:** Identify and preserve historic structures, sites, and districts in the Town.
 - **Policy:** Preserve historic structures and sites that have potential to be listed on the National or State Registers of Historic Places.
 - **Program:** Work with the State Historical Society of Wisconsin and the Washington County Landmarks Commission to conduct historical surveys to identify historically significant structures and districts in the Town and methods to protect them.




Goal: Support a wide range of cultural entertainment and recreational opportunities in the Town and Washington County.

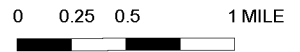
- **Objective:** Support cultural events held in the Town and County.
 - **Policy:** Support the efforts of cultural organizations to organize and promote cultural venues and events in the Town and County. Existing cultural organizations and venues in the County are listed in Table 33.

Map 20

EXISTING AND PROPOSED PARKS IN THE TOWN OF BARTON

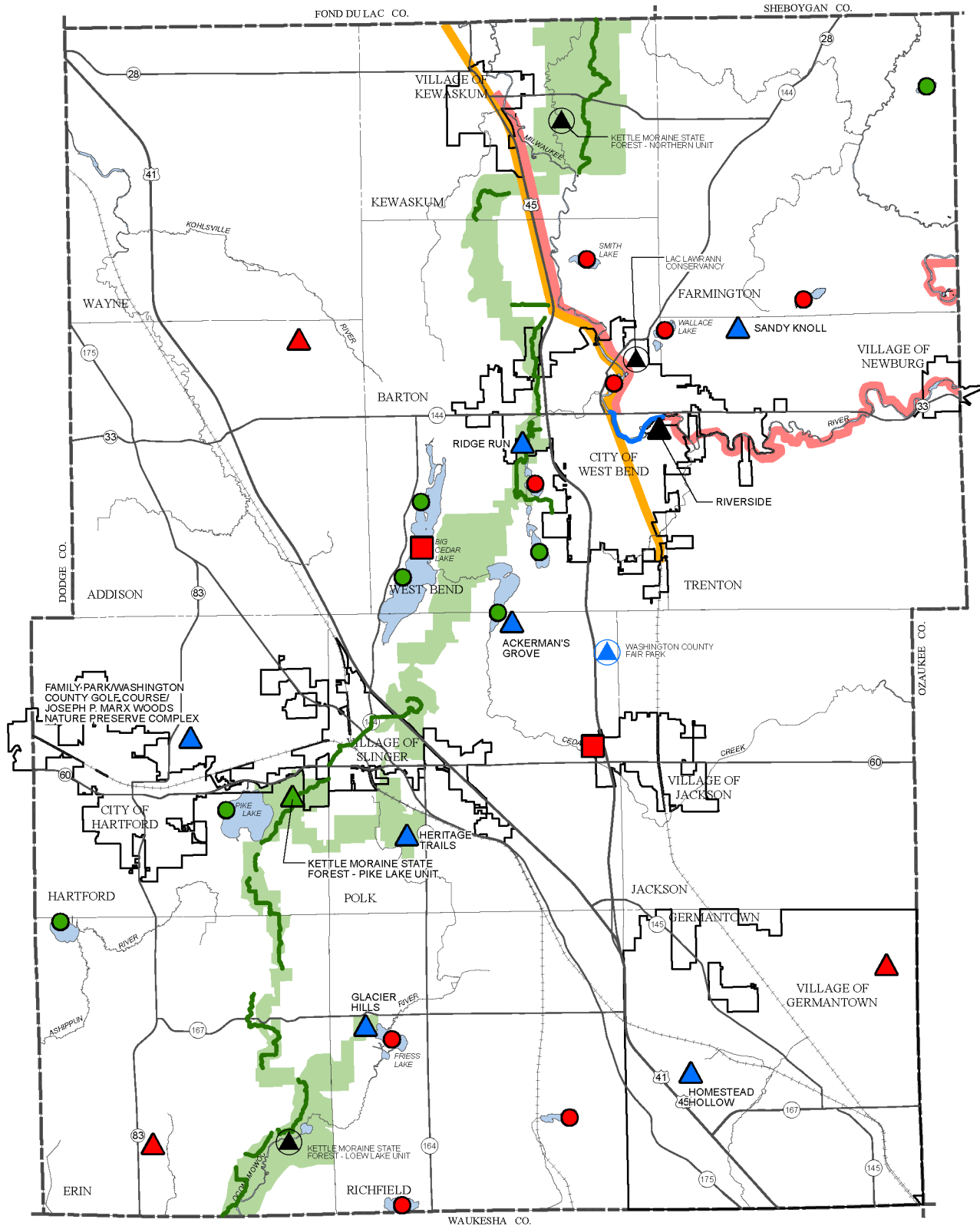


-  EXISTING PARK SITE
-  PLANNED TOWN COMMUNITY PARK
-  PLANNED TOWN NEIGHBORHOOD PARK



Source: Town of Barton and SEWRPC.

OUTDOOR RECREATION ELEMENT OF THE WASHINGTON COUNTY PARK AND OPEN SPACE PLAN: 2020



MAJOR PARKS

- ▲ STATE
- ▲ COUNTY
- ▲ LOCAL
- ▲ PROPOSED COUNTY

OTHER PARKS AND OUTDOOR RECREATION SITES

- PROPOSED OTHER COUNTY
- ▲ SPECIAL OUTDOOR RECREATION SITE
- ▲ WASHINGTON COUNTY FAIR PARK

RECREATION CORRIDORS

- EXISTING MILWAUKEE RIVER TRAIL
- EXISTING ICE AGE TRAIL
- PROPOSED MILWAUKEE RIVER TRAIL
- ICE AGE TRAIL CORRIDOR

OTHER TRAILS

- EISENBahn STATE TRAIL

BOAT ACCESS FACILITIES

- EXISTING FACILITY MEETING WISCONSIN DEPARTMENT OF NATURAL RESOURCES STANDARDS
- LAKE NEEDING NEW OR EXPANDED FACILITY

NOTE: A BOAT ACCESS SITE HAS BEEN DEVELOPED ON SILVER LAKE IN THE TOWN OF WEST BEND SINCE THE ADOPTION OF THE PARK AND OPEN SPACE PLAN.

NOTE: OTHER EXISTING COUNTY PARKS NOT SPECIFICALLY RECOMMENDED FOR IMPROVEMENT OR EXPANSION UNDER THE PLAN ARE NOT SHOWN.

Source: Washington County and SEWRPC.

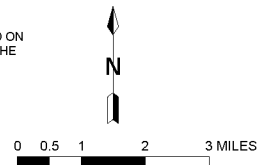


Table 33

CULTURAL ORGANIZATIONS AND VENUES IN WASHINGTON COUNTY: 2007

Cultural Organizations	Cultural Venues
Broken Valley Saddle Club	Cedar Lake Campus Theatre
Deuschatadt Heritage Foundation, Inc.	Chandelier Ballroom
Discalced Carmelite Friars, Holy Hill	Christ Church Museum
Downtown West Bend Association	Dheinsville Settlement
Friends of Kewaskum	Holy Hill
Friends of LacLawrann Conservancy	Lac Lawrann
Germantown Junior Women's Club	Museum of Wisconsin Art
Hartford Area Chamber of Commerce	Old Courthouse Square Museum
Hartford City Band	Richfield Historical Park
Hartford Community Choir	Riveredge Nature Center
Hartford Downtown Business Improvement District	Schauer Arts and Activities Center
It's a Stitch Quilt Guild	Shalom Wildlife Sanctuary
Kettle Moraine Fine Arts Guild	Sila Lydia Bast Bell Museum
Kettle Moraine Symphony	UW-Washington County
Kewaskum Junior Women's Club	Washington County Fair Park
Kiwanis Noon Club	Washington County UW Theatre
Lighthouse Ministry, Inc.	West Bend Community Memorial Library
Moraine Symphonic Band	Wisconsin Automotive Museum
Museum of Wisconsin Art Friends	
Richfield Historical Society	
Richfield Lioness Club	
Riveredge Bird Club	
Slinger Advancement Association	
Slinger Area Women's Association	
Tri-County Pork Producers	
Washington County Farm Bureau Women	
Washington County Historical Society	
Washington County Humane Society	
West Bend Wisconsin Chapter Model A Ford Club	
Ziegler Kettle Moraine Jazz Festival	

Note: This table is not intended to be an exhaustive list of all cultural organizations and venues in Washington County, but rather to provide examples of cultural resources that are available.

Source: *Washington County Convention and Visitors Bureau and SEWRPC.*

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Chapter IX

LAND USE ELEMENT

INTRODUCTION

The land use element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (e) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps to guide future development and redevelopment of public and private property. The *Statutes* also require this element to include:

- Information regarding the amount, type, and intensity or density of existing land uses
- Land use trends
- Potential land use conflicts
- Projected land use needs in five year increments to the plan design year (2035)
- Maps showing existing and future land uses; productive agricultural soils; natural limitations to building site development; floodplains, wetlands, and other environmentally sensitive lands; and boundaries of areas to which public utility and community services will be provided by the plan design year

In addition, the 14 State of Wisconsin comprehensive planning goals, which are related to each of the nine comprehensive plan elements, set forth in Section 16.965 of the *Statutes* must be addressed as part of the Town comprehensive planning process.¹ The Land Use Element relates to each of the other comprehensive plan elements, and therefore relates to all 14 State comprehensive planning goals. Goals that are most directly related to the Land Use Element include:

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.

¹Chapter I lists all 14 comprehensive planning goals included in Section 16.965 of the *Statutes*. All 14 goals must be addressed in County and local plans that received funding through a Department of Administration comprehensive planning grant, such as the Town of Barton and Washington County.

- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Balancing property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Section 16.965 also requires the identification of “Smart Growth Areas” in County and local plans. A “Smart Growth Area” is defined by the *Statutes* as “an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, State, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental, and utility costs.”

All of the information required by the comprehensive planning law is provided in this chapter.

EXISTING LAND USE CONDITIONS AND TRENDS

Existing Land Uses

Land uses within the Town in 2006 are shown on Map 14 in Chapter IV. Table 25 and Figure 3 provide information on the number and acres in each land use category and a comparison of the percentage of the Town in each category, respectively. In 2006, 2,288 acres, or about 19 percent of the Town, were developed with urban uses, including residential, commercial, industrial, and similar uses. About 3,139 acres, or about 25 percent of the Town, were encompassed in natural resource areas (woodlands, wetlands, and surface waters). Just over half of the Town, 6,374 acres or about 52 percent, were in agricultural use.

The 2006 generalized land use inventory differs somewhat from the detailed land use inventories conducted by SEWRPC in 2000 and prior years (Map 8 in Chapter III shows land uses within the Town in 2000). The 2006 inventory is therefore not directly comparable to earlier SEWRPC land use inventories. The generalized inventory includes farmhouses as an agricultural use on parcels of 20 acres or larger that were being farmed in 2006, identifies entire parcels of five acres or less as residential if a house was on the property in 2006, and identifies entire parcels as commercial or industrial if the majority of a parcel was developed with a commercial or industrial use (in prior inventories, areas devoted to landscaping and other open space on residential lots of two acres or less and on commercial and industrial parcels were coded as “open lands”). Also, lands under development in 2006 are included in the future land use category. For example, lands platted for residential use that were not developed with homes are included in the residential category.

Land Use Trends

Section 66.1001 of the *Statutes* requires an analysis of past land use trends in addition to the inventory of existing land uses. The following sections describe trends in land supply, land demand, and land price.

Land Supply and Demand

Table 24 in Chapter IV provides information on land use trends in the Town from 1980 to 2000. Between 1980 and 2000, all urban land uses, with the exception of railroad rights-of-way,² experienced an increase in acreage. Residential land uses experienced an increase of 316 acres, which was the largest increase of all the land use categories. The second largest increase was in the amount of land within arterial street and highway rights-of-way, although much of the increase in this category is due to the construction of the U. S. Highway 45 freeway through the Town. The percentage of the Town developed with urban land uses increased by 47 percent, and the percentage of the Town in nonurban uses decreased by 5 percent during the decade from 1980 to 2000. Agricultural lands in the Town decreased by 916 acres, or by about 12 percent, during this period.

²The acreage within railroad rights-of-way decreased because of the abandonment of the former Canadian National rail line north of Rusco Road. The former railway was subsequently developed as a recreational trail (the Eisenbahn trail).

Table 34

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF BARTON: 2003 and 2007

Real Estate Class	Statement of Equalized Values 2003 ^a			
	Acres	Land	Improvements	Total
Residential.....	2,817	\$49,512,300	\$126,683,100	\$176,195,400
Commercial	291	3,914,600	14,490,900	17,685,500
Manufacturing.....	121	911,400	3,138,500	4,049,900
Agricultural.....	5,120	993,000	N/A	993,000
Undeveloped	1,789	5,601,800	N/A	5,601,800
Ag Forest.....	0	N/A	N/A	N/A
Swamp and Waste	N/A	N/A	N/A	N/A
Forest	676	2,818,200	N/A	2,818,200
Other ^c	155	2,459,900	7,134,600	9,594,500
Total	10,969	\$65,491,200	\$151,447,100	\$216,938,300

Real Estate Class	Statement of Equalized Values 2007 ^b				Change in Equalized Value 2003 and 2007	
	Acres	Land	Improvements	Total	Number	Percent
Residential.....	2,937	\$67,220,700	\$185,961,200	\$253,181,900	\$76,986,500	43.7
Commercial	291	5,240,100	20,763,900	26,004,000	8,318,500	47.0
Manufacturing.....	117	965,100	3,199,400	4,164,500	114,600	2.8
Agricultural.....	5,032	1,114,100	N/A	1,114,100	121,100	12.2
Undeveloped	1,592	3,448,300	N/A	3,448,300	-2,153,500	-38.4
Ag Forest.....	455	521,000	N/A	521,000	N/A	N/A
Swamp and Waste	N/A	N/A	N/A	N/A	N/A	N/A
Forest	253	780,000	N/A	780,000	-2,038,200	-72.3
Other ^c	171	3,322,000	8,152,500	11,474,500	1,880,000	19.6
Total	10,848	\$82,611,300	\$218,077,000	\$300,688,300	\$83,750,000	38.6

^aEqualized values for 2003 were as of March 15, 2004.

^bEqualized values for 2007 were as of November 15, 2007.

^cThis category includes agricultural buildings and improvements and the land necessary for their location.

Source: Wisconsin Department of Revenue and SEWRPC.

This trend indicates a demand for additional land to accommodate urban land uses, especially for single-family residential development and the transportation infrastructure that serves it. There is also a decreasing supply of land for agricultural use.

Land Price

Equalized value trends by real estate class in the Town in 2003 and 2007 are set forth in Table 34. Residential and commercial properties experienced the greatest increase in equalized value, with increases of 44 and 47 percent, respectively. Industrial (manufacturing) and agricultural properties also experienced increases over the same period. The Town experienced an overall increase in equalized value of about 39 percent between 2003 and 2007, which was about the same as the 40 percent increase in Washington County over the same period. Forest land experienced a 72 percent decrease in value, and undeveloped lands decreased in value by 38 percent.

The average equalized land value per acre in the Town increased by 30 percent for residential uses, from an average \$17,576 to \$22,888 per acre between 2003 and 2007; by 34 percent for commercial uses, from an average of \$13,452 to \$18,007 per acre; and by 10 percent for industrial uses, from an average of \$7,532 to \$8,249 per acre.

Opportunities for Redevelopment and Smart Growth Areas

The greatest opportunities for redevelopment in Washington County exist where there is available land served by existing infrastructure, typically in the older and underutilized commercial buildings and parcels located in and adjacent to the traditional downtowns, and older shopping centers located in cities and villages. The following areas were identified as potential “Smart Growth Areas” in the Multi-Jurisdictional Comprehensive Plan for Washington County:

- Environmentally contaminated sites identified by local governments as suitable for redevelopment
- Underutilized parcels in and adjacent to traditional downtowns, including older shopping centers
- Undeveloped land within planned urban service areas that is adjacent to existing development and does not encompass lands with significant environmental features or potential for long-term agricultural use³
- Hamlets identified for urban development in local land use plans.

In 2006, the Wisconsin Department of Natural Resources (DNR) identified one “open” contaminated site in the Town as an environmental repair (ERP) site. An ERP site has contaminated soil and/or groundwater that is not caused by a leaking underground storage tank. The ERP site in the Town has been identified as having soil, private well, and possible groundwater contamination. The site has been remediated, but DNR has not received or processed the information needed to officially “close” the site. The site has been redeveloped by Weasler Engineering.

The Town has identified the area in and around the hamlet of Young America as an appropriate area for urban-density development, and will serve as the Town’s “Smart Growth Area.” See the description of the “Neighborhood and Hamlet Business District” later in this chapter for more information.

Existing and Potential Land Use Conflicts

The potential for land use conflicts is greatest in city and village planning areas that overlap with the towns. In accordance with Section 62.23 of the *Statutes*, a city or village planning area can include areas outside its corporate limits, including any unincorporated land outside of the city or village boundaries that, in the plan commission’s judgment, relates to the development of the city or village. City and village planning areas are typically associated with city and village extraterritorial areas.⁴ Potential land use conflicts can arise in these areas because they may be planned for in both the town comprehensive plan and the city or village comprehensive plan, with different or conflicting land uses recommended by each plan. Map 34 in Chapter XIV shows areas of conflict between the land use plans of towns and adjacent cities and villages in Washington County, including the Town of Barton and City of West Bend. A boundary agreement between a town and an adjacent city or village is one way to avoid such conflicts. Boundary agreements are described in the Intergovernmental Cooperation Element (Chapter XIV). Chapter XIV also describes the dispute resolution process developed as part of the Washington County Multi-Jurisdictional Comprehensive Plan, which may also be used to help resolve disagreements, on a voluntary basis, arising from the implementation of adopted comprehensive plans.

³*Lands with significant environmental features are identified on Map 27 (Natural Limitations to Building Site Development) and Map 26 (Environmentally Sensitive Lands). Lands with potential for long-term agricultural use are identified on Map 19, LESA Analysis Map, in Chapter VIII. Lands identified for farmland protection in the Town are shown on Maps 22 through 25.*

⁴*The Wisconsin Statutes grant cities and villages the authority to approve or deny subdivision plats within 1.5 miles of villages and cities of the fourth class, and within three miles of cities of the first, second, or third class (the Cities of Hartford and West Bend are cities of the third class). Cities and villages may also enact extraterritorial zoning regulations for their extraterritorial areas, but must work with the affected town to develop and approve such regulations.*

LAND USE PLAN

SEWRPC and Washington County staff met with the Barton Town Board and Plan Commission on May 9, 2007, to develop a preliminary land use plan map for 2035 and to review data layers to help identify environmentally sensitive lands and natural limitations for building site development in the Town. The Town Plan Commission continued to meet for several months to develop a land use plan map for the Town, including plan maps for different phases within the 2008 to 2035 planning period. The town plan is described in the following sections.

Town of Barton Land Use Plan Interim Plan Map and Plan Phasing

The Town of Barton Land Use Plan is intended to serve the Town of Barton to the year 2035—about 30 total years—and is also intended to be phased during that period. The Town of Barton Land Use Plan consists of the interim plan (existing land uses in 2008) and three plan phases: Phase 1 (2008 to the year 2015), Phase 2 (for the years 2015 to 2025), and Phase 3 (for the years 2025 to 2035). The interim plan and the three plan phases are shown on Maps 22, 23, 24, and 25, respectively. Table 35 indicates and quantifies the Interim and Phase 1, 2, and 3 planned land use maps. Use of the four maps when implementing the Town plan is described in the Implementation Element (Chapter XV).

Detailed Land Use District Approach for the Town of Barton Land Use Plan

This section presents a description of the types and characteristics of the residential and nonresidential planned land use districts shown on Maps 22 through 25. Through the use of these land use districts, the plan is taken to a level of detail which should enable the Plan Commission and Town Board to effectively deal with development proposals on both a site specific and a land use specific level.

The planned land use districts proposed are not zoning districts. However, they form the basis upon which the necessary plan implementing zoning districts can be used. Similarities between the planned land use districts and the plan's implementing zoning districts are intended to assure **consistency** between the plan and its implementing zoning regulations. Without a significant level of consistency between Barton's plan and Barton's zoning districts (*which are to implement the plan*), it would be very difficult for the Town Plan Commission to adequately use the plan to its full power.

Districts which specifically deal with natural resource features (*i.e., specific floodplain, wetland, conservancy, etc.*) are not specified under this land use district approach. The protection of natural resources is intended to be accomplished through the use of the existing floodplain zoning regulations set forth in Chapter 26 of the Washington County Code of Ordinances, titled "Floodplain Zoning," the existing shoreland and wetland zoning regulations set forth in Chapter 23 of the Washington County Code of Ordinances, titled "Shoreland and Wetland Zoning," and through the use of the Town of Barton's natural resource protection standards, zoning, and land division ordinances.

Land Use Transitional Areas

Through the use of several residential and nonresidential planned rural, suburban, and urban land use and zoning districts, with varying levels of land use density and intensity as described in this chapter, the plan fosters the use of planned "transitions" between planned rural, suburban, and urban areas of the Town and the abutting incorporated City of West Bend.

In the case of residential development, these "transitions" between planned rural, suburban, and urban land use and zoning districts are primarily accomplished by variations in the level of gross and net residential density (*i.e., differences in the maximum number of dwelling units which would be permitted per gross and net residential acre of land*). "Transitions" between planned land use and zoning districts is further accomplished by variations in the minimum dwelling unit size which is prescribed under the requirements of the plan's implementing zoning ordinance. The terms "gross density" and "net density" are defined later in this section.

In the case of nonresidential development, these "transitions" between planned land use and zoning districts are primarily accomplished by variations in the types of land uses permitted, the level of allowable floor area ratios, and the required landscape surface ratios. The terms "floor area ratio" and "landscape surface ratio" are defined later in this section.

Table 35

PLANNED LAND USES IN THE TOWN OF BARTON: 2008-2035

Land Use Category	Interim (2008)		Phase 1 (2008-2015)		Phase 2 (2015-2025)		Phase 3 (2025-2035)		Change 2008-2035	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent
Urban										
Rural Countryside Single Family	1,006	8.1	1,534	12.4	1,549	12.5	1,549	12.5	543	54.0
Countryside Single Family	940	7.6	1,517	12.3	1,517	12.3	1,517	12.3	577	61.4
Estate Single Family	429	3.5	593	4.8	593	4.8	593	4.8	164	38.2
Suburban Estate Single Family	779	6.3	817	6.6	817	6.6	817	6.6	38	4.9
Suburban Single Family	28	0.2	92	0.7	92	0.7	92	0.7	64	228.6
Transitional Urban-Suburban	768	6.2	901	7.3	1,073	8.7	1,073	8.7	305	39.3
Hamlet and Waterfront Residential	151	1.2	151	1.2	151	1.2	151	1.2	0	0.0
Medium Density Urban	31	0.3	31	0.3	31	0.3	31	0.3	0	0.0
High Density Urban	27	0.2	27	0.2	27	0.2	27	0.2	0	0.0
Subtotal	4,159	33.6	5,663	45.8	5,850	47.3	5,850	47.3	1,691	40.6
Community Business	57	0.5	57	0.5	57	0.5	57	0.5	0	0.0
Freeway Interchange Business	148	1.2	148	1.2	148	1.2	148	1.2	0	0.0
Neighborhood and Hamlet Business ..	22	0.2	26	0.2	26	0.2	26	0.2	4	18.2
Business Park	69	0.6	69	0.6	69	0.6	69	0.6	0	0.0
Limited Manufacturing	183	1.5	183	1.5	183	1.5	183	1.5	0	0.0
Planned Unit Development	63	0.5	63	0.5	63	0.5	250	2.0	187	296.8
Institutional	105	0.8	105	0.8	105	0.8	105	0.8	0	0.0
Park and Recreational	276	2.2	276	2.2	276	2.2	276	2.2	0	0.0
Streets and Highways	612	4.9	612	4.9	612	4.9	612	4.9	0	0.0
Urban Subtotal	5,694	46.0	7,202	58.2	7,389	59.7	7,576	61.2	1,882	33.1
Non-Urban										
Exclusive Agriculture	2,596	21.0	2,464	19.9	2,464	19.9	2,501	20.2	-95	-3.7
General Agriculture	714	5.8	590	4.8	1,896	15.3	2,052	16.6	1,338	187.4
Agricultural Transition	2,939	23.7	1,687	13.6	194	1.6	--	--	-2,939	-100.0
Quarry and Extractive	212	1.7	212	1.7	212	1.7	26	0.2	-186	-87.7
Surface Water	222	1.8	222	1.8	222	1.8	222	1.8	0	0.0
Non-Urban Subtotal	6,683	54.0	5,175	41.8	4,988	40.3	4,801	38.8	-1,882	-28.2
Total	12,377	100.0	12,377	100.0	12,377	100.0	12,377	100.0	0	0.0

Source: Town of Barton and SEWRPC.

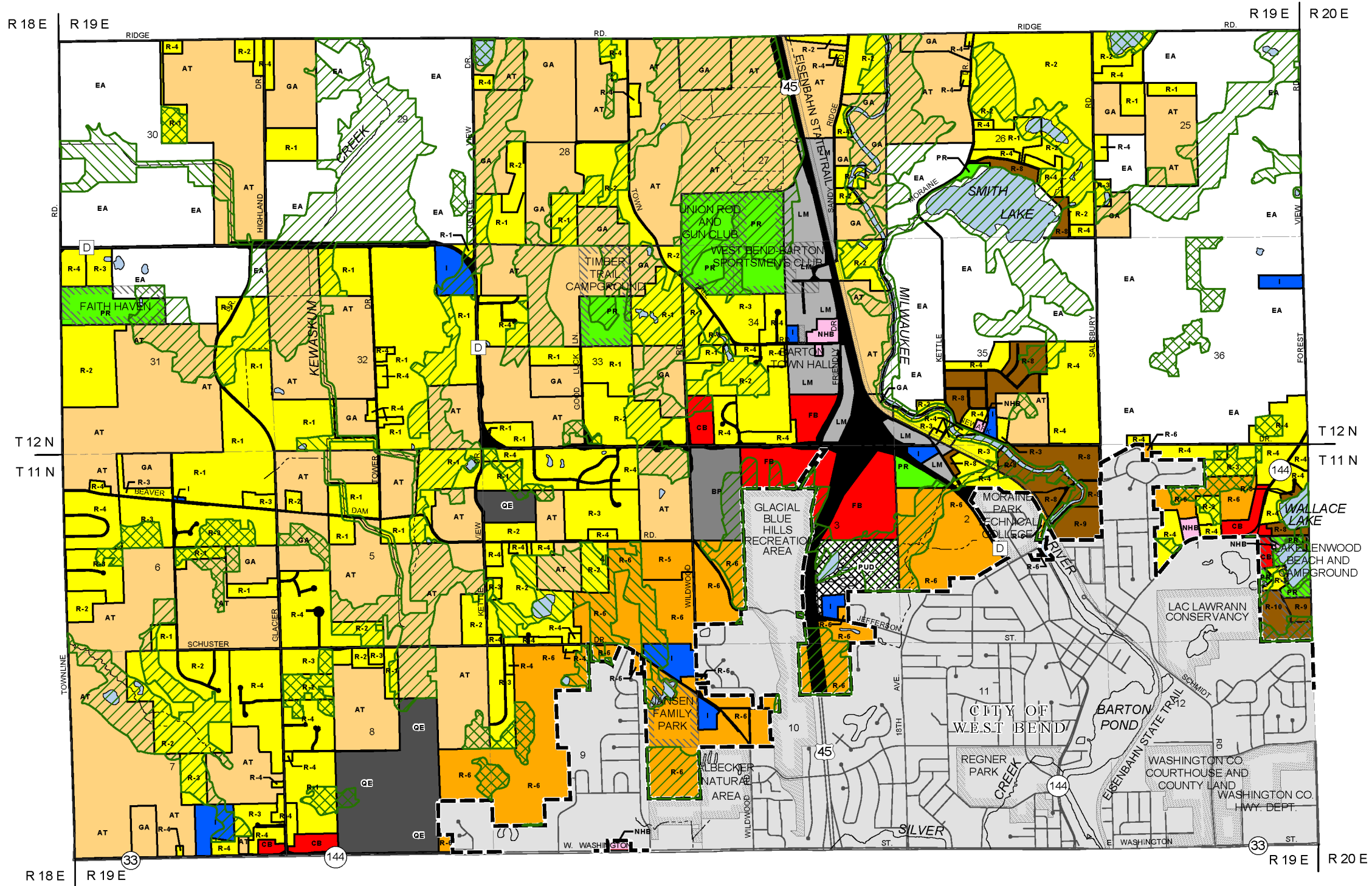
Prior to the preparation of the Town’s 2010 land use plan, adopted in July 1995, no "transitional" areas were provided to separate the low intensity rural land uses of the Town of Barton from the high intensity urban land uses of the City of West Bend. The top illustration in Figure 4 indicates the lack of the provision of such planned transitional land use areas between the Town of Barton and the City of West Bend prior to the preparation of the 2010 Town Plan. The 2010 Town Plan and this comprehensive plan strive to provide for planned "transitional" urban to rural land uses between the Town of Barton and the City of West Bend, as shown in the bottom illustration in Figure 4.

Land use density and intensity "transitions" can be easily seen by the general lessening of residential density and nonresidential intensity which occurs as distance from the edge of the City of West Bend increases on Maps 22 through 25.

Residential Planned Land Use Districts

There are ten residential planned land use districts for the Town of Barton. The residential planned land use districts are, in some instances, derived from existing conditions in the Town relative to minimum lot size, minimum lot width, and both gross and net density.

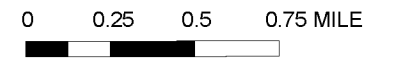
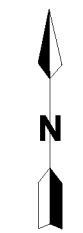
Map 22 TOWN OF BARTON INTERIM LAND USE PLAN (2008)



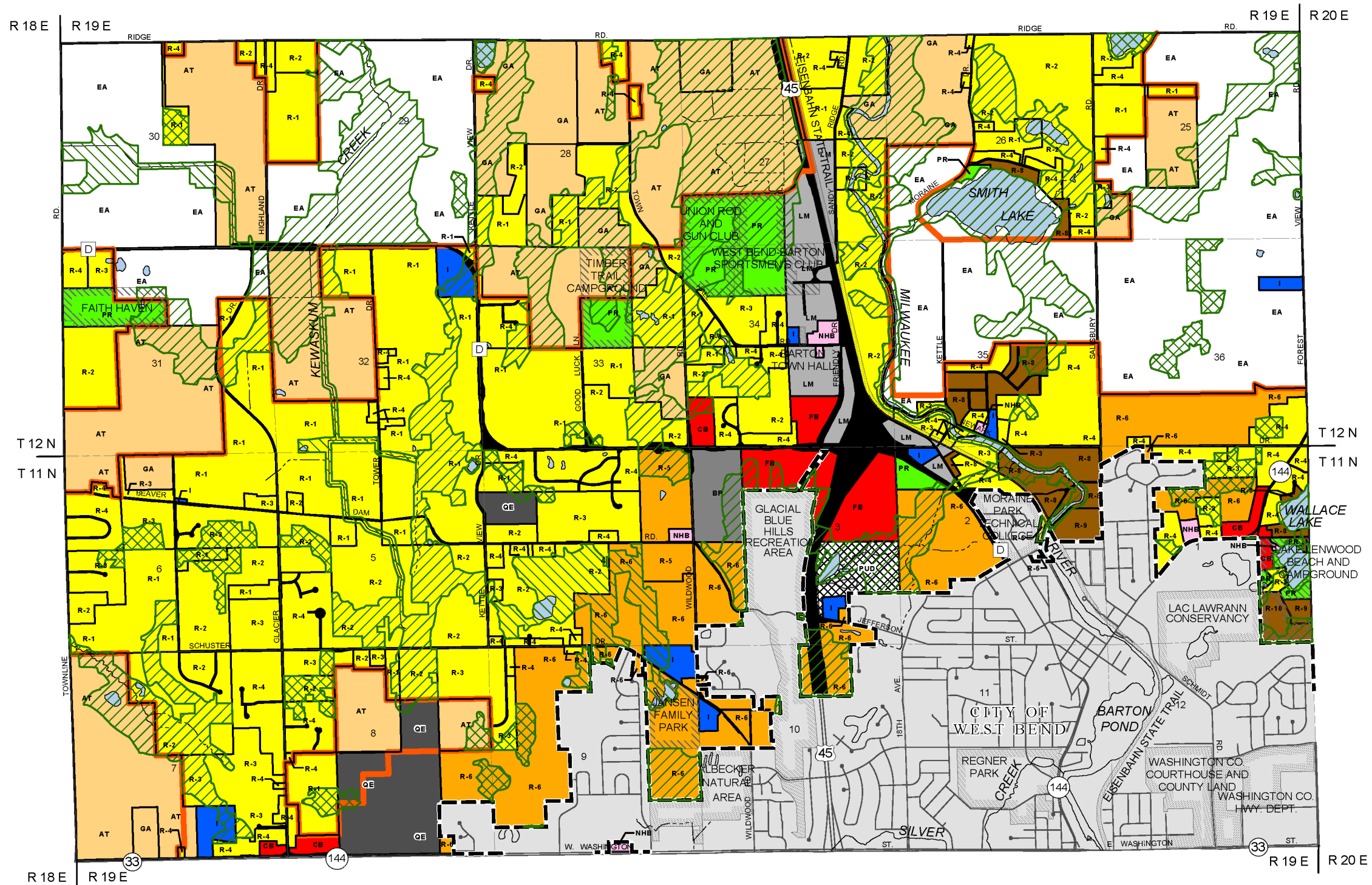
- RESIDENTIAL LAND USE DISTRICTS**
- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
 - R-2 COUNTRYSIDE SINGLE - FAMILY
 - R-3 ESTATE SINGLE - FAMILY
 - R-4 SUBURBAN ESTATE SINGLE - FAMILY
 - R-5 SUBURBAN SINGLE - FAMILY
 - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL
 - R-8 HAMLET AND WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION
 - R-9 MEDIUM DENSITY URBAN
 - R-10 HIGH DENSITY URBAN
- NONRESIDENTIAL LAND USE DISTRICTS**
- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
 - CB COMMUNITY BUSINESS
 - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
 - BP BUSINESS PARK
 - GE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
 - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
 - AT AGRICULTURAL TRANSITION
 - GA GENERAL AGRICULTURAL
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
- NATURAL RESOURCE FEATURES*
- PRIMARY ENVIRONMENTAL CORRIDORS (2000)
 - SECONDARY ENVIRONMENTAL CORRIDORS (2000)
 - ISOLATED NATURAL RESOURCE AREAS (2000)

Source: Town of Barton and SEWRPC.

NOTE: NATURAL RESOURCE FEATURES ARE PROTECTED AS ADDRESSED IN THE TOWN OF BARTON ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS AND LAWS.



Map 23 TOWN OF BARTON PHASE 1 LAND USE PLAN (2008 - 2015)



RESIDENTIAL LAND USE DISTRICTS

- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
 - R-2 COUNTRYSIDE SINGLE - FAMILY
 - R-3 ESTATE SINGLE - FAMILY
 - R-4 SUBURBAN ESTATE SINGLE - FAMILY
 - R-5 SUBURBAN SINGLE - FAMILY
 - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL
 - R-8 HAMLET AND WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION
 - R-9 MEDIUM DENSITY URBAN
 - R-10 HIGH DENSITY URBAN

NONRESIDENTIAL LAND USE DISTRICTS

- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
 - CB COMMUNITY BUSINESS
 - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
 - BP BUSINESS PARK
 - QE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
 - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
 - AT AGRICULTURAL TRANSITION
 - GA GENERAL AGRICULTURAL
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
- NATURAL RESOURCE FEATURES*
- Primary Environmental Corridors (2000)
 - Secondary Environmental Corridors (2000)
 - Isolated Natural Resource Areas (2000)
- PHASE 1 LINE (2008 - 2015)

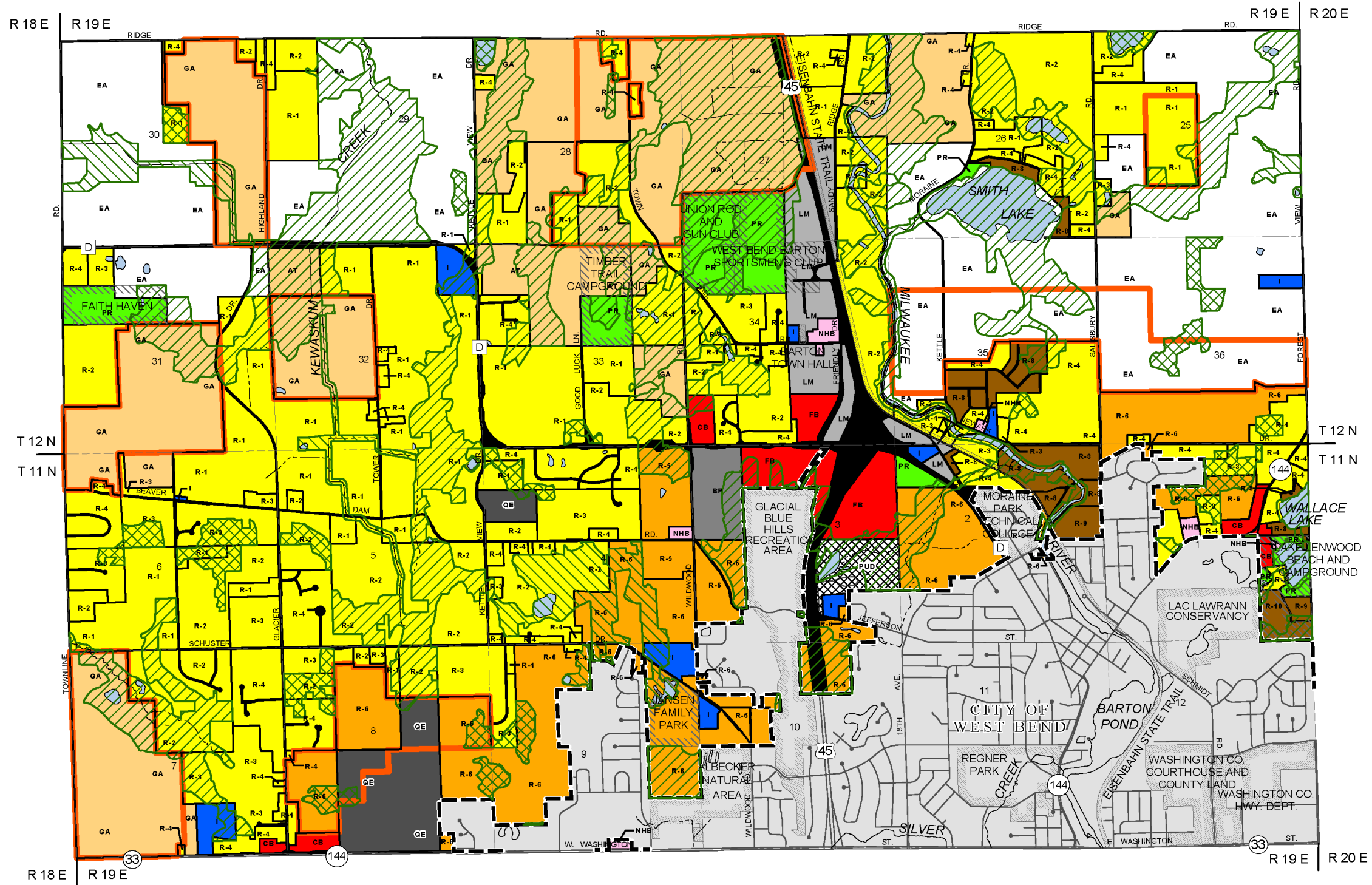
Source: Town of Barton and SEWRPC.

NOTE: NATURAL RESOURCE FEATURES ARE PROTECTED AS ADDRESSED IN THE TOWN OF BARTON ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS AND LAWS.



0 0.25 0.5 0.75 MILE

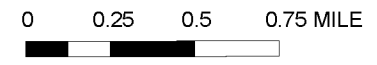
Map 24 TOWN OF BARTON PHASE 2 LAND USE PLAN (2015 - 2025)



- RESIDENTIAL LAND USE DISTRICTS**
- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
 - R-2 COUNTRYSIDE SINGLE - FAMILY
 - R-3 ESTATE SINGLE - FAMILY
 - R-4 SUBURBAN ESTATE SINGLE - FAMILY
 - R-5 SUBURBAN SINGLE - FAMILY
 - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL
 - R-8 HAMLET AND WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION
 - R-9 MEDIUM DENSITY URBAN
 - R-10 HIGH DENSITY URBAN
- NONRESIDENTIAL LAND USE DISTRICTS**
- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
 - CB COMMUNITY BUSINESS
 - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
 - BP BUSINESS PARK
 - GE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
 - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
 - AT AGRICULTURAL TRANSITION
 - GA GENERAL AGRICULTURAL
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
- NATURAL RESOURCE FEATURES*
- PRIMARY ENVIRONMENTAL CORRIDORS (2000)
 - SECONDARY ENVIRONMENTAL CORRIDORS (2000)
 - ISOLATED NATURAL RESOURCE AREAS (2000)
- PHASE 2 LINE (2015 - 2025)

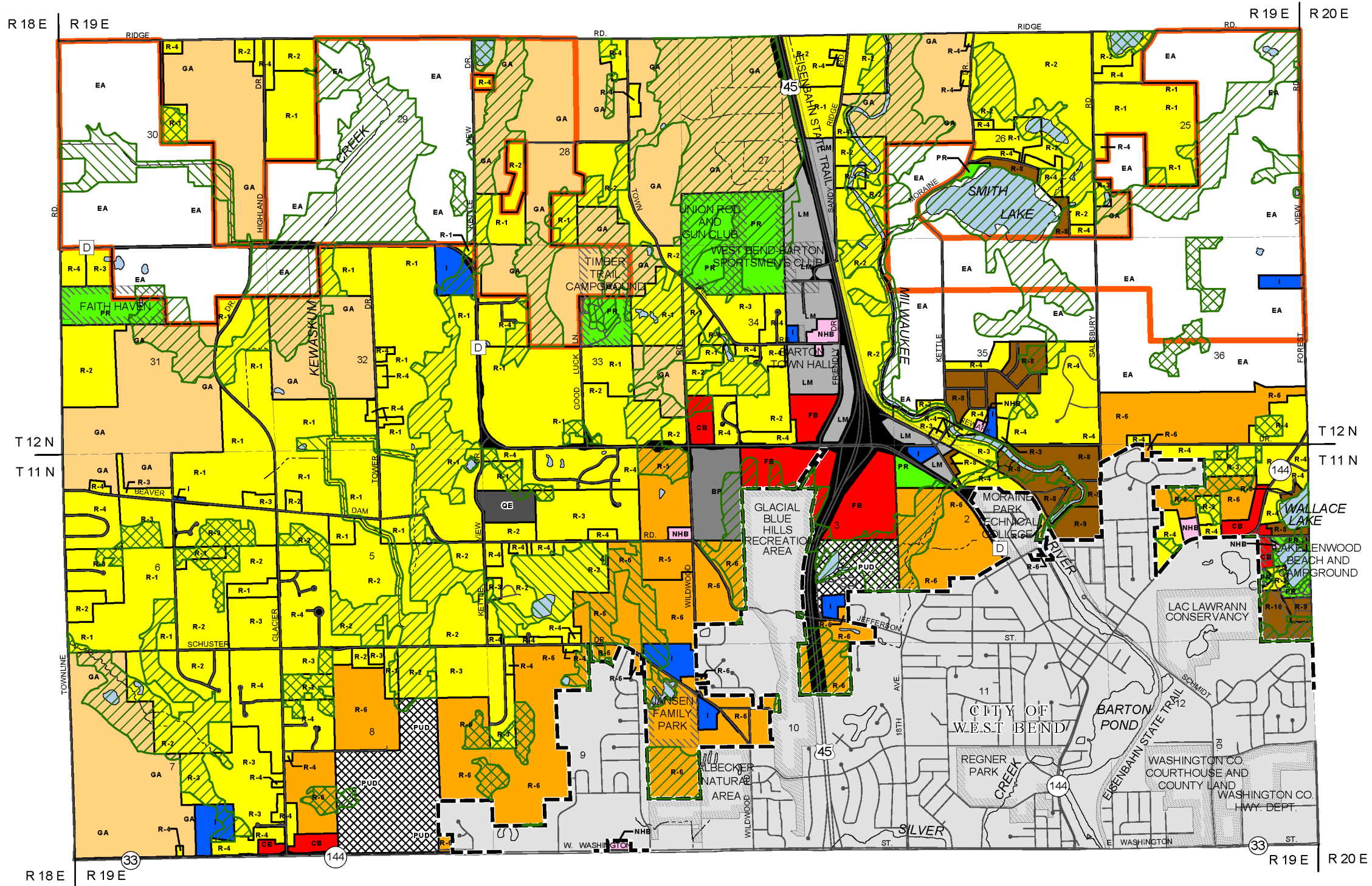
Source: Town of Barton and SEWRPC.

NOTE: NATURAL RESOURCE FEATURES ARE PROTECTED AS ADDRESSED IN THE TOWN OF BARTON ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS AND LAWS.



Map 25

TOWN OF BARTON PHASE 3 LAND USE PLAN (2025 - 2035)



RESIDENTIAL LAND USE DISTRICTS

- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
 - R-2 COUNTRYSIDE SINGLE - FAMILY
 - R-3 ESTATE SINGLE - FAMILY
 - R-4 SUBURBAN ESTATE SINGLE - FAMILY
 - R-5 SUBURBAN SINGLE - FAMILY
 - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL
 - R-8 HAMLET AND WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION
 - R-9 MEDIUM DENSITY URBAN
 - R-10 HIGH DENSITY URBAN

NONRESIDENTIAL LAND USE DISTRICTS

- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
 - CB COMMUNITY BUSINESS
 - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
 - BP BUSINESS PARK
 - CE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
 - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
 - AT AGRICULTURAL TRANSITION
 - GA GENERAL AGRICULTURAL
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
- NATURAL RESOURCE FEATURES*
- PRIMARY ENVIRONMENTAL CORRIDORS (2000)
 - SECONDARY ENVIRONMENTAL CORRIDORS (2000)
 - ISOLATED NATURAL RESOURCE AREAS (2000)
- PHASE 3 LINE (2025 - 2035)

Source: Town of Barton and SEWRPC.

NOTE: NATURAL RESOURCE FEATURES ARE PROTECTED AS ADDRESSED IN THE TOWN OF BARTON ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS AND LAWS.

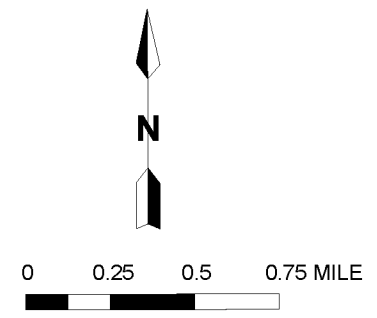
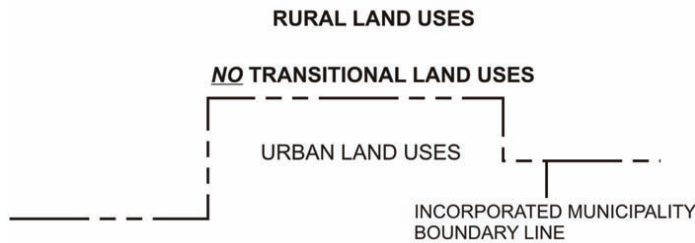


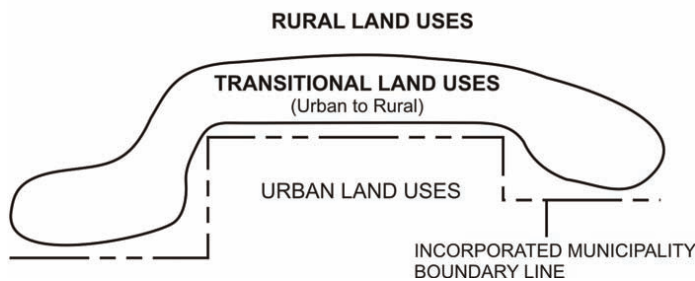
Figure 4

THE INCORPORATED EDGE

CURRENT CONDITION



PLANNED CONDITION



Source: Meehan and Company.

The following definitions for terms used will assist in the understanding of the various land use district design criteria. The terms are defined as follows:

- **Cluster/Open Space Subdivision.** A subdivision with a required minimum open space ratio as well as other design features which foster compact development.
- **Conventional Subdivision.** A subdivision with no required minimum open space ratio.
- **Minimum Lot Size.** The smallest lot size allowed.
- **Minimum Lot Width.** The smallest lot width permitted for a buildable lot within a development.
- **Maximum Gross Density (GD).** The value used to determine the maximum number of dwelling units that may be placed on the overall acreage of a site including land required for public street rights-of-way and other open space. Gross density is also based upon the natural resource protection lands (and associated limitations) which are a part of the overall site.

- **Maximum Net Density (ND).** The value used to determine the maximum number of permitted dwelling units physically located within the buildable portion of the site. This excludes any required open space areas or areas to be preserved for natural resource protection land (conservancy lands including lakes, ponds and streams; 100-year recurrence interval floodplains and floodways; wetlands, including State of Wisconsin-defined shoreland wetlands; mature and young forest or woodland areas; and steep slopes over 10 percent).
- **Open Space.** Any site, parcel, area, or outlot of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Land that is to be used primarily for resource protection, agriculture, recreational purposes or otherwise left undisturbed and specifically excluding road rights-of-way and buildable lots. Open space land would not be occupied by nonrecreational buildings, roads, drives, public right-of-way, or off-street parking areas for nonrecreational uses. Land located within the yards (i.e. front, side, rear yards) of residential and/or nonresidential properties is not considered open space unless it is deed restricted in perpetuity for open space protection or natural resource features protection. Where lots are above the minimum lot size required and the excess lot area is deed restricted in perpetuity to open space uses, those areas which are deed restricted may be counted towards the minimum required open space.
- **Open Space, Deed Restricted.** Deed restricted open space on platted "Lots" is not occupied by any principal or accessory buildings or structures, roads, road rights-of-way, or parking areas. Deed restricted open space on platted "Outlots" is not occupied by nonrecreational principal or accessory buildings or structures, roads, road rights-of-way, or parking areas. The maintenance of deed restricted open space located on platted "Outlots" is by a homeowners association. The maintenance of deed restricted open space located on platted "Lots" is by the individual lot owner. The deed restriction is intended to be in perpetuity with no further division of land allowed in such deed restricted open space areas.

- **Open Space Ratio (OSR).** The number derived by dividing the open space of the site by the base site area. When applied to natural resource protection, the open space ratio shall include the natural resource feature(s) to be protected. Minimum requirements for open space ratios are set forth for the various land use districts.

The ten residential planned land use districts are:

- R-1 Rural Countryside Single-Family Residential District
- R-2 Countryside Single-Family Residential District
- R-3 Estate Single-Family Residential District
- R-4 Suburban Estate Single-Family Residential District
- R-5 Suburban Single-Family Residential District
- R-6 Transitional Urban to Suburban/Rural Residential District
- R-7 Urban Single-Family Residential District
- R-8 Hamlet and Waterfront Residential Neighborhood Conservation District
- R-9 Medium Density Urban Residential District
- R-10 High Density Urban Residential District

The planned land use district names coincide with the various residential types and densities presented in the implementing zoning districts. Using the district names, densities, and lot design characteristics will help assure the necessary consistency between this plan and its implementing Town zoning ordinance.

In the case of "cluster/open space subdivision" and "cluster/open space development" options, deed restricted open space would be permanently restricted to open space uses (in perpetuity) with no further land divisions allowed in areas so designated.

Rural Countryside Single-Family Residential (R-1) District. This district is designed to permit residential development at intensities that are consistent with the maintenance of a rural countryside character and life-style. It serves as a transitional district between the farmland areas and the countryside, estate, and suburban intensity areas of the Town. It is the most rural of the residential planned land use districts. It is intended to be served by on-site soil absorption sewage disposal systems (individual systems for conventional subdivisions and group systems for cluster/open space subdivisions) and private wells.

The development standards for the R-1 District are:

Conventional Subdivision Standards—

- Minimum Lot Size: 435,600 square feet (10 acres)
- Minimum Lot Width: 300 feet
- Maximum Gross Density: 0.09 dwelling units/gross acre
- Maximum Net Density: 0.09 dwelling units/net acre
- Minimum Open Space Ratio: 0%

Cluster/Open Space Subdivision Standards (Option 1)—

- Minimum Lot Size: 40,000 square feet
- Minimum Lot Width: 100 feet
- Maximum Gross Density: 0.09 dwelling units/gross acre
- Maximum Net Density: 0.93 dwelling units/net acre
- Minimum Open Space Ratio: 89% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (Option 2) —

Minimum Lot Size: 20,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.09 dwelling units/gross acre
Maximum Net Density: 1.69 dwelling units/net acre
Minimum Open Space Ratio: 94% (deed restricted in perpetuity)

Countryside Single-Family Residential (R-2) District. This district is designed to permit residential development at intensities that are consistent with the maintenance of a countryside character and life-style. It serves as a transitional district between the more rural areas, or rural countryside and farmland areas, and the more estate and suburban intensity areas of the Town. It is intended to be served by on-site soil absorption sewage disposal systems (individual systems for conventional subdivisions and group systems for cluster/open space subdivisions) and private wells.

The development standards for the R-2 District are:

Conventional Subdivision Standards—

Minimum Lot Size: 217,800 square feet (5 acres)
Minimum Lot Width: 300 feet
Maximum Gross Density: 0.18 dwelling units/gross acre
Maximum Net Density: 0.18 dwelling units/net acre
Minimum Open Space Ratio: 0%

Cluster/Open Space Subdivision Standards (Option 1) —

Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.18 dwelling units/gross acre
Maximum Net Density: 0.93 dwelling units/net acre
Minimum Open Space Ratio: 79% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (Option 2)—

Minimum Lot Size: 20,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.18 dwelling units/gross acre
Maximum Net Density: 1.69 dwelling units/net acre
Minimum Open Space Ratio: 88% (deed restricted in perpetuity)

Estate Single-Family Residential (R-3) District. This district provides for estate type housing on very large lots. It preserves and enhances the estate character of the district and surrounding areas and the attractiveness associated with such areas. The R-3 District may also be used as a transitional district located between residential districts of higher and lower intensity levels such as the R-2 and R-4 Districts. It is intended to be served by on-site soil absorption sewage disposal systems (*individual systems for conventional subdivisions and group systems for cluster/open space subdivisions*) and private wells.

The development standards for the R-3 District are:

Conventional Subdivision Standards—

Minimum District Area: 20 contiguous acres
Minimum Lot Size: 130,680 square feet (3 acres)

Minimum Lot Width 250 feet
Maximum Gross Density: 0.29 dwelling units/gross acre
Maximum Net Density: 0.29 dwelling units/net acre

Cluster/Open Space Subdivision Standards (Option 1)—

Minimum District Area: 20 contiguous acres
Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.29 dwelling units/gross acre
Maximum Net Density: 0.93 dwelling units/net acre
Minimum Open Space Ratio: 67% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (Option 2)—

Minimum District Area: 20 contiguous acres
Minimum Lot Size: 20,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.29 dwelling units/gross acre
Maximum Net Density: 1.69 dwelling units/net acre
Minimum Open Space Ratio: 80% (deed restricted in perpetuity)

Suburban Estate Single-Family Residential (R-4) District. This district provides for suburban estate type housing on large lots. It preserves and enhances the suburban estate character of the district and surrounding areas and the attractiveness associated with such areas. The R-4 District may also be used as a transitional district located between residential districts of higher and lower intensity levels such as the R-3 and R-5 Districts. It is intended to be served by on-site soil absorption sewage disposal systems (*individual systems for conventional subdivisions and group systems for cluster/open space subdivisions*) and private wells.

The development standards for the R-4 District are:

Conventional Subdivision Standards—

Minimum District Area: 20 contiguous acres
Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 0.93 dwelling units/net acre

Cluster/Open Space Subdivision Standards (Option 1)—

Minimum District Area: 20 contiguous acres
Minimum Lot Size: 30,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 1.20 dwelling units/net acre
Minimum Open Space Ratio: 22% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (Option 2)—

Minimum District Area: 20 contiguous acres
Minimum Lot Size: 25,000 square feet
Minimum Lot Width 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 1.40 dwelling units/net acre
Minimum Open Space Ratio: 33% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (Option 3) —

Minimum District Area: 20 contiguous acres
Minimum Lot Size: 20,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 1.69 dwelling units/net acre
Minimum Open Space Ratio: 44% (deed restricted in perpetuity)

Suburban Single-Family Residential (R-5) District. This district provides for a suburban residential development character *in cluster/open space subdivisions only*. The R-5 District may also be used as a transitional district located between residential districts of higher and lower intensity levels such as the R-4 and R-6 Districts. It is intended to be served by on-site soil absorption sewage disposal systems (*group systems*) and private wells.

The development standards for the R-5 District are:

Cluster/Open Space Subdivision Standards (Option 1)—

Minimum Lot Size: 30,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 1.20 dwelling units/net acre
Minimum Open Space Ratio: 22% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (Option 2)—

Minimum Lot Size: 20,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 1.69 dwelling units/net acre
Minimum Open Space Ratio: 44% (deed restricted in perpetuity)

Transitional Urban to Suburban /Rural Residential (R-6) District. This district is to serve as a transitional residential district *in cluster/open space subdivisions only* between areas of a lesser land use intensity and those of a higher land use intensity—such as between the urban areas of adjacent municipalities and the suburban and rural areas of the Town of Barton. It provides for the continuation of rural and suburban open space while, at the same time, allowing for the clustering and compact development of residential lots. The R-6 District may also be used as a transitional district between the less dense R-5 District and other higher density residential districts. It is intended to be served by on-site soil absorption sewage disposal systems (*group systems*) and private wells.

The development standards for the R-6 District are:

Cluster/Open Space Subdivision Standards (RS-1 Option)—

Minimum Lot Size: 15,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 2.12 dwelling units/net acre
Minimum Open Space Ratio: 55% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (RS-2 Option)—

Minimum Lot Size: 12,600 square feet
Minimum Lot Width: 90 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 2.48 dwelling units/net acre
Minimum Open Space Ratio: 61% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (RS-3 Option)—

Minimum Lot Size: 9,600 square feet
Minimum Lot Width: 80 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 3.13 dwelling units/net acre
Minimum Open Space Ratio: 69% (deed restricted in perpetuity)

Cluster/Open Space Subdivision Standards (RS-4 Option)—

Minimum Lot Size: 7,200 square feet
Minimum Lot Width: 60 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 4.17 dwelling units/net acre
Minimum Open Space Ratio: 76% (deed restricted in perpetuity)

Urban Single-Family Residential (R-7) District. This district is the most dense of the single-family residential district types. It provides for the continuation of higher density, urban-type, single-family dwelling lots in areas of the Town of Barton. This district may also serve as a transitional district between areas of a lesser land use intensity and those of a higher land use intensity—such as between the urban areas of adjacent municipalities and the suburban and rural areas of the Town of Barton. It permits urban-type, single-family residential development in a manner consistent with the provision of a high-quality urban community character. Areas of open space may also be provided in this district in the amounts prescribed to maintain this character through the various cluster/open space subdivision options. The R-7 District may be used as a transitional district between the less dense residential districts and other higher density residential districts. This district may be served by either public sanitary sewer facilities (*in either conventional or cluster/open space subdivisions*) or by on-site soil absorption sewage disposal systems (*group systems for cluster/open space subdivisions not served by public sanitary sewer*) and private wells. Although there were no R-7 areas included on the land use plan maps at the time this plan was adopted in 2008, the Town zoning ordinance includes an R-7 district, and the plan may be amended at a future date to include the R-7 land use district on the land use plan map.

The development standards for the R-7 District are:

*Conventional Subdivision Standards
(RS-1 Conventional Option)—*

Minimum Lot Size: 15,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 2.12 dwelling units/gross acre
Maximum Net Density: 2.12 dwelling units/net acre
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards
(RS-1 Cluster Option)—*

Minimum Lot Size: 15,000 square feet
Minimum Lot Width: 100 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 2.12 dwelling units/net acre
Minimum Open Space Ratio: 55% (deed restricted in perpetuity)

*Conventional Subdivision Standards
(RS-2 Conventional Option)—*

Minimum Lot Size: 12,600 square feet
Minimum Lot Width: 90 feet
Maximum Gross Density: 2.48 dwelling units/gross acre
Maximum Net Density: 2.48 dwelling units/net acre
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards
(RS-2 Cluster Option)—*

Minimum Lot Size: 12,600 square feet
Minimum Lot Width: 90 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 2.48 dwelling units/net acre
Minimum Open Space Ratio: 61% (deed restricted in perpetuity)

*Conventional Subdivision Standards
(RS-3 Conventional Option)—*

Minimum Lot Size: 9,600 square feet
Minimum Lot Width: 80 feet
Maximum Gross Density: 3.13 dwelling units/gross acre
Maximum Net Density: 3.13 dwelling units/net acre
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards
(RS-3 Cluster Option)—*

Minimum Lot Size: 9,600 square feet
Minimum Lot Width: 80 feet
Maximum Gross Density: 0.92 dwelling units/gross acre
Maximum Net Density: 3.13 dwelling units/net acre
Minimum Open Space Ratio: 69% (deed restricted in perpetuity)

Hamlet and Waterfront Residential Neighborhood Conservation (R-8) District. This district is to be used exclusively in existing residential subdivisions (minor and major including certified survey maps) located in the existing "hamlets" of the Town of Barton—such as Young America—as well as in the various waterfront areas of the Town. The R-8 District is *not intended to be expanded into areas not already subdivided*. The R-8 District is designed to minimize nonconforming and substandard lot sizes as such lots would become if placed under more

rural- or suburban-oriented land use (and ultimately zoning) classifications. The number of existing substandard lots is to be limited through the combination of abutting substandard lots into a single lot under the same ownership. This district also provides for the minor infilling of vacant or redevelopment areas consistent with this district and the established character of the neighborhood as defined by earlier approved subdivisions and certified survey maps. The district may be served by either public sanitary sewer facilities or by on-site soil absorption sewage disposal systems and private wells.

The development standards for the R-8 District are:

Conventional Subdivision Standards—

Minimum Lot Size: 6,000 square feet
Minimum Lot Width: 60 feet
Maximum Gross Density: 4.75 dwelling units/gross acre
Maximum Net Density: 4.75 dwelling units/net acre
Minimum Open Space Ratio: 0%

Medium Density Urban Residential (R-9) District. This district permits medium density, urban-type, multiple-family residential development at planned locations in a manner consistent with the provision of a high-quality, urban, community character. Areas of open space may also be provided to maintain this character. This district may be served by either public sanitary sewer facilities (*in either conventional or cluster/open space options*) or by on-site soil absorption sewage disposal systems (*group systems for cluster/open space options not served by public sanitary sewer*) and private wells.

The R-9 District is the least dense of the two multi-family residential district types. This district may serve as a transitional district between areas of a lesser land use intensity and those of a higher land use intensity--such as between the urban areas of adjacent municipalities and the suburban and rural areas of the Town of Barton. It may also be used as a transitional district between the R-8 and the R-10 Districts, the R-7 and R-10 Districts, and the R-6 and R-10 Districts.

The development standards for the R-9 District are:

Conventional Subdivision/Development Standards—

Minimum Lot Size: 3,630 square feet
Minimum Lot Area per Dwelling Unit: 3,630 square feet
Minimum Lot Width: 40 feet
Maximum Gross Density: 7.60 dwelling units/gross acre
Maximum Net Density: 7.60 dwelling units/net acre
Minimum Open Space Ratio: 0%

Cluster/Open Space Subdivision/Development Standards—

Minimum Lot Size: 3,630 square feet
Minimum Lot Area per Dwelling Unit: 3,630 square feet
Minimum Lot Width: 40 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 7.60 dwelling units/net acre
Minimum Open Space Ratio: 86% (deed restricted in perpetuity)

High Density Urban Residential (R-10) District. The R-10 District permits high density, urban-type, multiple-family residential development in a manner consistent with the provision of a high-quality, urban character within a suburban setting. Areas of open space may also be provided to maintain this character. This district may be

served by either public sanitary sewer facilities (*in either conventional or cluster/open space subdivisions*) or by on-site soil absorption sewage disposal systems (*group systems for cluster/open space subdivisions not served by public sanitary sewer*) and private wells.

The R-10 District is the most dense of the residential district types. This district may serve as a transitional district between areas of a lesser land use intensity and those of a higher land use intensity—such as between the urban areas of adjacent municipalities and the urban, suburban, and rural areas of the Town of Barton. It may be used as a transitional district between the less dense R-9 District and other higher intensity commercial or institutional use districts with the provision of adequate landscape bufferyards.

The development standards for the R-10 District are:

Conventional Subdivision/Development Standards—

Minimum Lot Size: 2,900 square feet
Minimum Lot Area per Dwelling Unit: 2,900 square feet
Minimum Lot Width: 40 feet
Maximum Gross Density: 15.02 dwelling units/gross acre
Maximum Net Density: 15.02 dwelling units/net acre
Minimum Open Space Ratio: 0%

Cluster/Open Space Subdivision/Development Standards—

Minimum Lot Size: 2,900 square feet
Minimum Lot Area per Dwelling Unit: 2,900 square feet
Minimum Lot Width: 40 feet
Maximum Gross Density: 0.93 dwelling units/gross acre
Maximum Net Density: 15.02 dwelling units/net acre
Minimum Open Space Ratio: 88% (deed restricted in perpetuity)

"Open Space Subdivision" and "Cluster" Options in the Residential Land Use Districts

The various "Open Space Subdivision," or "cluster," options provided in the residential land use districts and their implementing zoning districts regulate residential development by maximum gross and net density, minimum open space provision, and minimum lot size. In the various "Open Space Subdivision" options offered, the residential lots can be clustered (grouped tightly together) to avoid building on open space areas, natural resource preservation areas, and unsuitable areas of the site. Thus, making it possible to locate residential development where it will do the least damage to the natural characteristics of the site. The various "Open Space Subdivision" options offered in the Plan provide the needed flexibility to work with environmentally sensitive sites without severely reducing the development value of the property. Thus, clustering residential lots in "Open Space Subdivisions" has the advantage of recognizing both the resource and commodity value of the land.

The "Open Space Subdivision" concepts, as advanced by the various residential districts of the Town of Barton Plan and its implementing zoning ordinance, allow more flexible and efficient site design than would otherwise occur under conventional land planning and zoning techniques. The use of the various "Open Space Subdivision" options provided by the Plan and its implementing zoning ordinance should result in residential development which is significantly less detrimental to the natural resources of the Town and the Town's rural character than conventional subdivision design and zoning at the same densities. The use of "Open Space Subdivision" and "cluster" site design techniques provides greater flexibility to work with the land. This added flexibility should be viewed as a means of providing an incentive to landowners for sensitive design.

In general, the various "Open Space Subdivision" options set forth in the Plan may offer a greater or equal return to the subdivider than conventional subdivision design. For instance, in comparison to conventional subdivision design of equal gross density, the "Open Space Subdivision" options may lower infrastructure costs including the lengths and costs of roads.

When implemented under the Town of Barton zoning ordinance, the following specific requirements and standards are intended to apply to "Open Space Subdivision" options in the residential zoning districts:

- **Must Meet Zoning District Standards.** All "Open Space Subdivisions" shall meet the applicable open space ratio, sewage disposal, density, lot dimension, living area per dwelling unit, and height requirements for both the zoning district and "Open Space Subdivision" option selected.
- **Conservation and/or Open Space Preservation Easements.** All "Open Space Subdivisions" shall have submitted conservation and/or open space preservation easements regulating the protection of natural resource features and/or open space in the proposed development. Such documents shall assure that all such conservation and/or open space preservation easements are held privately and in perpetuity under a Wisconsin nonprofit membership corporation (homeowners' association). Said conservation and/or open space preservation easements shall cover the total required Open Space Ratio (OSR) area of the "Open Space Subdivision."
- **Wisconsin Nonprofit Membership Corporation (Homeowners' Association).** All "Open Space Subdivisions" shall have submitted the legal instruments and rules for the creation of a Wisconsin nonprofit membership corporation (homeowners' association). Said nonprofit membership corporation shall be responsible for maintaining all open space areas and conservation and/or open space easements in the development.
- **Town Attorney Review.** The Town Attorney shall review all conservation and/or open space easements and homeowners' association legal instruments and shall approve said instruments as to form.
- **Minimum Required Width of Open Space When Abutting an Adjacent "Conventional Subdivision."** A minimum fifty (50) foot wide open space buffer shall be provided between an "Open Space Subdivision" and an abutting "Conventional Subdivision." Said open space buffer shall be protected by a conservation and/or open space preservation easement and shall count towards the total required amount of open space for the "Open Space Subdivision."

Nonresidential Planned Land Use Districts

There are 13 nonresidential planned land use districts for the Town of Barton (*including the Planned Unit Development (PUD) District which may include both residential and/or nonresidential uses*). The nonresidential planned land use districts are, in some instances, derived from existing conditions in the Town relative to the types of development which already exist or are planned to exist during the planning period.

The following presents the definitions of selected terms used for nonresidential planned land use districts:

- **Landscape Surface Ratio (LSR).** The minimum proportion of a site which must be devoted to natural, undisturbed and/or vegetated/revegetated areas.
- **Net Floor Area Ratio (NFAR).** The maximum proportion of floor area to buildable portion of the site. This number excludes those portions of a site where there are natural resource features which would have to be preserved and excludes those portions set aside to meet landscape surface ratio (LSR) requirements.
- **Minimum Lot Size.** The smallest permissible lot size allowed in the planned land use district.
- **Minimum Lot Width.** The smallest lot width permitted within the lot boundaries between the side lot lines.

- **Maximum Building Height.** The height of the building as measured by the number of stories. This number is used, in some instances, rather than actual building height in feet, to set the maximum net floor area ratio (NFAR) described earlier.

The 13 nonresidential planned land use districts are:

Business Districts:

NHB Neighborhood and Hamlet Business District
 CB Community Business District
 FB Freeway Interchange Business District

Industrial Districts:

LM Limited Manufacturing District
 BP Business Park District
 QE Quarrying and Extractive District

Public and Semi-Public Districts:

I Institutional District
 PR Park and Recreational District

Agricultural Districts:

EA Exclusive Agricultural Preservation District
 AT Agricultural Transition District
 GA General Agricultural District
 HFA Hobby Farm Agricultural District

Special Districts:

PUD Planned Unit Development District

Business Districts

Business district development standards govern the development and use of the full range of business and commercial establishments needed by Town of Barton citizens and its trade area. The development standards provide for the grouping of compatible business and commercial establishments in accordance with their functions, extent of services, intensity of use, intensity of bulk, character, and community form-giving attributes.

Neighborhood and Hamlet Business (NHB) District. The NHB District is established for the convenience of persons residing in nearby residential areas. It is limited to accommodating the basic day-to-day shopping and service needs of the residents living in the adjacent areas. It provides for an arrangement of retail trade establishments that are compatible in function and operation. Buildings constructed in the NHB District could be clustered on parcels of land under individual or multiple ownership. Building height would not exceed two stories to assist in assuring compatibility with surrounding land uses of lesser intensities which may include residential uses.

The NHB District may also be used in the "hamlet" of Young America. The requirements of the NHB District are further established to maintain the historic "hamlet" characteristics of Young America. The NHB District is designed to prevent land and structures in the aforementioned Young America "hamlet" from becoming nonconforming as they would if placed under different, more suburban-oriented, land use or zoning

classifications. It also provides for the minor infilling of vacant or redevelopment areas within the Young America "hamlet" consistent with this planned land use district and the established character of Young America. The NHB District is further intended to permit future nonresidential development and redevelopment of the Young America "hamlet" consistent with earlier approved subdivisions and certified survey maps.

The development standards for the NHB District are:

Minimum Landscape Surface Ratio (LSR): 0.45
Maximum Net Floor Area Ratio (NFAR): 0.53
Minimum Lot Size: 10,000 s.f. (with public sewer)
40,000 s.f. (with on-site system)
Minimum Lot Width: 85 feet (with public sewer)
125 feet (with on-site system)
Maximum Building Height: 2 stories

Community Business (CB) District. This district is designed to accommodate the needs of a much larger consumer population than served by the NHB District. It provides for relatively large groupings of two (2) or more compatible retail sales and customer service establishments in a community-serving shopping area.

Business establishments in the CB District have on-site parking for customer automobiles combined with a pedestrian-oriented shopping environment. Buildings could be clustered on parcels of land under individual or multiple ownership. In addition, all property in the CB District shall abut a U.S., State Trunk, or County Trunk designated highway.

The development standards for the CB District are:

Minimum Number of Parcels: 2 contiguous parcels for new development
Minimum Landscape Surface Ratio (LSR): 0.40
Maximum Net Floor Area Ratio (NFAR): 0.53
Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 150 feet
Maximum Building Height: 2 stories (retail)
3 stories (office)

Freeway Interchange Business (FB) District. This district is to accommodate business establishments and property located at the USH 45 and CTH D freeway interchange in the Town of Barton. The FB District is further established to accommodate a wide range of retail business and complementary uses to serve a trade area reaching out several miles or more and embracing a large segment of an urban, suburban, and rural region. This includes areas located outside of the Town of Barton and the City of West Bend area as well as areas located outside of Washington County. Business establishments would have on-site parking for customer automobiles. Buildings may be clustered on parcels of land under individual or multiple ownership.

The following development standards shall be applicable:

Minimum District Area: 10 contiguous acres
Minimum Landscape Surface Ratio (LSR): 0.35
Maximum Net Floor Area Ratio (NFAR): 0.42
Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 150 feet
Maximum Building Height: 2 stories

Industrial Districts

Limited Manufacturing (LM) District. This district provides for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation. It may be used to accommodate existing scattered uses of an industrial nature so as not to make them nonconforming uses. The LM District is not intended to accommodate business parks under unified design and ownership which would be best accommodated under the Business Park (BP) District. The character of the LM District is suburban.

The development standards for the LM District are:

Minimum Landscape Surface Ratio (LSR): 0.40
Maximum Net Floor Area Ratio (NFAR): 0.85
Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 150 feet
Maximum Building Height: 3 stories

Business Park (BP) District. The BP District provides for the development of the attractive grouping of office, manufacturing, industrial development, and limited ancillary service uses which serve the needs of the occupants of this district. Uses would be of a limited intensity and would provide an aesthetically pleasing environment. This district would provide for ample off-street parking and loading areas and landscape planting and screening of adjacent uses of a lower intensity. The BP District is further intended to be applied to areas of the Town of Barton identified for business park development by the Town of Barton Land Use Plan. It is to accommodate industrial or business parks which are under unified design and ownership and which exceed 20 acres in area.

The development standards for the BP District are:

Minimum District Area: 20 contiguous acres
Minimum Landscape Surface Ratio (LSR): 0.45
Maximum Net Floor Area Ratio (NFAR): 0.85
Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 150 feet
Maximum Building Height: 3 stories

Quarrying and Extractive (QE) District. The QE District provides for the conduct of existing quarries or other mineral extractive and related operations. It also provides for the restoration of quarries and extractive areas in a manner which will not deteriorate the natural environment. Although the operations which take place within the QE District can have a relatively high intensity with respect to trucking and blasting, due to the open space nature of its uses it has an overall rural character. While quarrying and extractive structures may be taller, buildings shall be limited in height to two stories.

The development standards for the QE District are:

Minimum District Area: 10 contiguous acres
Minimum Landscape Surface Ratio (LSR): 0.50
Maximum Net Floor Area Ratio (NFAR): 0.74
Minimum Lot Size: 10 acres
Minimum Lot Width: 330 feet
Maximum Building Height: 2 stories

Public and Semi-Public Districts

Institutional (I) District. The I District eliminates the ambiguity of maintaining, in unrelated planned land use districts, areas which are under public or public-related ownership and where the use for public, or quasi-public, purposes is anticipated to be permanent. The I District is intended to accommodate governmental uses, schools, churches, etc. The character of this district is suburban.

The development standards for the I District are:

Minimum Landscape Surface Ratio (LSR): 0.40
Maximum Net Floor Area Ratio (NFAR): 0.63
Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 150 feet
Maximum Building Height: 3 stories

Park and Recreational (PR) District. The PR District provides for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.

The development standards for the PR District are:

Minimum Landscape Surface Ratio (LSR): 0.50
Maximum Net Floor Area Ratio (NFAR): 0.57
Minimum Lot Size: 2 acres (outdoor uses)
40,000 square feet (indoor uses)
Minimum Lot Width: 150 feet
Maximum Building Height: 2 stories

Agricultural Districts

Exclusive Agricultural Preservation (EA) District. The EA District provides for, maintains, preserves, and enhances agricultural lands historically utilized for food production and/or the raising of livestock. The EA District is further intent upon preventing the premature conversion of agricultural land to scattered urban and suburban uses such as residential, commercial, and industrial uses. The lands placed in the EA District are limited to those lands identified as "Primary Farmlands" on the adopted Washington County *Farmland Preservation Plan*. The EA District is intended to retain the rural character of Town areas in which it is used.

The development standards for the EA District are:

Minimum Landscape Surface Ratio (LSR): Not Applicable
Gross Floor Area Ratio (GFAR): 0.05 (single-family dwellings)
0.10 (other farm-related structures)
Minimum Lot Size: 35 acres
Minimum Lot Width: 600 feet
Maximum Residential Building Height: 3 stories
Maximum Agricultural Building Height: 70 feet

Agricultural Transition (AT) District. The AT Agricultural Transition District is intended to preserve existing agricultural uses for the intermediate term until an orderly transition to another planned land use district and use is approved by the Town. Land included in the AT District should be those lands which are planned under the Plan for non-agricultural land uses and where non-agricultural use is expected to occur during the planning period.

The development standards for the AT District are:

Minimum Landscape Surface Ratio (LSR): Not Applicable
Gross Floor Area Ratio (GFAR): 0.05 (for single-family dwellings)
0.10 (for other farm-related structures)
Minimum Lot Size: 35 acres
Minimum Lot Width: 600 feet
Maximum Residential Building Height: 3 stories
Maximum Agricultural Building Height: 70 feet

General Agricultural (GA) District. The GA District provides for, maintains, preserves, and enhances agricultural lands historically utilized for crop production but which are not included within the EA Exclusive Agricultural Preservation District and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activity. The overall intent of the GA District is to retain the rural character of areas of the Town of Barton in which the GA District is used. The GA District may also be used as a transitional district between the EA Exclusive Agricultural Preservation District and the R-1 and R-2 Residential Districts.

The development standards for the GA District are:

Minimum Landscape Surface Ratio (LSR): Not Applicable
Maximum Gross Floor Area Ratio (GFAR): 0.05
Minimum Lot Size: 20 acres
Minimum Lot Width: 300 feet
Maximum Residential Building Height: 3 stories
Maximum Agricultural Building Height: 70 feet

Hobby Farm Agricultural (HFA) District. This district is designed to provide for, maintain, preserve, and enhance small area agricultural lands historically utilized for crop production but which are not included within the EA Exclusive Agricultural Preservation District or GA General Agricultural District and which are generally best suited for smaller farm units including horse farming, hobby farming, orchards, and other similar small-scale agricultural-related activity. The overall intent of the HFA District is to retain the rural character of areas of the Town of Barton in which the HFA District is used. The HFA District residential development intensities are consistent with the maintenance of a rural countryside character and life-style. The HFA District serves as a transitional district between the more intensive farmland areas (such as the EA Exclusive Agricultural Preservation District or GA General Agricultural District areas) and the countryside, estate, and suburban intensity residential areas of the Town. The HFA District is further intended to be used for parcels of land which directly abut either the EA Exclusive Agricultural Preservation District or GA General Agricultural District areas. The HFA District is intended to be served by on-site soil absorption sewage disposal systems. The HFA District areas shall not be located contiguous to the incorporated City of West Bend and are typically located somewhat distant from the boundaries of the incorporated City of West Bend.

The HFA District is not mapped on the Town Land Use Plan maps but may be used in the General Agricultural (GA) and Rural Countryside Single-Family Residential (R-1) land use districts on Maps 22 through 25 provided that all standards of the HFA District are met.

The development standards for the HFA District are:

Conventional Subdivision Standards—

Minimum Landscape Surface Ratio (LSR): Not Applicable
Minimum Lot Size: 522,720 square feet (12 acres)
Minimum Contiguity with EA District or GA District: 300 continuous feet

Contiguity with Incorporated City of West Bend: Not allowed
Minimum Lot Width: 300 feet
Maximum Gross Density: 0.077 dwelling unit/gross acre
Maximum Net Density: 0.077 dwelling unit/net acre
Minimum Open Space Ratio: 0%
Maximum Residential Building Height: 3 stories
Maximum Agricultural Building Height: 70 feet

Cluster/Open Space Subdivision Standards
(Not Available in the HFA Hobby Farm Agricultural Land Use District)

Special Districts

Special districts are used to accommodate unique land use needs and considerations. The only special district used in the Plan is the Planned Unit Development (PUD) District. The details relating to the use of the PUD District in the Plan are described below.

Planned Unit Development (PUD) District. The PUD District permits developments that will, over a period of time, derive maximum benefit from coordinated area site planning, diversified location of structures, and mixed compatible uses. The PUD District provides for a safe and efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design, location of public and private utilities, and location of community facilities. The unified and planned development of a site, in single or corporate ownership or control at the time of application, may be permitted in a PUD District with one or more principal uses or structures and related accessory uses and structures. The regulations within a PUD District need not be uniform throughout the individual PUD District except for those types of intensity standards set forth in the district.

The PUD Districts shall specify land use maximum or minimum intensity standards including, where applicable: maximum gross residential density, maximum net residential density, maximum floor area ratio (FAR), minimum landscape surface ratio (LSR), and maximum building height. These shall be established to ensure the appropriate intensity of development on the site.

While the PUD District is intended to be flexible in its application, it is not to be used to alter or amend any of the prescribed natural resource base protection standards advanced by the Plan. The minimum area for any PUD District shall be as follows:

Residential PUD:	3 contiguous acres
Commercial, Retail Sales, and Services PUD:	5 contiguous acres
Industrial PUD:	15 contiguous acres
Institutional PUD:	5 contiguous acres
Mixed Use PUD:	10 contiguous acres

Maximum site intensity and density standards for all PUD Districts shall be as indicated in Table 36.

Environmental Corridors and Isolated Natural Resource Areas

Maps 22 through 25 include primary and secondary environmental corridors and isolated natural resource areas as overlays. These categories are described as follows:

- **Primary Environmental Corridors:** Primary environmental corridors, more fully described in Chapter III, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors are at least 400 acres in size, two miles long, and 200 feet wide. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife

Table 36

PUD PLANNED UNIT DEVELOPMENT DISTRICT MAXIMUM INTENSITY AND DENSITY MEASURES

General Use Type	Residential Standards				Nonresidential Standards			
	Minimum Open Space Ratio (OSR)	Maximum Gross Density (GD)	Maximum Net Density (ND)	Single-Family Detached Dwelling Minimum Lot Size (square feet)	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Size (square feet)
Residential.....	0.40	20.00 ^b 0.93 ^c	25.00 ^b 20.00 ^c	7,200	N/A	N/A	N/A	N/A
Office.....	N/A	N/A	N/A	N/A	0.45	0.23	0.42	20,000 ^b 40,000 ^c
Commercial Retail Sales and Service.....	N/A	N/A	N/A	N/A	0.45	0.31	0.57	20,000 ^b 40,000 ^c
Industrial.....	N/A	N/A	N/A	N/A	0.45	0.50	0.91	20,000 ^b 40,000 ^c
Institutional.....	N/A	N/A	N/A	N/A	0.45	0.23	0.42	20,000 ^b 40,000 ^c
Mixed Compatible Uses.....	-- ^a	-- ^a	-- ^a	-- ^a	-- ^a	-- ^a	-- ^a	-- ^a

NOTE: N/A = Not Applicable.

^aApply the appropriate standard for each individual land use type and its corresponding site area as listed in this Table.

^bWith public sanitary sewer service only.

^cWith on-site sewage disposal systems.

Source: Town of Barton.

habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. Natural resource features within primary environmental corridors should be protected as described in the following section.

- **Secondary Environmental Corridors:** Secondary environmental corridors also contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary environmental corridors serve to link primary corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Natural resource features within secondary environmental corridors should be protected as described in the following section.
- **Isolated Natural Resource Areas:** Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from primary and secondary environmental corridors. Most of the isolated natural resource areas in the Town are wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. Natural resource features within isolated natural resource areas should be protected as described in the following section.

Town of Barton Land Use Plan Natural Resource Protection Standards

The *natural resource protection standard* concept is used as the basis for the minimum standards presented in this Section for the protection of the following resources: water bodies including lakes and ponds (based upon size factors); streams; floodlands and floodplains (including 100-year recurrence interval floodplains and floodways which are already protected under Chapter 25 of the Washington County Code of Ordinances, titled “Floodplain Zoning”); shore buffer areas (protected under Chapter 23 of the Washington County Code of Ordinances, titled “Shoreland and Wetland Zoning”); drainageways; wetlands (including State of Wisconsin defined shoreland wetlands, also protected under Chapter 23 of the Washington County Code of Ordinances); both mature and young woodland and forest areas; and steep slopes (i.e., slopes ranging from 10 to over 30 percent). These are the natural resource features which are closely associated with the maintenance of the public health, safety, and welfare of the Town of Barton community and which provide the community important benefits which are oftentimes ignored by the private market.

The natural resource protection standard, as used in the Town of Barton Zoning Ordinance, measures the proportion of the natural features of a site (excluding land occupied by public street rights-of-way), which will

remain undeveloped and protected and is specifically designated for natural resource protection. The natural resource protection standards set forth in the Town of Barton Zoning Ordinance establish specific numerical levels at which the natural resource feature should operate in the Town. Any development of the land must be done in such a way so that the natural resource continues to function at this minimum level. Natural resource features preserved through this method are intended to benefit the Town as a whole by protecting the natural resource base features, provide (in some instances) passive, privately-owned recreational and open space areas, and by setting forth, or maintaining, the intrinsic natural character of an area. The use of natural resource protection standards does not require the designation of construction techniques or even specific site planning but rather allows the developer to choose his own system of providing for the continuation of the natural resource feature within the parameters of the minimum protection level specified by the natural resource protection standard.

The use of natural resource protection standards as a planning tool represents a sound land use planning approach towards the protection of an area's dwindling natural resource base. Such natural resource loss is typically caused by resource destruction due to growth and development. In recent years, natural resource protection standards in community plans have been implemented by various types of development regulations which often offer a wide-range of options for both the developer and the municipality which these regulations serve. The use of natural resource protection standards oftentimes tends to encourage innovation to improve the compatibility of development with the natural functions of the land and its various natural resource features. The use of such standards offers a great deal of flexibility to the developer which is particularly important in the area of resource protection, since there are a host of construction and site design techniques which can be combined to make development more sensitive to various natural functions. The allowance of the landowner, or developer, to find the best techniques to use for the resource protection of his particular parcel affords the community protection of its important natural resource base features while at the same time also affording the landowner, or developer, a greater chance to maximize development benefits.

Natural resource protection standards must be carefully constructed in order to ensure that the standards and resulting regulations are fair relative to both the community's and landowner's interests in order to avoid the "taking" of property or property rights. Balancing mechanisms within the regulatory process can be used—such as the on-site or off-site mitigation of some natural resource features—in order to reduce negative impacts to both the community and the landowner. In addition, the use of natural resource protection standards in both this plan and its implementing land division and zoning ordinances, sets forth uniform standards for all land users and each must share in the process of protecting the natural resource features of the Town in proportion to the general type of development—agricultural, residential, and nonresidential.

The natural resource protection standards are established to protect the existing natural resources features previously listed and located in various areas of the Town. The intent of these standards is to allow for the reasonable development of property (located in areas where development is planned to occur) while still preserving those natural resource features which are important to the Town. In this respect, the ***natural resource protection standard*** can be defined by the following simple equation as it relates to a single natural resource element:

$$\begin{array}{r}
 \text{Natural Resource Protection Standard} \\
 \times \\
 \text{Acres of Land In Resource} \\
 = \\
 \text{Amount of Resource to be Protected}
 \end{array}$$

An example of how this equation would work, for instance, for the protection of mature woodlands on a site 80 acres in size with 25 acres of such mature woodland areas is shown below. Under this scenario, it is assumed that the mature woodlands would be protected under a natural resource protection standard of 0.70.

Where,

Natural Resource Protection Standard = 0.70

Acres of Land in Resource = 25.0

Then,

$$0.70 \times 25.0 = 17.5$$

Therefore, based upon the above equation, 17.5 acres of the mature woodlands would have to be protected.

In situations where more than one natural resource element are present on the same area of land (i.e., areas where various natural resource features actually overlap), only the most restrictive natural resource protection standard is used for the purposes of protecting all of the affected resource features in the overlapping area. This occurs in the Town often, particularly in the case of wooded sloped areas, shore buffers, and shoreland wetlands which may be located within a 100-year floodplain.

The Town of Barton recognizes the importance of the protection of the Town's important natural resources. In addition, the Town also recognizes the importance of using mitigation as a tool to attain the necessary levels of resource protection. Thus, where legal under Federal, State, and County laws, this Plan recognizes the importance of the use of mitigation techniques in plan implementation. Table 37 provides a summary of the Town of Barton's natural resource protection and mitigation standards for the previously described natural resource base features.

Supporting Maps

The following maps supplement the land use plan maps:

- ***Environmentally Sensitive Lands and Natural Limitations to Building Site Development***
Natural resources and related features within the Town are identified in Chapter III and in the previous section of this chapter. These features were reviewed by the Town Board and Plan Commission on May 9, 2007. Environmentally sensitive lands of importance to the Town are shown on Map 26, and include primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and surface waters. Primary and secondary environmental corridors and isolated natural resource areas are also shown as an overlay on the land use plan maps. Recommendations for the protection and management of these resources are included in the Agricultural, Natural, and Cultural Resources Element (Chapter VIII). The Town will use the guidelines presented on Table 37 and the natural resource protection standards described in the previous section of this chapter when reviewing development proposals on parcels that include primary environmental corridors, secondary environmental corridors, or isolated natural resource areas.

Natural resource features that may limit development are shown on Map 27. These features include floodplains, wetlands, existing nonmetallic mining sites, and surface water. Natural resource protection standards are described in the previous section of this chapter.

- ***Productive Agricultural Soils***
The LESA analysis is described in Chapter VIII of this report, and will be used to help update the Washington County Farmland Preservation Plan following adoption of the comprehensive plan by the County Board. The results of the LESA analysis in the Town are shown on Map 19 in Chapter VIII.

The agricultural soil capability classes established by the USDA-Natural Resources Conservation Service were considered as part of the LESA analysis. Agricultural soil capability classes in the Town are shown on Map 3 in Chapter III.

Table 37

SUMMARY OF NATURAL RESOURCE PROTECTION AND MITIGATION STANDARDS FOR THE TOWN OF BARTON

Natural Resource Feature	Development or Zoning District Type					
	Agricultural		Residential		Nonresidential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Steep Slopes:						
10-19%	0.00	N/A	0.60	No	0.40	No
20-30%	0.65	No	0.75	No	0.70	No
Over 30%	0.90	No	0.85	No	0.80	No
Woodlands and Forests:						
Mature	0.70	No	0.70	No	0.70	Yes
Young	0.50	No	0.50	Yes	0.50	Yes
Lakes and Ponds	1.00	No	1.00	Yes	1.00	Yes
Streams	1.00	No	1.00	No	1.00	No
Shore Buffer	1.00	No	0.70	No	0.70	No
Floodplains/Floodlands	1.00	No	1.00	No	1.00	Yes
Drainageways	0.30	Yes	0.30	Yes	0.30	Yes
Wetlands and Shoreland Wetlands	1.00	No	1.00	No	1.00	Yes

NOTE: N/A = Not Applicable.

Source: Town of Barton.

The agricultural districts shown on Maps 22 through 25 are described in the preceding section of this chapter. The Exclusive Agricultural district designation was based on primary farmlands shown on the Washington County Farmland Preservation Plan. That plan, which was adopted in 1981, is anticipated to be updated by Washington County following adoption of the County’s comprehensive plan.

- **Utilities and Community Services**

The comprehensive planning law requires the land use element to include maps showing boundaries of areas to which public utility and community services will be provided by the plan design year. Such maps are included in Chapter V, which show planned sanitary sewer service areas (Map 15), fire stations and fire department service areas (Map 16), and the location of schools and school districts (Map 17). Chapter XII provides additional information on utilities and community facilities in the Town.

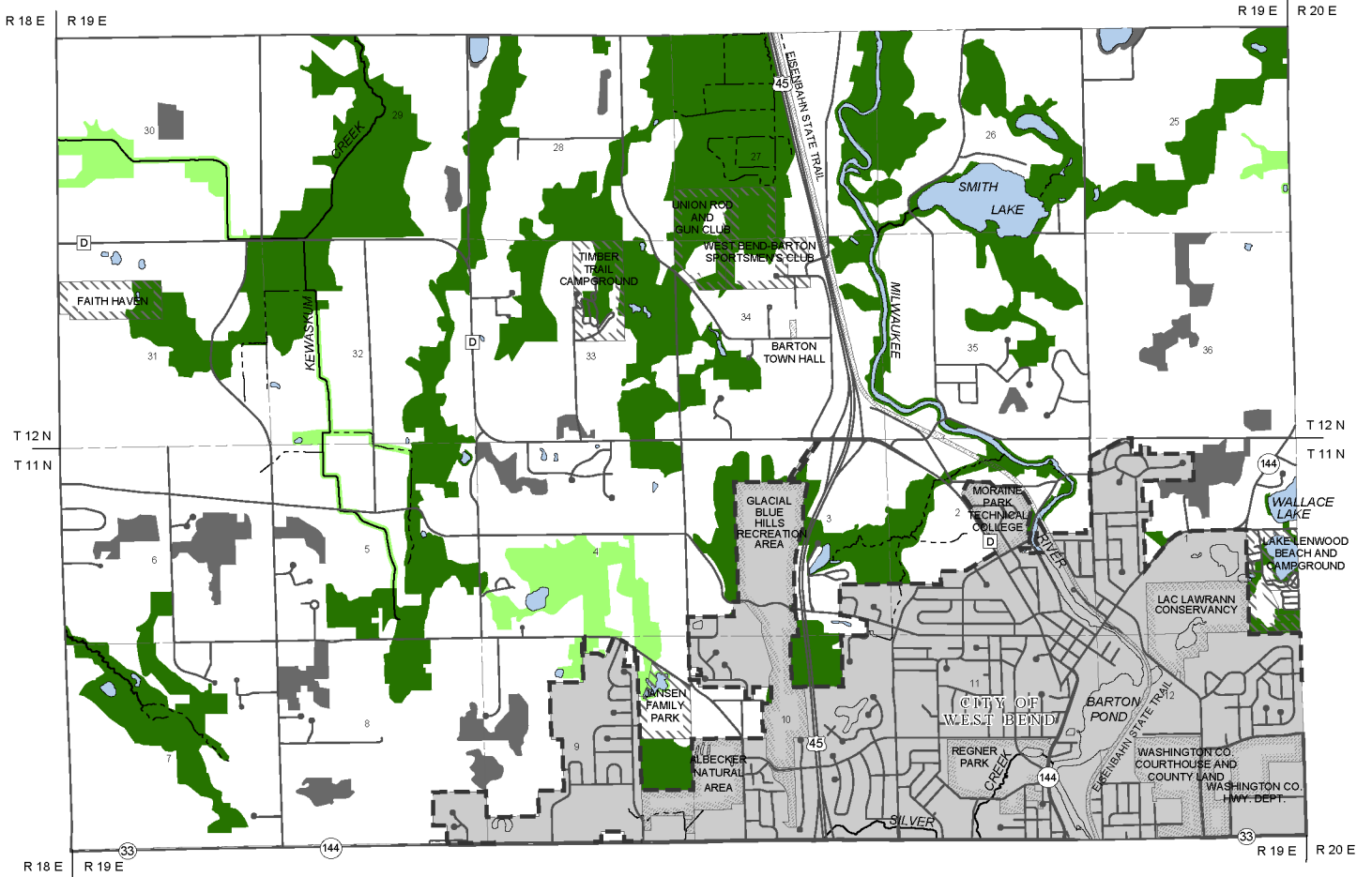
Land Use Projections

Table 38 sets forth the additional acreage in each land use district expected during each phase of the land use plan (see Maps 22 through 25). The comprehensive planning law requires the land use element to include projections, in five-year increments, of future residential, agricultural, commercial, and industrial land uses. Table 39 sets forth the additional acreage in residential, commercial, and industrial growth that would be expected over the planning period in five-year increments, based on the Town land use plan phases. The 2035 land use plan map (Map 25) includes an increase of about 44 percent in the amount of land designated for residential use compared to land occupied for such uses in 2008 (Map 22). The amount of land designated for commercial use would increase by about 13 percent from 2008 to 2035 and the amount of land designated for industrial use would be unchanged from 2008 to 2035.

The number of acres in agricultural use will likely continue to decline during the planning period, as land is converted from farming to residential or other urban use. The 2035 land use plan map (Map 25) designates 4,553 acres of land for agricultural use. This compares to 6,249 acres in agricultural use in 2008.

Map 26

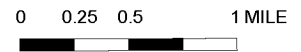
ENVIRONMENTALLY SENSITIVE LANDS IN THE TOWN OF BARTON



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- TOWN / CITY BOUNDARY

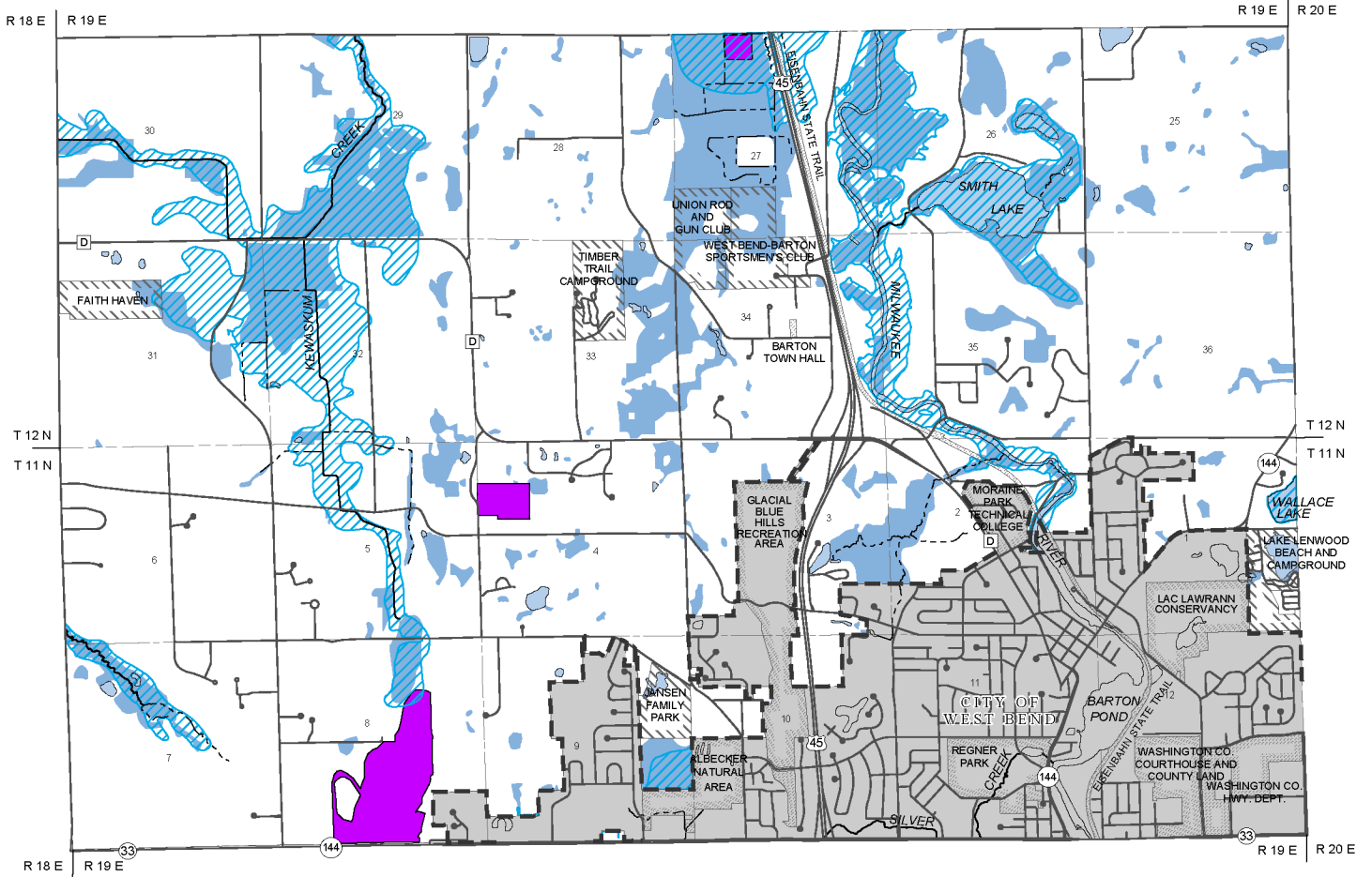
NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.







Source: SEWRPC.



Map 27

NATURAL LIMITATIONS FOR BUILDING SITE DEVELOPMENT IN THE TOWN OF BARTON



-  100 - YEAR RECURRENCE INTERVAL FLOODPLAINS (1981)
-  WETLANDS (2000)
-  NONMETALLIC MINING SITES (2006)
-  SURFACE WATER (2000)
-  CITY OF WEST BEND
-  TOWN / CITY BOUNDARY

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006.
CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.

Source: SEWRPC.

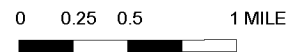


Table 38
PROJECTED LAND USE CHANGES IN THE TOWN OF BARTON: 2008-2035

Land Use Category	Change 2008-2015 ^a (acres)	Change 2015-2025 ^b (acres)	Change 2025-2035 ^c (acres)
Urban			
Rural Countryside Single Family.....	528	15	0
Countryside Single Family	577	0	0
Estate Single Family	164	0	0
Suburban Estate Single Family.....	38	0	0
Suburban Single Family.....	64	0	0
Transitional Urban-Suburban.....	133	172	0
Hamlet and Waterfront Residential	0	0	0
Medium Density Urban	0	0	0
High Density Urban.....	0	0	0
Subtotal	1,504	187	0
Community Business	0	0	0
Freeway Interchange Business.....	0	0	0
Neighborhood and Hamlet Business.....	4	0	0
Business Park.....	0	0	0
Limited Manufacturing.....	0	0	0
Planned Unit Development	0	0	187
Institutional.....	0	0	0
Park and Recreational	0	0	0
Streets and Highways	0	0	0
Urban Subtotal.....	1,508	187	187
Non-Urban			
Exclusive Agriculture.....	-132	0	37
General Agriculture	-124	1,306	156
Agricultural Transition	-1,252	-1,493	-194
Quarry and Extractive	0	0	-186
Surface Water.....	0	0	0
Non-Urban Subtotal	-1,508	-187	-187
Total	--	--	--

NOTE: Table revised to reflect land use changes identified by the Town and SEWRPC during the Town's Open House on February 28 and Public Hearing on March 26, 2008. Changes are reflected on Phases I through III. Revised 3/31/08.

^aChange between the Interim Land Use Plan (Map 22) and the Phase I Land Use Plan (Map 23).

^bChange between the Phase I Land Use Plan (Map 23) and the Phase II Land Use Plan (Map 24).

^cChange between the Phase II Land Use Plan (Map 24) and the Phase III Land Use Plan (Map 25).

Source: Town of Barton and SEWRPC.

Table 39
PROJECTED LAND USE NEEDS IN THE TOWN OF BARTON IN FIVE-YEAR INCREMENTS: 2008-2035

Land Use Category	Change 2008-2025 (acres)	Change 2015-2020 (acres)	Change 2020-2025 (acres)	Change 2025-2030 (acres)	Change 2030-2035 (acres)
Residential ^a	1,504	93.5	93.5	75.0	75.0
Commercial ^b	4	0	0	18.5	18.5
Industrial ^c	0	0	0	0	0

^aIncludes the Rural Countryside Single Family, Countryside Single Family, Estate Single Family, Suburban Estate Single Family, Suburban Single Family, Transitional Urban-Suburban, Hamlet and Waterfront Residential, Medium Density Urban, and High Density Urban Residential categories shown on Maps 22 through 25, and 80 percent of lands in the Planned Unit Development category.

^bIncludes the Community Business, Freeway Interchange Business, Neighborhood and Hamlet Business, and Business Park categories shown on Maps 22 through 25, and 20 percent of lands in the Planned Unit Development category.

^cIncludes the Limited Manufacturing category shown on Maps 22 through 25.

Source: Town of Barton and SEWRPC.

LAND USE GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This section sets forth land use goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve land use goals and objectives; and programs, which are projects or services intended to achieve land use policies, are also identified.

Goal: Preserve rural character and support country living by retaining farmland.

- **Policy:** The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.
- **Policy:** Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance by the USDA-Natural Resources Conservation Service may be protected.
- **Policy:** General agricultural lands of local significance, although not meeting criteria for prime agricultural lands, constitute an important part of the agricultural base of the Town and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base, preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.
 - **Program:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.

Goal: Protect, preserve, and wisely use the Town's natural resource base.

- **Objective:** Spatially distribute land use types.
- **Objective:** Maintain an ecological balance.
 - **Policy:** Open rural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around urban and suburban development. The preservation of agricultural lands, including open rural lands of marginal agricultural value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.
 - **Policy:** Nonmetallic mining sites will not have a long-term negative impact on identified environmental features and surrounding properties within the Town of Barton.
 - **Program:** Protect primary and secondary environmental corridors, isolated natural resource areas, wetlands, and other environmentally sensitive lands in accordance with the natural resource protection standards set forth in this chapter and in the Town zoning and subdivision ordinances.

Goal: Foster compact development patterns.

- **Objective:** Maximize the use of the existing transportation systems.
- **Objective:** The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.
- **Objective:** Plan an appropriate allocation of land uses that acts to avoid or minimize dangers to health, safety, and welfare and to maximize accessibility to supporting land uses.

- **Policy:** The appropriate allocation of uses to land, through the use of transitional land uses, open space, clustering, or distance and landscaped buffer areas between land uses of differing land use intensities to enhance the quality of life.
- **Policy:** Design the land use plan to distribute the various land uses to assure the economical provision of services, and compatible arrangement of land uses which fosters compact development patterns as well as logical transitions between the varying intensities and character of land uses.

Goal: Promote an attractive built environment within the Town.

- **Objective:** Promote commercial and industrial development that is attractive and has minimal impact on surrounding development and natural resources.
 - **Program:** Apply the following community design standards for commercial and industrial facilities:

Commercial Facilities Standards

Commercial facilities should meet the following minimum standards:

- a. Direct access to the arterial street and highway system (State Trunk and/or County Trunk Highways). However, commercial strip development along such supporting arterial streets and highways should be discouraged.
- b. Commercial development should occur in planned centers, or commercial "nodes" or "clusters," containing groupings of commercial establishments at locations indicated on the land use plan maps.
- c. Available adequate water supply, adequate sewage disposal facilities (on-site or public sanitary sewer), adequate stormwater drainage facilities, adequate electric power supply, and telephone communication systems.
- d. Sites should be covered by soils identified in the regional soils survey as having very slight, slight, or moderate limitations for commercial development.
- e. The provision of adequate off-street parking and loading facilities.
- f. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets.
- g. The provision of adequate landscape screening to serve as a buffer between commercial uses and adjacent incompatible noncommercial uses.
- h. The provision of adequate building setbacks from abutting major arterial streets and highways as well as abutting land uses of a lower intensity.
- i. Neighborhood and Town (community) level commercial land uses should be located in established and planned centers of concentrated retail and service activity as identified on the land use plan maps.
- j. Commercial centers should afford safe pedestrian and bicycle access from abutting or nearby residential neighborhoods.
- k. New commercial lots should have a minimum net area of 40,000 square feet in order to assure adequate off-street parking area, landscaping, and buffering or transition area from abutting land uses of a lower intensity.

Office Development Standards

Office development should meet the following minimum standards:

- a. Direct access to the arterial street and highway system.
- b. Available adequate water supply, adequate sewage disposal facilities (on-site or public sanitary sewer), adequate stormwater drainage facilities, adequate electric power supply, and telephone communication systems.

- c. Sites should be covered by soils identified in the regional soils survey as having very slight, slight, or moderate limitations for commercial development.
- d. To the extent possible, office or office park sites should be located so as to maximize visibility and should offer potential for public identity.
- e. The site configuration, or its shape, should accommodate the use of the site as an office development.
- f. An office development, or office park, should allow for the internal expansion of the office development area in order to accommodate some future office land needs.
- g. Provision of adequate off-street parking and loading areas on-site.
- h. An office development or office park should be served by an internal street system which provides convenient access from individual parcels in the park to the supporting arterial street and highway system.
- i. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets and highways.
- j. The provision of adequate landscape screening to serve as a buffer between office uses and adjacent incompatible non-office uses.
- k. The provision of adequate building setbacks from abutting major streets and highways as well as abutting land uses of a lower intensity.
- l. Office development should be located in established and planned locations as identified on the land use plan map.

Industrial Development Standards

Industrial development should meet the following minimum standards:

- a. Direct access to the arterial street and highway system and access to a General Utility-Stage II airport within a maximum travel time of 30 minutes.
- b. Available adequate water supply, adequate sewage disposal facilities (on-site or public sanitary sewer), adequate stormwater drainage facilities, adequate electric power supply, telephone communication systems, and adequate off-street parking facilities.
- c. Sites should be covered by soils identified in the regional soils survey as having very slight, slight, or moderate limitations for industrial development.
- d. The maximum grade of any street in an industrial area should not exceed 3 percent. Lands with slopes generally exceeding 6 percent may not be suitable for industrial-related development.
- e. The site configuration, or its shape, should accommodate the use of the site as a planned industrial development.
- f. Adequate fire protection services should be available. An industrial development should not be located greater than one and one-half miles from a fire station providing engine, hose, or engine-ladder company.
- g. The planned industrial development should allow for the internal expansion of the industrial area in order to adequately accommodate future industrial land needs.
- h. An internal street system should serve industrial development which provides convenient access from individual parcels in the development to the supporting arterial street and highway system.
- i. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets and highways.
- j. The provision of adequate landscape screening and/or setbacks to serve as a buffer between industrial uses and adjacent incompatible non-industrial uses of a lower intensity.

- k. The provision of adequate building setbacks from abutting major streets and highways as well as abutting land uses of a lower intensity.
- l. Industrial development should be located in established and planned locations as identified on the land use plan map and should not be intermixed with commercial, residential, governmental, recreational, educational, or institutional uses.

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Chapter X

HOUSING ELEMENT

INTRODUCTION

The housing element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (b) of the *Statutes* requires the housing element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the Town of Barton. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the Town and provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs.
- Promote the availability of land for the development or redevelopment of affordable housing.
- Maintain or rehabilitate existing housing stock.

In addition, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:¹

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout the community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Part 1 of this chapter provides information on housing in the Town, including age, structural condition, value, and occupancy characteristics. This information, along with housing demand inventory data such as household, income, and demographic information presented in Chapter II, is used to project future housing needs in the Town.

¹Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the Statutes. All 14 goals must be addressed in County and local plans that received funding through a Department of Administration comprehensive planning grant, such as the Town of Barton and Washington County.

Part 2 provides a description of government programs which facilitate the provision of housing, including affordable housing, and Part 3 includes information on Town policies and ordinances affecting housing and zoning regulations for minimum home sizes, minimum lot sizes, and housing type.

Part 4 of this chapter sets forth housing goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve housing goals and objectives; and programs, which are projects or services intended to achieve housing policies, are also identified in Part 4.

Census Data

Census 2000 Summary File 1 and Census 2000 Summary File 3 were used in the collection of the majority of existing housing stock data presented in this chapter. Summary File 1 data was used when possible. Data from Summary File 1 is generally more accurate because it is based on 100 percent of the responses to the 2000 Census. In most cases, data from Summary File 3 were used because the data were not available from Summary File 1. Summary File 3 is generally less accurate because the data is based on a sampling of one in six households; however, Summary File 3 covers a greater range of topics. Because the sample sizes are different, the data reported by the Census may differ for each data source. Unfortunately, the Census does not make adjustments to reconcile the discrepancies. In addition, some of the data to follow in this chapter are based on total housing units and some are based on occupied units only, depending on how the Census data were reported. This distinction is footnoted on all applicable tables.

PART 1: HOUSING INVENTORY AND PROJECTIONS

Housing Supply

The characteristics of the existing housing stock in the Town have been inventoried to help determine the number and type of housing units that will best suit the needs of Town residents through 2035. The existing housing stock inventory includes:

- Total housing units
- Vacancy rate
- Value of owner-occupied housing units
- Median sale price of housing units
- Monthly cost of housing units by tenure (owner- or renter-occupied)
- Number of bedrooms
- Structure type and year built
- Condition of existing housing stock

Total Housing Units

The quantity and tenure (owner- or renter-occupied) of existing housing units in the Town is one of the key inventory items needed to project the number of additional housing units that will be needed in the Town and in Washington County in 2035. As shown in Table 40, there were 919 housing units in the Town in 2000. About 86 percent, or 793, were owner-occupied and about 11 percent, or 103, were renter-occupied. About 3 percent of the total housing units, or 23 units, were vacant.

Vacancy

Another key housing supply inventory item is the vacancy rate of various housing types. The vacancy rate is the number of vacant and available housing units divided by the total number of housing units. The vacancy rates for owner-occupied units and rental units are shown on Table 41.

Some vacancies are necessary for a healthy housing market. The Federal Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of 3.0 percent to ensure adequate

Table 40

TOTAL HOUSING UNITS BY TENURE IN THE TOWN OF BARTON: 2000

Tenure of Housing Units	Housing Units	
	Number ^a	Percent
Owner-occupied	793	86.3
Renter-occupied	103	11.2
Vacant	23	2.5
Total	919	100.0

^aTotals are based on 100 percent of respondents to the 2000 Census.

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

Table 41

HOUSING VACANCIES IN THE TOWN OF BARTON: 2000

Vacancy Type	Number ^a
For rent	6
For sale only	3
Rented or sold, not occupied ^b	3
For seasonal, recreational, or occasional use	8
For migrant workers	--
Other vacant ^c	3
Total vacant units	23
Total units	919
Total vacancy rate (percent)	2.5

^aTotals are based on 100 percent of the responses to the 2000 Census.

^bThe unit is classified "rented or sold, not occupied" if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.

^cIf a vacant unit does not fall into any of the other categories it is classified as an "other vacant unit." An example would be a unit held for occupancy by a caretaker.

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

combined number of units "for rent" and rental units from Table 40. The results of these calculations were a vacancy rate of 0.4 percent for owner-occupied units, which is much lower than the vacancy rate recommended by HUD, and 5.5 percent for rental units, which is slightly higher than the recommended vacancy rate.

Value of Owner-Occupied Housing Units

Table 42 sets forth the value of specified owner-occupied housing units² in the Town in 2000. These values can be used to determine if there are adequate home ownership opportunities for residents of all income levels. About 36 percent of owner-occupied homes had values between \$100,000 and \$149,999 and about 45 percent had values between \$150,000 and \$199,999. About 11 percent of owner-occupied homes had values between \$200,000 and \$299,999 and about 4 percent had values between \$300,000 and \$499,999. About 4 percent of homes had values between \$50,000 and \$99,999 and none had values over \$500,000 or less than \$50,000. The median value for owner-occupied housing units in the Town was \$158,300. Table 43 sets forth the value of owner-occupied housing units for each local government in Washington County.

Table 42

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS^a IN THE TOWN OF BARTON: 2000

Value	Housing Units	
	Number	Percent
Less than \$50,000	--	--
\$50,000 to \$99,999	30	4.4
\$100,000 to \$149,999	245	36.4
\$150,000 to \$199,999	302	44.8
\$200,000 to \$299,999	71	10.5
\$300,000 to \$499,999	26	3.9
\$500,000 or more	--	--
Total	674	100.0
Median Value	\$158,300	--

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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

housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum 5 percent vacancy rate for rental units. Vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units. The overall vacancy rate in the Town was 2.5 percent in 2000.

The vacancy rate for owner-occupied units was determined by dividing the number of units from Table 41 that were "for sale only" by the combined total number of units "for sale only" and owner-occupied units shown on Table 40. The approximate vacancy rate for rental units was determined by dividing the number of units "for rent" from Table 41 by the

²The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings.

Table 43

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000^a

Community	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$149,999		\$150,000 to \$199,999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities								
Hartford ^b	7	0.3	403	17.1	1,281	54.4	543	23.1
West Bend	24	0.4	538	9.0	3,744	63.0	1,181	19.9
Villages								
Germantown	0	0.0	431	9.5	1,084	24.0	1,774	39.4
Jackson	7	0.7	54	5.8	460	49.1	368	39.3
Kewaskum	0	0.0	124	18.6	375	56.2	144	21.6
Newburg ^c	0	0.0	11	5.3	101	48.6	82	39.4
Slinger	8	1.1	89	12.6	326	46.3	160	22.7
Towns								
Addison.....	0	0.0	48	6.3	358	47.4	248	32.8
Barton	0	0.0	30	4.4	245	36.4	302	44.8
Erin	4	0.4	43	4.6	130	14.0	303	32.6
Farmington.....	0	0.0	23	3.0	286	36.5	271	34.6
Germantown	0	0.0	12	15.4	29	37.2	27	34.6
Hartford.....	0	0.0	66	6.2	278	25.9	439	40.9
Jackson	10	1.2	40	5.0	202	25.3	323	40.4
Kewaskum	2	0.9	25	11.6	63	29.3	75	34.9
Polk.....	0	0.0	17	1.8	120	12.7	266	28.3
Richfield.....	4	0.1	74	2.4	693	22.1	1,013	32.3
Trenton	0	0.0	86	7.4	475	40.9	362	31.2
Wayne	3	0.9	30	9.4	94	29.5	130	40.8
West Bend	0	0.0	25	1.9	196	15.0	337	25.7
Washington County ^d	69	0.3	2,169	7.9	10,540	38.3	8,348	30.4

Community	\$200,000 to \$299,999		\$300,000 to \$499,999		\$500,000 or More		Total		Median Value (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Cities									
Hartford ^b	121	5.1	0	0.0	0	0.0	2,355	100.0	129,900
West Bend	343	5.8	83	1.4	27	0.5	5,940	100.0	132,500
Villages									
Germantown	1,134	25.2	72	1.6	12	0.3	4,507	100.0	169,900
Jackson	48	5.1	0	0.0	0	0.0	937	100.0	146,100
Kewaskum	11	1.7	11	1.7	2	0.2	667	100.0	121,400
Newburg ^c	14	6.7	0	0.0	0	0.0	208	100.0	146,500
Slinger	115	16.3	7	1.0	0	0.0	705	100.0	141,000
Towns									
Addison.....	88	11.6	14	1.9	0	0.0	756	100.0	146,700
Barton	71	10.5	26	3.9	0	0.0	674	100.0	158,300
Erin	380	40.9	62	6.7	8	0.8	930	100.0	197,400
Farmington.....	191	24.4	12	1.5	0	0.0	783	100.0	164,000
Germantown	10	12.8	0	0.0	0	0.0	78	100.0	147,000
Hartford.....	220	20.5	70	6.5	0	0.0	1,073	100.0	168,200
Jackson	200	25.0	25	3.1	0	0.0	800	100.0	166,900
Kewaskum	42	19.6	6	2.8	2	0.9	215	100.0	159,900
Polk.....	359	38.1	152	16.2	27	2.9	941	100.0	216,900
Richfield.....	980	31.3	325	10.4	43	1.4	3,132	100.0	189,000
Trenton	192	16.5	46	4.0	0	0.0	1,161	100.0	152,000
Wayne	53	16.6	7	2.2	2	0.6	319	100.0	160,200
West Bend	416	31.8	190	14.5	145	11.1	1,309	100.0	218,300
Washington County ^d	4,988	18.1	1,108	4.0	268	1.0	27,490	100.0	159,100

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

^bIncludes entire City of Hartford.

^cIncludes entire Village of Newburg.

^dIncludes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 44

MEDIAN SALE PRICE FOR HOUSING UNITS IN WASHINGTON COUNTY: 2000-2006

Housing Type	2000	2006	Percent Change
Single-Family	\$155,900	\$229,000	46.9
Two-Family	\$139,000	\$179,500	29.1
Multi-Family	\$408,000	\$460,000	12.7
Condominium.....	\$113,000	\$156,688	38.7
All Housing Types ^a	\$147,500	\$202,000	36.9

^aExcludes multi-family housing units.

Source: Washington County and SEWRPC.

Table 45

MEDIAN SALE PRICE FOR HOUSING UNITS^a IN WASHINGTON COUNTY COMMUNITIES: 2000-2006

Community	2000	2006	Percent Change
Cities			
Hartford.....	\$134,000	\$192,700	43.8
West Bend	\$125,950	\$175,000	38.9
Villages			
Germantown	\$171,500	\$237,250	38.3
Jackson.....	\$154,000	\$194,900	26.6
Kewaskum	\$127,750	\$183,000	43.2
Newburg	\$127,550	\$165,000	29.4
Slinger	\$115,900	\$200,898	73.3
Towns			
Addison.....	\$142,000	\$181,100	27.5
Barton.....	\$160,087	\$239,000	49.3
Erin	\$197,000	\$316,000	60.4
Farmington.....	\$167,500	\$245,000	46.3
Germantown	\$176,900	\$197,000	11.4
Hartford.....	\$165,000	\$236,500	43.3
Jackson.....	\$182,450	\$297,450	63.0
Kewaskum	\$186,500	\$247,000	32.4
Polk.....	\$171,660	\$284,500	65.7
Richfield	\$182,000	\$285,000	56.6
Trenton	\$166,500	\$230,400	38.4
Wayne	\$154,000	\$259,250	68.3
West Bend	\$207,000	\$329,950	59.4
Washington County	\$147,500	\$202,000	36.9

^aExcludes multi-family housing units.

Source: Washington County.

income. Table 46 sets forth monthly housing costs⁴ for specified owner-occupied housing units with a mortgage in 2000. The median monthly housing cost for homeowners with a mortgage was \$1,210.

- About 22 percent of homeowners spent between \$700 and \$999 and about 8 percent spent under \$700
- About 49 percent of homeowners with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs

³The median sale price includes single-family, two-family, and condominium housing units.

⁴Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Median Sales Prices in 2006

Washington County’s Real Property Lister Division records information on all real estate sale transactions that occur in the County. Recorded information includes the real estate’s location, type, and the total value of the real estate transaction (sale price). Table 44 sets forth the median prices for housing units in the County in 2000 and 2006. In 2006, the median price for a housing unit³ was \$202,000; this is an increase of nearly 37 percent from the median price in 2000. The median price for single-family units was \$229,000, the median for two-family units was \$179,500, the median for condominiums was \$156,688, and the median for multi-family units was \$460,000. Each housing type experienced an increase in median price from 2000 to 2006. Single-family housing units’ median price increased nearly 47 percent, two-family increased about 29 percent, and condominiums increased almost 39 percent.

In 2006, single-family housing units were the predominate form of housing sold in Washington County. Sales of two-family and condominium housing units that did occur were primarily in the cities and villages. Towns had very little, if any, two-family or condominium housing unit sales. Table 45 sets forth the median sale prices in 2006 for housing units in local government. In 2006, the median prices for housing units were generally higher for towns than for cities and villages. In 2006, the median price in the Town of Barton was \$239,000; this is an increase of about 49 percent from the median price in 2000.

Monthly Housing Costs

Monthly housing costs for owner-occupied housing units and rental housing units have been inventoried to determine if there is an adequate supply of affordable housing units for each household income level in the Town. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household’s gross monthly

- About 19 percent spent between \$1,500 and \$1,999 and about 2 percent spent over \$2,000

Table 47 sets forth monthly housing costs for specified owner-occupied housing units with a mortgage for each local government in Washington County in 2000.

Table 48 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage in the Town in 2000. The median monthly housing cost for homeowners without a mortgage was \$366.

- About 59 percent of homeowners without a mortgage spent between \$300 and \$399 and about 26 percent spent between \$400 and \$499 on monthly housing costs
- About 15 percent spent less than \$300 on monthly housing costs
- None of the homeowners spent over \$500 on monthly housing costs

Table 49 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage for each local government in Washington County in 2000.

Table 50 sets forth monthly housing costs for rental units, or gross rent, in the Town in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party, such as the property owner. Rental units that are occupied without payment of rent are included in the no cash rent⁵ category of Table 50. The median monthly cost for rental housing was \$513 in 2000.

- About 49 percent of renters spent between \$300 and \$499 on monthly housing costs
- About 29 percent spent between \$750 and \$999 on monthly housing costs
- About 22 percent spent between \$500 and \$749 on monthly housing costs
- None of the renters made no cash payments nor spent more than \$1,000 and less than \$300 on monthly housing costs

Table 51 sets forth monthly housing costs for rental units for each local government in Washington County in 2000.

Number of Bedrooms

Table 52 sets forth the number of housing units by tenure and number of bedrooms in the Town in 2000. This information, when compared with household size information inventoried in Chapter II, will provide a greater understanding of what type of housing units will best suit the future needs of Town residents.

Three bedroom dwellings comprised about 62 percent of the owner-occupied units. Four bedroom dwellings and two bedroom dwellings comprised about 25 percent and 7 percent, respectively, of the owner-occupied units. Owner-occupied dwellings with one or no bedrooms and five or more bedrooms comprised about 3 percent each.

⁵These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

Table 46

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS^a WITH A MORTGAGE IN THE TOWN OF BARTON: 2000

Monthly Cost	Housing Units	
	Number	Percent
Less than \$700.....	35	7.6
\$700 to \$999	103	22.4
\$1,000 to \$1,499	227	49.5
\$1,500 to \$1,999	86	18.8
Over \$2,000.....	8	1.7
Total	459	100.0
Median Cost	\$1,210	--

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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

Table 47

**MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS
WITH A MORTGAGE IN WASHINGTON COUNTY COMMUNITIES: 2000^a**

Community	Less than \$700		\$700 to \$999		\$1,000 to \$1,499	
	Number	Percent	Number	Percent	Number	Percent
Cities						
Hartford ^b	73	4.3	415	24.2	942	55.0
West Bend	289	6.8	948	22.2	2,276	53.2
Villages						
Germantown	160	4.4	480	13.2	1,576	43.4
Jackson	53	6.5	192	23.7	460	56.7
Kewaskum	35	7.1	186	37.7	209	42.3
Newburg ^c	11	7.4	29	19.6	76	51.4
Slinger	34	6.8	121	24.2	254	50.8
Towns						
Addison	26	5.0	103	19.7	272	52.1
Barton	35	7.6	103	22.4	227	49.5
Erin	48	7.0	102	14.8	285	41.2
Farmington	65	10.4	124	19.9	266	42.7
Germantown	3	5.8	14	26.9	17	32.7
Hartford	75	9.0	121	14.5	377	45.2
Jackson	68	11.3	61	10.2	314	52.3
Kewaskum	5	3.4	42	28.4	72	48.6
Polk	44	6.5	90	13.3	214	31.5
Richfield	145	6.3	375	16.3	907	39.6
Trenton	79	9.2	235	27.4	314	36.6
Wayne	25	10.5	49	20.6	108	45.4
West Bend	80	8.8	122	13.5	286	31.7
Washington County ^d	1,353	6.6	3,912	19.1	9,452	46.2

Community	\$1,500 to \$1,999		Over \$2000		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	
Cities							
Hartford ^b	210	12.3	72	4.2	1,712	100.0	1,215
West Bend	637	14.9	126	2.9	4,276	100.0	1,171
Villages							
Germantown	999	27.5	418	11.5	3,633	100.0	1,370
Jackson	73	9.0	33	4.1	811	100.0	1,151
Kewaskum	49	9.9	15	3.0	494	100.0	1,050
Newburg ^c	32	21.6	0	0.0	148	100.0	1,218
Slinger	91	18.2	0	0.0	500	100.0	1,228
Towns							
Addison	98	18.8	23	4.4	522	100.0	1,191
Barton	86	18.8	8	1.7	459	100.0	1,210
Erin	164	23.7	92	13.3	691	100.0	1,356
Farmington	127	20.4	41	6.6	623	100.0	1,227
Germantown	16	30.8	2	3.8	52	100.0	1,250
Hartford	213	25.5	48	5.8	834	100.0	1,322
Jackson	57	9.5	100	16.7	600	100.0	1,213
Kewaskum	20	13.5	9	6.1	148	100.0	1,144
Polk	200	29.4	131	19.3	679	100.0	1,481
Richfield	627	27.3	241	10.5	2,295	100.0	1,325
Trenton	191	22.3	39	4.5	858	100.0	1,151
Wayne	45	18.9	11	4.6	238	100.0	1,197
West Bend	238	26.4	177	19.6	903	100.0	1,451
Washington County ^d	4,173	20.4	1,586	7.7	20,476	100.0	1,225

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

^bIncludes entire City of Hartford.

^cIncludes entire Village of Newburg.

^dIncludes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 48

**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS^a
WITHOUT A MORTGAGE IN THE TOWN OF BARTON: 2000**

Monthly Cost	Housing Units	
	Number	Percent
Less than \$300.....	33	15.3
\$300 to \$399.....	126	58.6
\$4000 to \$499.....	56	26.1
\$500 to \$699.....	--	--
Over \$700.....	--	--
Total	215	100.0
Median Cost	\$366	--

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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

for units in each structure type from 2000 through 2006. The total number of housing units increased from 437 to 845 from 1970 through 2000. During this same time period, the percentage of single-family housing units slightly decreased, about 3 percent, from 89 percent to 86 percent, and the percentage of multi-family housing units also decreased from about 9 percent to about 3 percent. About 4 to 5 percent of housing units were two-family structures in 2000, while mobile homes or other types of residential structures increased from 2 percent to 6 percent from 1970 through 2000. Between 2000 and 2006, the total number of residential units increased from 952 to 1,049, or by 10 percent. The percentage of residential units in single family structures remained relatively the same, about 92 percent, the percentage of units in two-family structures increased slightly from 5 percent to 6 percent, and the percentage of units in multi-family structures and mobile homes and other types of residential structures remained the same, each at about 1 percent, between 2000 and 2006.

The age of the existing housing stock, set forth in Table 54, in the Town also provides insight into the character and condition of existing homes. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. About 23 percent of the Town's housing stock was constructed between 1990 and 2000 and the median year built was 1973. Over one-quarter of the houses in the Town were built between 1970 and 1979, and about 18 percent were built before 1940. The median year built for all homes in Washington County was 1976.

Existing Housing Stock Condition

The condition of individual housing units must be examined to determine if any housing units need to be removed from existing housing stock totals due to poor condition. Generally, this provides a more accurate projection of the number of new housing units that will be needed to serve the projected population of the Town through 2035.

A condition rating has been assigned to each housing unit in the Town by the assessor. The ratings, set forth in Table 55, range from excellent to unsound and measure the present physical condition of each housing unit. Excellent/very good or good indicates the dwelling exhibits above average maintenance and upkeep in relation to its age. Average or fair indicates the dwelling shows minor signs of deterioration caused by normal wear and an ordinary standard of upkeep and maintenance in relation to its age. Poor/very poor indicates the dwelling shows signs of deferred maintenance and exhibits a below average standard of maintenance and upkeep in relation to its age. An unsound rating indicates the dwelling is unfit for use and should be removed from the existing housing stock totals.

Two bedroom units comprised about 53 percent of the rental units. Units with three bedrooms and one or no bedrooms comprised about 38 percent and 9 percent, respectively, of rental units. There were no rental units with four or more bedrooms.

Structure Type and Year Built

An inventory of housing units by structure type in the Town provides an insight into the number of existing single family, two-family, and multi-family units. The number of units in these types of structures can be compared to resident characteristics to determine the future need for units in each type of structure. An inventory of housing units by structure type also provides insight into the character of the existing housing stock. Table 53 sets forth the number of housing units by structure type in the Town from 1970 through 2000, based on the U.S. Census, and also includes the number of building permits issued

Table 49

**MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED
HOUSING UNITS WITHOUT A MORTGAGE IN WASHINGTON COUNTY COMMUNITIES: 2000^a**

Community	Less than \$300		\$300 to \$399		\$400 to \$499	
	Number	Percent	Number	Percent	Number	Percent
Cities						
Hartford ^b	101	15.7	244	38.0	221	34.4
West Bend	250	15.0	798	48.0	373	22.4
Villages						
Germantown	39	4.4	254	29.1	358	41.0
Jackson	8	6.3	77	61.1	33	26.2
Kewaskum	40	23.1	85	49.1	29	16.8
Newburg ^c	3	5.0	44	77.3	12	20.0
Slinger	16	7.8	122	59.5	33	16.1
Towns						
Addison	47	20.1	130	55.5	43	18.4
Barton	33	15.3	126	58.6	56	26.1
Erin	13	5.4	60	25.1	88	36.8
Farmington	47	29.4	83	51.9	18	11.2
Germantown	0	0.0	9	34.6	7	26.9
Hartford	17	7.1	92	38.5	90	37.7
Jackson	84	42.0	55	27.5	24	12.0
Kewaskum	17	25.4	32	47.7	14	20.9
Polk	8	3.1	114	43.5	113	43.1
Richfield	108	12.9	297	35.5	249	29.8
Trenton	97	32.0	149	49.2	28	9.2
Wayne	30	37.0	24	29.6	19	23.5
West Bend	53	13.1	113	27.8	126	31.0
Washington County ^d	1,011	14.4	2,908	41.5	1,934	27.6

Community	\$500 to \$699		Over \$700		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	
Cities							
Hartford ^b	60	9.3	17	2.6	643	100.0	392
West Bend	166	10.0	77	4.6	1,664	100.0	375
Villages							
Germantown	209	23.9	14	1.6	874	100.0	440
Jackson	8	6.4	0	0.0	126	100.0	375
Kewaskum	15	8.7	4	2.3	173	100.0	346
Newburg ^c	1	1.7	0	0.0	60	100.0	365
Slinger	34	16.6	0	0.0	205	100.0	371
Towns							
Addison	14	6.0	0	0.0	234	100.0	342
Barton	0	0.0	0	0.0	215	100.0	366
Erin	53	22.2	25	10.5	239	100.0	453
Farmington	12	7.5	0	0.0	160	100.0	339
Germantown	10	38.5	0	0.0	26	100.0	457
Hartford	33	13.8	7	2.9	239	100.0	412
Jackson	29	14.5	8	4.0	200	100.0	335
Kewaskum	4	6.0	0	0.0	67	100.0	359
Polk	18	6.9	9	3.4	262	100.0	408
Richfield	120	14.3	63	7.5	837	100.0	405
Trenton	29	9.6	0	0.0	303	100.0	335
Wayne	6	7.4	2	2.5	81	100.0	358
West Bend	69	17.0	45	11.1	406	100.0	429
Washington County ^d	890	12.7	271	3.9	7,014	100.0	373

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

^bIncludes entire City of Hartford.

^cIncludes entire Village of Newburg.

^dIncludes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 50

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE TOWN OF BARTON: 2000^a

Monthly Gross Rent	Housing Units	
	Number	Percent
Less than \$300.....	--	--
\$300 to \$499	34	49.3
\$500 to \$749	15	21.7
\$750 to \$999	20	29.0
\$1,000 to \$1,499	--	--
\$1,500 or more.....	--	--
No cash rent ^b	--	--
Total	69	100.0
Median Rent	\$513	--

^aContract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census.

^bIncludes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

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

homes was banned in 1978. Homes built after 1978 have a very low likelihood of having lead-based paint or varnish on interior and exterior surfaces. About 69 percent of the homes in the Town were built before 1979, which means lead poisoning is a concern. To protect children from exposure to lead from paint, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and the Environmental Protection Agency (EPA) to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

Housing Demand

Household, income, and demographic characteristics of the Town have been inventoried and will be analyzed with housing supply inventory items to help determine the number and type of housing units that will best suit the needs of residents through 2035. Housing demand inventory items include:

- Affordable housing need assessment
- Affordability information
- Income
- Housing need for non-resident workers
- Homeless and transitional housing
- Age distribution
- Disabled population
- Household size
- Household projection: 2035

About 99 percent of housing units in the Town had a condition score of excellent/very good, good, average, or fair in 2006. This indicates that the existing housing stock in the Town is in good condition and does not need to be included as a factor in the housing unit demand projection for 2035. Nine homes were determined to be in poor/very poor condition and one home was determined to be in an “unsound” condition.

Housing with Lead-Based Paint or Varnish

Lead poisoning in children can reduce IQ, cause learning disabilities, and impair hearing. Children who have elevated lead levels often experience reduced attention spans, are hyperactive, and can exhibit behavior problems. At higher exposures, lead can damage a child’s kidneys and central nervous system, and cause anemia, coma, convulsions, and even death. Homes built before 1950 have a high likelihood of having lead-based paint or varnish on interior and exterior surfaces, as over 90 percent of the lead-based paint and varnish in homes was applied prior to 1950. Homes built between 1950 and 1978 could contain lead-based paint or varnish on interior and exterior surfaces. The use of lead-based paint and varnish in

Table 51

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED
HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000^a**

Community	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities								
Hartford ^b	137	8.3	374	22.7	797	48.4	221	13.4
West Bend	284	7.1	715	17.8	2,251	56.1	602	15.0
Villages								
Germantown	47	3.1	90	6.0	701	46.6	508	33.8
Jackson	23	3.9	79	13.6	278	47.8	146	25.1
Kewaskum	23	5.0	79	17.1	212	45.8	116	25.0
Newburg ^c	8	6.4	25	20.0	53	42.4	29	23.2
Slinger	46	8.8	146	27.9	197	37.7	105	20.1
Towns								
Addison	6	3.5	14	8.1	128	74.0	11	6.3
Barton	0	0.0	34	49.3	15	21.7	20	29.0
Erin	0	0.0	0	0.0	6	28.6	5	23.8
Farmington	0	0.0	6	9.2	49	75.4	10	15.4
Germantown	0	0.0	0	0.0	3	100.0	0	0.0
Hartford	3	2.7	22	19.8	42	37.9	18	16.2
Jackson	0	0.0	38	38.3	17	17.2	27	27.3
Kewaskum	0	0.0	10	22.2	22	48.9	2	4.4
Polk	0	0.0	19	17.0	45	40.2	40	35.7
Richfield	3	1.6	9	4.7	53	27.9	51	26.9
Trenton	0	0.0	2	2.9	39	57.4	4	5.9
Wayne	0	0.0	5	12.2	23	56.1	6	14.6
West Bend	0	0.0	41	21.8	103	54.8	24	12.8
Washington County ^d	580	5.8	1,708	17.0	5,034	50.1	1,945	19.4

Community	\$1,000 to \$1,499		\$1,500 or More		No Cash Rent ^b		Total		Median Rent (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Cities									
Hartford ^c	60	3.6	0	0.0	60	3.6	1,649	100.0	567
West Bend	98	2.4	0	0.0	64	1.6	4,014	100.0	603
Villages									
Germantown	121	8.1	9	0.6	27	1.8	1,503	100.0	709
Jackson	38	6.5	0	0.0	18	3.1	582	100.0	689
Kewaskum	11	2.4	7	1.5	15	3.2	463	100.0	616
Newburg ^d	8	6.4	0	0.0	2	1.6	125	100.0	598
Slinger	9	1.7	0	0.0	20	3.8	523	100.0	577
Towns									
Addison	0	0.0	0	0.0	14	8.1	173	100.0	554
Barton	0	0.0	0	0.0	0	0.0	69	100.0	513
Erin	6	28.6	0	0.0	4	19.0	21	100.0	850
Farmington	0	0.0	0	0.0	0	0.0	65	100.0	664
Germantown	0	0.0	0	0.0	0	0.0	3	100.0	588
Hartford	6	5.4	0	0.0	20	18.0	111	100.0	614
Jackson	0	0.0	0	0.0	17	17.2	99	100.0	571
Kewaskum	3	6.7	0	0.0	8	17.8	45	100.0	629
Polk	0	0.0	0	0.0	8	7.1	112	100.0	632
Richfield	28	14.7	0	0.0	46	24.2	190	100.0	765
Trenton	0	0.0	0	0.0	23	33.8	68	100.0	622
Wayne	0	0.0	0	0.0	7	17.1	41	100.0	618
West Bend	12	6.4	0	0.0	8	4.2	188	100.0	589
Washington County ^e	400	4.0	16	0.1	361	3.6	10,044	100.0	615

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

^bIncludes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

^cIncludes entire City of Hartford.

^dIncludes entire Village of Newburg.

^eIncludes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 52

HOUSING UNITS BY NUMBER OF BEDROOMS IN THE TOWN OF BARTON: 2000^{a, b}

Tenure	1 or no bedroom		2 bedrooms		3 bedrooms	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied.....	26	3.1 ^c	62	7.5 ^c	513	61.7 ^c
Renter-occupied.....	8	9.0 ^c	47	52.8 ^c	34	38.2 ^c
Total	34	3.7 ^d	109	11.8 ^d	547	59.4 ^d

Tenure	4 bedrooms		5 or more bedrooms		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied.....	205	24.6 ^c	26	3.1 ^c	832	100.0
Renter-occupied.....	--	--	--	--	89	100.0
Total	205	22.3 ^d	26	2.8 ^d	921	100.0

^aTotals are based on a sample of one in six responses to the 2000 Census.

^bTotals include occupied housing units only.

^cPercent of owner- or renter-occupied.

^dPercent of total units.

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

Table 53

HOUSING UNITS BY STRUCTURE TYPE IN THE TOWN OF BARTON: 1970 THROUGH 2006

Year	Single-Family		Two-Family		Multi-Family		Mobile Homes and Other ^a		Total ^b	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1970	390	89.2	-- ^c	-- ^c	38	8.7	9	2.1	437	100.0
1980	642	88.9	32	4.4	15	2.1	33	4.6	722	100.0
1990	728	86.2	37	4.4	29	3.4	51	6.0	845	100.0
2000 ^d	882	92.6	50	5.3	12	1.3	8	0.8	952	100.0
2006 ^e	965	92.0	64	6.1	12	1.1	8	0.8	1,049	100.0

^aIncludes mobile homes and living quarters that do not fit into the other categories, such as boats, railroad cars, campers, and vans. All housing units listed are mobile homes.

^bTotals are based on all housing units, including occupied and vacant units.

^cTwo-family and multi-family structure totals are combined in the 1970 Census.

^d2000 data are from the U.S. Census.

^e2006 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 through 2006. Building permit data were provided by the Wisconsin Department of Administration.

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

Table 54

YEAR BUILT FOR HOUSING UNITS IN THE TOWN OF BARTON: 2000

Year Built	Housing Units	
	Number ^a	Percent
1995 to March 2000.....	111	11.7
1990 through 1994.....	104	10.9
1980 through 1989.....	77	8.1
1970 through 1979.....	256	26.9
1960 through 1969.....	104	10.9
1940 through 1959.....	125	13.1
Before 1940.....	175	18.4
Total	952	100.0

^aTotals are based on a sample of one in six respondents to the 2000 Census, and include all housing units, including occupied and vacant housing units.

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

As with the above housing supply inventory data, Census 2000 Summary File 1 and Summary File 3 were used in the collection of the housing demand inventory data presented in this chapter. Again, Summary File 1 data were used when possible; however, in most cases only Summary File 3 data were available.

Affordable Housing Need Assessment

As previously stated, HUD defines housing affordability as households “paying no more than 30 percent of their income for housing.” Households that pay more than 30 percent of their monthly income for housing are considered to have a high housing cost burden. The measure is based on gross pre-tax income. Another measure of affordability is

Table 55

HOUSING CONDITIONS IN THE TOWN OF BARTON: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	1	0.1	0	0.0	0	0.0	0	0.0	1	0.1
Poor/Very Poor	8	0.8	1	0.1	0	0.0	0	0.0	9	0.9
Average	752	77.4	28	2.9	2	0.2	12	1.2	795	81.9
Fair.....	20	2.1	3	0.3	0	0.0	0	0.0	23	2.4
Good.....	107	11.0	8	0.8	1	0.1	0	0.0	116	11.9
Very Good/Excellent	25	2.6	2	0.2	0	0.0	0	0.0	27	2.8
Total	913	94.0	42	4.3	3	0.3	12	1.2	971	100.0

^aPercent of total housing units.

Source: Gota Appraisals and SEWRPC.

implicit in the long-standing mortgage lending practice of limiting borrower's monthly housing costs to 28 or 29 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent can be considered a cutoff beyond which housing is not affordable. Data show that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to find housing that costs less than 30 percent of their monthly income.

Town Housing Affordability Information

The following information is based on the HUD recommended affordability standard of paying no more than 30 percent of gross monthly income for housing costs.

- ***About 12 percent of households in the Town spent over 30 percent of their monthly income on housing costs in 2000***
 - About 62 households were extremely low income (below 30 percent of the Town median annual household income of \$64,861) or very low income (between 30 and 50 percent of the Town median annual household income of \$64,861) households in 2000
 - An extremely low income household (earning 30 percent of the 2000 Town median annual household income of \$64,861) could afford monthly housing costs of no more than \$486.46 in 2000, based on HUD recommended affordability standards
- ***The fair market rent⁶ in Washington County for a one bedroom apartment was \$591 in 2006***
- ***The fair market rent in Washington County for a two bedroom apartment was \$706 in 2006***
- ***The median sale price of a home in the Town of Barton was \$239,000 in 2006***

⁶Fair market rents (FMR) are established and used by HUD as the payment standard to calculate subsidies under the Section 8 Rental Voucher Program. HUD annually estimates the FMR for Washington County. The objective is to ensure a sufficient supply of rental housing for program participants in the County. To accomplish this objective, the FMR must be high enough to permit a selection of units and neighborhoods in the County, but low enough to serve as many low-income families as possible. The FMR definition used by HUD for the County is the 40th percentile rent, or the dollar amount below which 40 percent of standard-quality rental units in the County are rented.

- The minimum annual household income needed⁷ to afford a median priced home in the Town of Barton was \$84,755 (or \$7,063 a month) in 2006
- The minimum annual household income needed to afford a \$150,000 home in the Town of Barton was \$55,321 (or \$4,610 a month) in 2006
- The minimum annual household income needed to afford a \$250,000 home in Washington County was \$88,359 (or \$7,363 a month) in 2006

- ***Housing wage information***

- A full-time worker (40 hours per week) must earn \$13.58 per hour to afford a two-bedroom rental unit at the County fair market rent of \$706 in 2006
- A full-time worker (40 hours per week) must earn \$11.37 per hour to afford a one-bedroom rental unit at the County fair market rent of \$591 in 2006
- A full-time worker (40 hours per week) must earn \$40.75 per hour to afford a median priced home (\$239,000) in the Town in 2006
- A full-time worker (40 hours per week) must earn \$27.36 per hour to afford a \$150,000 home
- A full-time worker (40 hours per week) must earn \$43.76 per hour to afford a \$250,000 home

2000 CHAS Data

CHAS data are a special tabulation of 2000 Census data, which HUD provides to local governments to be used for housing planning purposes as part of its Comprehensive Housing Affordability Strategy (CHAS). The CHAS is required to receive various HUD funded housing assistance programs and grants and is used by HUD in the allocation of formulas for distributing funds to local governments. The data is comprised of a variety of housing need variables categorized by HUD-defined income limits and household types. Table 56 sets forth the number of households with housing problems in the Town by income level and household type, as determined by the Census using HUD criteria.

Income levels include extremely low income households (30 percent or less of median family income), very low income households (30.1 to 50 percent of median family income), low income households (50.1 to 80 percent of median family income), moderate income households (80.1 to 95 percent of median family income), and other households (above 95 percent of median family income). Income levels are based on the HUD-adjusted area median family income⁸ (HAMFI). This is an estimate of median family incomes prepared by HUD for each metropolitan area and counties located outside a metropolitan area (Washington County is located within the Milwaukee-Waukesha-West Allis Metropolitan Area). HUD prepares an annual estimate of the median family income for a family of four. The four-person family income is then adjusted by household size as follows: 70 percent of base for a one-person household, 80 percent of base for a two-person household, 90 percent of base for a three-person household, 108 percent of base for a five-person household, etc. The HUD estimated family incomes for the Milwaukee-Waukesha-West Allis Metropolitan Area by family size are presented in the second column of Table 57. The third column of the table lists the income cut-off levels used to determine eligibility for HUD programs.

⁷*The minimum income needed to afford a median priced home in the Town of Barton (\$239,000) assumes a monthly housing cost that is 28 percent of the household's gross monthly income, a down payment of 5 percent of the cost of the home, a 6.5 percent interest rate on a 30 year mortgage, a property tax rate of \$13.13 per \$1,000 of assessed value (Town of Barton's net tax rate in 2006), a property insurance cost of \$33 a month, a private mortgage insurance (PMI) cost of \$124 a month (using a loan to value ratio of 0.78), and \$100 per month for utilities.*

⁸*In compiling statistics on family income, the incomes of all members 15 years and older related to the householder are summed and treated as a single amount. Annual family income is generally greater than annual household income because many households consist of only one person.*

Table 56

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF BARTON: 2000^a

Income Level ^b	Owner-Occupied Households											Owner-Occupied Households With Problems	Percent With Problems ^c
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households				
	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category			
Extremely Low (Below 30 percent)...	--	--	--	--	--	--	--	4	10	10	10	1.1	
Very Low (30.1 to 50 percent).....	--	4	--	--	--	--	20	24	--	--	20	2.2	
Low (50.1 to 80 percent).....	--	10	30	45	--	15	--	20	--	10	30	3.2	
Moderate (80.1 to 95 percent).....	--	15	10	35	--	15	--	--	4	4	14	1.5	
Other (above 95 percent).....	--	50	20	465	--	35	--	4	10	70	30	3.2	
Total	--	79	60	545	--	65	20	52	24	94	104	11.2	

Income Level ^b	Renter-Occupied Households											Renter-Occupied Households With Problems	Percent With Problems ^c
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households				
	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category			
Extremely Low (Below 30 percent)...	--	--	--	--	--	--	--	--	10	10	10	1.1	
Very Low (30.1 to 50 percent).....	--	--	--	--	--	--	--	--	--	10	--	--	
Low (50.1 to 80 percent).....	--	10	--	4	--	--	--	--	--	4	--	--	
Moderate (80.1 to 95 percent).....	4	14	--	--	--	--	--	--	--	--	4	0.4	
Other (above 95 percent).....	--	10	--	4	--	4	--	--	--	25	--	--	
Total	4	34	--	8	--	4	--	--	10	49	14	1.5	

^aHousing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

^bIncome level categories are based on a percentage range of the 1999 median family income.

^cPercent of all households (930).

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

Table 57

HUD ESTIMATED MEDIAN FAMILY INCOME BY FAMILY SIZE FOR THE MILWAUKEE-WAUKESHA-WEST ALLIS METROPOLITAN STATISTICAL AREA (MSA): 2006

Family Size	Median Income	80 Percent of Median Income
One Person	\$47,063	\$37,650
Two Person	\$53,750	\$43,000
Three Person	\$60,500	\$48,400
Four Person	\$67,188	\$53,750
Five Person	\$72,562	\$58,050
Six Person	\$77,938	\$62,350
Seven Person	\$83,313	\$66,650
Eight Person.....	\$88,686	\$70,950

Source: U.S. Department of Housing and Urban Development (HUD) and SEWRPC.

The following household types are included in the CHAS data: elderly family households (two people, one of whom is 62 or older), small family households (two persons, neither of whom is 62 or older, or three or four persons), large family households (five or more persons), elderly non-family households (one or two person non-family households with either person 62 or older), and other non-family households. Housing problems include households with a cost burden of over 30 percent or housing units that lack complete plumbing, lack complete kitchen facilities, or have 1.01 or more occupants per room.

Overall, about 13 percent of households in the Town, or 118 households, experienced a housing

Table 58

HOUSEHOLDS WITH A HOUSING COST BURDEN IN THE TOWN OF BARTON: 2000^a

Income Level ^b	Owner-Occupied Households				Renter-Occupied Households			
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent	
	Number	Percent ^c	Number	Percent ^c	Number	Percent ^c	Number	Percent ^c
Extremely Low (Below 30 percent).....	--	--	10	1.1	--	--	10	1.1
Very Low (30.1 to 50 percent).....	10	1.1	10	1.1	--	--	--	--
Low (50.1 to 80 percent).....	15	1.6	4	0.4	--	--	--	--
Moderate (80.1 to 95 percent).....	15	1.6	--	--	4	0.4	--	--
Other (above 95 percent).....	30	3.2	--	--	--	--	--	--
Total	70	7.5	24	2.6	4	0.4	10	1.1

Income Level ^b	Total-Occupied Households						
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Total Households With a Housing Cost Burden	Total Households	Percent of Households With a Housing Cost Burden ^c
	Number	Percent ^c	Number	Percent ^c			
Extremely Low (Below 30 percent).....	--	--	20	2.2	20	24	2.2
Very Low (30.1 to 50 percent).....	10	1.1	10	1.1	20	38	2.2
Low (50.1 to 80 percent).....	15	1.6	4	0.4	19	118	2.0
Moderate (80.1 to 95 percent).....	19	2.0	--	--	19	83	2.0
Other (above 95 percent).....	30	3.2	--	--	30	667	3.2
Total	74	8.0	34	3.7	108	930	11.6

^aSpending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

^bIncome level categories are based on a percentage range of the 1999 median family income.

^cPercent of total households (930).

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

problem in 2000. About 11 percent of owner-occupied households, or 104 households, experienced a housing problem and about 2 percent of renter-occupied households, or 14 households, experienced a housing problem.

Table 58 sets forth the number of households with a high housing cost burden for owner-occupied and renter-occupied households in the Town by income level in 2000. Overall, about 12 percent of households, or 108 households, experienced a high cost burden for housing. About 10 percent of owner-occupied households, or 94 households, experienced a high housing cost burden and about 2 percent of renter-occupied households, or 14 households, experienced a high housing cost burden.

The median percentage of monthly income spent on housing costs by owner-occupied households with a mortgage in the Town was about 19 percent. The median percentage spent by owner-occupied households without a mortgage was about 10 percent and the percentage spent by renter-occupied households was about 17 percent. This shows that most households opt to pay substantially less than the 30 percent affordability standard defined by HUD.

Table 59⁹ sets forth the number of households with more than 1.01 occupants per room in the Town in 2000. The number of occupants per room is obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. Although the U.S. Census Bureau has no official definition of crowded units, many consider units with more than one occupant per room to be crowded. No owner-occupied units or renter-occupied units were reported as overcrowded.

The number of households without complete plumbing or kitchen facilities were obtained from answers to the 2000 Census long-form questionnaire, which was asked on a sample basis at both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or

⁹Table 59 is based on Summary File 3 Census 2000 data (a sample of one in six respondents).

Table 59

HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN THE TOWN OF BARTON: 2000^{a, b}

Tenure	0.50 or less occupants per room		0.51 to 1.00 occupants per room		1.01 to 1.50 occupants per room		1.51 or more occupants per room		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner-occupied Units	620	74.5	212	25.5	--	--	--	--	832	100.0
Renter-occupied Units	64	71.9	25	28.1	--	--	--	--	89	100.0

^aTotals are based on a sample of one in six responses to the 2000 Census.

^bA housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use.

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

Table 60

HOMELESS AND TRANSITIONAL HOUSING IN WASHINGTON COUNTY: 2006

Shelter	Number of Households	Number of Nights	Average Length of Stay (Days)	Demographics
West Bend	10	321	30	2 Single parent families 1 Adult couple 4 Single males 3 Single females
Hartford ^a	6	81	14	1 Adult couple 1 Single male 4 Single females
Motel	5	48	10	4 Single males 1 Single female
Total	21	--	18	2 Single parent families 2 Adult couples 9 Single males 8 Single females

^aShelter opened June 1, 2006.

Source: American Red Cross of Wisconsin and SEWRPC.

shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing units are classified as lacking complete plumbing facilities when any of the three facilities is not present. A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2) a range or cook top and oven; and (3) a refrigerator. All kitchen facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a hot plate or camping stove, is not considered as having complete kitchen facilities. An ice box is not considered to be a refrigerator. There were eight housing units in the Town lacking complete plumbing facilities in 2000. All housing units in the Town had complete kitchen facilities.

Income

Income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. The median household income in the Town in 1999 was \$64,861. This is comparable to an income of about \$75,245 in 2006 based on the Consumer Price Index. A household earning the estimated 2006 median household income of \$75,245 per year could afford a home of \$210,000, based on the household paying 30 percent of its income on housing.

Homeless and Transitional Housing

Washington County has two shelters operated jointly by the Salvation Army, St. Vincent de Paul, and the American Red Cross Housing Support Services. These shelters, located in the Cities of Hartford and West Bend, are not staffed 24 hours a day and accommodations are limited to one household or one individual at a time. For those who can not be accommodated, the shelters will refer a household to a shelter in a surrounding county (about 10 households per year are referred to a surrounding county), or provide motel vouchers, if funding is available. Table 60 sets forth figures for Washington County homeless and transitional housing in 2006.

Table 61
PERSONS AGE 5 AND OVER WITH
DISABILITIES IN THE TOWN OF BARTON: 2000^a

Age Group ^b	Persons With a Disability	Percent of Age Group	Total Population in Age Group
5 to 20	12	2.2	537
21 to 64	127	7.6	1,666
65 and over	40	25.6	156
Total	179	7.6	2,359

^aDisability types include sensory, physical, mental, self-care, and employment. A single respondent may have multiple types of disabilities. The data is based on a sample of one in six residents of the civilian non-institutionalized population.

^bThe Census did not collect data on disabilities for children younger than five.

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

The Wisconsin Division of Housing requires point-in-time counts for one night when the homeless in the county are counted. Point-in-time counts were done in January and September in 2006. The January point-in-time count totaled 15 people (from 10 households) that were provided shelter (West Bend, Hartford, or motel voucher) in the County. Three families and one individual could not be served on that day due to lack of resources (space or funds) or those seeking shelter refused resources offered to them. Two other individuals were refused and spent the time unsheltered. The September point-in-time count totaled 28 people (from 22 households) that were provided shelter (West Bend, Hartford, or motel voucher) in the County. Two families and six individuals could not be served on that day due to lack of resources (space or funds) or those seeking shelter refused resources offered to them.

Age Distribution

Age distribution has important implications for planning and the formation of housing policies. The age distribution and gender composition of the population of the County and the Town in 2000 is set forth in Table 3 in Chapter II.

When forming housing policy it is important to consider not only the current age composition, but what the age composition may be in the plan design year of 2035. The percentage of residents in this age group is expected to increase dramatically from about 11 percent to about 24 percent of the County’s population. There will likely be a demand for a higher percentage of specialized-housing units for the elderly if the elderly population increases as projected over the next three decades.

There will likely be a demand for a higher percentage of specialized-housing units for the elderly due to the projected population increase in the 65 year and older age group. In addition, there may be a demand for units that are affordable for elderly households with a large range of income levels if current income levels remain constant through 2035. Table 29 in Chapter V lists the facilities in Washington County for persons of advanced age (60+ years of age) licensed by the Wisconsin Department of Health and Family Services as of February 2006.

Persons with Disabilities

Persons with disabilities are another segment of the Town population that may have special housing needs. The number of residents with disabilities by age group in 2000 is set forth in Table 61. The 65 and over age group had the highest percentage of people reporting a disability, at about 26 percent or 40 people. About 8 percent of people ages 21 to 64, or 127 people, reported having a disability and about 2 percent of people ages 5 to 20, or 12 people, reported having a disability. Although the aging population has the highest percentage of people reporting a disability, the largest number of people reporting a disability was in the 21 to 64 age group. Housing with varying levels of care or programs that provide in-home care services in addition to those which cater to needs of senior citizens may be needed in the Town as a result.

Table 62 sets forth the type of disabilities reported in 2000 for Town residents. One person may report having multiple types of disabilities.

Several types of disabilities are included in the data:

- Sensory – Blindness, deafness, or a severe sight or hearing impediment

Table 62

REPORTED DISABILITIES BY TYPE IN THE TOWN OF BARTON: 2000^a

Age Group ^b	Type of Disability						Total
	Sensory	Physical	Mental	Self-care	Go-outside-home	Employment	
5 to 15	--	--	--	--	-- ^c	-- ^c	--
16 to 64.....	9	54	43	27	46	71	250
65 and over.....	16	21	9	19	28	-- ^c	93
Total	25	75	52	46	74	71	343

^aA single respondent may have multiple types of disabilities. The data is based on a sample of one in six residents of the civilian non-institutionalized population.

^bThe Bureau of the Census did not collect data on disabilities for children younger than five.

^cThe Bureau of the Census did not collect data for this disability type for persons in this age category.

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

- Physical – A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying
- Mental disability – A condition lasting at least six months that makes learning, remembering, or concentrating difficult
- Self-care disability – A condition lasting at least six months that makes dressing, bathing, or getting around inside the home difficult
- Going outside the home disability – A condition lasting at least six months that makes going outside the home alone difficult (applies only to those residents at least 16 years of age and under 65 years of age)
- Employment disability – A condition lasting at least six months that makes working at a job or business difficult (applies only to those residents at least 16 years of age)

The range of disabilities reported may influence the type of housing required to provide for the needs of people with disabilities. Table 30 in Chapter V lists the facilities in Washington County for the mentally and physically disabled licensed by the Wisconsin Department of Health and Family Services as of February 2006.

Household Size

While it is important to provide housing options that are affordable for households of all income levels, it is also important to provide housing options that meet space requirements for households of various sizes. Table 8 in Chapter II lists the number of households in each size category, ranging from one-person households to households containing seven or more members, in each local government and the County in 2000. The average household size for the Town was 2.84 persons. The average household size in the Town is expected to decrease to 2.56 in 2035, a trend that has been experienced throughout the United States since the 1950’s. An implication of this decrease may be housing policies that allow for a higher percentage of smaller homes.

Household Projections: 2035

The number of additional housing units needed in the 2035 plan design year is projected by first selecting a population projection. The Town selected a 2035 population projection of 3,730 persons (see Chapter II). The number of residents expected to reside in “group quarters,” which typically includes assisted living facilities, is then subtracted from the projected total population. Ten persons are expected to reside in group quarters in the Town in 2035. The result, 3,720 persons, is divided by the projected household size of 2.56, for a projected 1,453 housing units. This number is then multiplied by the HUD desired vacancy rate of 3 percent to determine the total number of housing units needed in the Town in 2035. The resulting number of housing units is about 1,497.

The number of additional housing units needed between 2000 and 2035 to provide an adequate supply is determined by subtracting the number of housing units in 2000 (919 units) from the projected number of housing units needed in 2035 (1,497 units). The resulting projected demand is about 578 additional housing units in the Town by 2035.

PART 2: HOUSING PROGRAMS AVAILABLE IN THE TOWN AND WASHINGTON COUNTY

Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in the Town and Washington County. Many of the programs available in Washington County are administered through local and State agencies that receive funding from the Federal government. Agencies involved in administering housing programs include the HOME Consortium; the U.S. Department of Agriculture (USDA) Rural Development; the Wisconsin Housing and Economic Development Authority (WHEDA); and the U.S. Department of Housing and Urban Development (HUD).

Housing Program Administrators

The HOME Consortium

The HOME Consortium is a four-county governmental body, which includes Washington, Ozaukee, Waukesha, and Jefferson Counties, whose purpose is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area's median income. Median incomes based on family size are developed annually by HUD (see Table 57). The area served by the Consortium receives an annual funding allocation from HUD. The Consortium's programs are administered by C-CAP LLC and the Community Housing Initiative, Inc., which are nonprofit organizations located in the City of Waukesha.

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA was created by the Wisconsin Legislature in 1972 as a nonprofit "public benefit corporation" to help meet the housing needs of lower-income households in the State. This purpose has expanded to include providing housing facilities to meet the needs of households with disabled or elderly members. The programs are financed through the sale of tax-exempt bonds and receive no State tax support. These programs involve the administration of several Federally-funded grants and housing tax credits.

U.S. Department of Housing and Urban Development (HUD)

HUD provides funding for a number of housing programs, including the Section 8 Low-Income Rental Assistance Program and the Home Investment Partnership Act (HOME). In order for units or agencies of government to apply for and receive HUD housing grants or public housing funds, they must prepare a CHAS and submit that strategy to HUD for approval. The purpose of the CHAS is to ensure that communities receiving funding from HUD have planned for the housing-related needs of low- and moderate-income households in a way that improves the availability and affordability of adequate housing. The CHAS must also include consideration of persons needing supportive services, identify the manner in which private resources will be incorporated in addressing identified housing needs, and provide for both rental and homeownership options.

The Federal Housing Administration (FHA)

The FHA was established by Congress in 1934 and became part of HUD's Office of Housing in 1965. The FHA insures mortgage loans for single family and multi-family homes from FHA-approved lenders throughout the Nation, including Washington County. FHA mortgage insurance provides approved lenders with protection against losses as the result of default on a loan. The lender bears less risk because the FHA will pay a claim to the lender in the event of a homeowner default. This allows FHA insured loans to be made with less cash investment than other loans, which increases accessibility to lower-income households.

U.S. Department of Agriculture (USDA) Rural Development

The USDA administers the Federal Government's primary program addressing America's need for affordable rural housing. USDA Rural Development provides loans and grants to develop rural community facilities in cities, villages, and towns with populations less than 20,000 that are not part of an urban area. The USDA provides affordable housing opportunities for low- to moderate- income families in Washington County.

Wisconsin Department of Commerce, Division of Community Development, Bureau of Housing

The Bureau of Housing administers several Federal and State programs to provide low- and moderate-income households with housing assistance in many areas of Wisconsin. Washington County residents are not eligible for programs administered by the Bureau of Housing because the County is included in the HOME Consortium, which fills the role of the Bureau of Housing in administering State and Federal housing programs in Washington, Ozaukee, Waukesha, and Jefferson Counties.

Government Sponsored Housing Programs

The following sections describe programs funded by the State and Federal governments for construction of single- and multi-family housing and programs that provide financial assistance for down payments, loan guarantees, or rental assistance.

HOME Consortium Programs

Home Buyer Counseling

The Slinger Housing Authority provides home buyer counseling to the HOME Consortium Counties of Ozaukee and Washington. The Authority provides a complete package of supportive counseling services to enable participants to achieve home ownership. This assistance is provided throughout the home buying process with credit awareness, acquiring budget management skills, learning about mortgage products and guidelines, the selection of property and the post- purchase responsibilities of home ownership. The Authority provides monthly educational home buying seminars and provides ongoing one-on-one counseling with clients, as needed. The program meets the home buyer counseling requirements of the HOME Consortium Down Payment Assistance Program.

C-CAP Down Payment Assistance (DPA) Grant

The purpose of the C-CAP DPA Grant Program is to assist homebuyers with the upfront costs of purchasing a home through a down payment assistance (DPA) grant. The HOME Consortium provides funding to C-CAP, which administers the grant program. The grant itself is offered through private lenders partnering with C-CAP. The DPA grant can help pay up to \$3,000 in customary closing costs and fees related to buying a home and/or a portion of a down payment. The C-CAP DPA grant is forgiven over the course of five years. A portion of the grant must be repaid if the home is sold within a five year period as long as the borrower continues to occupy the home.

- Buyer household income cannot exceed 80 percent of the HUD estimated median family income by size for the Milwaukee Metropolitan Statistical Area. The 2006 HUD estimated median income and 80 percent of the median income are listed on Table 57
- Eligible costs financed by the grant include the down payment, all closing costs, prepaid items, home inspection, and home buyer counseling
- The maximum home purchase price in Washington County is \$194,800
- Eligible units include owner-occupied single-family homes, condominiums, and certain manufactured homes

American Dream Down Payment Initiative (ADDI) C-CAP Loan

The ADDI offers 0 percent interest loans to buyers to use for either completion of home repairs immediately after closing or occupancy or as a form of down payment assistance. A buyer may be eligible for up to a \$5,000 deferred 0 percent interest loan to be used for down payment or closing costs, or a buyer may be eligible for up to a \$10,000 deferred 0 percent interest loan for home repairs only. The ADDI loan is deferred at 0 percent APR, which means there is no interest and the loan is not due until sale or transfer of the mortgaged property. The ADDI loan may also be combined with the C-CAP Down Payment Assistance grant. Eligibility criteria for Washington County are identical to those outlined in the C-CAP DPA grant program. This program is also administered by C-CAP and with funds provided through the HOME Consortium.

WHEDA Programs

Low-Income Housing Tax Credit Program (LIHTC)

Created by the Tax Reform Act of 1986, the LIHTC program gives states the equivalent of nearly \$5 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The program provides an incentive by providing credit against Federal income tax liability. As a basic program requirement, rental property owners either make at least 20 percent of their housing units available to households with incomes not exceeding 50 percent of the area median family income as adjusted for family size or make at least 40 percent of their housing units available to households with incomes not exceeding 60 percent of an area's median family income as adjusted for family size. Property owners must agree to maintain these percentages for at least 30 years. The LIHTC program is administered by WHEDA in Wisconsin.

Home Ownership Mortgage (HOME) Loan Program

The HOME Loan Program, administered by WHEDA and funded by HUD, offers long-term, below-market, fixed-rate financing for low- to moderate-income, first-time homebuyers. Features and benefits of this program include a below-market, fixed interest rate with up to a 30-year term; a low down payment required with down-payment assistance available; lower mortgage insurance premiums; and Mortgage Guardian mortgage payment protection in the event of involuntary job loss. For Washington County, eligible properties include new or existing single-family detached dwellings; manufactured housing on land owned by the applicant and taxed as real estate; condominiums; and two, three, or four unit dwellings which are at least five years old.

Fixed-Interest Only Loan Program

The Fixed-Interest Only Loan Program, administered by WHEDA and funded by HUD, offers below-market, fixed-rate financing with reduced payments during the first seven years for eligible first-time homebuyers. The home purchase price must be at least \$150,000 and cannot exceed the purchase price limits listed above for the HOME Loan Program.

HOME Plus Loan Program

The HOME Plus Loan Program, administered by WHEDA and funded by HUD, provides financing of up to \$10,000 for down payment and closing costs, and a line of credit for future home repairs. Borrowers must have less than \$4,500 in liquid assets to be eligible to draw HOME Plus funds for down payment and closing costs. Those with liquid assets exceeding \$4,500 may still request the line of credit for future home repairs. Eligible properties must be occupied by the owner and can be anywhere from one to four units.

HUD Programs

Wisconsin Community Development Block Grant (CDBG) Program

HUD provides community development block grants to entitled counties, entitlement communities, and States (for distribution to non-entitlement communities) for housing programs that principally benefit low- and moderate-income households and other community development purposes. Counties, entitlement communities, and States develop their own specific programs and funding priorities under the CDBG program; however, maximum priority must be given to activities which either benefit low- and moderate-income persons or aid in the prevention or elimination of blight or slums. States must ensure that over a three year period, at least 60 percent of CDBG funds awarded to non-entitlement communities are used for activities that benefit low- and moderate-income households. HUD defines communities entitled to grants as principal cities of a metropolitan statistical area (MSA), other metropolitan cities with a population of at least 50,000, and urban counties with a population of at least 200,000, excluding the population of any entitlement communities within the county. Washington County is not an entitlement area, so communities must apply for CDBG funds from WHEDA, which administers the CDBG program for non-entitlement areas.

Section 8 Rental Voucher Program

The Section 8 Rental Voucher Program increases affordable housing choices for low-income households by allowing families to choose privately-owned rental housing. A public housing authority (PHA) generally pays the landlord the difference between 30 percent of a family's gross household income and the PHA-determined

payment standard, about 80 to 100 percent of the fair market rent (FMR). Housing authorities may be established by counties and local governments. There are three housing authorities in the County; they include the Hartford Community Development Authority (HCDA), the Slinger Housing Authority, and the West Bend Housing Authority. Of these three housing authorities, only HCDA and the West Bend Housing Authority provide vouchers. HCDA provides up to 148 households within the City of Hartford with vouchers per month. The West Bend Housing Authority provides up to 159 households within the City of West Bend with vouchers per month.

WHEDA administers the Section 8 program outside Hartford, Slinger, and West Bend. In recent years, WHEDA has contracted with Horizon Management Group, Inc., based in La Crosse County with an office in Sheboygan County, to administer the program in Washington County. Horizon Management Group provides up to 75 households with vouchers per month outside the Cities of Hartford and West Bend.

Prior to 1981, another portion of Section 8 rental assistance was disbursed directly to individual property owners. This was referred to as "Project-Based Assistance." HUD entered into 20-year contribution contracts with individual property owners to provide subsidies for lower-income tenants. Because this component of the Section 8 program was eliminated in 1981, the number of rental housing units subsidized in this manner has been decreasing as contracts with property owners expire. Contracts remaining in effect are the result of "renewal" of contracts initiated prior to 1981. There were 442 subsidized units in the County as of 2006; 164 of these units housed elderly households, 114 units housed families, 64 units housed both elderly and family households, and 100 units housed other households. These units do not count against the limits described above.

Section 202 Supportive Housing for the Elderly Program

HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for five years and are renewable based on the availability of funds. Private nonprofit organizations can apply to develop a Section 202 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance. Public entities are not eligible for funding under this program. Occupancy in Section 202 housing is open to any very low-income household comprised of at least one person who is at least 62 years old at the time of initial occupancy.

Section 811 Supportive Housing for Persons with Disabilities

HUD provides interest-free capital advances to private nonprofit sponsors to finance the development of rental housing such as independent living projects, condominium units, and small group homes that will provide supportive services for people with disabilities. The capital advance does not have to be repaid as long as the project serves very low-income persons with disabilities for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for five years and are renewable based on the availability of funds. Nonprofit organizations with a Section 501 (c) (3) tax exemption from the IRS can apply to develop a Section 811 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance, up to a maximum of \$10,000. Occupancy in Section 811 housing is open to any very low-income household comprised of at least one person who is at least 18 years old and has a disability, such as a physical or developmental disability or chronic mental illness.

Rehabilitation Mortgage Insurance - Section 203 (k)

This FHA (which became part of HUD in 1965) program insures mortgages designed for properties in need of rehabilitation. Property acquisition costs are combined with rehabilitation costs under one mortgage as opposed to two, which is the traditional method. The ability to consolidate the mortgages results in a single long-term mortgage with relatively low interest rates and a streamlined process for the borrower and lender. They are also available to those who might not otherwise qualify for conventional mortgages. Section 203 (k) insures mortgages covering the purchasing or refinancing and rehabilitation of a home that is at least one year old. A portion of the loan proceeds

are used to pay the seller, or, in a refinance situation, to pay off the existing mortgage, and the remaining funds are placed in an escrow account and released as rehabilitation is completed. The rehabilitation cost must be at least \$5,000 and there are no income limits for eligibility.

Property Improvement Loan Insurance (Title I)

This FHA program insures loans made by private lenders to borrowers, many of whom might not be eligible for a traditional loan, for the purpose of making home improvements. Loans are insured for up to 20 years on single family or multi-family properties. The maximum loan amount is \$25,000 for a single family property and \$12,000 per housing unit not to exceed a total of \$60,000 for a multi-family property. Loan funds may be used for light to moderate rehabilitation of single family and multi-family structures, or to construct a non-residential structure on a single family property. Loans may also be used to purchase fire safety equipment. The intent of the program is to provide financing for permanent improvements that protect or improve the basic livability and utility of a property, including manufactured homes, single family and multi-family structures, non-residential structures, and preservation of historic homes.

USDA Rural Development Programs

Farm Labor Housing Loans and Grants

Farm Labor Housing Loans and Grants provide low-cost financing for the development of affordable rental housing for both year-round and migrant "domestic farm laborers" and their households. These programs may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as on-site child care centers.

Multi-Family Housing Direct Loans

Multi-Family Housing Direct Loans provide loans for the development of affordable rental housing in rural communities. Low and very-low income households are targeted as tenants, but moderate income households are also eligible. Rural Development may also provide "Rental Assistance," a project-based tenant subsidy that pays a portion of tenant housing costs, reducing them to an affordable level (30 percent of adjusted income). Projects must be in a rural area and consist of at least two rental units.

Multi-Family Housing Guaranteed Loans

Multi-Family Housing Guaranteed Loans serve the rental housing needs of low and moderate-income rural households by providing loan guarantees for newly constructed or rehabilitated rental property in eligible rural areas. Guarantees may be used in conjunction with other subsidy programs, such as the Low-Income Tax Credit, HOME, and state rental assistance programs. Loans can be made for a variety of rental housing types, for example: family, elderly, congregate housing, and mobile homes. Loans can be made for new construction, moderate or substantial rehabilitation, acquisition of buildings that provide for "special housing needs," and combination construction and permanent loans. Tenants' income cannot exceed 115 percent of the area median income, adjusted for family size. Rent (including tenant-paid utilities) for any unit at initial occupancy cannot exceed 30 percent of 115 percent of the area median income, adjusted for family size. The average rent (including tenant-paid utilities) for all units in a project cannot exceed 30 percent of area median income.

Rural Housing Site Loans

Rural Housing Site Loans are short term loans to finance development costs of subdivisions located in communities with a population of 10,000 or less (selected communities with a population between 10,000 and 20,000 are also eligible). Developed lots are to be sold to families with low- to moderate- household income (up to 115 percent of the county median income). Loans can be made to public or private local non-profit organizations with legal authority to buy, develop, and sell home sites to eligible applicants.

Single Family Housing Direct Loans

Single Family Housing Direct Loans are for families seeking financing to purchase new or existing homes or to repair or improve a home. This subsidized housing program offers loan benefits as down payment assistance to enable purchase with a loan through a private lending source (Rural Development accepts a junior lien behind the primary lender) or as a sole source of assistance for purchase, repair, or improvement. Sole source assistance is

limited to families who are unable to obtain any part of the needed credit from another lending source. To be eligible an applicant must have the ability to repay the loan, live in the home, and be a citizen or be legally admitted to the U.S. for permanent residence, among other requirements. Family income can not exceed 80 percent of the county median income.

Single Family Housing Guaranteed Loans

The Guaranteed Rural Housing (GRH) loan program provides moderate-income families with access to affordable home ownership in eligible rural areas. Approved GRH lenders provide home purchase financing requiring no down payment and can finance loan closing costs and repairs up to the property's appraised value. To be eligible, an applicant must have adequate and dependable income; be a citizen or be legally admitted to the U.S. for permanent residence; have an adjusted annual household income that does not exceed the moderate-income limits for the area; and demonstrate adequate repayment ability. The home must be a new or existing stick-built or modular home that meets HUD guidelines; a new manufactured home on a permanent foundation; owner occupied and not income producing; and located in an eligible rural area or community.

WisLoan

This program provides loans for a wide variety of residential modifications to improve accessibility for disabled persons, including ramps and home accessibility modifications for non-rental units. Individuals applying for a loan must be a Wisconsin resident, at least 18 years old (parents and other relatives can apply on behalf of disabled people under age 18), and have a disability. Applicants can request any amount needed for the modifications, but the loan amount is dependant on ability to repay the loan and availability of loan funds. The loan is available to Washington County residents and administered by IndependenceFirst with oversight by the Independent Living Unit of the State Bureau of Aging and Long Term Care Resources (part of the Wisconsin Department of Health and Family Services). The IndependenceFirst office located in Milwaukee serves Washington County.

Housing Trust Funds

Housing trust funds can be established by county or local governments (or state governments) to support the preservation and production of affordable housing through a dedicated source of public financing. As of 2006, over 350 county and local government and 38 state housing trust funds had been established. They have combined to dedicate over \$750 million annually towards addressing affordable housing needs across the Country. Locally, the City of Milwaukee Common Council passed an ordinance creating a Milwaukee Housing Trust Fund in late 2006. It started with base funds of \$2.5 million in 2007 from bonding. Ongoing revenue is generated from Potawatomi gaming proceeds, Tax Increment Financing (TIF) revenue (see Chapter XIII for additional information regarding TIF), and designated PILOT funds.¹⁰ Community support for the trust fund was championed by the Milwaukee Housing Trust Fund Coalition, which was comprised of many faith and community based organizations such as the Interfaith Conference of Greater Milwaukee.

Department of Veteran Affairs Home Loan Program

This program is available to veterans, active duty military personnel, and certain members of the reserves and National Guard. The program offers advantages to applicants including loans with no money down and no private mortgage insurance payments. Applicants must meet income and credit requirements for the loans, which are generally *administered by lenders approved by the Department of Veteran Affairs.*

PART 3: COMMUNITY POLICIES AND REGULATIONS AFFECTING THE PROVISION OF HOUSING

Zoning Regulations

The zoning authority of the Town of Barton represents an important influence on housing development. Zoning regulations can substantially determine the location, size, and type of housing in a community. A summary of existing residential zoning district regulations is presented in Table 63. A summary of all Town zoning districts is included in Chapter VI.

¹⁰PILOT funds are payments in lieu of taxes received by the City.

Table 63

**MINIMUM LOT SIZE AND FLOOR AREA REQUIREMENTS IN
RESIDENTIAL ZONING DISTRICTS IN THE TOWN OF BARTON ZONING ORDINANCE: 2007**

Residential Zoning District	Permitted Housing Types	Minimum Lot Size	Minimum Floor Area (square feet)
R-1 Rural Countryside Single-Family Residential District	Single-family detached	10 acres	2,000 minimum plus 200 per each bedroom additional to three for 1-story; 2,400 minimum and 1,200 minimum first floor for multi-story plus 160 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-2 Countryside Single-Family Residential District	Single-family detached	5 acres	1,600 minimum plus 200 per each bedroom additional to three for 1-story; 1,920 minimum and 960 minimum first floor for multi-story plus 120 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-3 Estate Single-Family Residential District	Single-family detached	3 acres	1,445 minimum plus 210 per each bedroom additional to three for 1-story; 1,700 minimum and 935 minimum first floor for multi-story plus 125 per each bedroom additional to three; Add 210 to minimum first floor area and total area for dwellings with basements under 600
R-4 Suburban Estate Single-Family Residential District	Single-family detached	40,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-5 Suburban Single-Family Residential District	Single-family detached	30,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-6 Transitional Urban to Suburban / Rural Residential District	Single-family detached in cluster/open space subdivisions	15,000 square feet; average density of 0.93 dwelling units per gross acre	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600 ^a
R-7 Urban Single-Family Residential District	Single-family detached	15,000 square feet	Same as R-6 ^b

Table 63 (continued)

Residential Zoning District	Permitted Housing Types	Minimum Lot Size	Minimum Floor Area (square feet)
R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	Single-family detached as a principal permitted use; two-family as a conditional use	6,000 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum and 725 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600
R-9 Medium Density Urban Residential District	Single-family detached and two-family as principal permitted uses	3,630 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum for multi-story plus 150 per each bedroom additional to three; Add 150 to total area for dwellings with basements under 600 ^c
R-10 High Density Urban Residential District	Two-family as a principal permitted use; single-family detached, single-family attached (up to six units), and multi-family as conditional uses	2,900 square feet	900 minimum plus 200 per each bedroom additional to one for structures with three to four dwelling units; 850 minimum plus 200 per each bedroom additional to one for structures with five to eight dwelling units; 800 minimum plus 200 per each bedroom additional to one for structures with nine to twelve dwelling units; 750 minimum plus 200 per each bedroom additional to one for structures with 13 or more dwelling units

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Barton zoning ordinance and map for specific zoning information.

^aThe R-6 district regulations include four separate “Open Space Subdivision” options with varying floor area and lot dimension requirements. Refer to the Town of Barton Zoning Ordinance for more information.

^bThe R-7 district regulations include three separate “Conventional Subdivision” options with varying floor area and lot dimension requirements. Refer to the Town of Barton Zoning Ordinance for more information.

^cThe R-9 district regulations include two development options with varying floor area and lot dimension requirements. The requirements shown are for the permitted use “Conventional Subdivision.” Refer to the Town of Barton Zoning Ordinance for more information.

Source: Town of Barton zoning ordinance and SEWRPC.

Housing Unit Type and Lot Area

The type of housing unit allowed is generally determined by the type of structures allowed in residential zoning districts. This is important because apartment units tend to be more affordable to lower-income households than single-family housing units.

Areas zoned as single-family residential typically allow only one detached single-family home per lot. These homes tend to be owner-occupied, but may be rental units. Areas zoned for two-family residential uses allow for duplexes that may be owner-occupied or rental units, or include one unit occupied by the owner with the second unit rented. Areas zoned as multi-family residential allow for structures with three or more units. Multi-family districts vary in the number of units and number of floors allowed per structure. Many housing units in these districts are rental units; however, some may be owner-occupied such as townhouses or other single-family attached housing units.

The Town zoning ordinance is designed primarily for single-family homes. All of the Town zoning districts except the R-8, R-9, and R-10 zoning districts are limited to detached single-family homes, with minimum lot sizes ranging from 15,000 square feet in the R-7 district to 10 acres in the R-1 district. The R-8 district allows

single-family homes as principal permitted uses, and two-family units as conditional uses. The R-9 district allows single-family and two-family dwellings as principal permitted uses. The R-10 district allows two-family dwellings as principal permitted uses and single-family detached, single-family attached (up to six units), and multi-family dwellings as conditional uses. As noted below, apartments are allowed as conditional uses in all business districts and in the Planned Unit Development district.

Minimum Floor Area Requirements

In addition to minimum lot size requirements, the Town zoning ordinance includes minimum floor area requirements. These requirements are important because the cost of housing units typically increases for larger homes. Lots developed within the hamlet and waterfront neighborhood conservation district require a minimum floor area of 1,000 square feet for one-story dwellings and 1,400 square feet for multi-story dwellings. Minimum floor area requirements for single-family detached dwellings in remaining zoning districts range from 1,400 to 2,000 square feet for one-story dwellings and from 1,500 to 2,400 square feet for multi-story dwellings.

Flexible Zoning Regulations

Regulations which allow for more flexibility than traditional residential zoning regulations may help the Town provide additional affordable housing. Flexible zoning regulations in the Town zoning ordinance include the following:

- Planned Unit Development (PUD) regulations that allow residential uses consistent with the uses permitted in the underlying zoning district, with densities determined by the Plan Commission. The PUD regulations also allow flexibility in minimum lot sizes and setbacks.
- Conservation subdivisions reduce the minimum lot size that would be required for each home in a conventional subdivision and locate homes on a portion of a development parcel in order to preserve the remainder of the parcel in open space. The Town of Barton zoning ordinance allows conservation subdivisions as a permitted use in the Suburban Single-Family Residential (R-5), Transitional Suburban/Rural Residential (R-6), and Urban Single-Family Residential (R-7) zoning districts, and as a conditional use in the R-1, R-2, R-3, R-4, and R-9 zoning districts.
- The Town allows commercial apartments (above 1st floor only) as a permitted use within the Town's NHB Neighborhood and Hamlet Business (NHB), Community Business (CB), Freeway Interchange Business (FB), Institutional (I), and PUD Planned Unit Development (PUD) zoning districts.

Mix of Housing Types

Several local governments have adopted policies specifying a desirable mix of housing types, as shown on Table 64. Land use, master, and comprehensive plans adopted by local communities were reviewed to determine if a desired housing mix was specified in the plan. Some communities specified desirable percentages for single-, two-, and multi-family residential units, while other communities included two-family units in the multi-family category. The Town of Barton has adopted a policy specifying a planned allocation of dwelling units among residential zoning districts, as follows:

- Six percent of the total dwelling units are to be located within the Rural Countryside residential category, consisting of single-family detached dwelling units on 10- to 20-acre lots.
- Six percent of the total dwelling units are to be located within the Countryside residential category, consisting of single-family detached dwelling units on 5- to 10-acre lots.
- Eight percent of the total dwelling units are to be located within the Estate residential category, consisting of single-family detached dwelling units on 3- to 5-acre lots.
- Eleven percent of the total dwelling units are to be located within the Suburban Estate residential category, consisting of single-family detached dwelling units on 40,000-square-foot to 3-acre lots.

Table 64

COMMUNITY POLICIES ON DESIRABLE MIX OF HOUSING IN WASHINGTON COUNTY COMMUNITIES: 2008

Community	Housing Policy Status	Community's Desired Mix of Housing Types	Exceptions Given for Multi-family Housing for the Elderly
Cities			
Hartford	Policy in place regarding desirable mix of housing types.	55% single-family; 15% two-family; 30% multi-family	No
West Bend	Policy in place regarding desirable mix of housing types.	55% single-family; 15% two-family; 30% multi-family	No
Villages			
Germantown	Policy in place regarding desirable mix of housing types.	80% single-family; 20% two- and multi-family	Yes
Jackson	No policy in place regarding desirable mix of housing types.	--	--
Kewaskum	Policy in place regarding desirable mix of housing types.	60% single-family; 10% two-family; 30% multi-family	No
Newburg	No policy in place regarding desirable mix of housing types.	--	--
Slinger ^a	Policy in place regarding desirable mix of housing types.	60% single-family; 10% two-family; 30% multi-family	No
Towns			
Addison	No policy in place regarding desirable mix of housing types.	--	--
Barton	Policy in place regarding desirable mix of housing types.	-- ^b	No
Erin	No policy in place regarding desirable mix of housing types.	--	--
Farmington	No policy in place regarding desirable mix of housing types.	--	--
Germantown	No policy in place regarding desirable mix of housing types.	--	--
Farmington	No policy in place regarding desirable mix of housing types.	--	--
Hartford	No policy in place regarding desirable mix of housing types.	--	--
Jackson	No policy in place regarding desirable mix of housing types.	--	--
Kewaskum	No policy in place regarding desirable mix of housing types.	--	--
Polk	No policy in place regarding desirable mix of housing types.	--	--
Richfield	Policy in place regarding desirable mix of housing types.	95% single-family; 5% two- and multi-family	No
Trenton	Policy in place regarding desirable mix of housing types.	99% single-family; 1% two- and multi-family	No
Wayne	No policy in place regarding desirable mix of housing types.	--	--
West Bend	No policy in place regarding desirable mix of housing types.	--	--

^aThis policy is included in the draft Village of Slinger Smart Growth Comprehensive Plan, which is being prepared by the Village with assistance from Omni Associates.

^bThe Town of Barton has a policy in place that 58 percent of dwellings in the Town would be accommodated in zoning districts that allow only single-family detached homes, and 42 percent of dwellings would be accommodated in zoning districts that allow single-family detached and attached homes.

Source: SEWRPC.

- Twenty-seven percent of the total dwelling units are to be located within the Suburban residential category, consisting of single-family detached dwelling units on 20,000 to 40,000- square-foot lots, in Cluster and Open Space Subdivisions only.
- Twenty-seven percent of the total dwelling units are to be located within the Urban and the Transitional Urban to Suburban/Rural residential category, consisting of single-family detached or attached dwelling units on 9,600 to 20,000- square-foot lots, in Cluster and Open Space subdivisions/developments only.
- Fifteen percent of the total dwelling units are to be located in the Urban residential category, consisting of medium- to high-density attached or detached dwelling units on 4,000 to 9,600- square-foot lots.

PART 4: GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This section sets forth housing goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve goals and objectives; and programs, which are projects or services intended to achieve housing policies, are also identified.

Goal: Encourage a range of housing types to serve the varied and special needs of Town residents.

- **Objective:** Encourage flexibility in zoning to accommodate a variety of housing options.
 - **Policy:** Provide a range of affordable housing choices for all income levels, age groups, and special needs groups in the County.
 - **Policy:** Support appropriate County, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.
 - **Program:** Continue to include zoning districts in the Town zoning ordinance that accommodate a full range of housing structure types, including single-family, two-family, and multi-family dwelling units, in appropriate locations to provide affordable housing options for households of all income levels, ages, and special needs.
 - **Policy:** Cooperate with governmental agencies and non-profit organizations seeking to increase the availability of housing for low-income and moderate-income housing within the Town.
 - **Policy:** Allocate sufficient land area for housing to accommodate current and future Town residents.
 - **Program:** Allocate sufficient area on the Town land use plan map (Map 25 in Chapter IX) to accommodate the anticipated population of the Town in 2035. Designate areas for urban-density residential development that would be suitable for low- and moderate income housing.

Goal: Provide safe and decent housing for all Town residents.

- **Objective:** Provide well-constructed and maintained housing with adequate services.
 - **Policy:** Seek to ensure that all housing in the Town includes heating facilities and insulation adequate for healthful and comfortable living, a supply of safe and palatable water, adequate toilet and bathing facilities; and adequate wastewater disposal and treatment facilities (POWTS or public sewers).
 - **Program:** Continue to enforce the Town building code to ensure adequate insulation, heating, and plumbing.
 - **Program:** Continue to enforce requirements relating to adequate water supply and wastewater disposal through the Town subdivision ordinance.
 - **Policy:** Support preventive maintenance of existing housing units and early rehabilitation of deteriorating housing units.

- **Program:** Work with existing housing agencies to identify programs and potential funding sources to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards.
- **Program:** Work with the Washington County Health Department to enforce State public health *Statutes* and County ordinances concerning dilapidated, unsafe, or unsanitary housing that poses a human health hazard.

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Chapter XI

TRANSPORTATION ELEMENT

INTRODUCTION

The transportation element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide the future development of various modes of transportation in the Town of Barton. Under the comprehensive planning law, the transportation element should incorporate State and Regional transportation plans, and compare Town goals, objectives, policies, and programs to those of State and Regional transportation plans.

Modes of transportation addressed in this element include:

- Arterial streets and highways
- Collector and land access streets
- Public transit
- Transportation systems for persons with disabilities and the elderly
- Bicycle and pedestrian facilities
- Railroads
- Air transportation
- Trucking and water transportation

In addition, the following comprehensive planning goals related to the transportation element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:¹

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

¹Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the Statutes. All 14 goals must be addressed in County and local plans that received funding through a Department of Administration comprehensive planning grant, such as the Town of Barton and Washington County.

- Encouragement of neighborhood designs that support a range of transportation choices.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependant citizens and persons with disabilities.

EXISTING TRANSPORTATION FACILITIES AND SERVICES

This section presents inventories of the existing transportation system in Washington County and the Town of Barton. Much of the inventory information included in this section is drawn from the regional transportation system plan.

Streets and Highways

The street and highway system serves several important functions, including the movement of through vehicular traffic; providing vehicular access to abutting land uses; providing for pedestrian and bicycle circulation, and serving as the location for utilities and stormwater drainage facilities. Two of these functions—traffic movement and land access—are basically incompatible. As a result, street and highway system design is based on a functional grouping or classification of streets and highways, based on the primary function served. The three functional classifications of streets and highways are arterial streets, collector streets, and land access streets. In 2007, there were approximately 68 miles of streets and highways in the Town of Barton, measured along the centerline of each street or highway. Streets and highways in the Town are shown on Map 28.

Arterial Streets

The arterial street and highway system is intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas. The regional transportation system plan² identifies the location, number of lanes, and the level of government recommended to have jurisdiction over each arterial street and highway. Recommendations for the location and number of lanes of arterial streets and highways are determined in part by travel simulation models, which are used to determine the existing and potential travel demand on proposed transportation networks, based on the development pattern recommended by the regional land use plan.

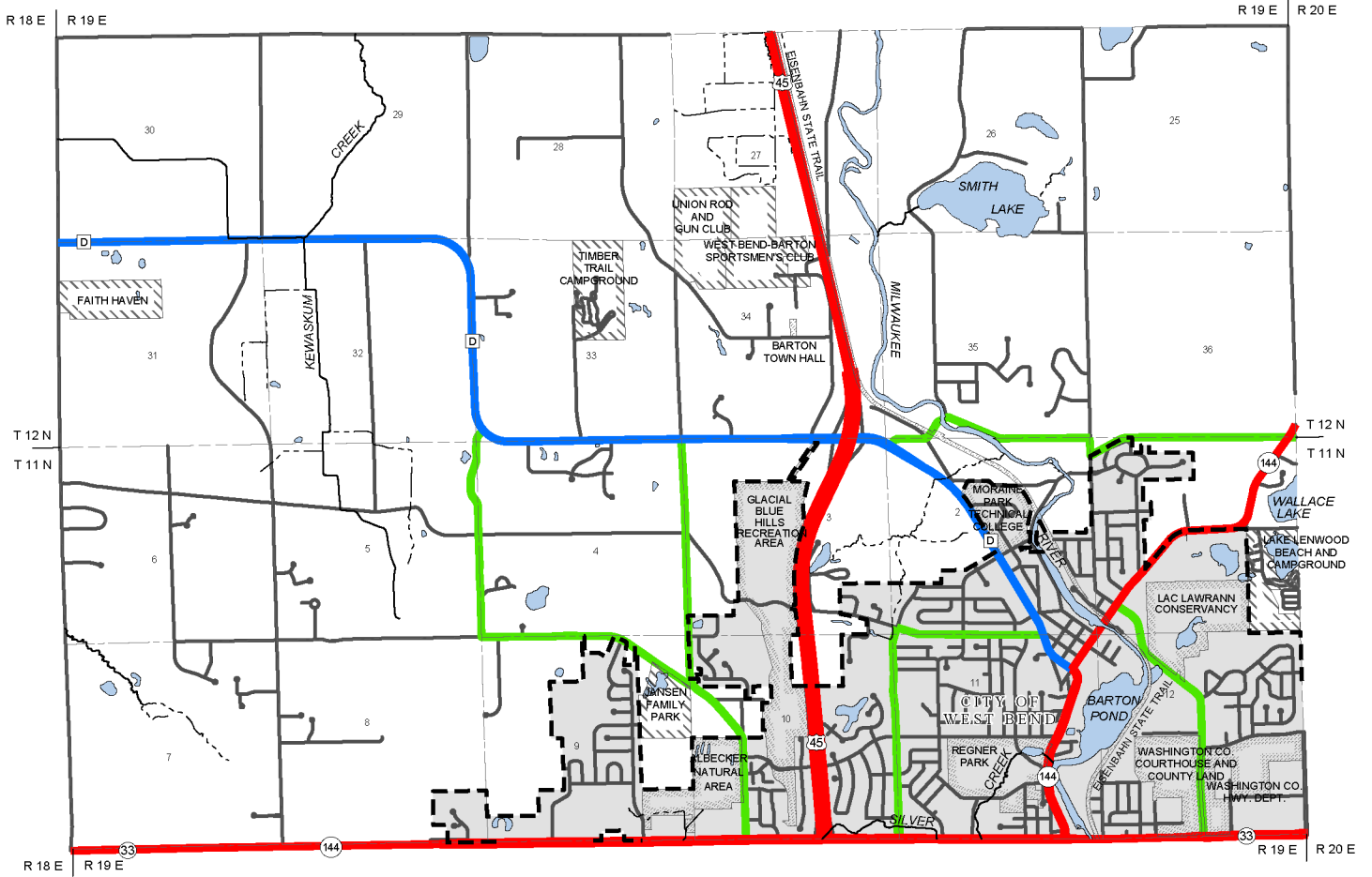
In addition to their functional classification, arterial streets and highways are also classified by the unit of government that has responsibility, or jurisdiction, over the facility. The Wisconsin Department of Transportation (WisDOT) has jurisdiction over the State trunk highway system, Washington County has jurisdiction over the County trunk highway system, and each local government has jurisdiction over local arterial streets within the local government.

The State trunk highway system, which includes Interstate Highways, U.S.-numbered highways (USH), and State trunk highways, generally carry the highest traffic volumes, provide the highest traffic speeds, have the highest degree of access control, and serve land uses of statewide or regional significance. State trunk highways (STH) serve the longest trips, principally carrying traffic traveling through Washington County and between Washington County and other counties. County trunk highways (CTH) form an integrated system together with the State trunk highways and principally serve traffic between communities in the County and land uses of countywide importance. Local arterial streets and highways serve the shortest trips, serve locally-oriented land uses, carry the lightest traffic volumes on the arterial system, provide lower traffic speeds, have the least access control, and principally serve traffic within a local government (typically in cities and villages).

²*The most recent regional transportation system plan is documented in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035, June 2006.*

Map 28

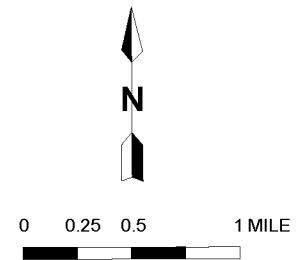
EXISTING STREETS AND HIGHWAYS IN THE TOWN OF BARTON (2007)



- STATE TRUNK ARTERIAL (FREEWAY)
- STATE TRUNK ARTERIAL (NON-FREEWAY)
- COUNTY TRUNK ARTERIAL
- LOCAL ARTERIAL
- COLLECTOR AND LAND ACCESS STREETS
- CITY OF WEST BEND

NOTE: PUBLIC AND QUASI - PUBLIC OWNERSHIP ARE CURRENT AS OF JANUARY 1, 2006. CITY OF WEST BEND BOUNDARY IS CURRENT AS OF JANUARY 1, 2007.

Source: Washington County and SEWRPC.



There were about 18 miles of arterial highways in the Town in 2007. About six miles were under the jurisdiction of WisDOT, including USH 45 and STH 33 and 144. About six miles of arterial highways were under the jurisdiction of Washington County (CTH D). There were about six miles of arterial streets under Town jurisdiction, including Kettle View Drive, Newark Drive, Schuster Drive, and Wildwood Drive.

Collector and Land Access Streets

The primary function of land access streets is to provide access to abutting property. Collector streets are intended to serve primarily as connections between the arterial street system and the land access streets. In addition to collecting and distributing traffic to and from the land access streets, collector streets usually perform a secondary function of providing access to abutting property. The right-of-way width and cross-section for collector and land access streets are generally uniform throughout a community as specified in the community's land division ordinance or street specification policy,³ compared to arterial streets whose widths and cross-sections vary based on anticipated traffic loads. In 2007, there were about 50 miles of collector and land access streets in the Town.

County and Local Street Inventory

WisDOT maintains a detailed database of county and local street information in the "Wisconsin Information System for Local Roads" (WISLR). Physical attributes such as right-of-way and pavement width, number of traffic lanes, type of surface and pavement rating, the presence and type of shoulders or curbs, and the presence of sidewalks are available through a database that can be accessed through the WisDOT website by registered users. Administrative information, including the functional classification and owner of street, can also be obtained. The information in the database is provided by county and local governments, and is intended to assist in reporting roadway pavement conditions. Under Section 86.302 of the *Wisconsin Statutes*, pavement ratings must be submitted to WisDOT by each county and local government every other year. The PASER method (pavement surface evaluation and rating) is the most commonly used method in Wisconsin.

Travel Demand Management

The existing freeway traffic management system in Southeastern Wisconsin consists of many elements which are often referred to as intelligent transportation systems. The elements of the freeway traffic management system include traffic detectors, ramp metering, high-occupancy vehicle bypass ramps, variable message signs, highway advisory radio, closed-circuit television, service patrols, crash investigation sites, and enhanced reference markers. Ramp metering, a crash investigation site, and a closed-circuit television camera are present on southeastern portions of the Washington County section of the freeway system. Ramp meters are installed on the southbound on-ramps to USH 41/45 at Lannon Road and at CTH Q (Washington – Waukesha County Line Road). A crash investigation site is located at the Lannon Road park-ride lot near the interchange of CTH Y and USH 41/45 in the Village of Germantown.

There is also a closed-circuit television camera at the Washington – Waukesha County line on USH 41/45, which provides real-time video for the identification and confirmation of congested areas and incident locations. Video is monitored at the WisDOT Traffic Operation Center in Milwaukee. Video is supplied to some emergency response agencies so that their dispatchers can provide personnel with incident locations and information. The WisDOT also provides some of its camera images to the media and to its website for viewing by the general public.

Public Transportation

Public transportation is the transportation of people by publicly operated vehicles between trip origins and destinations, and may be divided into service provided for the general public and service provided to special population groups. Examples of special group public transportation include yellow school bus service operated by

³*Minimum right-of-way and pavement width requirements for new town roads are specified in Section 82.50 of the Wisconsin Statutes.*

area school districts, and fixed-route bus and paratransit van service provided by counties or municipalities for the elderly and disabled. Public transportation service to the general public may further be divided into the following three categories:

- Intercity or interregional public transportation, which provides service across regional boundaries, and includes Amtrak railway passenger service, interregional bus service, and commercial air travel.
- Urban public transportation commonly referred to as public transit, which is open to the general public and provides service within and between large urban areas. The fixed-route bus transit system (Washington County Commuter Express) operated by Washington County falls into this category.
- Rural and small urban community public transportation, which is open to the general public and provides service in and between small urban communities and rural areas and may also provide connections to urban areas. The nonfixed-route shared-ride taxi system currently operated by Washington County falls into this category.

Public transit is essential in any metropolitan area to meet the travel needs of persons unable to use personal automobile transportation; to provide an alternative mode of travel, particularly in heavily traveled corridors within and between urban areas and in densely developed urban communities and activity centers; to provide choice in transportation modes as an enhancement of quality of life; and to support and enhance the economy.

Interregional Public Transportation

Rail, bus, ferry, and airline carriers provided Town residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country, as described in the following paragraphs.

Rail Service

No intercity passenger train service is provided in Washington County, but County residents are served in nearby counties. Intercity passenger train service is provided by Amtrak over Canadian Pacific Railway lines, with stops in 2007 at the downtown Milwaukee Amtrak depot, Sturtevant in Racine County, and General Mitchell International Airport. Amtrak operated six weekday trains in each direction between Milwaukee and Chicago and one weekday train in each direction between Chicago, Milwaukee, St. Paul – Minneapolis, and Seattle. Commuter rail service was provided between Kenosha and Chicago by Metra's Union Pacific North line with intermediate stops between Kenosha and downtown Chicago in northeastern Illinois' north shore suburbs. Studies are underway to develop a commuter line, referred to as the KRM, connecting downtown Milwaukee to the Metra line in Kenosha with stops in communities in Kenosha, Racine and Milwaukee counties.

Bus Service

Scheduled intercity bus services were provided to the Region by four carriers in 2007; although none of the buses made stops in Washington County. Two of those carriers have routes through Washington County on USH 41; these include Greyhound and Lamers Bus Lines. Greyhound operates a route between Milwaukee and Green Bay with stops in Manitowoc and Oshkosh. Service provided by Greyhound in Southeastern Wisconsin is centered in Milwaukee, which the carrier uses as a regional hub at which passengers have the opportunity to transfer between buses. Daily service provided by Lamers Bus Lines included one bus trip in each direction between Milwaukee and Wausau with a stop in Appleton. The two additional intercity buses serving the Region were Badger Coaches and United Limo. Badger Coaches provides daily round trips between Madison and downtown Milwaukee. Weekday service provided by United Limo includes round-trips between Goerke's Corners in Waukesha County and Chicago O'Hare International Airport, with stops in downtown Milwaukee and at General Mitchell International Airport.

Ferry Service

Lake Michigan cross-lake ferry services are available in nearby cities. In 2007, passenger and car cross-lake ferry services were available between Milwaukee and Muskegon, Michigan and between Manitowoc and Ludington, Michigan. Both ferry services operate in the months of May through October of each year.

Air Service

There are no airports in Washington County providing public commercial air service. Passenger air service for County residents is provided by a number of air carriers at Milwaukee County's General Mitchell International Airport. In 2007, there were over 450 scheduled nonstop weekday flights between Mitchell International and 50 other cities and metropolitan areas, with connections available to any destination served by air.

Urban Public Transportation

Park-Ride Facilities

Park-ride facilities enable efficient travel within Southeastern Wisconsin through transfer between private vehicle and public transit, and between single occupant or solo driver private vehicles and carpools. Washington County has six park-ride lots, including three park-ride lots served by transit and three park-ride lots not served by transit. Park-ride lots served by the Washington County Commuter Express (WCCE) bus include lots at the interchanges of USH 41/45 and CTH Y/Lannon Road in the Village of Germantown, USH 45 and Paradise Drive in the City of West Bend, and USH 45 and Pleasant Valley Road at the Washington County Fair Park grounds. The three park-ride lots not served by transit are available for use by persons who meet to carpool, and are located at the intersections of CTH P and STH 60 in the Village of Jackson, and at two USH 41 interchanges located in the Town of Addison, the CTH K and STH 33 interchanges.

Washington County Commuter Express Bus System

The WCCE Bus System, which runs weekdays only (Monday through Friday), consists of two express commuter bus routes. The routes operate between three WCCE park-ride lots located along USH 45 in Washington County to Milwaukee County. The Downtown Milwaukee Express provides service between Washington County and Wisconsin Avenue in downtown Milwaukee. The Downtown Milwaukee Express completes seven trips each weekday morning, transporting persons from Washington County to downtown Milwaukee; and seven trips each weekday afternoon/evening, transporting persons from downtown Milwaukee to Washington County. The Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express provides service between Washington County and the Milwaukee Regional Medical Center, Mayfair Mall, and Watertown Plank Road/STH 100. The Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express completes four trips each weekday morning, transporting persons from Washington County to Milwaukee County; and five trips each weekday afternoon/evening, transporting persons from Milwaukee County to Washington County. WCCE ridership has increased annually since the transit service began in 2000. In 2000 the system had 13,701 riders. By 2005 this figure increased to 80,143 riders, an increase of 485 percent in five years.

Rural and Small Urban Community Public Transportation

Washington County Shared-Ride Taxi System

The Washington County Shared-Ride Taxi System is provided by Washington County. The system is designed to serve any trip made within Washington County during its operating hours. The County shared-ride taxi system serves all areas of the County except trips where both the origin and destination are located within the City of West Bend or the City of Hartford. Each City operates its own shared-ride taxi service. Trips entirely within the Cities are served by the County taxi system only if they are outside the operating hours of the City taxi systems or are trips made by disabled persons who cannot physically use the City systems. The County system also operates to and from the Village of Menomonee Falls in Waukesha County. The County system also serves a transfer point in the Village of Newburg in coordination with the Ozaukee County shared-ride system.

The Washington County Shared-Ride Taxi System provides door-to-door service for the general public and persons with disabilities. Service is provided on a shared-ride basis where passengers with different origins and destinations may share a vehicle for a portion of their trips. The hours of operation for the taxi service are as follows:

- Monday through Saturday, 6:00 a.m. to 10:00 p.m.
- Sunday, 9:00 a.m. to 4:00 p.m.

City of West Bend Transport Taxi Service

The West Bend Transport Taxi Service is operated by the City of West Bend and consists of 14 taxi vans. Service is provided within the City of West Bend as well as extended service for travel up to two miles beyond the City limits. Typical response time is 30 minutes. The hours of operation for the taxi service are as follows:

- Monday through Saturday, 6:00 a.m. to 10:00 p.m.
- Sundays and Holidays, 8:00 a.m. to 4:00 p.m.

Medical Related Transportation Services

Washington County has multiple free transportation services to assist County residents by providing transportation to and from medical facilities. They include:

- American Cancer Society Road to Recovery – Offering cancer patients free transportation to medical appointments. Operates weekdays from 8:00 a.m. to 4:30 p.m.
- American Red Cross, West Bend Chapter – Services include assistance to veterans and their families by providing transportation for ambulatory people to medical and dental appointments. Service is provided Monday through Friday. The West Bend Chapter serves West Bend, Jackson, Kewaskum, Slinger, Hartford, Barton, Farmington, Trenton, and Wayne. Transportation is also provided for medical appointments outside Washington County.
- Life Star Medical Transport – Provides non-emergency specialized transportation.

Bicycle and Pedestrian Facilities

Bikeways

A "bikeway" is a general term that includes any road, path, or way that may legally be used for bicycle travel. Types of bikeways include "bike paths," which are physically separated from motorized vehicles; "bike lanes," which are portions of roadways that are designated by striping, signing, and pavement markings for the exclusive or preferential use of bicycles; and "shared roadways," which are roadways that do not have designated bicycle lanes, but may be legally used for bicycle travel. Generally, all streets and highways except freeways may be used by bicyclists. A "bike route" or "bike trail" is a bikeway designated with directional and information markers, and may consist of a combination of bike paths, bike lanes, and shared roadways. Bikeways are also classified as either "on-street" or "off-street" bikeways. On-street bikeways include bikeways located in a street right-of-way, which include bike lanes, shared roadways signed as bike routes, and bike paths separated from motor vehicle lanes but within the street right-of-way. "Off-street" bikeways are bike paths not located in a street right-of-way. Off-street bikeways are typically located in utility rights-of-way, former railroad corridors, or along rivers or streams, or may serve as short connectors between residential areas and commercial or public facilities.

Bikeways in Washington County in 2007 totaled about 22 miles. The longest bikeway in the County is the Eisenbahn State Trail, which spans north and south for 24 miles within Fond du Lac and Washington Counties. Twelve miles of the trail are located in the northern half of the County, beginning at Rusco Road in the City of West Bend north through the City, Town of Barton, and Town and Village of Kewaskum to the north County line. Of the 12 miles in the County, 3.7 miles are in the Town of Barton. Additional on-street and off-street bikeways are located in the City of West Bend, and between the City of Hartford and Pike Lake State Park.

Pedestrian Facilities

A comprehensive inventory of pedestrian facilities, such as sidewalks, has not been completed for Washington County.

Other Transportation Facilities and Services

Rail Freight Services

Railway freight service is provided within Washington County by two railway companies over approximately 48 miles of active mainline railway and a 15 mile spur railway line. The Canadian National (CN) Railway operates

freight service over an approximately 25 mile segment of mainline railway traveling north through the western half of the County towards Duluth-Superior via Fond Du Lac. The CN also provides freight service over an approximately 15 mile spur segment of railway in the central portion of the County from the southeastern corner of the County to the southern boundary of the City of West Bend. The Wisconsin & Southern Railroad Company provides freight service over an approximately 23 mile segment of railway in the southern portion of the County. There is no longer rail freight service in the Town. The railroad right-of-way formerly in the Town was abandoned in 2000 and converted to the Eisenbahn State Trail in 2004.

Ports and Harbors

There are no ports⁴ or boat harbors located in the County. Water freight and transportation facilities and services are provided to the County by the Port of Milwaukee, which is located in the City of Milwaukee.

Airports

Chartered air service and air freight services are provided at two publicly-owned public-use airports in Washington County: West Bend Municipal Airport and Hartford Municipal Airport. In addition, privately-owned Hahn Sky Ranch in the Town of Wayne is available for public use, although use of the Hahn Sky Ranch is limited by its rugged grass runway and lack of lights. As described earlier in this chapter, commercial airline service is provided to residents of the County by General Mitchell International Airport, located in eastern Milwaukee County. Also, Lawrence Timmerman Field located in western Milwaukee County is capable of accommodating most types of general aviation aircraft.

There are two private-use airports in the County: Erin Aero in the Town of Erin and Willow Creek in the Village of Germantown. The airports provide turf runways and limited lighting, navigational aids, and other support facilities. Private heliports are located at St. Joseph's Hospital in the Town of Polk and Hartford Hospital in the City of Hartford. The Wisconsin National Guard operates a heliport at the West Bend Airport. These airports and heliports are restricted use facilities and are not open for use by the general public. There are no airports in the Town of Barton.

REGIONAL TRANSPORTATION SYSTEM PLAN AND WASHINGTON COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLAN

The adopted Regional Transportation System Plan is set forth in SEWRPC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*. The plan is designed to serve the land use pattern developed as part of the regional land use plan for 2035. The Regional Transportation System Plan is multi-modal, and provides recommendations for a transportation system that integrates several modes, or means, of transportation. The plan's vision is:

"A multi-modal transportation system with high quality public transit, bicycle and pedestrian, and arterial street and highway elements which add to the quality of life of Region residents and support and promote expansion of the Region's economy by providing for convenient, efficient, and safe travel by each mode, while protecting the quality of the Region's natural environment, minimizing disruption of both the natural and manmade environment, and serving to support implementation of the regional land use plan and minimizing the capital and annual operating costs to the transportation system."

The Regional Transportation System Plan includes recommendations regarding five key transportation elements: public transit, bicycle and pedestrian facilities, transportation system management, travel demand management, and arterial street and highways. The public transit element envisions significant improvement and expansion of public transit in southeastern Wisconsin, including development of both rapid transit and express transit systems, improvements of existing local bus service, and the integration of local bus service with the proposed rapid and

⁴Ports are defined as facilities for the docking, loading, or unloading of ships, barges, or boats that primarily transport freight.

express transit services. The bicycle and pedestrian facility element is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to motor vehicle travel. The transportation systems management element includes measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. The travel demand management element includes measures intended to reduce personal and vehicular travel or to shift such travel to alternative times and routes, allowing for more efficient use of the existing capacity of the transportation system. The arterial street and highway element recommends arterial street improvements needed to address the residual congestion not expected to be alleviated by implementation of the land use, transportation systems management, travel demand management, bicycle and pedestrian facilities, and public transit recommendations.

Arterial Streets and Highways Element

The Regional Transportation System Plan recommends a street and highway system that supports the existing development pattern and promotes the implementation of the regional land use plan. Among other recommendations, the regional land use plan recommends centralized urban development within planned urban service areas, which can be more economically served by transportation facilities and services than low density development. That recommendation is generally reflected in the Town land use element.

Jurisdictional Highway System Plan

Recommendations for the maintenance, improvement, and expansion of arterial streets and highways from the Regional Transportation System Plan were refined in 2007 and 2008 during the preparation of an updated Washington County Jurisdictional Highway System Plan for the year 2035.⁵ The Regional Transportation System Plan and County Jurisdictional Highway System Plan contain a functional arterial street and highway system plan. This functional plan consists of recommendations concerning the general location, type, capacity, and service levels of the arterial street and highway facilities required to serve southeastern Wisconsin to the year 2035. Recommended improvements to the arterial street and highway system in Washington County, from the jurisdictional highway system plan, are shown on Map 29. Alternative alignments for the conceptual location of the new street and highway segments shown on Map 29 would be evaluated during preliminary engineering, which would precede construction of proposed routes.

As noted on Maps 29 and 30, the Town of Barton is opposed to the planned extension of N. River Road on a new alignment, and to the planned extensions of 18th Avenue, Schuster Drive, and Kettle View Drive within the Town. Therefore, the Town of Barton does not adopt those planned extensions of 18th Avenue, Schuster Drive, and Kettle View Drive within the Town of Barton (as shown on Maps 29 and 30) as part of the transportation element of this Comprehensive Plan for the Town of Barton. However, because the Town land use plan map (Maps 22 through 25 in Chapter IX) would accommodate additional unsewered low density urban area development (densities not to exceed 0.93 dwelling units per gross residential acre) in the southern portion of the Town, the Town will strive to ensure local street connectivity and the proper location of new streets during the review of all site plans, Certified Survey Maps, condominium plats, and subdivision plats as new development is proposed.

In addition to the functional improvements described above, the Regional Transportation System Plan also makes recommendations for arterial street and highway system jurisdictional responsibility; specifically, which unit of government (State, County, or local) should have jurisdiction over each arterial street and highway and be responsible for maintaining and improving the facility. Map 30 shows the level of government recommended to have jurisdiction over arterial streets and highways in Washington County by 2035.

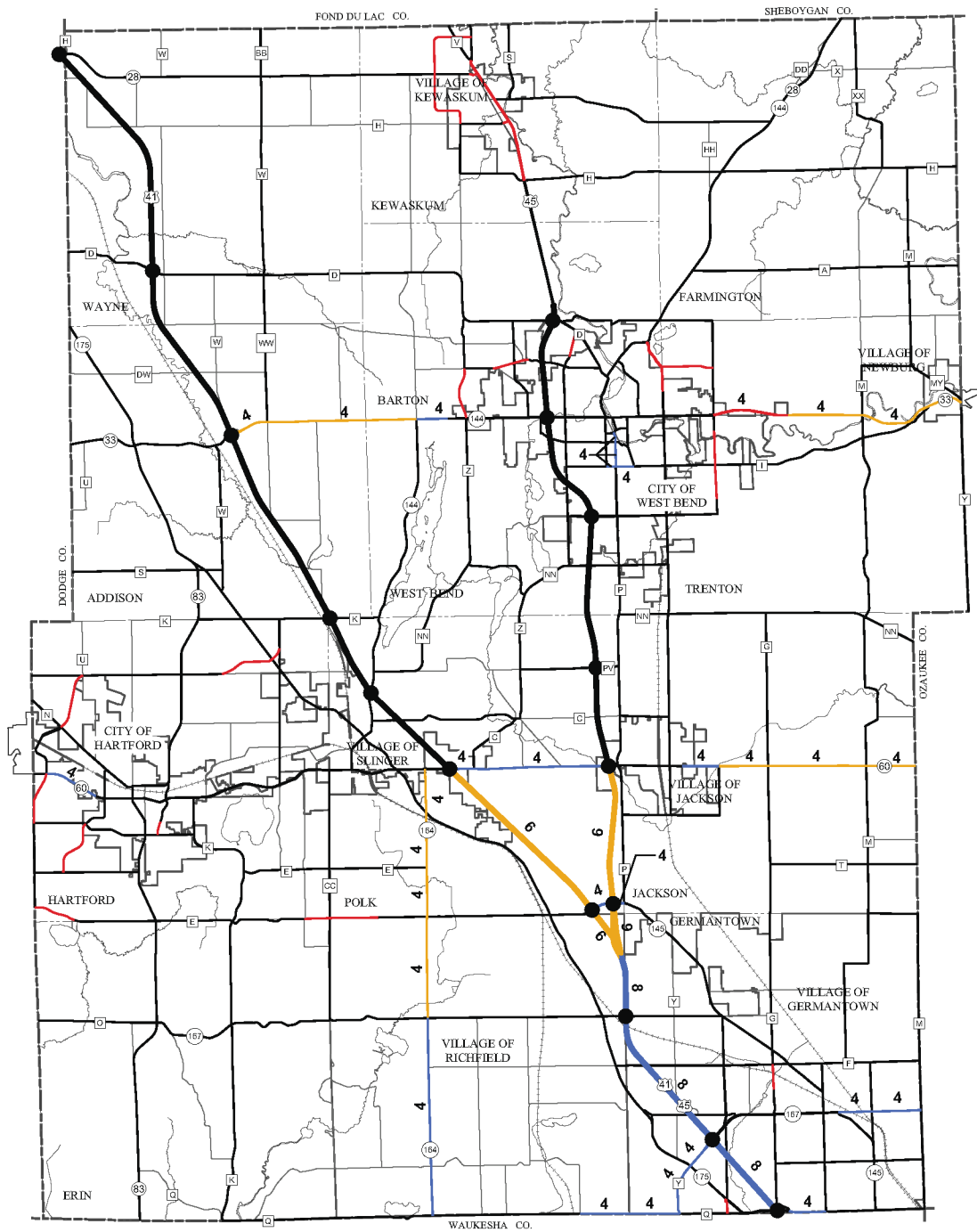
Note: Maps 29 and 30 reflect the recommendations of the jurisdictional highway planning committee.⁶ As of April 2008, the updated Washington County Jurisdictional Highway System Plan had not been reviewed or approved by the Washington County Board of Supervisors.

⁵Documented in SEWRPC Planning Report No. 23, 2nd edition, A Jurisdictional Highway System Plan for Washington County: 2035 (publication pending).

⁶The Washington County Jurisdictional Highway System Planning Committee met during 2007 and 2008 to prepare an updated jurisdictional highway system plan for the County. The committee included a representative from each city, town, and village in the County, and staff from Washington County, SEWRPC, and State and Federal agencies.

Map 29

CAPACITY IMPROVEMENTS IN THE DRAFT YEAR 2035 WASHINGTON COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLAN



ARTERIAL STREET OR HIGHWAY

- NEW (ACTUAL ALIGNMENT TO BE DETERMINED DURING PRELIMINARY ENGINEERING)
- WIDENING AND/OR OTHER IMPROVEMENTS TO PROVIDE SIGNIFICANT ADDITIONAL CAPACITY
- RESERVE RIGHT-OF-WAY TO ACCOMMODATE FUTURE IMPROVEMENT (ADDITIONAL LANES OR NEW FACILITY)
- RESURFACING OR RECONSTRUCTION TO PROVIDE ESSENTIALLY THE SAME CAPACITY
- 4** NUMBER OF TRAFFIC LANES FOR NEW OR WIDENED AND/OR IMPROVED FACILITY (2 LANES WHERE UNNUMBERED)

FREEWAY INTERCHANGE

- INTERCHANGE

RESPONSIBLE COUNTY FOR EXISTING COUNTY TRUNK HIGHWAYS (CTH) LOCATED ON A COUNTY LINE

DODGE COUNTY: CTH U NORTH OF CTH S FOR ONE-HALF MILE
 FOND DU LAC COUNTY: CTH H NORTH OF STATE TRUNK HIGHWAY (STH) 28
 WAUKESHA COUNTY: CTH Q FROM CTH K TO 500 FEET WEST OF ST. AUGUSTINE ROAD AND CTH Q FROM STH 175 TO COLGATE ROAD.
 OZAUKEE COUNTY: CTH Y FROM CEDAR SAUK DRIVE TO KNOLLWOOD ROAD AND CTH M SOUTH OF PIONEER ROAD (CTH M) FOR ONE AND ONE-HALF MILES.
 WASHINGTON COUNTY FOR ALL OTHERS.

LOCAL GOVERNMENT CONCERNS REGARDING PLAN

THE TOWN OF BARTON EXPRESSED OPPOSITION REGARDING THE PLANNED EXTENSION OF N. RIVER ROAD ON NEW ALIGNMENT AND TO THE PLANNED EXTENSION OF 16TH AVENUE, SCHUSTER DRIVE, AND KETTLE VIEW DRIVE IN THE TOWN OF BARTON. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF BARTON AND TRENTON EXPRESSED OPPOSITION TO THE PLANNED EAST - WEST ARTERIAL BETWEEN TRENTON ROAD AND N. RIVER ROAD ON AN ENTIRELY NEW ALIGNMENT. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF ADDISON AND HARTFORD EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED NORTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGE OF RICHFIELD AND TOWN OF POLK EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED SOUTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGE OF RICHFIELD EXPRESSED OPPOSITION REGARDING THE PLANNED WIDENING OF STH 184 BETWEEN CTH Q AND STH 187, AND TO THE POTENTIAL FUTURE WIDENING OF STH 184 NORTH OF STH 187 TO PIONEER ROAD.

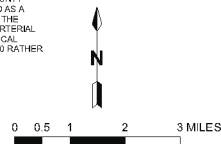
THE VILLAGE OF GERMANTOWN EXPRESSED OPPOSITION TO DIVISION ROAD BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN CTH Q AND STH 145 RATHER THAN AS A COUNTY ARTERIAL FACILITY AND TO ANY OTHER PLANNED JURISDICTIONAL RESPONSIBILITY THAT DIFFERS FROM THEIR COMPREHENSIVE PLAN.

THE ALIGNMENT FOR THE PLANNED NORTH - SOUTH EXTENSION OF KETTLE VIEW DRIVE BETWEEN CTH H AND STH 28 IS CONCEPTUAL. THE ACTUAL ALIGNMENT MAY BE EXPECTED TO DIFFER FROM THE ALIGNMENT SHOWN ON THIS MAP AND WILL BE DETERMINED COOPERATIVELY BY THE VILLAGE AND TOWN OF KEWASKUM AND WASHINGTON COUNTY.

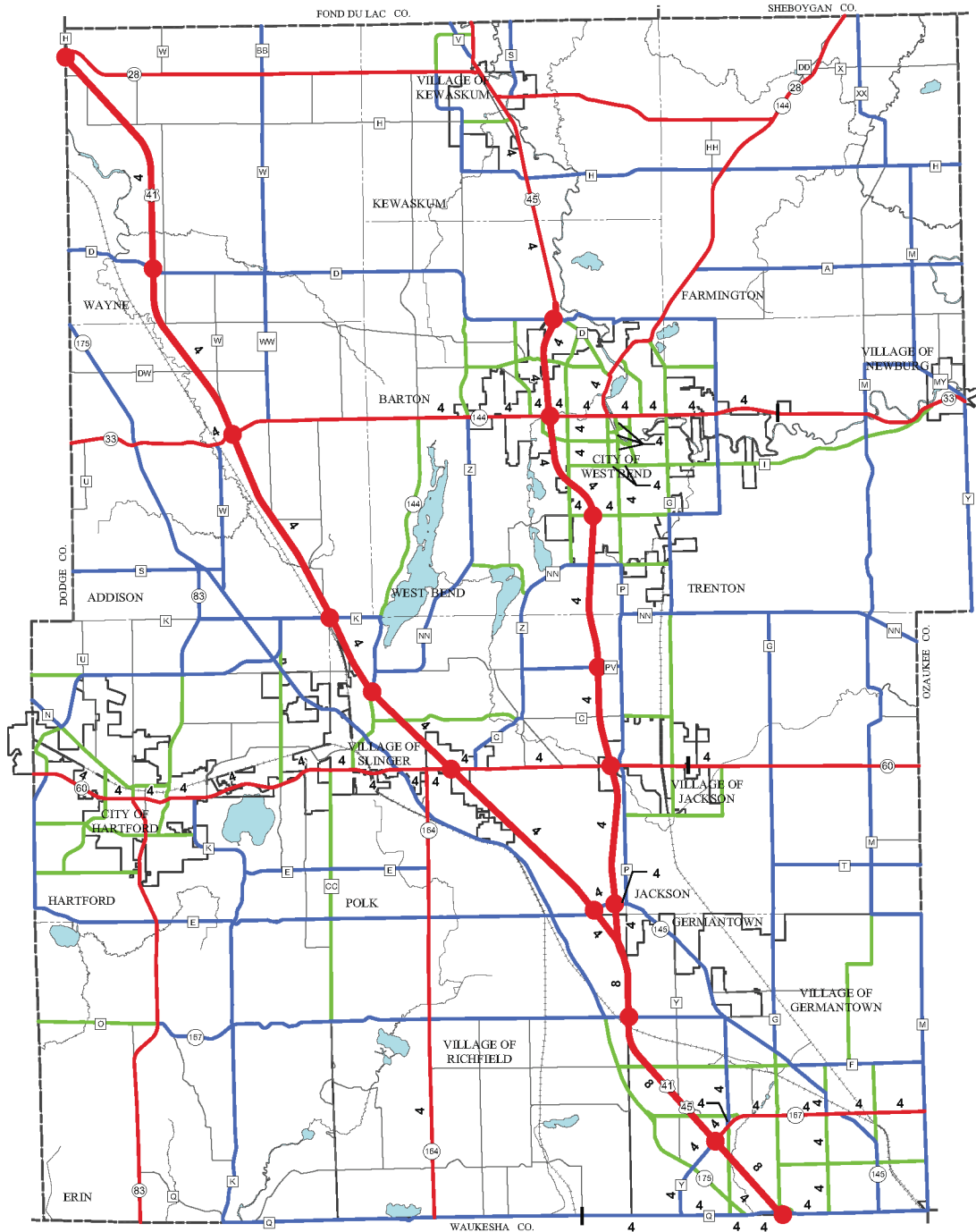
THE VILLAGE OF KEWASKUM EXPRESSED OPPOSITION TO CTH H BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN KETTLE VIEW DRIVE AND USH 45 RATHER THAN AS A COUNTY ARTERIAL FACILITY.

THE VILLAGE OF KEWASKUM EXPRESSED OPPOSITION REGARDING THE PLANNED ALTERNATIVE ROUTE OF USH 45 WITHIN THE FORMER RAILWAY RIGHT-OF-WAY IN THE VILLAGE.

THE TOWN OF ERIN EXPRESSED OPPOSITION TO CTH Q BEING PROPOSED AS A LOCAL NONARTERIAL FACILITY BETWEEN CTH K AND STH 83 RATHER THAN A COUNTY NONARTERIAL FACILITY. CTH Q BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 83 AND THE DODGE COUNTY LINE RATHER THAN A COUNTY ARTERIAL FACILITY. AND CTH Q BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 167 AND STH 80 RATHER THAN A COUNTY ARTERIAL FACILITY.



RECOMMENDED DRAFT YEAR 2035 WASHINGTON COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLAN



FREEWAY

- STATE TRUNK
- INTERCHANGE

ARTERIAL STREETS OR HIGHWAY

- STATE TRUNK
- COUNTY TRUNK
- LOCAL TRUNK
- 4** NUMBER OF LANES
(2 WHERE UNNUMBERED)

RESPONSIBLE COUNTY FOR EXISTING COUNTY TRUNK HIGHWAYS (CTH) LOCATED ON A COUNTY LINE

DODGE COUNTY: CTH U NORTH OF CTH S FOR ONE-HALF MILE
 FOND DU LAC COUNTY: CTH H NORTH OF STATE TRUNK HIGHWAY (STH) 28
 OZAUCBEE COUNTY: CTH Y FROM CEDAR SAUK DRIVE TO KNOLLWOOD ROAD AND CTH M SOUTH OF PIONEER ROAD (CTH M) FOR ONE AND ONE-HALF MILES.
 WAUKESHA COUNTY: CTH Q FROM CTH K TO 500 FEET WEST OF ST. AUGUSTINE ROAD AND CTH Q FROM STH 175 TO COLGATE ROAD.
 WASHINGTON COUNTY FOR ALL OTHERS.

LOCAL GOVERNMENT CONCERNS REGARDING PLAN

THE TOWN OF BARTON EXPRESSED OPPOSITION REGARDING THE PLANNED EXTENSION OF N. RIVER ROAD ON NEW ALIGNMENT AND TO THE PLANNED EXTENSION OF 16TH AVENUE, SCHUSTER DRIVE, AND KETTLE VIEW DRIVE IN THE TOWN OF BARTON. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF BARTON AND TRENTON EXPRESSED OPPOSITION TO THE PLANNED EAST - WEST ARTERIAL BETWEEN TRENTON ROAD AND N. RIVER ROAD ON AN ENTIRELY NEW ALIGNMENT. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF ADDISON AND HARTFORD EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED NORTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGES OF RICHFIELD AND TOWN OF POLK EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED SOUTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGES OF RICHFIELD EXPRESSED OPPOSITION REGARDING THE PLANNED WIDENING OF STH 184 BETWEEN CTH Q AND STH 187, AND TO THE POTENTIAL FUTURE WIDENING OF STH 184 NORTH OF STH 187 TO PIONEER ROAD.

THE VILLAGES OF GERMANTOWN EXPRESSED OPPOSITION TO DIVISION ROAD BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN CTH Q AND STH 145 RATHER THAN AS A COUNTY ARTERIAL FACILITY AND TO ANY OTHER PLANNED JURISDICTIONAL RESPONSIBILITY THAT DIFFERS

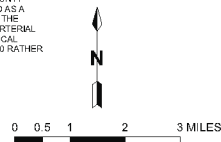
THE ALIGNMENT FOR THE PLANNED NORTH - SOUTH EXTENSION OF KETTLE VIEW DRIVE BETWEEN CTH H AND STH 28 IS CONCEPTUAL. THE ACTUAL ALIGNMENT MAY BE EXPECTED TO DIFFER FROM THE ALIGNMENT SHOWN ON THIS MAP AND WILL BE DETERMINED COOPERATIVELY BY THE VILLAGES AND TOWN OF KEWASKUM AND WASHINGTON COUNTY.

THE VILLAGES OF KEWASKUM EXPRESSED OPPOSITION TO CTH H BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN KETTLE VIEW DRIVE AND USH 45 RATHER THAN AS A COUNTY ARTERIAL FACILITY.

THE VILLAGES OF KEWASKUM EXPRESSED OPPOSITION REGARDING THE PLANNED ALTERNATIVE ROUTE OF USH 45 WITHIN THE FORMER RAILWAY RIGHT-OF-WAY IN THE VILLAGE.

THE TOWN OF ERIN EXPRESSED OPPOSITION TO CTH Q BEING PROPOSED AS A LOCAL NONARTERIAL FACILITY BETWEEN CTH K AND STH 83 RATHER THAN A COUNTY NONARTERIAL FACILITY. CTH Q BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 83 AND THE DODGE COUNTY LINE RATHER THAN A COUNTY ARTERIAL FACILITY. AND CTH CC BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 167 AND STH 80 RATHER THAN A COUNTY ARTERIAL FACILITY.

Source: Washington County and SEWRPC.



Transit Element

The public transit element of the Commission's adopted Regional Transportation System Plan for the year 2035 recommends improved and expanded rapid transit connections from Washington County to Milwaukee and through Milwaukee to the other urban centers of Southeastern Wisconsin, and improved and expanded local transit service to commercial and industrial development in the Germantown, Hartford-Slinger, and West Bend areas. Implementation of the recommendations set forth in the transit element will result in a doubling of transit service over the plan design period Region-wide, including a 204 percent increase in rapid transit revenue vehicle-miles and a 214 percent increase in rapid transit revenue vehicle-hours. This increase will produce enhanced transit service levels in Washington County, including service on weekdays and weekends and more attractive peak and non-peak service frequency levels. The Regional Transportation System Plan recommendations for Washington County include the following:

- The provision of rapid transit service between Washington County and the Milwaukee Central Business District (CBD). The plan envisions that new or restructured services would be provided over the area freeway system and major surface arterials by two rapid bus routes designed to provide bi-directional service to accommodate both traditional commuter travel by Washington County residents to jobs in Milwaukee County, and reverse commute travel from Milwaukee County residents to jobs in Washington County. Connections would also be available in Washington County via shuttle bus and taxicab services to major employment centers, including Hartford, Slinger, Germantown, Jackson, and West Bend industrial parks and areas.
- Increasing the number of park-ride lots served by public transit to six lots. New publicly constructed park-ride lots are recommended to be developed at the USH 45/CTH D interchange and the USH 41/STH 60 interchange. A new, permanent park-ride lot would be constructed at the USH 41/USH 45/Pioneer Road interchange to replace the temporary lot at the former Highway View elementary school on Pioneer Road. A new park-ride lot would be provided at the USH 45/STH 60 interchange to replace the park-ride lot at the County Fair Park, which is unavailable when the county fair is open. The existing park-ride lots at USH 45 and Paradise Drive, which opened in 2007, and the lot at the USH 41/USH 45/Lannon Road interchange would be maintained. The Lannon Road park-ride lot is typically over-crowded and may need to be expanded, or an additional lot provided, to help alleviate over-crowding.
- Local transit service improvements, including new shuttle bus routes connecting with the rapid transit routes to take workers to and from commercial and industrial development in the Germantown, Hartford-Slinger, and West Bend areas in the County. The existing shared-ride taxi services provided by the County and the Cities of Hartford and West Bend would also be maintained.
- Consideration of upgrading the recommended rapid bus service to commuter rail service, based on the findings of a special corridor study to be conducted at the request of Washington County.

Bicycle and Pedestrian Facilities Element

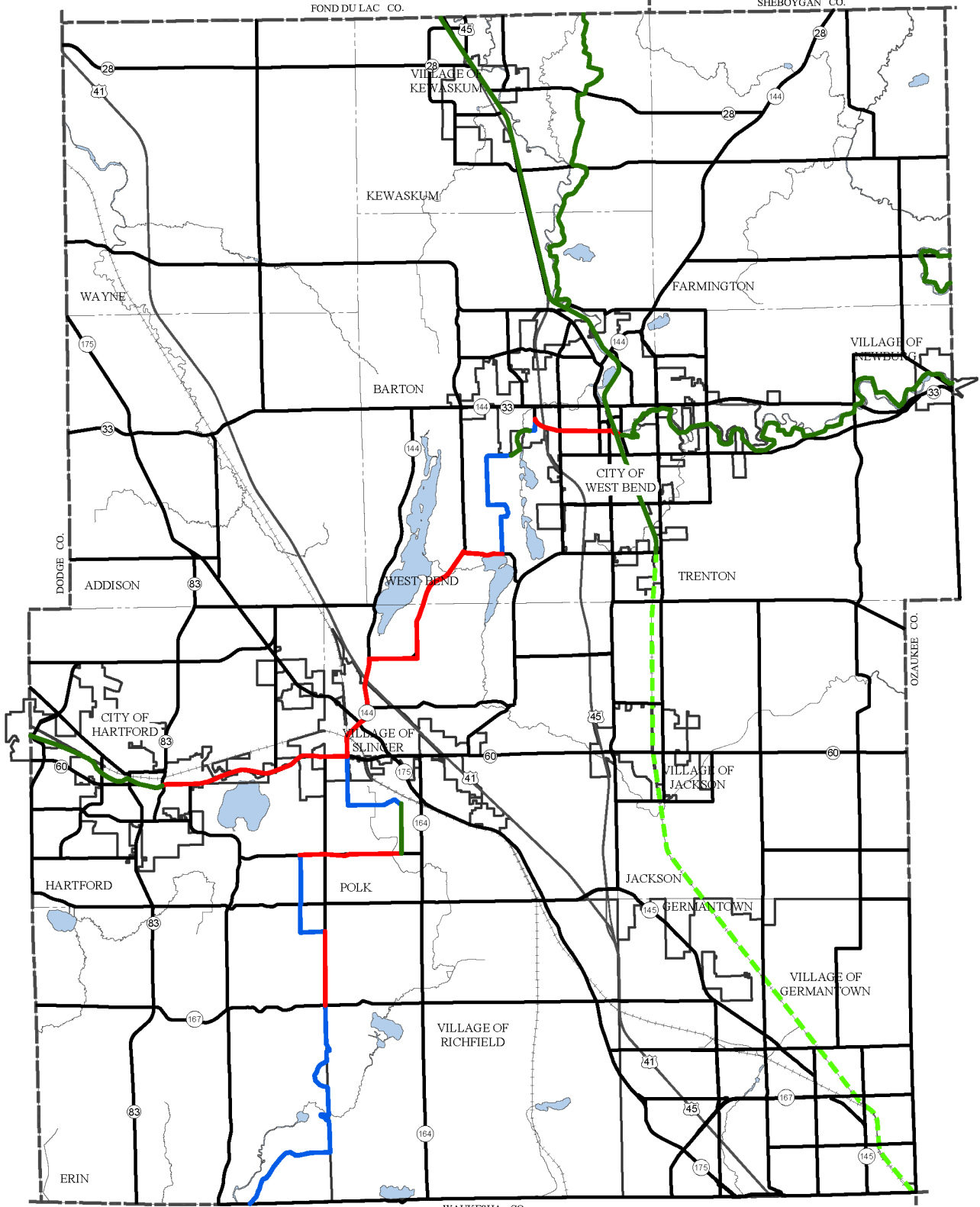
This Transportation Element is intended to provide for safe accommodation of bicycle and pedestrian travel, encourage bicycle and pedestrian travel as an alternative to motor vehicle travel, and to provide a variety of transportation choices.

The regional plan recommends that bicycle accommodation be provided on all arterial streets, except freeways, as those streets are constructed or reconstructed. Bicycle accommodation could include marked bicycle lanes, widened outside travel lanes, widened shoulders, or separate bicycle paths. The type of bicycle facility to be provided should be determined during the preliminary engineering phase of a street improvement project. A system of off-street bicycle paths is also recommended to connect cities and villages with a population of 5,000 or more. The bicycle way system element of the 2035 Regional Transportation System Plan as it pertains to Washington County is shown on Map 31. The regional plan recommends that county and local governments prepare bicycle system plans for their jurisdictions that would supplement and refine the regional plan.

The pedestrian facilities portion of the bicycle and pedestrian element is envisioned as a policy plan, rather than a system plan. It proposes that the various units and agencies of government responsible for the construction and

Map 31

OFF-STREET BICYCLE PATHS AND SURFACE ARTERIAL STREET AND HIGHWAY SYSTEM BICYCLE ACCOMMODATION UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN AS IT PERTAINS TO WASHINGTON COUNTY



- OFF-STREET BICYCLE WAY IN UTILITY OR NATURAL RESOURCE CORRIDOR
- SURFACE ARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE WAY SYSTEM
- NONARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE WAY SYSTEM
- - - ADDITION TO REGIONAL OFF-STREET BICYCLE NETWORK RECOMMENDED BY WASHINGTON COUNTY
- SURFACE ARTERIAL STREETS AND HIGHWAYS WHERE BICYCLE ACCOMMODATIONS SHOULD BE CONSIDERED WHEN FACILITIES ARE RESURFACED OR RECONSTRUCTED

Source: SEWRPC.

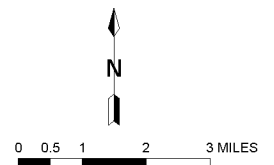


Table 65

RECOMMENDATIONS FOR PROVISION OF SIDEWALKS IN AREAS OF EXISTING OR PLANNED URBAN DEVELOPMENT FROM THE SEWRPC REGIONAL TRANSPORTATION SYSTEM PLAN

Roadway Functional Classification	Land Use	New Streets ^a	Existing Streets ^a
Arterial Streets ^b	Industrial Commercial Residential	Both Sides Both Sides Both Sides	Both Sides Both Sides Both Sides
Collector Streets	Industrial Commercial Residential	Both Sides Both Sides Both Sides	Both Sides Both Sides At least one side
Land Access Streets ^c	Industrial Commercial Residential (medium and high-density) ^d Residential (low-density) ^e	Both Sides Both Sides Both Sides At least one side	Both Sides Both Sides At least one side At least one side

^aSidewalks may be omitted on one side of streets where there are no existing or anticipated uses that would generate pedestrian trips on that side.

^bWhere there are marginal access control or service roads, the sidewalk along the main road may be eliminated and replaced by a sidewalk along the service road on the side away from the main road.

^cSidewalks need not be provided along court and cul-de-sac streets less than 600 feet in length, unless such streets serve multi-family development; or along streets served by parallel off-street walkways.

^dAreas with lots or average densities of 20,000 square feet or less per dwelling.

^eAreas with lots or average densities of 20,000 square feet to 1.5 acres per dwelling.

Source: Federal Highway Administration and SEWRPC.

maintenance of pedestrian facilities adopt and follow a series of recommended standards and guidelines with regard to the development of those facilities, particularly within urban neighborhoods. These standards, shown on Table 65, include providing sidewalks in urban portions of the County.

Airport Element

Air transportation is a valuable transportation mode for moving both people and cargo. Convenient access to an airport allows businesses to efficiently move goods and personnel from location to location, saving valuable time and increasing productivity. Local airports such as the West Bend Municipal Airport and the Hartford Municipal Airport play a crucial role in fostering business growth and economic development in Washington County. These airports also provide facilities for emergency medical flights, law enforcement, agricultural spraying, pilot training, and other community services. General Mitchell International Airport in Milwaukee County provides commercial airline service to residents of the Town.

The Wisconsin Department of Transportation, Bureau of Aeronautics in conjunction with the Bureau of Planning has developed the 2020 Wisconsin Airport System Plan.⁷ Most airports included in the State plan are eligible for State and Federal improvement grants, including the publicly-owned Hartford and West Bend airports. The State plan identifies four general classifications of airports based on the type of service each airport provides: air carrier/cargo, transport/corporate, general utility, and basic utility. The Hartford Municipal Airport is classified as a general utility airport, and the West Bend Municipal Airport is classified as a transport/corporate airport. The West Bend Municipal Airport provides chartered air service. Both airports provide air freight service. In addition, the privately-owned Hahn Sky Ranch in the Town of Wayne is open to the public, but use at the site is limited to recreational uses and flight lessons. There is no paved runway.

⁷A Regional Airport System Plan was prepared by SEWRPC and adopted by the Regional Planning Commission in 1996. The plan, which has a design year of 2010, has not been updated to a design year of 2035.

Interregional Transportation Element

Interregional transportation services and facilities such as air transportation, railroads, trucking, and water transportation provide public transportation services and commercial shipping services between Washington County and the rest of the Southeastern Wisconsin Region and other regions around the nation and world.

Washington County is served by interregional public transportation and shipping services primarily through bus, rail, air, and port facilities located in Milwaukee County. These facilities meet the County's needs for interregional transportation services. USH 41 and USH 45 are the primary interregional highway facilities serving Washington County. USH 45 runs through the Town of Barton, with interchanges in or near the Town at STH 33 and at CTH D.

There is no rail service within the Town. A former railway in the Town has been converted to a bike trail. However, three freight railroad lines continue to run through Washington County, which provide access to businesses in the County that ship items better suited for transport by rail. Major rail customers include Quad Graphics, which is located in the City of Hartford just across the County line in Dodge County, and Cedar Lakes Sand and Gravel in the Towns of Addison and Hartford. Rail service should be continued to provide service to businesses in the County.

Transportation Systems Management Element

The transportation systems management element of the 2035 Regional Transportation System Plan includes measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. Recommended measures from the Regional Transportation System Plan include installing ramp-meters at freeway on-ramps in the County and Region; providing variable message signs on the freeway system, and on surface arterials leading to the most heavily used freeway system on-ramps; and expanding the closed-circuit television network, enhancing reference markers, and expansion of crash investigation sites to better serve the regional freeway system. Such improvements are recommended on the entire freeway system, except for those segments where future traffic volumes are expected to be less than the design capacity. These segments include USH 41 north of STH 60 and USH 45 north of Pioneer Road in Washington County, IH 43 north of STH 57 in Ozaukee County, and IH 43 and USH 12 in Walworth County.

TRANSPORTATION GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This section sets forth transportation-related goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve goals and objectives; and programs, which are projects or services intended to achieve those policies, are also identified.

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

- **Objective:** Urban and suburban development should be located so as to maximize the use of the existing transportation systems.
- **Objective:** Provide and maintain a street and highway system that efficiently serves the anticipated land use development pattern set forth on Maps 22 through 25 in the Land Use Element (Chapter IX).
 - **Policy:** Design, reconstruct, and operate streets and highways under Town jurisdiction to provide safe access for all users, including bicyclists, pedestrians, transit users and vehicles, trucks, and farm equipment.
 - **Policy:** Consider the needs of farm equipment when designing streets and highways under Town jurisdiction, particularly when designing intersections and roundabouts and when determining the width and surfacing of shoulders.
 - **Policy:** Promote efficient and safe vehicular access to land uses abutting street rights-of-way.

Table 66

MINIMUM DIMENSIONAL DESIGN STANDARDS FOR URBAN AND RURAL STREETS AND OTHER PUBLIC WAYS

Type of Street or Other Public Way	Required Minimum Section in Urban Areas ^a		Required Minimum Section in Rural Areas ^b	
	Width of Dedicated Right-of-Way (feet)	Dimensions of Section Components (feet)	Width of Dedicated Right-of-Way (feet)	Dimensions of Section Components (feet)
Arterial Streets (four lanes)	130	Pavement = Dual 36 (face of curb to face of curb) Median = 26 Curb Lawn = 10 per side Sidewalk = 5 Outside Sidewalk = 1	130	Pavement = Dual 24 Median = 18 Shoulders = 10 outside, 6 inside Roadside Ditch = 16 per side
Arterial Streets (two-lane rural to suburban to urban transitional)	130	Pavement = 24 Shoulder = 10 (paved) <i>(Note: The balance of the right-of-way is to accommodate future improvements)</i>	100	Pavement = 24 Shoulder = 10 (paved) <i>(Note: The balance of the right-of-way is to accommodate future improvements)</i>
Collector Street	80	Pavement = 40 (face of curb to face of curb) Curb Lawn = 14 per side Sidewalk = 5 per side Outside Sidewalk = 1 per side	None	None
Minor Streets (Typical)	66	Pavement = 28 (face of curb to face of curb) Curb Lawn = 10 per side Sidewalk = 5 per side Outside Sidewalk = 1 per side	66	Pavement = 24 Shoulders = 5 per side Roadside Ditch = 13 per side
Minor Streets (Natural Resource Protection Option as determined by Town Board)	50	Pavement = 28 (face of curb to face of curb) Curb Lawn = 11 per side Sidewalk = None	50	Pavement = 22 Shoulders = 5 per side Roadside Ditch = 9 per side
Cul-de-Sac (turn-around)	60 radius	Pavement = 45 radius (outside face of curb radius) and 24 (inside pavement radius forming planting island in center of cul-de-sac) Curb Lawn = 15 Sidewalk = None Required	60 radius	Pavement = 46 radius (outside face of curb radius) and 24 (inside pavement radius forming planting island in center of cul-de-sac) Shoulders = 6 Roadside Ditches = 15 Sidewalk = None required
Alleys	25	Pavement = 20 Outside Pavement = 2.5 per side	Not Permitted	Not Permitted
Bicycle Path	20 ^c	Pavement = 10 Outside Pavement = 5 per side	20 ^c	Pavement = 10 Outside Pavement = 5 per side
Pedestrian Ways	20 ^c	Pavement = 5 Outside Pavement = 7.5 per side	20 ^c	Pavement = 5 Outside Pavement = 7.5 per side

^aUrban street cross-sections include curbs and gutters.

^bRural street cross-sections include shoulders and roadside ditches rather than curbs and gutters.

^cAn easement may be permitted by the Plan Commission rather than a dedicated public right-of-way.

Source: Town of Barton Plan Commission and Meehan & Company, Inc.

- **Policy:** Minimize the disruption of land uses adjacent to streets and highways by reserving adequate rights-of-way in advance of construction, ideally when preliminary plats and certified survey maps are reviewed.
- **Program:** Continue to enforce the dimensional design standards for arterials streets and highways, collector streets, and minor streets in the Town set forth in Table 66. The arterial street and highway dimensional standards may be modified by the Plan Commission based on the Plan Commission's adoption of more detailed arterial street and highway plans.
- **Program:** The Town will strive to ensure local street connectivity and the proper location of new streets during the review of all site plans, Certified Survey Maps, condominium plats, and subdivision plats as new development is proposed.

- **Program:** Notify Washington County when a certified survey map (CSM) is submitted for a land division adjacent to a County highway, and request County input regarding the appropriate right-of-way for and access to the highway.
- **Program:** Consider preparing and adopting access management standards for arterial streets and highways under Town jurisdiction.

Goal: Meet anticipated travel demand with an integrated transportation system.

- **Objective:** An integrated transportation system serves to freely interconnect the various land use activities within the Town's Young America "hamlet," neighborhoods, the Town as a whole, and region, thereby providing the attribute of accessibility essential to the support of these activities.
- **Objective:** Rely on services provided by Washington County and by private companies in adjacent counties to meet the needs of Town residents and businesses for airport, rail, and water transportation.
 - **Policy:** Continue to rely on freight and private airline services provided at the West Bend and Hartford Municipal Airports and airports in adjacent counties.
 - **Policy:** Continue to rely on commercial airline service provided at General Mitchell Airport in Milwaukee County.
 - **Policy:** Support Washington County efforts to encourage the use of rail transportation to move more freight traffic along existing rail lines.
 - **Policy:** Continue to rely on port services provided by the Port of Milwaukee.
 - **Policy:** Continue to rely on private companies in nearby counties to provide ferry services across Lake Michigan.
- **Objective:** Ensure efficient and cost-effective public transportation options are available to Town residents, including transit-dependant residents.
 - **Policy:** Support continued operation of the Washington County Shared Ride-Taxi Service.
 - **Program:** Work with Washington County and private service providers, where appropriate, to improve public transportation for persons with disabilities to increase access to jobs and community activities.
 - **Program:** Work with Washington County to determine if there is a need for additional Washington County Commuter Express Bus System routes and park-ride lots to serve Town residents.
- **Objective:** Provide options for bicycle and pedestrian travel as an alternative to motor vehicle travel.
 - **Policy:** Consider including facilities for walking and bicycling during the review and approval of all development projects, including street and highway improvements, to provide an alternative to motor vehicle travel and to promote a healthy lifestyle.
 - **Policy:** Support Washington County efforts to continue the development, enhancement, and management of the Eisenbahn State Trail.
- **Objective:** To continue cooperative transportation planning efforts with Washington County, SEWRPC, and the State of Wisconsin.
 - **Program:** Consider incorporating desired policies from State long-range transportation planning efforts, including *Connections 2030*,⁸ into Town of Barton plans.

⁸The Wisconsin Department of Transportation (WisDOT) is developing a long-range transportation plan for the State entitled *Connections 2030*. The plan will address all forms of transportation in the State over a 25-year planning period, including highways, local streets, air, water, rail, bicycle, pedestrian, and transit. The overall goal of the plan is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects. The plan is scheduled for adoption by WisDOT in 2008.

- **Program:** Continue to work with Washington County and SEWRPC to prepare and implement the Washington County Jurisdictional Highway System Plan and the Transportation Improvement Program.

Goal: Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Program:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.
- **Program:** Continue to participate in the annual bridge inspection program conducted by Washington County.

Chapter XII

UTILITIES AND COMMUNITY FACILITIES ELEMENT

INTRODUCTION

The utilities and community facilities element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide future development of utilities and community facilities within the Town of Barton. The *Statutes* also require an inventory of existing utilities and community facilities and an approximate timetable that projects the need to expand, rehabilitate, or replace existing utilities and community facilities or construct new utilities and community facilities. As required by the *Statutes*, a goal, objective, policy, program, or map has been developed for each of the following utilities and community facilities:

- Sanitary sewer service
- Water supply
- Stormwater management
- On-site wastewater treatment technology
- Solid waste disposal
- Recycling facilities
- Parks
- Telecommunications facilities
- Power plants and transmission lines
- Cemeteries
- Health care facilities
- Child care facilities
- Police
- Fire
- Rescue
- Libraries
- Schools
- Other government facilities

In addition, the following comprehensive planning goals related to the utilities and community facilities element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:¹

¹Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*. All 14 goals must be addressed in County and local plans that received funding through a Department of Administration comprehensive planning grant, such as the Town of Barton and Washington County.

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Chapter V of this report includes an inventory of existing utilities and community facilities and Part 1 of this Chapter includes an approximate timetable that projects expansion, rehabilitation, or replacement of existing, or the construction of new, utilities and community facilities. Part 2 of this Chapter sets forth goals, objectives, policies, and programs intended to guide the future development of utilities and community facilities in the Town of Barton through the comprehensive plan design year of 2035.

PART 1: PROJECTED UTILITIES AND COMMUNITY FACILITIES REQUIREMENTS FOR 2035

Inventory of Existing Utilities and Community Facilities

Data and maps regarding the location and capacity of existing utilities and community facilities located in the Town or serving Town residents are set forth in Chapter V, *Inventory of Existing Utilities and Community Facilities*.² The information was gathered from several sources, including the regional water quality management plan update, regional water supply plan, regional telecommunications plan, Washington County, and the Town.

Projected Utilities and Community Facilities Requirements for 2035

Section 66.1001 (2) (d) of the *Statutes* requires a projection of the demand for future utilities and community facilities in the Town and an approximate timetable of the expansion, rehabilitation, and replacement of existing facilities and the construction of new facilities to meet the projected demand. The projected demand and approximate timeline for various utilities and community facilities in the Town are based on recommendations set forth by regional plans and the anticipated land use development pattern set forth in Chapter IX, the *Land Use Element*. Many of the utilities and community facilities referenced by the *Statutes* are not provided by the Town, and will require additional refinement by other service providers, including the private sector.

Wastewater Disposal

Sanitary sewer service in the Town is limited to the area within the Wallace Lake Sanitary District. The Wallace Lake Sanitary District is tributary to the City of West Bend sewage treatment plant and was created for the purpose of serving existing urban development. The Wallace Lake Sanitary District encompasses about 58 acres within the Town.

Map 15 in Chapter V identifies all of the planned sewer service areas in Washington County, including the City of West Bend's planned sewer service area. The planned West Bend sewer service area includes portions of the Town. The Town may wish to consider developing a boundary agreement with the City of West Bend. In addition to designating an ultimate City boundary, the agreement could be designed to provide sanitary sewer service to urban development within the Town. Additional information regarding boundary agreements is provided in Chapter XIV.

Town residents and businesses outside the Wallace Lake Sanitary District rely on private on-site wastewater treatment systems (POWTS) for sewage and wastewater disposal. Washington County regulates the construction and maintenance of POWTS in the Town. The authority to regulate POWTS comes from Chapters Comm 5, Comm 16, Comm 82, Comm 84 through 87, and Comm 91 of the *Wisconsin Administrative Code*. Chapter 25,

²Information regarding parks is inventoried in Chapter III, Inventory of Agricultural, Natural, and Cultural Resources.

the Sanitary Code, of the Washington County Code of Ordinances sets forth the regulations for POWTS in the County. The County should periodically update Chapter 25 of the County Ordinance to allow for advancements in POWTS technology over the comprehensive plan design period in accordance with changes to the *Wisconsin Administrative Code*. It is recommended that the Town continue to support and comply with the County's Sanitary Code and support the County's ability to research advancements in the design of POWTS for a safer and healthier environment for Town residents.

Water Supply

The Town does not have a public water supply system. Water for domestic and other uses in the Town is supplied by groundwater through the use of private wells. As noted in the previous section, the Town should consider a boundary agreement with the City of West Bend. In addition to providing sewer service, the boundary agreement could also potentially provide a source of public water to urban portions of the Town.

Stormwater Management

Stormwater management facilities include overland flow paths, roadside swales or ditches, other open channels, curbs and gutters, catch basins and inlets, storm sewers, culverts, stormwater storage facilities for both quantity and quality control, and infiltration facilities.³ Although often designed on a subdivision-by-subdivision or project-by-project basis, stormwater management facilities ideally should be part of an integrated system of stormwater and floodplain management facilities for an entire watershed, or for an entire community with consideration given to the watershed(s) in which the community is located.

The Town does not have a storm sewer system. Stormwater in the Town of Barton drains through natural watercourses, roadside ditches, and culverts. The Town is regulated under the County Stormwater Management and Erosion Control Ordinance. It is recommended that the Town consider the preparation of a Town-wide stormwater management plan to serve existing and future land uses in the Town, as shown on Maps 22 through 25 in Chapter IX. The plan should provide for the development of an integrated system of stormwater management facilities and measures, rather than the current practice of designing stormwater management facilities on a project-by-project (usually a subdivision-by-subdivision) basis.

Solid Waste Disposal

There are no active landfills in the Town. The Town does provide a drop-off station operated by Veolia Environmental Services on Lighthouse Lane where residents can dispose of solid waste. All of the solid waste collected is deposited in the Glacier Ridge Landfill in Horicon (Dodge County), which is operated by Veolia. Glacier Ridge Landfill has permits to continue active operation for an additional 15 years. Additional land has been acquired for potential expansion of the landfill beyond 15 years, subject to approval of permits by the DNR and other regulating agencies. The landfill will require continued expansion to accommodate the solid waste over the comprehensive plan design period, or new landfills will need to be sited and developed to accommodate solid waste.

Recycling Facilities

The Town provides a drop-off station operated by Veolia Environmental Services where residents can drop off non-hazardous household materials for recycling. Washington County sponsors periodic collections of hazardous household waste through the Clean Sweep Program, which the County conducts in partnership with the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP).

It is recommended that the Town assist and support the County in studying the feasibility of providing an annual Clean Sweep program or permanent drop-off sites for hazardous waste. The Town should also continue to provide a recycling facility for Town residents through service agreements with recycling services.

³*Infiltration facilities include bioretention, rain gardens, infiltration basins, infiltration swales, and porous pavement. Rain barrels can promote infiltration by collecting roof runoff that is then applied to lawns and gardens as needed.*

Parks

The Town should provide Town residents with sites and facilities for a variety of recreational activities. As of 2005, the Town of Barton owned a one-acre boat access site along Smith Lake. There were also seven private sites located in the Town encompassing 427 acres, for a total of 428 acres within park and open space sites. All existing parks in the Town are shown on Map 20 in Chapter VIII and listed on Table 13 in Chapter III. The City of West Bend and Washington County also provide additional recreational opportunities for Town residents at major parks located in the City of West Bend (Regner Park and Ridge Run County Park) and nearby Towns (Sandy Knoll County Park and Lizard Mound County Park in the Town of Farmington).

It is recommended that the Town develop a park and open space plan to guide the development of a Town park system. Map 20 in Chapter VIII identifies proposed community and neighborhood parks within the Town. The regional and Washington County park and open space plans have long recommended that each rural Town acquire and develop one community park to provide “basic” recreational facilities for Town residents, including picnicking facilities, playfields, and playgrounds. Towns that accommodate urban development, such as the Town of Barton, should also provide neighborhood parks to serve residents in the urban portions of the Town.

Telecommunications Facilities

Telecommunications have become increasingly important in the local, national, and global economies. SEWRPC has undertaken a regional telecommunications planning effort to create a better understanding of telecommunications networks and the provision of services such as wireless and wireline telecommunications and high speed, broadband telecommunications throughout the Region. An inventory of wireless telecommunications providers and antennas providing cell phone service in Washington County is included in SEWRPC Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*, published in September 2006. In addition to presenting inventories of both infrastructure and performance for the existing cellular/PCS mobile wireless networks operating in the Region, the plan describes a recommended wireless telecommunications plan for the Region.

As shown on Table 26 in Chapter V, there are two wireless telecommunication towers with antennas in the Town, one which accommodated four antennas, located along STH 33, and one accommodating two antennas, located along USH 45. Providers with wireless antennas in the Town included Cingular, Nextel, Sprint, T-Mobile, and U.S. Cellular.

A regional broadband access plan, which built upon the wireless telecommunications plan, was completed in 2007.⁴ Upon implementation, this plan will support a mix of wireline and wireless networks that will provide fourth generation (4G) video, voice, and data communications services to the entire Region. A central feature of the recommended plan is the potential for cooperative efforts between the public and private sectors in which infrastructure costs are shared between the public safety and commercial networks. Implementation of the recommended plan will require county or multi-county action, although partial implementation can be achieved at the community or multi-community level.

It is recommended that the Town continue to work with wireless telecommunication providers to provide Town residents and businesses with an array of wireless telecommunication opportunities. SEWRPC is available to assist the Town in the development of a community-level telecommunications plan, if desired.

Power Plants and Transmission Lines

We Energies provides electric power and natural gas service throughout the Town; however, some Town residents currently use on-site propane tanks rather than natural gas due to the cost to property owners of extending gas lines. Electrical power is available to the Town and the County on demand and is not currently or

⁴*Documented in SEWRPC Planning Report No. 53, A Regional Broadband Telecommunications Plan for Southeastern Wisconsin, October 2007.*

anticipated to be a constraint to development during the comprehensive plan design period. In addition, two high-voltage (69 kilovolts and higher) electric transmission lines owned by the American Transmission Company (ATC) cross the Town.

Because of the high demand for electrical power and natural gas service, the Town should support and work with WE Energies and other associated businesses, as necessary, for possible expansion or improvements of new or existing infrastructure related to transmission lines or pipelines located in the Town.

Cemeteries

There are four cemeteries in the Town of Barton, German Methodist (Kopp's) Cemetery, Newark Cemetery, St. Mary Immaculate Conception Catholic Cemetery (1st), and St. Mary Immaculate Conception Catholic Cemetery (3rd). Together, the cemeteries encompass about 14 acres. The Town supports the expansion of existing cemeteries or the development of new cemeteries in appropriate locations in the Town.

Healthcare Facilities

SEWRPC population projections anticipate changes in the age structure of the County population over the course of the comprehensive planning period. The number of County residents 65 years of age and older is expected to almost triple, from 13,212 persons in 2000 to 38,325 persons in 2035.

There are no hospitals or clinics for non-specialized medical services located within the Town, but health care facilities are located in nearby communities. As of 2007, Synergy Health Saint Joseph's Hospital in the Town of Polk and Aurora Medical Center in the City of Hartford both offered a full range of medical services in Washington County. Community Memorial Hospital in the Village of Menomonee Falls (Waukesha County) and major hospitals in Milwaukee County also offer a full range of medical services reasonably convenient to Town residents. An increased demand for health care services and facilities can be expected as the age composition of the County's population increases over the planning period.

An increased demand for facilities including nursing homes, assisted living facilities such as community based residential facilities (CBRF) and adult family homes, residential care apartment complexes, and senior apartment complexes may also increase as the number of elderly residents increases over the planning period. As of 2006, there were five nursing homes, 17 CBRFs, seven residential apartment care complexes, two adult family homes, and two adult day care facilities located in the County. Each type of facility provides a different level of care for residents requiring a variety of services. All types of facilities are important for providing a continuum of care to persons with disabilities and other County residents as they age or recover from illness, injury, or addiction. Because a majority of the existing facilities are located in urbanized areas, provided with sewer and water, it would be difficult for the Town to attract assisted living facilities to the Town. However, the Town supports and encourages the expansion or development of assisted living facilities for persons with disabilities or for the elderly in appropriate locations.

Child Care Facilities

Child care facilities are regulated by the Bureau of Regulation and Licensing (BRL) in the Wisconsin Department of Health and Family Services. The Town of Barton had one licensed group child care center in 2007, Tiny Tots Treehouse Care Center, located at 7019 STH 144. Tiny Tots Treehouse Care Center has a capacity of 40 children. In the nearby City of West Bend, there were 21 child care facilities, including five licensed family child care centers and 16 licensed group child care centers. There were no licensed family child care centers in the Town.

SEWRPC population projections anticipate the number of County residents under the age of 10 to increase by 2035. Since child care facilities and services are generally provided by the private sector, it is difficult for the Town to plan for additional child care facilities. However, the Town should consider additional child care facilities, if presented by an interested party, through the Town comprehensive plan design year 2035 in order to provide adequate child care services for Town residents.

Table 67

THE LOCATION AND CIRCULATION OF PUBLIC LIBRARIES IN WASHINGTON COUNTY: 2007

Community	Library	Circulation
City of Hartford	Hartford Public Library	171,978
City of West Bend.....	West Bend Community Memorial Library	593,921
Village of Germantown ..	Germantown Community Library	288,515
Village of Kewaskum	Kewaskum Public Library	54,408
Village of Slinger.....	Slinger Public Library	92,928
Total	--	1,201,750

Source: Mid-Wisconsin Federated Library System.

Police Protection

Police protection in the Town of Barton is provided by the Washington County Sheriff’s Department, which is based in the City of West Bend. All unincorporated areas in the County and the Villages of Newburg and Richfield are served by the Washington County Sheriff’s Department. Divisions in the Sheriff’s Department include the Corrections Division, Patrol Division, Detective Division, Courthouse Security Services Unit, Communications Division, and Clerical Support. The Town continues to support the Washington County Sheriff’s Department for providing police

protection services to the Town through the Town comprehensive plan design year 2035. The Town also encourages the Sheriff’s Department to monitor the personnel, equipment, and facilities yearly to ensure they are adequate to serve Town and other County residents. The Town also supports Washington County in continuing to provide the countywide Public Safety Answering Point operated by the Sherriff’s Department for emergency dispatch services for the Town.

Fire Protection

Fire protection in the Town is provided by two fire departments. The West Bend Fire Department, operated by the City of West Bend, serves the eastern portion of the Town and the Kohlsville Fire Department, operated privately and consisting of volunteer firefighters, serves the western portion of the Town. Fire stations and fire department service areas in Washington County, including the Town of Barton, are shown on Map 16 and listed in Table 27 in Chapter V. The Town encourages the West Bend and Kohlsville Fire Departments to conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the departments have sufficient fire-fighters, equipment, water supply, and facilities to adequately protect the Town and other communities they serve.

Emergency Medical Services

Emergency medical services are provided to the Town of Barton by Kewaskum Rescue, the Kohlsville Fire Department, Kohlsville Rescue, Kohlsville 1st Response, the West Bend Fire Department, and West Bend Rescue. The Town encourages each department to conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the departments have sufficient personnel, equipment, and facilities to adequately protect the Town and other communities they serve.

Libraries

Washington County is served by five public libraries, which are part of the Mid-Wisconsin Federated Library System.⁵ The Town of Barton does not have a public library. The nearest libraries to the Town are the Kewaskum Public Library in the Village of Kewaskum and the West Bend Community Memorial Library in the City of West Bend. Table 67 lists the location and circulation of each library in Washington County. Each library is also part of an interlibrary loan and reference referral system that includes all libraries in the Mid-Wisconsin Federated Library System. Washington County contracts with each library to provide library services to Town and County residents living in communities without a municipal library.

A plan for library service in Washington County was undertaken by the Strategic Plan Committee and staff of the Mid-Wisconsin Federated Library System. Several goals and objectives for providing library service to the Mid-Wisconsin Federated Library System and Washington County residents were reviewed during the planning process. The Mid-Wisconsin Federated Library System Board uses the plan as a guide in local planning and

⁵The Mid-Wisconsin Federated Library System includes 27 public libraries located in Washington, Dodge, and Jefferson Counties.

budgeting activities of member libraries, including the five libraries in Washington County. The Town supports and encourages Washington County and the Mid-Wisconsin Federated Library System Board to revisit the Strategic Plan in five year increments and continue to implement the goals and objectives listed in the plan through the comprehensive plan design year 2035.

Schools

As of 2006, there were 36 public schools in five public high school districts and 26 private schools in Washington County. There are no public or private schools located in the Town of Barton. The southern portion of the Town is located primarily within the West Bend School District and the northern portion of the Town lies within the Kewaskum School District. All of the public and private schools and public high school districts in Washington County, including the Town of Barton, are shown on Map 17 and listed in Table 28 in Chapter V.

School districts within the County typically prepare facilities plans, which include needs assessments for new facilities and land, based on development statistics received from the local governments they serve and population projection data from agencies such as SEWRPC and the Wisconsin Department of Administration (DOA). SEWRPC projections anticipate that the number of County residents under the age of 20 will increase from about 34,000 in 2000 to about 40,000 in 2035. This increase may require the expansion of existing school buildings or the construction of new school buildings. In addition, some older school buildings within the County may require replacement as the facility becomes antiquated. The Kewaskum school district is preparing for potential growth using an “as needed” approach based on annual enrollments and projected population growth and change. The school district anticipates building a new middle school or high school within the next 10 to 15 years because existing structures are outdated. The West Bend School District prepared a facilities plan in 2007.⁶ Recommendations in the plan included:

- Closing Jackson and Barton Elementary schools and Badger Middle School;
- Renovation and additional classroom space at Decorah, Fair Park, Green Tree, and McLane Elementary schools;
- Conversion of Silverbrook Middle School to a 600-student elementary school;
- Construction of a new Jackson Elementary School in the Jackson area and new “twin” middle schools for 900 students at CTH G and Sand Drive in the City of West Bend near the existing high schools; and
- Upgrading facilities and accommodating enrollment growth by renovating and expanding existing facilities at both high schools.

In November 2007, a referendum that would have funded implementation of the facilities plan was voted down by district residents. The School Board is reevaluating its options and intends to conduct listening sessions for community input for a new district facilities plan.

The Kewaskum and West Bend school districts should work with the Town, Washington County, and SEWRPC to obtain information regarding proposed residential developments and population projections to prepare accurate facilities plans in short-term increments through the County comprehensive plan design year 2035.

Washington County is also home to the University of Wisconsin–Washington County and the Moraine Park Technical College, which has campuses in the Cities of Hartford and West Bend. The Town supports the continued cooperation between the colleges and Washington County to partner in economic development and other educational initiatives, which may require additional facilities and programs, academic faculty and staff, and equipment.

⁶*Document titled, Comprehensive Long-Range Facilities Plan Proposal, June 11, 2007, prepared by the West Bend Board of Education.*

Other Government Facilities- Barton Town Hall

The Town Hall is located at 3482 Town Hall Road. The Town Hall was purchased by the Town from the West Bend-Barton Sportsman's Club. An addition to the building was made around 1990. The Town Hall currently includes a meeting room, three offices, and a kitchenette. It is not anticipated that any significant improvement or expansion to the Town Hall will be needed during the planning period.

PART 2: UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The *Statutes* require a number of utilities and community facilities to be addressed in this element; however, utilities and community facilities are provided by many units and levels of government and also by the private sector. The following is a brief summary of the utilities and facilities provided in the Town:

- ***Washington County*** provides services or administers ordinances associated with environmental quality, including regulation of shoreland-wetlands and floodplains, stormwater management, and farm and watershed conservation planning; environmental health and sanitation, such as the regulation of private on-site waste treatment systems and hazardous waste collection and disposal; parks and recreational facilities; health care services and facilities; safety and emergency management services; and other general government services. Transportation facilities and services, which are also provided by the County, are addressed in the Transportation Element (Chapter XI).
- ***Town of Barton*** provides services or establishes agreements with solid waste collection and disposal, recycling facilities, parks, fire protection, police protection, and emergency medical services. Town land use regulations also affect the location of existing and potential telecommunications facilities, power plants, cemeteries, health care facilities, child care facilities, and schools. An inventory and description of utilities and community facilities provided by the Town are included in Chapter V. The Town also maintains arterial streets under Town jurisdiction and collector and minor (land access) streets, which are described in Chapter XI.
- ***School districts*** are responsible for planning, constructing, and operating school facilities and for providing educational services.
- ***The private sector*** typically provides electric power, natural gas, communications services, health care, and child care services.

Utilities and Community Facilities Goals, Objectives, Policies, and Programs

This section sets forth goals and objectives for utilities and community facilities through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve goals and objectives; and programs, which are projects or services intended to achieve those policies, are also identified. Goals, objectives, policies, and programs related to parks are listed in Chapter VIII of this report.

Goal: Continue to provide quality emergency services (police, fire, and emergency medical) for Town residents and businesses.

- **Policy:** Continue to work with and support the Washington County Sheriff's Department in providing adequate police protection services to the Town.
- **Policy:** Continue to work with and support the West Bend and Kohlsville Fire Department in providing adequate fire protection services to the Town.
- **Policy:** Continue to work with and support the six fire and rescue departments that provide adequate rescue services to the Town.

Goal: Provide a safe, secure, and healthful environment for Town residents.

- **Objective:** Require developers to pay for improvements needed to support new development requests.
 - **Program:** Consider conducting a new revised needs assessment for the provision of public parks, playgrounds, and land for athletic fields and adopting an impact fee ordinance for public parks, playgrounds, and land for athletic fields provided by the Town based upon changes to the *Wisconsin Statutes* which have occurred since the existing Town needs assessment and impact fee ordinance were adopted by the Town.
- **Objective:** Adequate stormwater drainage facilities should be provided for all development.
 - **Program:** Consider preparing a Town stormwater management plan to provide for comprehensive and coordinated stormwater management facilities and measures.
 - **Program:** Continue to work with Washington County to administer the County erosion control and stormwater management ordinance in the Town.
 - **Policy:** Continue to maintain the Town Hall to effectively conduct Town government business.

Goal: Cooperate with other units and agencies of government, where appropriate, to provide cost-effective government services.

- **Policy:** Continue to cooperate with Washington County to protect public health and safety.
- **Program:** Continue to comply with Chapter 25, Sanitary Code, of the Washington County Code of Ordinances, which includes the regulation of private on-site wastewater treatment systems (POWTS) in the Town.
- **Program:** Explore a partnership with Washington County for recycling programs and facilities, including establishment of household hazardous waste collection sites and facilities.
- **Policy:** Work with Washington County to provide adequate health care facilities and services to maintain the high level of health care in the Town.
- **Policy:** Support the Mid-Wisconsin Federated Library System.
- **Policy:** Consider initiating contact with the Village of Kewaskum regarding a boundary agreement between the Town and Village.
- **Policy:** Explore a boundary agreement with the City of West Bend, which may allow the extension of sanitary sewer or public water services to portions of the Town.
- **Policy:** Work with the Kewaskum and West Bend school districts, if requested, to provide information regarding proposed residential developments to help the districts prepare accurate facilities plans.

Goal: Cooperate with private service providers to ensure Town residents receive appropriate services.

- **Policy:** Cooperate with electric and gas service providers, such as We Energies, to expand existing facilities located in the Town or develop new facilities to meet future demand for power and heat.
- **Policy:** Work with private providers to provide the most affordable and efficient communications and telecommunications systems to Town residents and landowners.
- **Policy:** Continue to provide solid waste disposal and recycling facilities to Town residents through service agreements with solid waste and recycling service providers.
- **Policy:** Though the provision of cemeteries is not regulated by the Town, the Town encourages the expansion of existing cemeteries or the development of new cemeteries in the Town in appropriate locations.
- **Policy:** Though the provision of child care facilities is not regulated by the Town, the Town supports the development of additional child care facilities in the Town, where appropriate, to meet the needs of Town residents.

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Chapter XIII

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The economic development element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (b) of the *Statutes* requires the economic development element to compile goals, objectives, policies, and programs that promote the stabilization and retention or expansion of the economic base and quality employment opportunities in the Town of Barton. In addition, this element must:

- Include an analysis of the Town labor force and economic base.
- Assess categories or particular types of new businesses and industries that are desired by the Town.
- Assess the Town's strengths and weaknesses with respect to attracting and retaining businesses and industries and designate an adequate number of sites for such businesses and industries.
- Evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses.
- Identify economic development programs, including State and Regional programs, which apply to the Town.

In addition, the following comprehensive planning goals related to the economic development element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:¹

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Building of community identity by revitalizing main streets and enforcing design standards.

¹Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*. All 14 goals must be addressed in County and local plans that received funding through a Department of Administration comprehensive planning grant, such as the Town of Barton and Washington County.

- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local level.

Part 1 of this chapter provides an inventory and analysis of the labor force and economic base in the Town including approximate employment and unemployment, employment by job type in Washington County,² the largest employers in the Town, personal income characteristics of residents, existing and planned business/industrial parks in neighboring communities, and environmentally contaminated land. This information, along with an assessment of the strengths and weaknesses of the Town with respect to attracting and retaining business and industry, was used to help determine the types of new business and industry desired by the Town.

Part 2 provides a description of economic development programs that apply to the Town, including County, State, and Regional programs. Part 3 sets forth the projected number of jobs in the Town in 2035, an assessment of desirable new businesses and industries, and an assessment of the Town’s strengths and weaknesses with respect to attracting those businesses and industries. Part 4 sets forth economic development goals and objectives through the plan design year of 2035. Recommended policies, defined as steps or actions to achieve economic development goals and objectives; and programs, defined as projects or services necessary to achieve economic development policies, are also identified in Part 4.

PART 1: INVENTORY AND ANALYSIS

Labor Force

The labor force is defined as those residents of the Town of Barton 16 years of age and older who are employed or are actively seeking employment. Labor force data are often referred to as “place of residence” data as opposed to “place of work” data, or employment data. The labor force is not equated with the number of employment opportunities, or jobs, in the Town because some Town residents are employed outside the Town, some have more than one job, some are unemployed, and some jobs in the Town are held by non-residents.

Table 68 sets forth the employment status of Town residents 16 years of age or older. There were 1,551 employed persons residing in the Town and 1,605 Town residents in the labor force in 2000. Employed persons comprised about 61 percent of the total population of the Town 2000. There were 54 unemployed persons age 16 or older, or 3.4 percent of the labor force. By comparison, 2.7 percent of the County labor force, 3.6 percent of the Regional³ labor force, and 3.2 percent of the State labor force were unemployed in 2000. Unemployment has trended upward between 2000 and 2006. As of November 2006, the Wisconsin Department of Workforce

Table 68

EMPLOYMENT STATUS OF PERSONS 16 YEARS OF AGE OR OLDER RESIDING IN THE TOWN OF BARTON: 2000

Employment Status	Residents 16 Years of Age and Older		
	Number	Percent of Labor Force	Percent of all Persons 16 and Older
Employed.....	1,551	96.6	77.4
Unemployed.....	54	3.4	2.7
In Armed Forces.....	--	--	--
Subtotal in Labor Force	1,605	100.0	80.1
Not in Labor Force	399	--	19.9
Total	2,004	--	100.0

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

²This data is only available at the County level.

³The Southeastern Wisconsin Region consists of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

Development (DWD) reported the unemployment rate in Washington County at 3.9 percent of the labor force and the unemployment rate for the Milwaukee Metropolitan area⁴ at 5.5 percent of the labor force. About 20 percent of Town residents, or 399 persons, 16 years of age or older did not participate in the labor force in 2000.⁵

Table 10, in Chapter II, sets forth the location of employment for Town and County residents in 2000. About 68 percent of employed Town residents worked within Washington County, including about 39 percent in the City of West Bend, and about 32 percent of residents traveled outside the County for employment. About 7.4 percent of employed Town residents worked in the Town. Of the 32 percent of Town residents who traveled outside the County for employment, over one-half worked in Milwaukee County and about one-quarter worked in Ozaukee County.

The occupational and educational attainment make-up of the labor force provides useful insight into the nature of work the Town labor force is most suited to, the type of industry that the Town may be most successful in retaining and attracting, and the types of new businesses and industries most desired by the Town. The number of employed persons by occupation in the Town and County is set forth in Table 9 in Chapter II. Town residents employed in sales and office occupations comprised the largest percentage of the employed labor force at 28.8 percent, or 446 workers. Management, professional, and related occupations and production, transportation, and material moving occupations ranked second and third respectively, with 25.2 percent, or 391 workers, and 23.5 percent, or 365 workers, of the employed Town residents. Construction, extraction, and maintenance occupations (14.4 percent); service occupations (7.9 percent); and farming, fishing, and forestry occupations (0.2) represent the remaining 22.5 percent of the employed Town workforce.

The high percentage of workers in sales and office and management and professional occupations are consistent with the high level of educational attainment among Town and Washington County residents 25 years of age and older. Nearly 87 percent of Town residents at least 25 years of age and 89 percent of County residents at least 25 years of age had attained a high school or higher level of education in 2000. Those percentages are higher than the educational attainment of the overall population of the Region, where 84 percent of the population 25 years of age and older had attained this level of education as of 2000. About one-half of the population 25 years of age and older in the Town and about 54 percent of the population 25 years of age and older in Washington County attended some college or earned an associate, bachelor, or graduate degree, compared to about 54 percent in the Region. Educational attainment for residents of the Town and County is set forth in Table 5 in Chapter II.

Changing age composition of the Town labor force, which is expected to resemble that of Washington County, may also affect retention and attraction of business and industry to the Town and the types of business and industry most desired by the Town. The percentage of the population under 20 years old and ages 20 to 44 is expected to decrease by 4 percent and 8 percent, respectively, from 2000 to 2035. However, the percentage of the population ages 45 to 65 will remain stable, while the percentage of the population 65 and older will increase by 13 percent. The result will be a smaller working age percentage of the population, and a population that may demand an increase in certain products and services, such as those provided by the health care industry.

The projected population of the Town for 2035, as stated in Chapter II, is 3,730 persons. Assuming the Town population projection and the County age composition projection will apply within the Town, about 2,984 Town residents will be of working age (age 16 or older⁶). If current labor force participation trends hold constant and the same methodology for calculation is used as above, about 2,351 Town residents could be participating in the labor force in 2035. However, this method does not account for retired persons. The large percentage change in persons in the age 65 and older category (from 11 percent to 24 percent in Washington County between 2000 and 2035) will likely mean a larger percentage of retired residents in 2035.

⁴*The Milwaukee Metropolitan area consists of Milwaukee, Ozaukee, Washington, and Waukesha Counties.*

⁵*Persons age 16 and older who did not participate in the labor force include only those persons who did not work nor seek employment.*

⁶*This definition is based on methodology used by the U.S. Bureau of the Census for compiling labor force data.*

Table 69

NUMBER OF JOBS IN WASHINGTON COUNTY: 1950 - 2000

Year	Number of Jobs	Change From Preceding Year		Percent of Region Total
		Number	Percent	
1950	10,200	--	--	1.8
1960	15,200	5,000	49.0	2.3
1970	24,300	9,100	59.9	3.1
1980	35,200	10,900	44.9	3.7
1990	46,000	10,900	31.0	4.3
2000	61,700	15,600	33.8	5.0

Source: U.S. Bureau of Economic Analysis and SEWRPC.

Table 70

NUMBER OF JOBS IN WASHINGTON COUNTY COMMUNITIES: 2000

Community	Number of Jobs	Percent
Cities		
Hartford ^a	8,248	13.3
West Bend	18,282	29.5
Villages		
Germantown	12,724	20.5
Jackson	3,392	5.5
Kewaskum	1,891	3.1
Newburg ^b	514	0.8
Slinger	2,453	4.0
Towns		
Addison	2,061	3.3
Barton	1,344	2.2
Erin	502	0.8
Farmington	513	0.8
Germantown	242	0.4
Hartford	995	1.6
Jackson	955	1.5
Kewaskum	502	0.8
Polk	1,557	2.5
Richfield	2,544	4.1
Trenton	1,331	2.2
Wayne	557	0.9
West Bend	1,339	2.2
Washington County ^c	61,946	100.0

^aIncludes entire City of Hartford.

^bIncludes entire Village of Newburg.

^cIncludes Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

service industry groups, other major industry groups – such as wholesale trade, retail trade, government, and finance, insurance, and real estate – have been relatively stable in terms of their share of total employment in the Region over the last three decades. Agricultural jobs decreased by over 50 percent between 1970 and 2000, the only industry group other than manufacturing to lose employees.

Employment

Number and Type of Jobs

Employment or “place of work” data are the number and type of jobs available in the Town of Barton and Washington County. This information provides an important indicator of the level of economic activity for economic development planning and land use planning purposes. Employment data and labor force data form the baseline information in determining how many and what type of jobs will need to be added in the Town and County to serve the projected 2035 Town population.

Table 69 shows historic employment growth in Washington County between 1950 and 2000. In 1950 there were 10,200 jobs located in the County. Between 1950 and 2000 the number of jobs located in the County grew by 505 percent, which was significantly higher than the 113 percent job growth experienced in the Region over the same time period.

Table 70 sets forth the number of jobs in 2000 in the Town of Barton and each community in the County. In 2000, the Town of Barton had 1,344 jobs. Jobs were concentrated in the Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, Newburg, and Slinger. These communities also have the largest populations and number of residents in the labor force.

Historical job levels by general industry group are summarized for the County and Region in Table 11 in Chapter II. The 1990’s saw a continuation of a shift in the regional economy from manufacturing to service industry jobs. Manufacturing employment in the Region was virtually unchanged during the 1990’s, following a 15 percent decrease during the 1980’s, and a modest 4 percent increase during the 1970’s. Conversely, service-related employment increased substantially during each of the past three decades, by 33 percent during the 1990’s, 41 percent during the 1980’s, and 53 percent during the 1970’s. Due to these differential growth rates, the proportion of manufacturing jobs relative to total jobs in the Region decreased from 32 percent in 1970 to 18 percent in 2000, while service-related employment increased from 18 percent in 1970 to 33 percent in 2000. In comparison to the manufacturing and

Table 71

PRIVATE AND GOVERNMENT EMPLOYMENT BY INDUSTRY GROUP IN WASHINGTON COUNTY: 2004

Industry Group (NAICS) ^a	Former SIC Industry Group ^b	Number	Percent
Private Employment			
Forestry, fishing, related activities, and other...	Agricultural, forestry, and fishing	44	0.1
Mining.....	Mining	77	0.1
Utilities.....	Transportation, communication, electric, gas, and sanitary services	-- ^c	-- ^c
Construction.....	Construction	4,404	6.8
Manufacturing.....	Manufacturing	14,178	22.0
Wholesale trade.....	Wholesale trade	3,232	5.0
Retail trade.....	Retail trade	7,848	12.2
Transportation and warehousing.....	Transportation, communication, electric, gas, and sanitary services	-- ^c	-- ^c
Information.....	Services	641	1.0
Finance and insurance.....	Finance, insurance, and real estate	2,669	4.2
Real estate and rental and leasing.....	Finance, insurance, and real estate	1,618	2.5
Professional and technical services.....	Services	2,338	3.6
Management of companies and enterprises....	Services	97	0.2
Administrative and waste services.....	Services	2,650	4.1
Educational services ^d	Services	613	1.0
Health care and social assistance.....	Services	5,349	8.3
Arts, entertainment, and recreation.....	Services	1,186	1.9
Accommodation and food services.....	Services; Retail trade	4,297	6.7
Other services, except public administration....	Services	3,951	6.1
Farm employment	Agricultural, forestry, and fishing	1,230	1.9
Subtotal ^e	--	56,422	87.7
Government and Government Enterprises			
Federal, civilian.....	Public Administration; Transportation, communication, electric, gas, and sanitary services	258	0.4
Military.....	Public Administration	404	0.6
State government.....	Public Administration	261	0.4
Local government.....	Public Administration	4,853	7.6
Subtotal	--	5,776	9.0
Total	--	64,362 ^f	100.0

^aAmerican Industry Classification System.

^bStandard Industry Classification system.

^cDetailed data is not available at the County level; however, the utilities and transportation and warehousing industry groups combined total 2,164 jobs and 3.3 percent of the total jobs located in the County.

^dThe educational service category includes those employed by private schools and colleges. Public school employees are included in the local government category.

^eSubtotal includes the sum of forestry, mining, utilities, and transportation and warehouse industry jobs.

^fIncludes Washington County only.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

Unlike the region and the rest of Wisconsin, Washington County has experienced an increase in manufacturing jobs. Manufacturing jobs in the County have increased from 9,255 jobs to 17,307 jobs, or by almost 87 percent, between 1970 and 2000. The County also experienced growth in all other employment categories between 1970 and 2000, with the exception of agricultural jobs. Agricultural jobs decreased about 37 percent, from 2,002 jobs to 1,255 jobs.

There were 64,362 jobs located in the County in 2004, which is an increase of 4 percent from the 2000 level. Table 71 sets forth the number of jobs by industry group in the County as of 2004. The two industry groups listed on Table 71 include the Standard Industry Classification (SIC) system and the North American Industry Classification System (NAICS). The two industry groups provide different industry group classifications. In 1997, the U.S. government started using the NAICS to categorize employment data. The NAICS was developed jointly by the U.S., Canada, and Mexico to provide improved comparability in statistics about business activity across North America.

Major Employment Types⁷

The manufacturing industry led Washington County in number of jobs in 2004, despite the drop in the number of manufacturing jobs from 17,307 in 2000 to 14,178 in 2004. The next five largest private employment categories were:

- Retail trade – 7,848 jobs
- Health care and social assistance – 5,349 jobs
- Construction – 4,404 jobs
- Accommodation and food services – 4,297 jobs
- Other services, except public administration – 3,951 jobs

The largest government employer in the County was local government, which consisted of 4,853 jobs.

Location Quotient Analysis

The Washington County location quotient, set forth in Table 72, is a ratio comparing the concentration of jobs in the County by industry type to the concentration of jobs in the State and Nation by industry type. If the location quotient is one, the County has an equal concentration of jobs by that industry type compared to the State or Nation. If the location quotient is less than one, the County has a lower concentration of jobs by that industry type compared to the State or Nation. If the location quotient is greater than one, the County has a higher concentration of jobs by that industry type compared to the State or Nation. Compared to the State and Nation, Washington County has a very high concentration of manufacturing, wholesale trade, and, construction jobs. In addition, the County has a high concentration of retail trade and other services, except public administration jobs. By contrast, the County has a low concentration of information technology, finance and insurance, professional and technical services, management, administrative and waste services, educational services, health care and social assistance, farm employment, and government related jobs.

Major Employment Locations

Major employment locations (those with 100 or more employees) in Washington County in 2007 are listed by community on Table 73. In the Town, Weasler Engineering, Inc. is the largest employer, with 250-499 employees. Other large employers (with 20-49 employees) in the Town were Gundrum Brothers Farm Supply Inc., Blue Leasing Corp. Inc., and West Bend Elevator Inc. Ranges are given rather than a specific number of employees for privacy reasons. The largest employers in the County were Serigraph Inc., Washington County, West Bend Mutual Insurance Co., and the West Bend School District in the City of West Bend; Broan-Nutone LLC, Quad/Graphics Inc., and Signicast Corporation in the City of Hartford; Techstar MFG Company in the Village of Germantown; St. Joseph's Hospital in the Town of Polk; Benevolent Corporation Cedar Community in the Town of West Bend; and Sysco Food Services in the Village of Jackson.

Annual Wages⁸

Table 74 sets forth the average annual wages by industry in Washington County, the Region, and the State in 2005. The average annual wage paid to workers employed in Washington County was \$33,398 per year. This figure was about 94 percent of the State average of \$35,547 per year. Jobs in financial activities provided the highest average annual wage in the County at \$43,800, with jobs in manufacturing second at \$42,355. Jobs in construction provided the third highest average annual wage in the County at \$38,478. Jobs in leisure and hospitality provided the lowest annual wage at \$9,587. Table 74 shows that annual wages by industry were generally lower in Washington County than surrounding counties, the Southeastern Wisconsin Region, and the State.

⁷This data is only available at the County level.

⁸This data is only available at the County level.

Table 72

WASHINGTON COUNTY EMPLOYMENT LOCATION QUOTIENT: 2004^a

Industry (NAICS)	Comparison with State	Comparison with Nation
Private Employment		
Forestry, fishing, related activities, and other	-- ^b	-- ^b
Mining	-- ^b	-- ^b
Utilities	-- ^b	-- ^b
Construction.....	1.26	1.13
Manufacturing	1.47	2.53
Wholesale trade.....	1.39	1.39
Retail trade	1.05	1.11
Transportation and warehousing	-- ^b	-- ^b
Information	0.63	0.48
Finance and insurance	0.85	0.87
Real estate and rental and leasing	1.00	0.68
Professional and technical services.....	0.86	0.56
Management of companies and enterprises.....	0.17	0.20
Administrative and waste services.....	0.91	0.68
Educational services.....	0.59	0.50
Health care and social assistance	0.78	0.84
Arts, entertainment, and recreation	1.00	0.90
Accommodation and food services.....	0.97	1.00
Other services, except public administration	1.17	1.07
Farm employment.....	0.66	1.12
Government and Government Enterprises		
Federal, civilian.....	0.50	0.25
Military	1.20	0.50
State government	0.14	0.13
Local government	0.94	0.93

^aIncludes Washington County only.

^bDetailed data is not available at the County level.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

Personal Income

Personal income is another primary indicator of the overall economic well being of an area. Household income is one of the primary measurements of personal income. Annual household income in the Town and each community in the County is documented in Table 7 in Chapter II. The median household income in the Town was \$64,861 in 1999, which was \$7,828 more than the median household income in the County (\$57,033), \$18,274 more than the median household income in the Region (\$46,587), \$21,070 more than the median household income in the State (\$43,791), and \$22,867 more than the household income in the Nation (\$41,994).

Table 75 sets forth historic median household income levels in the Town and each community from 1979 to 1999 in dollars reported and constant (1999) dollars. Reported household income in the Town has increased from \$22,800 in 1979 to \$64,861 in 1999, which is an increase of about 184 percent. When expressed in constant dollars, 1979 reported income adjusted for inflation to express that income in 1999 dollars, household income in the Town increased from \$52,717 to \$64,861, which is an increase of about 23 percent. Adjusted median household income increased in the State by about 7 percent and the Nation by about 8 percent, but decreased in the Region by one-third of one percent between 1979 and 1999.

Overall, households in the Town have experienced economic prosperity over the last two decades; however, a number of households in the Town had annual incomes under the poverty level in 1999. There were 23 households, or about 3 percent of all households, with incomes below the poverty level in the Town in 2000, and

Table 73

MAJOR EMPLOYERS IN WASHINGTON COUNTY: 2007^{a,b}

Name	Location	Number of Employees ^c
City of Hartford		
Broan-Nutone, LLC	926 West State Street	500-999
Quad/Graphics, Inc.	1900 West Sumner Street	500-999
Signicast Corporation.....	1800 Innovation Way	500-999
API Software, Inc.	310 North Wilson Avenue	250-499
Aurora Medical Center of Washington County, Inc.	1032 East Sumner Street	250-499
Aurora Medical Group, Inc.	1004 E. Sumner Street	100-249
Hartford Finishing, Inc.	844 West State Street	100-249
K-MART Corporation.....	1275 Bell Avenue	100-249
Mineshaft Restaurant	22 North Main Street	100-249
Menasha Packaging Company	621 Wacker Drive	100-249
Steel Craft Corporation of Hartford	105 Steelcraft Drive	100-249
THI of Wisconsin at Hartford, LLC	1202 East Sumner Street	100-249
Triton Corporation	857 West State Street	100-249
City of West Bend		
Washington County.....	432 East Washington Street	500-999
Serigraph, Inc.	3801 East Decorah Road	500-999
West Bend Mutual Insurance Co.	1900 South 18th Avenue	500-999
West Bend School District.....	735 South Main Street	500-999
City of West Bend [AC]	1115 South Main Street	250-499
Kettle Moraine YMCA, Inc.	1111 West Washington Street	250-499
Regal Ware, Inc.	1100 Schmidt Road	250-499
Serigraph, Inc.	3701 East Decorah Road	250-499
WAL-MART Associates, Inc.	1515 West Paradise Drive	250-499
Amity Rolfs, Inc.	820 East Washington Street	100-249
Aurora Medical Group, Inc.	205 Valley Avenue	100-249
Fleet & Farm Supply Co of West Bend, Inc.	1637 West Wash Street	100-249
Gehl Co.	143 Water Street	100-249
Kohl's Department Stores, Inc.	1400 South Main Street	100-249
Menard, Inc.	575 West Paradise Drive	100-249
REM Wisconsin.....	505 Meadowbrook Drive	100-249
Moore Wallace North America, Inc.	201 East Progress Drive	100-249
Serigraph, Inc.	603 Hi Mount Road	100-249
The Threshold Inc.	600 Rolfs Avenue	100-249
Ultra Mart Foods, LLC.....	2380 West Washington Street	100-249
Ultra Mart Foods, LLC.....	1719 South Main Street	100-249
Village of Germantown		
Techstar MFG Company.....	W190 N11701 Moldmakers Way	500-999
Airgas Safety, Inc.	W185 N11300 Whitney Drive	250-499
David J. Frank Landscape Contracting, Inc.	N120 W21350 Freistadt Road	250-499
GKN Sinter Metals, Inc.....	N112 W18700 Mequon Road	250-499
Gehl Guernsey Farms, Inc.	N116 W15970 Main Street	100-249
Germantown Public High School	W180 N11501 River Lane	100-249
Germantown Public School (Kennedy Middle).....	W160 N11836 Crusader Court	100-249
J.W. Speaker Corporation.....	W185 N11315 Whitney Drive	100-249
L.T. Hampel Corporation.....	W194 N11551 McCormick Drive	100-249
Smurfit-Stone Container Enterprises, Inc.....	11900 North River Lane	100-249
Virginia Highlands Health and Rehabilitation Center	N173 N10915 Bernies Way	100-249
Ultra Mart Foods, LLC.....	N112 W16200 Mequon Road	100-249
Village of Germantown.....	N112 W17001 Mequon Road	100-249
Village of Jackson		
Sysco Food Services of Eastern Wisconsin, LLC	1 Sysco Drive	500-999

Table 73 (continued)

Name	Location	Number of Employees ^c
Village of Kewaskum Regal Ware Inc.	1675 Reigle Drive	100-249
Town of Addison Kreilkamp Trucking Inc..... Maysteel, LLC	6487 STH 175 6199 CTH W	250-499 250-499
Town of Barton Weasler Engineering, Inc.	7801 North USH 45	250-499
Town of Germantown Riteway Bus Service, Inc.	W201 N13900 Fond Du Lac Avenue	100-249
Town of Jackson Schreiber Foods.....	807 Pleasant Valley	100-249
Town of Kewaskum Summit Ski Corporation	8355 Prospect	250-499
Town of Polk St. Joseph's Hospital.....	3200 Pleasant Valley Road	500-999
Town of Richfield ^d Cabela's	3049 STH 145	250-499
W.G. Strohwig Tool/Die, Inc.....	3285 Industrial Road	100-249
Town of West Bend Benevolent Corp Cedar Community	5595 CTH Z	500-999

^aMajor employers include those with 100 or more employees at a single location.

^bIncludes Washington County, that portion of the City of Hartford located in Dodge County, and that portion of the Village of Newburg located in Ozaukee County.

^cThe exact number of employees is confidential.

^dThe Town of Richfield incorporated as a Village on February 13, 2008.

Source: Wisconsin Department of Workforce Development and SEWRPC.

all 23 households were non-family households. Poverty thresholds are determined on a National basis and do not change by geographic region. Poverty thresholds ranged between \$8,501 for a one person household and \$34,417 for a nine person household in 1999.⁹

Commercial and Industrial Areas

The Town of Barton and Washington County have a strong economic base, as indicated by labor force and household income characteristics. In addition to positive labor force characteristics, the Town and County must ensure that an adequate number of sites for business creation, retention, expansion, and attraction are identified to maintain the strong economic base. The Town land use plan map (Map 25 in Chapter IX) designates 673 acres for commercial and industrial development in 2035, which is an increase of 528 acres from the 145 acres developed for such uses in 2006.

Business/Industrial Parks

Existing business parks located in the County are listed in Table 76. Business parks are defined as having each of the following characteristics:

- A planned and publicly-owned internal street system

⁹The poverty thresholds above are weighted averages. Thresholds vary depending on the number of related children under 18 years of age present in the household and the age of the householder.

Table 74

**AVERAGE ANNUAL WAGES BY INDUSTRY GROUP IN WASHINGTON COUNTY AND ITS
ADJACENT COUNTIES, SOUTHEASTERN WISCONSIN, AND THE STATE OF WISCONSIN: 2005**

County and Industry Group (NAICS)	Average Annual Wage	Percent of Region	Percent of State
Dodge County^a			
All Industries	\$32,861	90.6	92.4
Natural Resources	\$31,115	97.0	112.1
Construction	\$46,064	99.2	107.4
Manufacturing	\$39,335	78.1	88.5
Trade, Transportation, Utilities.....	\$25,055	75.1	80.6
Information	- ^b	- ^b	- ^b
Financial Activities	\$28,101	51.6	60.7
Professional and Business Services.....	\$45,800	104.9	113.2
Education and Health	\$31,773	81.7	85.3
Leisure and Hospitality	\$8,277	58.9	66.4
Other Services	\$15,386	69.7	74.7
Public Administration	\$33,719	79.4	90.5
Fond Du Lac County^a			
All Industries	\$32,649	90.0	91.8
Natural Resources	\$25,487	79.4	91.8
Construction	\$44,787	96.5	104.4
Manufacturing	\$46,307	91.9	104.2
Trade, Transportation, Utilities.....	\$25,819	77.4	83.1
Information	\$27,773	- ^b	63.9
Financial Activities	\$35,194	64.6	76.1
Professional and Business Services.....	\$28,106	64.4	69.5
Education and Health	\$35,770	92.0	96.1
Leisure and Hospitality	\$9,332	66.4	74.8
Other Services	\$18,103	82.0	87.9
Public Administration	\$34,712	81.8	93.2
Milwaukee County			
All Industries	\$40,979	112.9	115.3
Natural Resources	\$42,726	133.1	153.9
Construction	\$48,256	103.9	112.5
Manufacturing	\$51,581	102.4	116.1
Trade, Transportation, Utilities.....	\$34,107	102.3	109.7
Information	\$54,923	- ^b	126.4
Financial Activities	\$58,019	106.5	125.4
Professional and Business Services.....	\$45,047	103.2	111.3
Education and Health	\$40,270	103.6	108.2
Leisure and Hospitality	\$16,862	120.1	135.2
Other Services	\$21,951	99.5	106.5
Public Administration	\$48,312	113.8	129.7
Ozaukee County			
All Industries	\$37,381	103.0	105.2
Natural Resources	\$31,810	99.1	114.6
Construction	\$43,089	92.8	100.5
Manufacturing	\$48,772	96.8	109.8
Trade, Transportation, Utilities.....	\$31,101	93.3	100.1
Information	- ^b	- ^b	- ^b
Financial Activities	\$48,836	89.7	105.6
Professional and Business Services.....	\$40,453	92.7	99.9
Education and Health	\$39,676	102.0	106.6
Leisure and Hospitality	\$11,663	83.0	93.5
Other Services	\$18,748	85.0	91.0
Public Administration	\$31,313	73.8	84.1
Sheboygan County^a			
All Industries	\$35,095	96.7	98.7
Natural Resources	\$21,422	66.8	77.2
Construction	\$39,765	85.6	92.7
Manufacturing	\$43,948	87.2	98.9
Trade, Transportation, Utilities.....	\$26,597	79.8	85.6
Information	\$32,044	- ^b	73.8
Sheboygan County (continued)^a			
Financial Activities	\$42,007	77.1	90.8
Professional and Business Services.....	\$29,748	68.2	73.5
Education and Health	\$36,927	95.0	99.2
Leisure and Hospitality	\$10,781	76.8	86.5
Other Services	\$14,067	63.8	68.3
Public Administration	\$37,410	88.1	100.4
Washington County			
All Industries	\$33,398	92.0	94.0
Natural Resources	\$29,164	90.9	105.0
Construction	\$38,478	82.9	89.7
Manufacturing	\$42,355	84.1	95.3
Trade, Transportation, Utilities.....	\$30,751	92.2	98.9
Information	\$23,865	- ^b	54.9
Financial Activities	\$43,800	80.4	94.7
Professional and Business Services.....	\$35,557	81.5	87.9
Education and Health	\$35,153	90.4	94.4
Leisure and Hospitality	\$9,587	68.3	76.9
Other Services	\$18,526	84.0	89.9
Public Administration	\$33,150	78.1	89.0
Waukesha County			
All Industries	\$40,708	112.2	114.5
Natural Resources	\$37,674	117.4	135.7
Construction	\$49,152	105.9	114.6
Manufacturing	\$49,634	98.5	111.7
Trade, Transportation, Utilities.....	\$36,010	108.0	115.8
Information	- ^b	- ^b	- ^b
Financial Activities	\$54,843	100.7	118.5
Professional and Business Services.....	\$47,783	109.5	118.1
Education and Health	\$37,807	97.2	101.6
Leisure and Hospitality	\$12,046	85.8	96.6
Other Services	\$24,860	112.7	120.7
Public Administration	\$35,978	84.8	96.6
Southeastern Wisconsin Region			
All Industries	\$36,286	100.0	102.1
Natural Resources	\$32,089	100.0	115.6
Construction	\$46,434	100.0	108.3
Manufacturing	\$50,372	100.0	113.4
Trade, Transportation, Utilities.....	\$33,347	100.0	107.3
Information	- ^b	- ^b	- ^b
Financial Activities	\$54,454	100.0	117.7
Professional and Business Services.....	\$43,646	100.0	107.9
Education and Health	\$38,881	100.0	104.4
Leisure and Hospitality	\$14,044	100.0	112.6
Other Services	\$22,065	100.0	107.1
Public Administration	\$42,446	100.0	114.0
State of Wisconsin			
All Industries	\$35,547	98.0	100.0
Natural Resources	\$27,765	86.5	100.0
Construction	\$42,891	92.4	100.0
Manufacturing	\$44,430	88.2	100.0
Trade, Transportation, Utilities.....	\$31,088	93.2	100.0
Information	\$43,439	- ^b	100.0
Financial Activities	\$46,267	85.0	100.0
Professional and Business Services.....	\$40,462	92.7	100.0
Education and Health	\$37,228	95.7	100.0
Leisure and Hospitality	\$12,468	88.8	100.0
Other Services	\$20,604	93.4	100.0
Public Administration	\$37,244	87.7	100.0

^aCounty is not part of the Southeastern Wisconsin Region.

^bData not available.

Source: Wisconsin Department of Workforce Development and SEWRPC.

Table 75

MEDIAN HOUSEHOLD INCOME IN WASHINGTON COUNTY COMMUNITIES: 1979 - 1999

Community	1979	1989	1999	Percent Change 1979 - 1999
City of Hartford				
Reported Dollars	17,986	28,092	46,553	158.8
Constant 1999 Dollars	41,586	38,068	46,553	11.9
City of West Bend				
Reported Dollars	19,732	34,337	48,315	144.9
Constant 1999 Dollars	45,623	46,531	48,315	5.9
Village of Germantown				
Reported Dollars	25,313	42,083	60,742	140.0
Constant 1999 Dollars	58,527	57,028	60,742	3.8
Village of Jackson				
Reported Dollars	18,986	30,858	53,990	184.4
Constant 1999 Dollars	43,898	41,817	53,990	23.0
Village of Kewaskum				
Reported Dollars	20,948	33,306	49,861	138.0
Constant 1999 Dollars	48,435	45,134	49,861	2.9
Village of Newburg				
Reported Dollars	19,803	33,500	57,024	188.0
Constant 1999 Dollars	45,787	45,397	57,024	24.5
Village of Slinger				
Reported Dollars	18,670	30,965	47,125	152.4
Constant 1999 Dollars	43,168	41,962	47,125	9.2
Town of Addison				
Reported Dollars	23,125	39,707	56,875	145.9
Constant 1999 Dollars	53,468	53,808	56,875	6.4
Town of Barton				
Reported Dollars	22,800	41,675	64,861	184.5
Constant 1999 Dollars	52,717	56,475	64,861	23.0
Town of Erin				
Reported Dollars	26,210	47,439	74,875	185.7
Constant 1999 Dollars	60,601	64,286	74,875	23.6
Town of Farmington				
Reported Dollars	22,593	40,685	61,667	172.9
Constant 1999 Dollars	52,238	55,134	61,667	18.1
Town of Germantown				
Reported Dollars	25,314	43,486	75,000	196.3
Constant 1999 Dollars	58,530	58,929	75,000	28.1

Community	1979	1989	1999	Percent Change 1979 - 1999
Town of Hartford				
Reported Dollars	23,491	42,437	69,896	197.5
Constant 1999 Dollars	54,315	57,508	69,896	28.7
Town of Jackson				
Reported Dollars	26,925	48,504	64,070	138.0
Constant 1999 Dollars	62,255	65,729	64,070	2.9
Town of Kewaskum				
Reported Dollars	19,732	36,771	59,500	201.5
Constant 1999 Dollars	45,623	49,830	59,500	30.4
Town of Polk				
Reported Dollars	24,844	42,425	62,933	153.3
Constant 1999 Dollars	57,443	57,491	62,933	9.6
Town of Richfield				
Reported Dollars	27,099	51,143	72,809	168.7
Constant 1999 Dollars	62,657	69,306	72,809	16.2
Town of Trenton				
Reported Dollars	23,671	41,448	66,213	179.7
Constant 1999 Dollars	54,731	56,168	66,213	21.0
Town of Wayne				
Reported Dollars	22,029	36,136	61,033	177.1
Constant 1999 Dollars	50,934	48,969	61,033	19.8
Town of West Bend				
Reported Dollars	22,617	35,000	73,333	224.2
Constant 1999 Dollars	52,294	47,430	73,333	40.2
Washington County				
Reported Dollars	21,989	38,431	57,033	159.4
Constant 1999 Dollars	50,842	52,079	57,033	12.2
Southeastern Wisconsin Region				
Reported Dollars	20,096	32,146	46,308	130.6
Constant 1999 Dollars	46,465	43,562	46,308	-0.3
Wisconsin				
Reported Dollars	17,680	29,442	43,791	147.7
Constant 1999 Dollars	40,879	39,898	43,791	7.1
United States				
Reported Dollars	16,841	30,056	41,994	149.4
Constant 1999 Dollars	38,939	40,730	41,994	7.8

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

- Sanitary sewer service and public water service or availability
- Single ownership at the time the park was subdivided
- Land that is available and on the market
- A minimum of 10 acres for brownfield sites and 40 acres for greenfield sites
- Land that was platted or divided by certified survey map, except for brownfield sites

Table 76

BUSINESS/INDUSTRIAL PARKS IN WASHINGTON COUNTY: 2006^a

Park Name	Location ^b	Total Site Area (Acres)	Area Developed/ Committed for Business/Industrial Uses (Acres)	Remaining Available Developable Area (Acres)
City of Hartford				
Dodge Industrial Park.....	T10N, R17E Section 12-4 and Section 13-1 and 4; T10N, R18E Section 7-3 and Section 18-2 and 3	540.0	507.0	33.0
Hartford Industrial Park	T10N, R18E Section 17-2 and 3 and Section 20-1 and 2	106.0	106.0	--
Western Industrial Park.....	T10N, R18E Section 17-3 and Section 18-1 and 4	66.0	66.0	--
City of West Bend				
River Road Industrial Park	T11N, R19E Section 36-4	57.0	35.5	21.5
West Bend Corporate Center	T11N, R19E Section 26-2 and 3	234.0	113.0	121.0
West Bend Industrial Park – East.....	T11N, R20E Section 7-3	67.0	67.0	--
West Bend Industrial Park – South.....	T11N, R19E Section 25-1, 2, 3, and 4	204.0	195.5	8.5
Wingate Creek Business Center	T11N, R20E Section 27-3 and 4	70.0	36.0	34.0
Village of Germantown				
Germantown Business Park (Donges Bay Industrial Park)	T9N, R20E Section 32-3	350.0	233.0	117.0
Germantown Industrial Park (Maple Road Industrial Park)	T9N, R20E Section 20-1 and 4 and Section 21-2 and 3	474.0	474.0	--
Stonewood Business Park	T9N, R20E Section 28-1	18.0	18.0	--
Village of Jackson				
Cedar Creek Business Park.....	T10N, R19E Section 13-4 and Section 14-1	110.0	110.0	--
Jackson Northwest Business Park	T10N, R20E Section 18-1, 2, 3, and 4	290.0	210.0	80.0
Village of Kewaskum				
Trading Post Center Business Park.....	T12N, R19E Section 15-3	57.0	17.0	40.0
Village of Slinger				
Industrial Site #1	T10N, R19E Section 16-3	23.0	--	23.0
Industrial Site #2	T10N, R19E Section 16-4	49.0	--	49.0
Industrial Site #3	T10N, R19E Section 6-3	13.0	--	13.0
Industrial Sites #4 and #7.....	T10N, R19E Section 17-4 and Section 20-1	100.0	97.5	2.5
Industrial Sites #5 and #10.....	T10N, R19E Section 7-4 and Section 8-3	19.0	--	19.0
Industrial Site #6	T10N, R19E Section 21-1	27.0	--	27.0
Industrial Site #8	T10N, R19E Section 18-2	16.0	--	16.0
Industrial Site #9	T10N, R19E Section 7-3 and Section 18-2	34.0	34.0	--
Town of Addison				
St. Lawrence Industrial Park.....	T11N, R18E Section 34-4	230.0	110.0 ^c	120.0
Town of Polk				
Helsan Business Park	T10N, R19E Section 36-4	39.0	36.5	2.5
Town of Richfield				
Beechwood Industrial Park.....	T9N, R19E Section 24-1	44.0	44.0	--
Endeavor Industrial Park	T9N, R19E Section 1-2	133.0	20.0	113.0
Strohwig Industrial Park	T9N, R19E Section 12-2 and 3	150.0	100.0	50.0
Total – 27 Sites	--	3,520.0	2,630.0	890.0

^aBusiness/Industrial Parks in Washington County were identified based on the following characteristics: the presence of a planned publicly-owned internal street system, single ownership at the time the park was created, having buildable sites, and created by plat or by certified survey map.

^bThe location represents the U.S. Public Land Survey Township, Range, and Section in which the site is located. The last number indicates the quarter section location. A "1" indicates the northeast quarter, a "2" indicates the northwest quarter, a "3" indicates the southwest quarter, and a "4" indicates the southeast quarter.

^cIncludes an existing quarry.

Source: Washington County, Local Governments, and SEWRPC.

In 2006, there were no business parks located in the Town of Barton. There were 27 business parks located in the County. Total acreage encompassed by business parks in the County was 3,520 acres. About 75 percent of the land, or 2,630 acres, has been developed or is committed to development. About 25 percent of the land, or 890 acres, is currently available for development. Business parks are located in the Cities of Hartford and West Bend; Villages of Germantown, Jackson, Kewaskum, and Slinger; and Towns of Addison, Polk, and Richfield. Existing business parks are generally located adjacent to a highway or arterial street. Uses located in business parks are traditionally manufacturing, warehousing, or office uses; however, commercial retail and service uses may also be

appropriate for business parks. The most compatible commercial retail and service uses for business parks are those that provide goods and services catering to the needs of employees who work in the business parks, such as child care centers, restaurants, and banks or credit unions. Health care clinics are also increasingly being located in business parks.

Environmentally Contaminated Sites

Section 66.1001 of the *Wisconsin Statutes* requires the economic development element of a comprehensive plan to promote environmentally contaminated sites for commercial and industrial use. The Wisconsin Department of Natural Resources (DNR) identified one “open” contaminated site in the Town as an environmental repair (ERP) site in a 2006 inventory. An ERP site has contaminated soil and/or groundwater that is not caused by a leaking underground storage tank. The ERP site in the Town has been identified as having soil, private well, and possible groundwater contamination. The site has been remediated, but DNR has not received or processed the information needed to officially “close” the site. The site has been redeveloped by Weasler Engineering.

PART 2: ECONOMIC DEVELOPMENT ORGANIZATIONS AND PROGRAMS

General Economic Development Organizations and Programs

A number of economic development organizations and programs have been established to assist in the establishment, retention, and expansion of area businesses in the Town of Barton and the County, including the following:

Economic Development/Washington County

Economic Development/Washington County (EDWC) seeks to improve and enhance the economic vitality of the County by serving as the central voice on economic development issues, retaining and expanding the current manufacturing and commerce sectors, attracting and creating new family-supporting jobs, and supporting quality of life issues. The EDWC recently drafted a 2006-2007 economic development strategic plan for Washington County. This plan sets goals for the County in the areas of business retention, business attraction, workforce quality and availability, and the internal structure of the EDWC. The plan addresses each goal and assigns the goal's priority, timeline, and the entity responsible for that goal.

Washington County Revolving Loan Fund

The Wisconsin Community Development Block Grant (CDBG) Program, administered by the Wisconsin Department of Commerce, provides local government with funds to use for economic development, more specifically, for business start-ups and expansion. These funds, received from the U.S. Department of Housing and Urban Development, are used to provide grants to local units of government that use the funds to loan to a business. The business, in return for use of the public funds, provides private investment towards the assisted activity and most importantly creates job opportunities, principally for the benefit of low and moderate income persons.

When a business repays the community the loan (principal and interest payments), the funds are used to capitalize a local revolving loan fund (RLF). With the RLF, the community can make additional loans to businesses wishing to expand or locate in the community. These loans typically are smaller loans (\$20,000-\$100,000). When successfully administered, the community's revolving loan fund can expand the amount in its RLF to an amount in excess of the original amount it was able to retain. This happens when the community exercises due diligence by performing a thorough credit analysis to determine business viability and adequately securing and servicing the loan. In administering a RLF, a community becomes a "bank" and accepts responsibilities similar to that of a commercial lender when it makes a CDBG or RLF loan to a business.

Washington County has established a RLF program. Eligible applicants include manufacturing and related distribution businesses and service businesses that wish to establish a new operation or expand an existing operation in the County. The loan may be used for the acquisition of land, buildings, and/or fixed equipment; site preparation; the construction, reconstruction, or rehabilitation of buildings, including leasehold improvements; the installation of fixed equipment; clearance, demolition, and/or removal of structures; working capital; and buyouts by purchase of assets or stock. There were four businesses participating in the RLF program in 2006.

To be eligible for funding, a proposed project must meet all of the following minimum requirements:

- Private Funds Leveraged - One dollar of private sector investment must be provided for each dollar of RLF investment. Private sector investment is defined as financing from a private lending institution, public sector business loan programs other than the CDBG program, or new equity that is injected into the business as a part of the expansion project.
- Cost Per Job - A minimum of one full-time equivalent (FTE) job must be created or retained for each \$20,000 of RLF funds requested.
- Financial Feasibility and Business Viability - The applicant must demonstrate that the proposed project is viable and that the business has the economic ability to repay the funds.
- Low-and Moderate-Income (LMI) Benefit - At least 51 percent of the jobs created or retained must be made available to persons who reside in low-and moderate-income households.
- Project Completion - All projects must be completed, all funds expended, and all jobs created and/or retained within 24 months from the date of the RLF loan approval. All jobs must be maintained for a minimum of 12 months.

Washington County has also established a RLF Retail program. Eligible applicants include any retail business that wishes to establish a new operation or expand an existing operation in the County. The loan may be used for the acquisition of land, buildings, and/or fixed equipment; site preparation; the construction, reconstruction, or rehabilitation of buildings, including leasehold improvements; the installation of fixed equipment; clearance, demolition, and/or removal of structures; working capital; and buyouts by purchase of assets or stock. There were two businesses participating in the RLF Retail program in 2006.

To be eligible for funding, a proposed project must meet all of the following minimum requirements:

- Private Funds Leveraged - One dollar of private sector investment must be provided for each dollar of RLF investment. Private sector investment is defined as financing from a private lending institution, public sector business loan programs other than the CDBG program, or new equity that is injected into the business as a part of the expansion project.
- Cost Per Job - A minimum of one full-time equivalent (FTE) job must be created or retained for each \$10,000 of RLF funds requested.
- Financial Feasibility and Business Viability - The applicant must demonstrate that the proposed project is viable and that the business has the economic ability to repay the funds.
- Low-and Moderate-Income (LMI) Benefit - At least 51 percent of the jobs created or retained must be made available to persons who reside in low-and moderate-income households.
- Project Completion - All projects must be completed, all funds expended, and all jobs created and/or retained within 24 months from the date of the RLF loan approval. All jobs must be maintained for a minimum of 12 months.

Technology Zones

Wisconsin's Technology Zone program, administered by the Wisconsin Department of Commerce, offers tax credit incentives to new and growing businesses in the State's high-technology sectors. High technology businesses planning to expand existing operations in a designated Technology Zone area, individuals planning to start a new business in a Technology Zone area or businesses considering relocation to a Technology Zone area from outside Wisconsin may be eligible for Technology Zone tax credits. Washington County is part of the Metropolitan Milwaukee Technology Zone. Beneficiaries of the Technology Zone program include the Signicast Corporation in the City of Hartford.

The Milwaukee 7

The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin counties – Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is significant to fostering economic growth. Milwaukee 7 is engaged in efforts focusing on regional strategic planning for economic development. Among the council's goals are to compile comprehensive information about the Region, creating a way for businesses to tap easily into data that can help them plan expansion or location decisions, identifying “clusters” of industries well suited to the area, and creating jobs to retain more Wisconsin college graduates.

In April 2007, the Milwaukee 7 released its Strategic Framework, which sets forth a vision for the Region and a plan to achieve that vision. The Strategic Framework identifies the Region’s assets that pose a unique opportunity for the Region’s long-term prosperity; identifies “Regional Export Drivers,” which are industries that drive the export of goods and services beyond our regional borders; maps opportunity zones; and outlines a strategic agenda for each of the Regional Export Drivers. The Milwaukee 7 resource center and Strategic Framework are found on the Milwaukee 7 website (www.choosemilwaukee.com).

Washington-Ozaukee-Waukesha (WOW) Workforce Development Board

The WOW Workforce Development Board was established in response to the Workforce Investment Act of 1998 (WIA). The WOW Workforce Development Board is a private, non-profit corporation dedicated to providing workforce development services to residents and business of Washington, Ozaukee, and Waukesha Counties. The WOW Workforce Development Board works in collaboration with County and local elected officials, economic development corporations, and businesses to address workforce issues. The WOW Workforce Development Board is dedicated to finding solutions to local workforce needs through long-term planning and timely responses to the changing economy.

The WOW Workforce Development Board has several programs available. The following is a summary of each of these programs:

H-1B Advanced Manufacturing Training Program

The H-1B Advanced Manufacturing Training Program is funded by the U.S. Department of Labor and is intended to reduce the dependence of American companies on skilled workers from other countries. The program’s objective is to train 200 apprentices and 500 other workers in advanced manufacturing skills to address the industry need for highly-skilled workers. The program will provide a maximum of \$500 per month per apprentice.

On-The-Job Training Program

The On-The-Job Training Program provides funding to employers to help offset the cost of training new employees. Businesses can receive a wage reimbursement of up to 50 percent of the new employee’s wages during the training period. The length of the training period depends on the amount and complexity of the training needed to bring the worker to the desired skill level. To be eligible the job should meet or exceed minimum wage requirements; the job trained for must have transferable skills and not be seasonal or temporary; and contracts must be completed and approved prior to the new hire’s first day of work.

Workforce Advancement and Attachment Training Program

The Workforce Advancement and Attachment Training Program awards grants to employers to provide training to existing entry-level workers so that they may move up another employment level and receive a salary increase. To be eligible for the grant the employer must employ workers who meet income guidelines; have specific training in mind for employee(s); provide training to advance skills outside the current job; and complete training within one year. The training must result in an increase in pay or a promotion within six months of training, or be necessary for job retention.

Dislocated Worker Program

The objective of the Dislocated Worker Program is to assist laid-off workers in obtaining full-time employment in a job compatible with the worker's capabilities and interests at a competitive wage. The WOW Dislocated Worker program is a "Work First" program, with emphasis on opportunities for employment. Participation in the dislocated worker program requires that the worker be committed to intensive efforts toward obtaining full-time employment. Program staff develops an Individual Employment Plan (IEP) with each participant that identifies the full-time employment objectives and what steps will be taken to achieve the objectives. The IEP specifies the occupational goals of the enrollee, based on assessment, testing, and individualized counseling.

If, after an initial period of intensive work search the participant is unsuccessful in obtaining employment, additional training may be considered, subject to availability of funds. Those who are deemed eligible to receive additional training are given an Individual Training Account (ITA), and information on providers, which includes the cost of training and the success rate of the training provider.

Work Keys Program

Work Keys is an employability skills assessment tool designed to ensure that an employer has the right people staffing key positions. The tool evaluates the key skills and levels of competency required for specific jobs in an organization. Then, skill assessments are administered to job applicants and/or employees to pinpoint their current skill levels. Once complete, it compares the skill levels demonstrated by each test taker to the minimum skill levels required for the profiled jobs, which enables employers to immediately evaluate an applicant's qualifications and/or determine the training needs of current employees. This process provides job analysis, assessment, instructional support, reporting, and training identification services to employers.

Tax Increment Financing

Wisconsin's Tax Increment Finance (TIF) program was approved by the Legislature in 1975. Its purpose is to provide a way for a city or village to promote tax base expansion. TIF is aimed at eliminating blight, rehabilitating declining property values, and promoting industry and mixed-use development. The TIF law was amended in 2004 to allow towns to participate in the TIF program. Towns may identify TIF projects involving agricultural, forestry, manufacturing, and tourism industries (recreational and vacation camps, recreational vehicle parks and campgrounds, racetracks, dairy product stores, and public golf courses) as defined in Section 60.85 of the *Statutes*.

When a TIF is created the aggregate equalized value of taxable and certain municipality-owned property is established by the Department of Revenue. This is called the Tax Incremental Base. The municipality then installs public improvements, and property taxes generally increase. Taxes paid on the increased value are used to pay for improvements funded by the community. This is the tax increment. It is based on the increased values in the Tax Increment District (TID) and levies of all the taxing jurisdictions that share the tax base. Other taxing jurisdictions do not benefit from taxes collected on value increases until project costs have been recovered and the TID is retired. At this point, the added value is included in the apportionment process and all taxing jurisdictions share the increase in property value. Washington County had 19 TIF districts in 2006, all of which were located in cities and villages.

Brownfield Remediation Grants

The comprehensive planning law places an emphasis on the remediation and reuse of environmentally contaminated, or brownfield, sites. Brownfields are defined as abandoned, idle, or underused industrial or commercial properties where redevelopment is hindered by known or suspected environmental contamination. The following grant programs are available to assist in the identification and clean up (remediation) of brownfield sites:

Brownfield Site Assessment Grants (SAG)

Brownfield Site Assessment Grants (SAG) assist local governments in taking preliminary steps to stimulate redevelopment of brownfield areas. Those eligible for the grant include cities, villages, towns, redevelopment authorities, community development authorities, and housing authorities. The applicant may not have caused the

environmental contamination, and the person who caused the contamination must be unknown, unable to be located, or financially unable to pay for grant eligibility. The grant may fund Phase I and II environmental site assessments, environmental investigation, demolition, removal of underground storage tanks, and removal of abandoned containers. The State budget typically includes \$1.7 million per year for SAG funding. The grants are administered by the Wisconsin Department of Natural Resources (DNR).

Blight Elimination and Brownfield Redevelopment (BEBR) Grants

Blight Elimination and Brownfield Redevelopment (BEBR) grants are administered by the Wisconsin Department of Commerce and provide funding for blight elimination and brownfield projects that promote economic development and have a positive effect on the environment at abandoned, idle, or underused industrial and commercial sites. Those eligible include cities, villages, towns, non-profit organizations, individuals, and businesses. The grant may fund property acquisition, Phase I and II environmental site assessments, environmental investigation, removal of abandoned containers and some underground storage tanks, environmental cleanup, demolition, rehabilitation of buildings, and redevelopment. This program is funded by a combination of State and Federal funds and typically receives about \$7.5 million in funding per year.

Brownfield Green Space and Public Facilities Grants

Brownfield Green Space and Public Facilities Grants assist local governments in cleaning up brownfields that are intended for future public use. This includes developing green spaces and developing public facilities. Those eligible include cities, villages, towns, counties, redevelopment authorities, community development authorities, and housing authorities that have completed an environmental investigation and are ready to clean up the contaminated property. The maximum grant awarded is \$200,000. The program is administered by the DNR.

Petroleum Environmental Cleanup Fund Award (PECFA)

The PECFA program was created by the Wisconsin Department of Commerce in response to enactment of Federal regulations requiring release prevention from underground storage tanks and cleanup of existing contamination from those tanks. PECFA is a reimbursement program returning a portion of incurred remedial cleanup costs to owners of eligible petroleum product systems, including home heating oil systems. Program funding is generated from a portion of a \$0.02/gallon petroleum inspection fee.

Brownfield Economic Development Initiative (BEDI) Grants

The Brownfield Economic Development Initiative (BEDI) provides eligible communities with grants to clean up and redevelop brownfields. Local governments that are Federal entitlement communities (which includes the City of Hartford) may apply for BEDI grants.

Activities funded by BEDI grants must meet one of the following National objectives:

- Benefit low-to-moderate income people
- Prevent or eliminate slum or blight
- Address imminent threats or urgent needs

The grant funds may be used for planning; property acquisition; Phase I and II environmental site assessments; environmental investigation; removal of underground storage tanks and abandoned containers; environmental cleanup; demolition; rehabilitation of buildings; redevelopment and marketing; and public facility and infrastructure improvements. The maximum grant awarded is \$2 million.

Federal Brownfields Assessment Grants

The Federal Brownfield Assessment Grants are administered by the U.S. Environmental Protection Agency (EPA) and are for assessment of brownfield sites. Those eligible include local governments, regional planning commissions, redevelopment authorities, and some other governmental organizations. The grants are available to

Table 77

EMPLOYMENT PROJECTIONS FOR WASHINGTON COUNTY UNDER THE REGIONAL LAND USE PLAN: 2000-2035

Industry Group	Existing Number of Jobs 2000	Projected Number of Jobs 2035	2000-2035 Number Change in Employment	2000 Percent of Total Employment	2035 Percent of Total Employment
Industrial ^a	23,999	24,062	63	38.9	30.5
Retail.....	10,152	12,674	2,522	16.5	16.1
General ^b	16,890	31,758	14,868	27.4	40.3
Transportation, Communications, and Utilities.....	2,313	2,186	-127	3.7	2.8
Government.....	6,018	6,018	0	9.8	7.6
Other ^c	2,319	2,163	-156	3.7	2.7
Total	61,691	78,861	17,170	100.0	100.0

^aIndustrial includes construction, manufacturing, and wholesale trade categories.

^bIncludes finance, insurance, and real estate (FIRE), and service categories.

^cIncludes agricultural, agricultural services, forestry, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

fund planning; Phase I and II environmental site assessment; environmental investigation; removal of some petroleum tanks; and remediation, planning, and design. The maximum grant award is \$200,000. An applicant may request a total of \$400,000 per year.

Federal Brownfields Site Cleanup Grants

The Federal Brownfield Site Cleanup Grants are administered by the U.S. EPA for the clean up of a brownfield site. Those eligible include local governments, regional planning commissions, non-profits, redevelopment authorities, and some other governmental organizations. The grants may fund environmental cleanup, demolition, and removal of some abandoned containers and underground petroleum tanks. The maximum grant award is \$200,000 with a 20 percent cost share required in the form of money or in kind services.

PART 3: ECONOMIC PROJECTIONS AND DESIRABLE BUSINESSES

Employment Projections

Future employment levels in the County are expected to be strongly influenced by the strength of the regional economy relative to the rest of the State and Nation. The Regional Planning Commission’s economic study, *The Economy of Southeastern Wisconsin*¹⁰ which was prepared as part of the regional land use planning program, concluded that the regional economy is unlikely to significantly increase or decrease in strength relative to the State or Nation over the projection period of 2000 to 2035.

Projections of total employment for Washington County were prepared within the framework of the regional employment projection largely on the basis of trend analysis. The number of jobs by industry group in 2000 and the projected number of jobs in 2035 are shown on Table 77. The total number of jobs in the Town of Barton is projected to increase by 1,510 jobs, or by about 112 percent. The total number of jobs in the County is projected to increase by 17,170 jobs, or by about 28 percent. Most of the job growth in the County is expected to occur in the “General” category, which includes service jobs and jobs in finance, insurance, and real estate. Retail and industrial jobs are expected to increase, while the number of transportation and utility jobs, government jobs, and agricultural and natural-resource related jobs are expected to remain the same or to decrease.

¹⁰ Documented in SEWRPC Technical Report No. 10 (4th Edition), *The Economy of Southeastern Wisconsin*. July, 2004

Desired Businesses

Section 66.1001 of the *Wisconsin Statutes* requires that an assessment of categories or particular types of new businesses and industries desired by the Town of Barton be identified in the economic development element of the comprehensive plan. This section includes a list of businesses and industries the Town would like to create, attract, retain, or expand.

Desired business and industries for the Town include:

- Biomanufacturing and manufacturing of medical equipment
 - 3254, Pharmaceutical and Medicine Manufacturing
 - 3391, Medical Equipment and Supplies Manufacturing
- Information systems, including software development and data processing
 - 5182, Data Processing, Hosting, and Related Services
 - 5112, Software Publishers
 - 5415, Computer Systems Design and Related Services
- Entrepreneurial companies and independent businesses led by visionaries that will attract venture capital to the County
 - No specific codes, would apply to virtually all
- Advanced technology manufacturing and niche manufacturing, such as plastics, military, defense, and medical industries; and manufacturing that requires high precision and low product volume
 - 326, Plastic and Rubber Products Manufacturing
 - 331, Primary Metal Manufacturing
 - 332, Fabricated Metal Product Manufacturing
 - 333, Machinery Manufacturing
 - 334, Computer and Electronic Product Manufacturing
 - 335, Electrical Equipment, Appliance, and Component Manufacturing
 - 336, Transportation Equipment Manufacturing
 - 339, Miscellaneous Manufacturing
 - No specific codes provided for military/defense industries
- Financial and insurance services, including financial planning, banking, online support facilities, and processing facilities
 - 52, Finance and Insurance
- Business incubators for small businesses that may grow into larger businesses and expand
 - No specific codes, would apply to virtually all
- Small businesses and home-based businesses
 - No specific codes, would apply to virtually all
- Niche agriculture, including organic farming; food production for local restaurants, micro-breweries, and other niches; and crop production for the bio-fuel industry
 - No specific codes provided for these businesses
- Continuation of dairy farming and other existing types of agriculture
 - 11212, Dairy Cattle and Milk Production
- Professional/engineering/technical offices
 - 54, Professional, Scientific, and Technical Services

- Logistics/freight/trucking
 - 48-49, Transportation and Warehousing
 - 484, Truck Transportation
 - 482, Rail Transportation
 - 488, Support Activities for Transportation
 - 4885, Freight Transportation Arrangement
 - 493, Warehousing and Storage
- Nonmetallic mining
 - 2123, Nonmetallic Mineral Mining and Quarrying
 - 327, Nonmetallic Mineral Product Manufacturing
- Aerospace manufacturing
 - 3364, Aerospace Product and Parts Manufacturing
- Food processing
 - 311, Food Manufacturing
- Conservation industries
 - No specific codes provided; see codes under “Advanced technology, manufacturing, and niche manufacturing” above

Town of Barton Economic Development Strengths and Weaknesses

Section 66.1001 of the *Wisconsin Statutes* also requires that an assessment of Town of Barton strengths and weaknesses with respect to attracting and retaining businesses and industries be completed as part of the economic development element. This section includes a list of perceived strengths and weaknesses, which were identified by the Town Plan Commission.

- Strong regional cooperation and promotion through the Milwaukee 7 economic development initiative
- Strong educational system including high schools, UW-Washington County (UWWC), and Moraine Park Technical College (MPTC)
- Proximity to Moraine Park Technical College, UWWC, and Milwaukee area universities and colleges, including Milwaukee Area Technical College (MATC)
- High quality of life, including good healthcare; recreational and open space amenities; rural character; high quality public services; low crime rate; cultural opportunities; and location in the Milwaukee Metropolitan Area
- Proximity and accessibility to highway system; STH 33, USH 41, and USH 45, and good access to Milwaukee
- Access to transportation and/or shipping through rail, the West Bend Municipal Airport and other local airports, Mitchell International Airport, and the Port of Milwaukee
- Revolving Loan Fund Financing incentives
- Highly developed utility and energy infrastructure in urban areas
- Available land within existing business/industrial parks
- Educated and skilled workforce
- Active farmland
- County and local governments that are receptive to business needs

- Consistent population growth
- Fair Park (meeting, convention, and exhibition facilities that operate year-round to showcase area businesses)
- Chambers of Commerce, Downtown Associations, Convention and Visitors Bureau, industry “clusters”

The Town of Barton’s perceived weaknesses regarding attracting and retaining desirable businesses and industries include:

- Too many educated young people leaving the Town and County
- Aging of the workforce population
- Prejudice towards technical education and employment in “trade jobs”
- Lack of workers with skills suited to trade jobs and manufacturing jobs
- High land costs
- Lack of availability of business services
- Disconnect between the education system and the business sector – students are not necessarily learning the skills employers covet
- Lack of public transportation options
- Residents may be reluctant to change and fearful of new business ideas
- “NIMBY” (Not In My Back Yard) attitude
- Lack existing manufacturing buildings with ample electric power to run manufacturing equipment
- Lack of technical and trade programs in local high schools
- Limited fire and police services, needs to be stronger and better organized
- Tax base needs to be diversified with more industrial and business uses

PART 4: GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This section sets forth economic development goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve land use goals and objectives; and programs, which are projects or services intended to achieve economic development policies, are also identified.

Goal: Communicate with existing local businesses and work to retain them, if possible.

Goal: Encourage economic development desired by the Town in appropriate areas.

- **Objective:** Monitor the impacts of noise, traffic, etc. of home-based businesses.
- **Objective:** Make the Town’s vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.
- **Objective:** Encourage business development that matches the educational attainment and skills of Town residents.
 - **Policy:** Encourage continued agricultural uses on lands identified in the Land Use Element of this report as best suited for long-term farmland preservation, in order to maintain an agricultural economy in the Town.
 - **Policy:** Support economic development organizations that act to retain and create employment opportunities for residents of the Town.

- **Policy:** Aggressively promote the positive attributes of the Town to desirable businesses that may consider locating or expanding in the Town.
 - **Program:** Identify additional commercial and industrial lands on the Town land use plan map (See Maps 22 through 25 in Chapter IX).
 - **Program:** Identify lands to be retained in long-term agricultural use on the Town land use plan map (See Maps 22 through 25 in Chapter IX).

Chapter XIV

INTERGOVERNMENTAL COOPERATION ELEMENT

INTRODUCTION

The intergovernmental cooperation element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (g) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps for joint planning and decision making between the Town of Barton and other jurisdictions, including school districts and local governments, for the siting and building of public facilities and for sharing public services. The *Statute* also requires this element to:

- Analyze the relationship of the Town to school districts, adjacent local governments, Washington County, the Region, the State, and to other governmental units (such as sanitary districts and library boards)
- Incorporate any plans or agreements to which the Town is a party under Sections 66.0301, 66.0307, or 66.0309 of the *Statutes*
- Identify existing or potential conflicts between the Town, other local governments, the County, or the regional planning commission, and to describe the processes to resolve such conflicts.

Some of the benefits of Intergovernmental Cooperation include:

- **Cost Savings**
Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly. Examples include shared library services, police and fire protection, and recycling of household hazardous waste.
- **Address Regional Issues**
By communicating and coordinating their actions, and working with County, regional, and State agencies, local communities are able to address and resolve issues which are regional in nature. Examples include the construction and maintenance of highways and planning and construction of facilities for stormwater management.
- **Early Identification of Issues**
Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.

- **Reduced Litigation**
Communities that cooperate may be able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
- **Understanding**
As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
- **Trust**
Cooperation can lead to positive experiences and results that build trust and good working relationships between jurisdictions.
- **History of Success**
When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

PART 1: ANALYSIS OF INTERGOVERNMENTAL RELATIONSHIPS

Washington County

Washington County provides a number of services to the Town and Town residents. This section briefly highlights a few of the County departments that provide services to local governments:

Planning and Parks Department

The Planning and Parks Department provides a number of services, including coordination of the multi-jurisdictional comprehensive planning process, administration of the dispute resolution process described in Part 3 of this chapter, GIS mapping services, maintenance of GIS mapping data on the County website, and administration of a bridge inspection program for the County and all local governments. The County also administers and enforces nonmetallic mining and stormwater management and erosion control ordinances for towns on request (including the Town of Barton), regulations for private onsite waste treatment systems (POWTS) throughout the County; and shoreland and floodplain and land division regulations within all towns in the County. The department is also responsible for the acquisition, development, and management of County parks and trails.

Highway Department

The Washington County Highway Department constructs and maintains the County Trunk Highway system and helps maintain and snowplow highways under State jurisdiction, which includes State Trunk Highways and U. S. Numbered Highways (such as U. S. Highway 41). The Department also works with SEWRPC to plan and program construction and improvement projects on the County highway system, and oversees engineering and construction of improvement projects. The Department also cooperates with SEWRPC, WisDOT, the Federal Highway Administration, and local governments in the County to prepare, implement, and periodically update the County jurisdictional highway plan.

Sheriff's Department

The Washington County Sheriff's Department provides police protection for all towns in the County and to the Village of Richfield. The County Sheriff also provides service to the Village of Newburg during specified periods when there are no Village officers on duty.

School Districts

The southern portion of the Town is located primarily within the West Bend School District and the northern portion of the Town lies within the Kewaskum School District. All of the public and private schools and public high school districts in Washington County, including the Town of Barton, are shown on Map 17 and listed in Table 28 in Chapter V. Chapter XII describes facilities planning by school districts to determine and provide for future needs.

School districts should work with the Town when proposing to construct new facilities or additions to existing facilities, or when proposing to abandon a school district facility. Schools and other district facilities are subject to local zoning regulations. Washington County can assist school districts and UW-Washington County, if requested, by providing information on projected population levels to assist in facilities planning, and by offering comments on proposed school locations. These services are also provided by SEWRPC if requested by a school district. Washington County regulations that affect the location of schools include the shoreland and floodplain zoning ordinance and sanitary regulations. County highways may also affect access to schools.

Libraries

Washington County is served by five public libraries, which are part of the Mid-Wisconsin Federated Library System.¹ The Town of Barton does not have a public library. The nearest libraries to the Town are the Kewaskum Public Library in the Village of Kewaskum and the West Bend Community Memorial Library in the City of West Bend. Washington County contracts with each library to provide library services to County residents living in communities without a municipal library, such as the Town of Barton.

Other Governmental Agencies

The Town cooperates with a number of adjacent local governments and other agencies to provide services to Town residents. A list of intergovernmental agreements is provided in Part 2.

Regional Organizations

SEWRPC

Washington County and local governments in the County are served by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Washington County contracted with SEWRPC to assist the County and 11 participating local governments to help prepare the County and local comprehensive plans. SEWRPC helped the Town prepare this comprehensive plan as part of that multi-jurisdictional planning process.

SEWRPC also prepares a regional land use plan, which includes population, employment, and household projections to assist in local and county planning efforts, and is the Federally-designated transportation planning and programming agency for the seven-county region.² The 2035 regional land use plan for 2035, as it pertains to Washington County, is shown on Map 32. SEWRPC is also the regional water quality management agency for the region, and is involved in many other aspects of land use planning and development, including the County jurisdictional highway system plan, the regional water supply plan, and the regional telecommunications plan.

Milwaukee 7

The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin counties (same seven counties within the SEWRPC area). The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is key to fostering economic growth. Additional information about the Milwaukee 7 is provided in Chapter XIII.

State of Wisconsin

Wisconsin Department of Transportation (WisDOT)

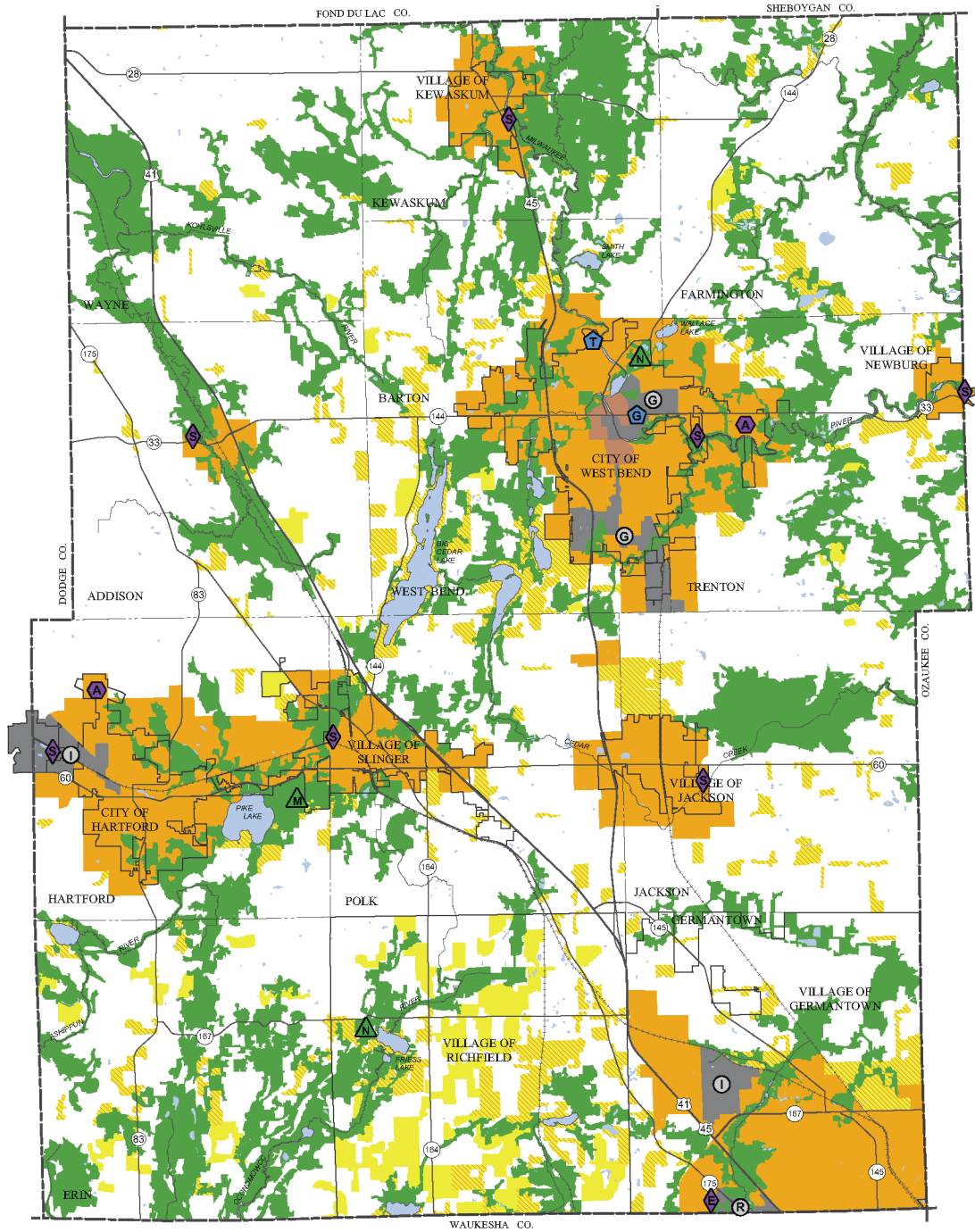
In partnership with local governments, the County, and SEWRPC, WisDOT administers a variety of State and Federal programs to complete projects that enhance the transportation network within Washington County and the Town. Grant programs include the Surface Transportation Program, Congestion Mitigation and Air Quality, Local Transportation Enhancements, and a number of other programs that collectively provide funding for streets and highways, transit, bicycle and pedestrian improvements, and funding for railroad improvements.

¹*The Mid-Wisconsin Federated Library System includes 27 public libraries located in Washington, Dodge, and Jefferson Counties.*

²*The seven Counties in the SEWRPC region are Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha.*

Map 32

2035 REGIONAL LAND USE PLAN AS IT PERTAINS TO WASHINGTON COUNTY

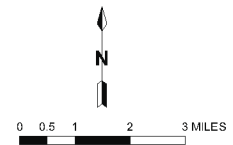


- HIGH DENSITY URBAN AREA**
(RESIDENTIAL AND OTHER URBAN LAND — AT LEAST 7.0 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY URBAN AREA**
(RESIDENTIAL AND OTHER URBAN LAND — 2.3 TO 6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- LOW DENSITY URBAN AREA**
(RESIDENTIAL AND OTHER URBAN LAND — 0.7 TO 2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- SUB-URBAN DENSITY AREA**
(RESIDENTIAL LAND — 0.2 TO 0.8 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MAJOR ECONOMIC ACTIVITY AREA**
- INDUSTRIAL (AT LEAST 3,500 INDUSTRIAL JOBS)
R - RETAIL (AT LEAST 2,000 RETAIL JOBS)
G - GENERAL PURPOSE (AT LEAST 3,500 TOTAL JOBS)
- RURAL AREA**
(PRIME AGRICULTURAL LAND, OTHER AGRICULTURAL LAND, AND RURAL DENSITY RESIDENTIAL — NO MORE THAN 0.2 DWELLING UNITS PER ACRE)

- PRIMARY ENVIRONMENTAL CORRIDOR**
- SURFACE WATER**
- MAJOR OUTDOOR RECREATION CENTER**
M - MULTI-USE SITE
N - NATURE STUDY SITE
- MAJOR TRANSPORTATION CENTER**
A - AIRPORT
- MAJOR UTILITY CENTER**
S - PUBLIC SEWAGE TREATMENT PLANT
E - ELECTRIC POWER GENERATION PLANT
- MAJOR GOVERNMENTAL OR INSTITUTIONAL CENTER**
G - COUNTY ADMINISTRATION OFFICE
T - TECHNICAL / VOCATIONAL

NOTE: THE 2035 REGIONAL LAND USE PLAN WAS ADOPTED BY THE REGIONAL PLANNING COMMISSION ON JUNE 21, 2006.

Source: SEWRPC.



WisDOT also administers the General Transportation Aids program, which returns a portion of the money collected through fuel taxes and vehicle registration fees to County and local governments to help offset County and local road construction and maintenance costs. WisDOT maintains the Wisconsin Information System for Local Roads (WISLR), which is an extensive map-based database, accessible to local and County officials and staff, of road conditions such as right-of-way and pavement width, shoulder width, number of driving and parking lanes, pavement condition, and other information.

Wisconsin Department of Natural Resources (DNR)

The Wisconsin Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the State and, in some cases, the laws of the Federal government that protect and enhance the natural resources of the State, including wetlands, shorelands, floodplains, woodlands, and water quality. The DNR is charged with coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities.

The DNR makes grants available to County and local units of government for park acquisition and development. A County or local government must prepare and adopt a park plan to be eligible to receive recreational grant funds from the DNR. The Town has not yet adopted such a plan.

The DNR is also working with the Federal Emergency Management Agency and Washington County to update floodplain mapping within the County. The floodplain update is expected to be completed in 2008. Floodplains within the Town are regulated by the Washington County Shoreland/Wetland and Floodplain Zoning Ordinance (Chapter 23 of the Washington County Code of Ordinances).

Department of Commerce

The Wisconsin Department of Commerce administers regulations for POWTS in the State of Wisconsin. The Washington County Planning and Parks Department works closely with the Department of Commerce to implement these regulations. The Planning and Parks Department enforces POWTS regulations in all local governments in the County, including the Town.

PART 2: EXAMPLES OF EXISTING SERVICE AND OTHER AGREEMENTS IN THE TOWN OF BARTON

The *Statutes* require that this element incorporate any plans or agreements to which the Town is a party under the following:

- **Section 66.0301 – Intergovernmental Cooperation:** This section of the *Statutes* authorizes cooperation between local, County, and State government agencies and/or special purpose units of government for the receipt or furnishing of services or for the joint exercise of powers or duties required or authorized by law. The agreement is a contract between the cooperating entities and specifies the responsibilities of each, and the time period for which the contract is in effect. This *Statute* may also be used for boundary agreements between communities. The parties either commit to maintain existing boundaries or to allow the city or village to grow to the boundary specified in the agreement.

The Town of Barton is a party to the following intergovernmental agreements:

- An intergovernmental agreement among Washington County, SEWRPC, and the Town for development of the County and Town comprehensive plans.
- Intergovernmental agreements between the Town and Washington County for administration of the County's erosion control and stormwater management ordinance and the Town's nonmetallic mining reclamation ordinance,
- Intergovernmental agreement with the Washington County Sheriff's Department for police protection and emergency dispatch services.

- Intergovernmental agreements with the City of West Bend and Kohlsville Fire Departments for fire protection services.
 - Intergovernmental agreements with the City of West Bend and the Village of Kewaskum for emergency rescue services.
 - An intergovernmental agreement with Washington County for emergency management services.
 - An intergovernmental agreement with the Wallace Lake Sanitary District for sanitary sewer service for that portion of the Town within the district.
 - Intergovernmental agreements with the Towns of Addison, Kewaskum, and Wayne for street maintenance for streets along the Town boundary.
 - An intergovernmental agreement with Washington County for election support and Statewide Voter Registration System (SVRS) provision.
 - An intergovernmental agreement with the Washington County Humane Society.
 - An intergovernmental agreement with the Washington County Library System.
- **Section 66.0307 – Boundary Change Pursuant to Approved Cooperative Plan:** A cooperative plan may change boundaries between local governments. The cooperative plan must be approved by the DOA. The plan may establish ultimate city or village boundaries, zoning for the areas included in the agreement, and provide for revenue sharing. The major difference between a boundary agreement established under Section 66.0301 and one established under Section 66.0307 is that the latter supercedes the annexation *Statute* for attachment and/or detachment of property from one local government to another, provided the attachment or detachment is called for by the agreement. Washington County is not a party to any agreements established under Section 66.0307.

The Town of Barton is not party to a boundary agreement. There are three boundary agreements in effect in Washington County. The boundary agreements between the City and Town of West Bend and between the Village and Town of Jackson were developed using Section 66.0307 of the *Statutes*.

Boundary agreements may also be established by a judicial order as part of a settlement of annexation litigation between a town and adjacent city or village. Boundaries are determined by mutual agreement of the parties. The procedures for this type of agreement are set forth in Section 66.0225 of the *Statutes*, “Municipal Boundaries Fixed by Judgement.” The boundary agreement between the Village of Richfield, City of Hartford, Town of Erin, and Town of Hartford was developed under Section 66.0225.

- **Section 66.0309 – Creation, Organization, Powers, and Duties of Regional Planning Commissions:** This section of the *Statutes* authorizes the Governor to establish regional planning commissions in response to petitions from County and local governments. A regional planning commission is charged by the *Statutes* to prepare and adopt a master plan for development of the region. Washington County is part of the SEWRPC region, which serves the seven counties and 147 cities, towns, and villages in the southeastern corner of Wisconsin. SEWRPC was established by then-Governor Gaylord Nelson in 1960 and is governed by a 21-member Commission. Chapter VI includes a summary of recent plans conducted by SEWRPC that affect the Town. SEWRPC also assisted the County in the preparation of this comprehensive plan.

PART 3: MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING PROCESS

This Town comprehensive plan was prepared as part of the Washington County multi-jurisdictional comprehensive planning process. As part of that process, comprehensive plans to meet the requirements of the Wisconsin comprehensive planning law (Section 66.1001 of the *Statutes*) were prepared for the County, the Town of Barton, and nine other towns and one village in Washington County.

Inclusion of City, Town, and Village Plans in the County Plan

Section 59.69(3)(b) of the *Wisconsin Statutes* explicitly requires that a county development (comprehensive) plan include, without change, the master (comprehensive) plan of a city or village adopted under Section 62.23(2) or (3), and the official map adopted by a city or village under Section 62.23(6) of the *Statutes*. Section 59.69(3)(e) of the *Statutes* further provides that a master plan or official map adopted by a city or village under Section 62.23 “shall control” in unincorporated areas of a county; however, Section 59.69(3)(e) does not specifically require that city and village plans for their extraterritorial areas be included in the County comprehensive plan. There is no *Statute* requiring a county to incorporate town plans into the county comprehensive plan. In addition, the comprehensive planning law did not alter any existing town, village, city, or county authorities or responsibilities with regard to planning, zoning, plat approval, extraterritorial authorities, annexations, or any other *Statutes* and regulations that affect land use in Wisconsin. There has been no apparent attempt by the proponents of the comprehensive planning law or any State officials or agencies to address the many ambiguities between the comprehensive planning law and pre-existing *Statutes*.

The *Statutes* provide clear guidance that a county plan need not include city and village plans for extraterritorial areas where a county has established a regional planning department. In that case, Section 62.23(2) provides “that in any county where a regional planning department has been established, areas outside the boundaries of a city may not be included in the (city) master plan without the consent of the county board of supervisors.” The Washington County Attorney has determined that the County Planning and Parks Department is a “regional planning department.” Based on that determination, the County land use plan map does not include city and village land use plan designations for areas outside city or village boundaries. The only exception is areas identified in the boundary agreement between the Town of West Bend and City of West Bend as areas that will be annexed over time into the City. Land use designations from the City of West Bend land use plan map are included on the County plan map for those areas.

On August 10, 2004, the Washington County Board of Supervisors adopted 2004 Resolution 35, which established criteria regarding the incorporation of town land use plans into the County land use element, including the land use plan map, of the Washington County comprehensive plan. The resolution states that the County will accept a Town land use plan if the plan is in “substantial agreement” with the objectives, principles, and standards of the regional land use plan prepared and adopted by SEWRPC. The Planning, Conservation, and Parks Committee (PCPC) of the County Board was assigned the responsibility for determining if each town plan was in substantial agreement with the regional land use plan, based on a recommendation from SEWRPC. In order to be in substantial agreement with the regional land use plan, each Town land use plan map was reviewed to determine if it met the following key recommendations of the regional plan:

1. Primary environmental corridors should be preserved in accordance with the guidelines set forth in the regional plan (see Table 78). The regional plan recommends the preservation of primary environmental corridors throughout the seven-county region. The regional plan recommends that county and local governments consider protecting secondary environmental corridors and isolated natural resource areas as well, exercising the discretion of the county or local governing body in so doing. The Town of Barton has identified primary and secondary environmental corridors and isolated natural resource areas on the Town land use plan map (Maps 22 through 25 in Chapter IX). The Land Use Element (Chapter IX) sets forth measures to protect natural resources within environmental corridors and isolated natural resource areas.
2. Urban-density development should occur within and adjacent to the urban service areas identified in the regional plan. Urban development proposed within one-half mile of a planned sewer service area was considered, for this review, to be in substantial agreement with the regional plan. This flexibility is consistent with a recognition in the regional plan that sewer service areas may be adjusted from time-to-time to meet urban land market and other conditions.
3. Development outside planned urban service areas should be limited to agricultural uses, rural residential uses at a density of no more than one home per five acres, and limited areas of highway-related services

Table 78

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Component Natural Resource and Related Features within Environmental Corridors ^a	Permitted Development															Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities ^b	Trails ^c	Picnic Areas	Family Camping ^d	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings		
Lakes, Rivers, and Streams.....	-- ^e	-- ^{f,g}	--	-- ^h	-- ⁱ	--	X	X	--	--	--	--	--	--	--	--	--
Shoreland ^l	X	X	X	X	X	--	X	X	--	X	--	--	X	X	--	--	--
Floodplain ^k	-- ^j	X	X	X	X	--	X	X	--	X	X	--	X	X	--	--	--
Wetland ^m	-- ^j	X	--	--	X ⁿ	--	--	X	--	-- ^o	--	--	--	--	--	--	--
Wet Soils.....	X	X	X	X	X	--	X	X	--	X	--	--	X	X	--	--	--
Woodland.....	X	X	X ^p	--	X	X	--	X	X	X	X	X	X	X ^q	X	X	X
Wildlife Habitat.....	X	X	X	--	X	X	--	X	X	X	X	X	X	X	X	X	X
Steep Slope.....	X	X	--	--	-- ^r	--	--	--	--	X ^s	X	--	--	--	--	--	--
Prairie.....	--	-- ^g	--	--	-- ^r	--	--	--	--	--	--	--	--	--	--	--	--
Park.....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Historic Site.....	--	-- ^g	--	--	-- ^r	--	--	--	--	--	--	--	X	--	--	--	--
Scenic Viewpoint.....	X	X	--	--	X	X	X	--	X	X	X	--	X	X	X	X	X
Natural Area or Critical Species Habitat Site.....	--	--	--	--	-- ^q	--	--	--	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

- Transportation and Utility Facilities:** All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Rural Density Residential Development:** Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

- **Other Development:** In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- **Pre-Existing Lots:** Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

FOOTNOTES

^aThe natural resource and related features are defined as follows:

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.

Shoreland: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.

Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.

Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.

Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

Steep Slope: Includes areas with land slopes of 12 percent or greater.

Prairies: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.

Park: Includes public and nonpublic park and open space sites.

Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

^bIncludes such improvements as stream channel modifications and such facilities as dams.

^cIncludes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

^dIncludes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.

^eCertain transportation facilities such as bridges may be constructed over such resources.

^fUtility facilities such as sanitary sewers may be located in or under such resources.

^gElectric power transmission lines and similar lines may be suspended over such resources.

^hCertain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.

ⁱBridges for trail facilities may be constructed over such resources.

^jConsistent with Chapter NR 115 of the Wisconsin Administrative Code.

^kConsistent with Chapter NR 116 of the Wisconsin Administrative Code.

^lStreets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.

^mAny development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

ⁿOnly an appropriately designed boardwalk/trail should be permitted.

^oWetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

^pGenerally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.

^qOnly if no alternative is available.

^rOnly appropriately designed and located hiking and cross-country ski trails should be permitted.

^sOnly an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC 2035 Regional Land Use Plan.

and commercial and industrial development to serve farmers, rural residents, and the traveling public. A town plan was considered to be in substantial agreement with the regional land use plan if the average proposed residential density of the town outside the expanded urban service area was no more than one home per five acres, or if no more than about 20 percent of the town outside the expanded urban service area is proposed to be developed for urban uses. The “expanded urban service area” refers to the planned sewer service area plus a one-half mile buffer.

The regional land use plan also recommends the preservation of prime agricultural lands outside planned urban service areas. The regional plan recommends that each county, in cooperation with local units of government, carry out planning programs to identify prime agricultural land. The regional plan holds out the preservation of the most productive soils—soils in U.S. Natural Resources Conservation Service Agricultural Capability Class I and Class II—as a key consideration in efforts to identify prime farmland, recognizing, however, that other factors, such as farm size and the overall size of the farming area, should also be considered. Most county planning in this regard was carried out more than 20 years ago and needs to be reviewed and updated. Washington County staff has recommended that the County Farmland Preservation Plan, which was adopted in 1981, be updated following adoption of the comprehensive plan. Until that update is completed, town plans were considered to be in substantial agreement with the regional plan if they met the three criteria listed above.

All of the town plans were found to be in substantial agreement with the regional land use plan, with the exception of plans for the Towns of Addison, Farmington, Germantown, and Polk. These four plans did not identify primary environmental corridors on the plan map when the PCPC reviewed the Town plans on November 14, 2007. The PCPC determined that the plans would be in agreement with the regional plan, and included in the County plan, if the town plans included policies calling for the protection of primary environmental corridors in accordance with the guidelines in Table 78. This issue was addressed prior to adoption of the County plan and the four Town plans, and all Town plans completed as of January 30, 2008, were in substantial agreement with the regional land use plan. All of the Town plans were therefore incorporated into the County land use plan map (see Map 33).

PART 4: INTERGOVERNMENTAL CONFLICTS AND DISPUTE RESOLUTION

Dispute Resolution Process³

Section 66.1001 (2) (g) of the *Wisconsin Statutes* requires that the Intergovernmental Cooperation Element identify existing or potential conflicts between the Town and other governmental units, including school districts, and describe processes to resolve such conflicts.

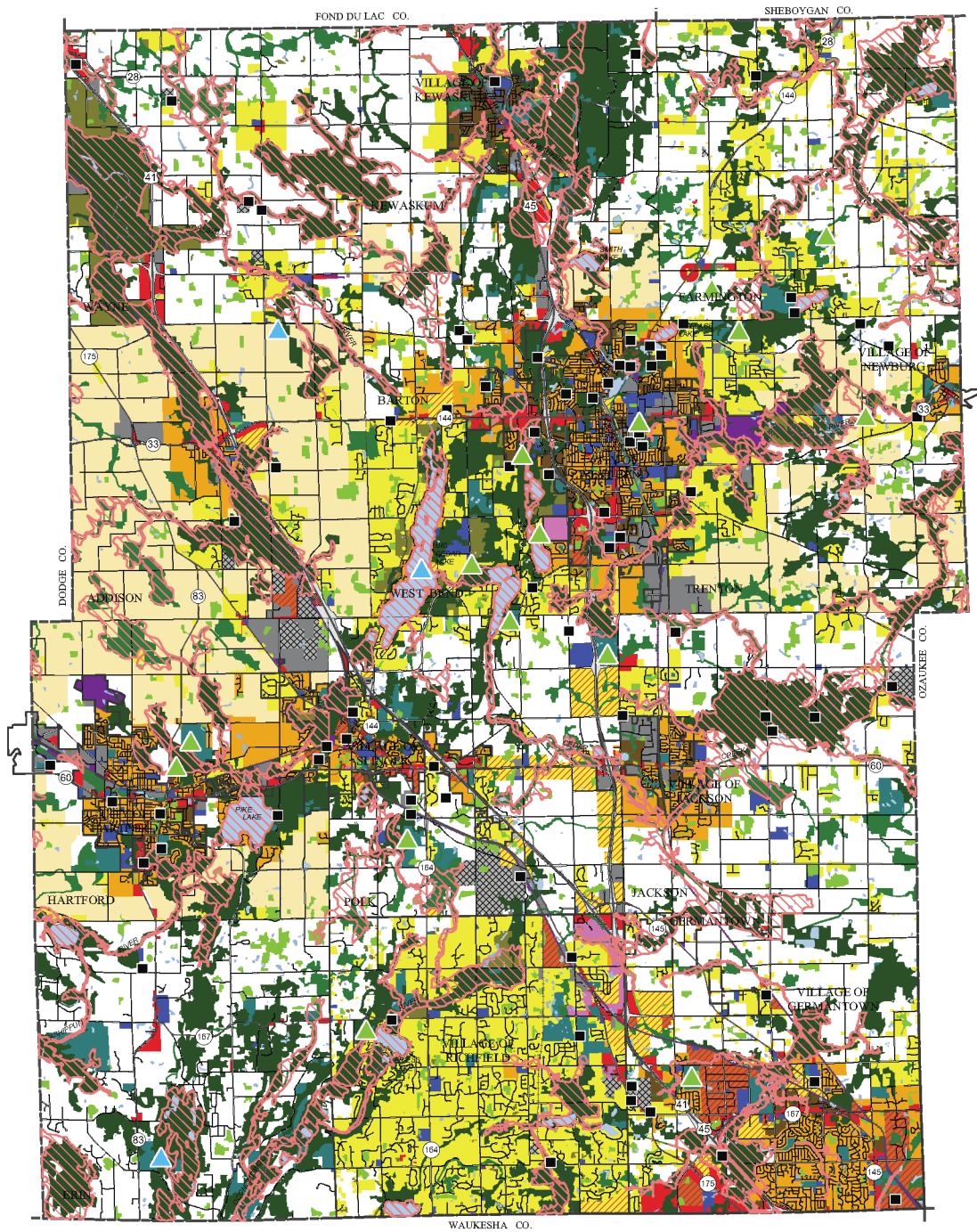
A dispute resolution process was developed as part of the Washington County multi-jurisdictional comprehensive planning process. This process is intended to provide an alternative way of resolving disputes between adjacent local governments, or local governments and the County, that arise from implementation of adopted comprehensive plans. The dispute resolution process is a voluntary process administered by the Washington County Planning and Parks Department.

Washington County encourages towns, villages, and cities to coordinate with each other and the County on planning efforts. The intergovernmental cooperation element is intended to avoid and minimize potential conflicts, but nevertheless, conflicts will continue to occur at the local and County levels. There are several techniques available for dispute resolution. Dispute resolution techniques can be broken into the following two categories:

- Alternative dispute resolution techniques such as negotiation and mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

³*Sources for this section include the publications Intergovernmental Cooperation, A Guide to Preparing the Intergovernmental Cooperation Element of a Local Comprehensive Plan, prepared by the Wisconsin Department of Administration, and Practices and Procedures for Dispute Review Boards, Dispute Resolution Boards, and Dispute Adjudication Boards, prepared by the Dispute Resolution Board Foundation.*

Map 33 WASHINGTON COUNTY LAND USE PLAN: 2035



- | | | |
|------------------------------------|---|---|
| FARMLAND PROTECTION | PARK AND RECREATION | FORMER LANDFILL |
| AGRICULTURAL AND RURAL RESIDENTIAL | TRANSPORTATION AND UTILITIES (EXCEPT FOR STREETS AND HIGHWAYS) | EXISTING COUNTY PARK AND OUTDOOR RECREATION SITES |
| SUBURBAN DENSITY RESIDENTIAL | EXTRACTIVE | PROPOSED COUNTY PARK |
| MEDIUM DENSITY URBAN RESIDENTIAL | FORMER LANDFILL | STREET AND HIGHWAY RIGHT-OF-WAY |
| HIGH DENSITY URBAN RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR | |
| MIXED USE | SECONDARY ENVIRONMENTAL CORRIDOR | |
| GENERAL COMMERCIAL | ISOLATED NATURAL RESOURCE AREA | |
| OFFICE / PROFESSIONAL SERVICES | WETLANDS OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS | |
| BUSINESS / INDUSTRIAL | OTHER CONSERVANCY LANDS TO BE PRESERVED | |
| INDUSTRIAL | SURFACE WATER | |
| GOVERNMENTAL AND INSTITUTIONAL | 100 - YEAR FLOODPLAIN (FROM 1981 FLOOD INSURANCE STUDY) | |

ADOPTED BY WASHINGTON COUNTY BOARD OF SUPERVISORS ON APRIL 15, 2008

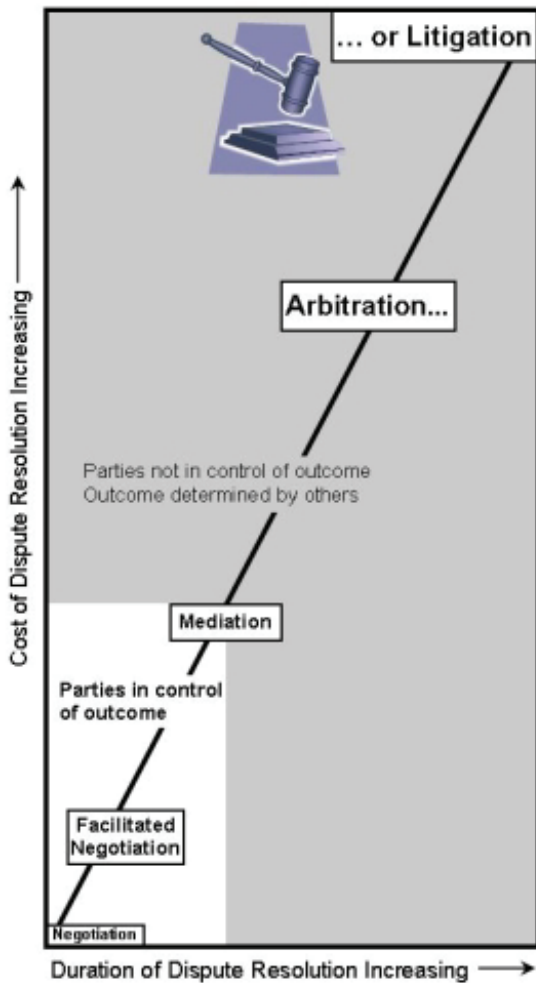


0 0.5 1 2 3 MILES

Source: Local Governments, Washington County, and SEWRPC.

Figure 5

DISPUTE RESOLUTION LADDER



DISPUTE RESOLUTION LADDER

Source: Washington County.

efforts are unsuccessful, facilitated negotiation utilizing the Washington County Multi-jurisdictional Dispute Resolution Panel may be used, followed by mediation. Arbitration and litigation, more traditional dispute resolution techniques, are the remaining stages and tend to be slower and more costly than the foregoing stages. Figure 5 indicates additional details on the dispute resolution stages.

County and local governments should select an authorized representative to be involved in the dispute resolution process. The designated representative should have the authority to act on behalf of the jurisdiction and will be responsible for maintaining communication with the jurisdiction throughout the process.

Negotiation

The first stage of the dispute resolution process is negotiation. Negotiation is a process involving an exchange of offers and counteroffers by the parties or a discussion of the strengths and weaknesses or the merits of the parties' positions without the assistance of an impartial third party. Negotiation can be conducted directly between the parties.

There are two basic elements involved with negotiation: the process and the substance. The process refers to how the parties negotiate: the context of the negotiations, the parties to the negotiations, the relationships among these

In the event that a conflict does occur, utilization of an alternative dispute resolution process will be encouraged in an effort to avoid costly and lengthy litigation.

The alternative dispute resolution process is intended to provide a low-cost, flexible approach to resolving disputes between governmental entities arising from the adoption of the comprehensive plan. This process works to resolve actual and potential conflicts between governmental entities through open dialog and cooperative initiatives and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within a County or local government.

The principal benefits of government entities utilizing an alternative dispute resolution process to resolve conflicts include:

- Saving time and legal expenses
- Having greater control over the dispute resolution process
- Resolving conflicts in a more creative way than might be possible if it were left to a decision by a judge or jury
- Greater privacy in resolving disputes than is afforded in a courtroom
- Responding to conflict in a rational and courteous manner can increase communication, foster positive intergovernmental relationships, provide an opportunity for learning and broaden perspectives and solutions.

The dispute resolution process involves multiple stages if a conflict is not immediately resolved. The process begins with alternative dispute resolution techniques, including informal negotiations among and between the disputing parties. If these

parties, the communication between these parties, the tactics used by the parties, and the sequence and stages in which all of these play out. The substance refers to the subject matter of the issue in dispute or the agenda, the issues, the options, and the agreement(s) reached at the end.

Facilitated Negotiation – Washington County Multi-jurisdictional Dispute Resolution Panel

At the request of local governments, the Washington County Board of Supervisors adopted 2004 Resolution 35 on August 10, 2004, which provided for the establishment of a fair and just quasi-judicial, multi-jurisdictional dispute resolution forum to resolve multi-jurisdictional conflicts regarding adopted comprehensive plans. Interested County and local governments would enter into an appropriate intergovernmental agreement to voluntarily participate in this dispute resolution process in an effort to reduce or avoid expenditures of valuable taxpayer dollars.

In 2007, a Dispute Resolution Forum Subcommittee (DRFS) was formed by the Multi-Jurisdictional Advisory Committee to develop the procedures and bylaws for the Multi-jurisdictional Dispute Resolution Panel. At this stage of dispute resolution, the DRFS concluded that if negotiation was unsuccessful, the disputing parties would have an opportunity to voluntarily present the disputed issue to a six-member panel of appointed or elected officials from other County or local governments. The Panel would engage the parties in a discussion and negotiation of the dispute openly in an effort to reach a mutually agreeable solution. The DRFS named this stage “facilitated negotiation” to clearly differentiate it from the negotiation and mediation stages. The rules and bylaws governing the Washington County Multi-jurisdictional Dispute Resolution Panel are included in Figure 6.

Mediation

If facilitated negotiation is unsuccessful, the disputing parties can enter the mediation stage. During mediation, the disputing parties meet in a “mediation session” to discuss ways to resolve their dispute, assisted by an impartial third party called a mediator. The mediator listens to each party’s side of the dispute and then helps them to communicate with each other to identify the issues that need to be decided and to reach a settlement that is satisfactory to each of them. Mediation is a confidential process. Statements made during a mediation session generally are not allowed to be revealed in any later court proceeding between the parties.

Although participating in mediation is voluntary, if a settlement results, it may be binding on all parties. Mediators are expected to be impartial and should neither advise the parties, who often are represented by their own lawyers, nor make any decision for them. Individuals who serve as mediators may or may not be lawyers, but may be specially trained to provide assistance in resolving disputes. Mediation can be structured to meet the needs of a specific dispute.

Arbitration

If the dispute is not resolved after the mediation stage, the arbitration process is available for the disputing parties. Arbitration is the stage most closely related to a lawsuit. In arbitration, a neutral decision maker, known as an “arbitrator,” is selected by the parties or by a neutral dispute resolution service provider. Sometimes arbitration takes place with a panel of three arbitrators, rather than a single arbitrator. Evidence is presented to the arbitrator(s) at a formal hearing similar to the presentation of evidence in a lawsuit, although the rules that apply in court are somewhat relaxed. Parties in arbitration may be represented by lawyers, who present evidence and legal arguments to the arbitrator(s) on behalf of their clients. The arbitrator(s) then make a decision, most often called an “award”. An arbitration award generally is a final decision, subject only to limited review by a court as allowed by law.

Litigation

In the event that a dispute is not resolved to the satisfaction of the parties involved, legal action can be pursued. Litigation is the final stage in which a dispute can be resolved. This is typically the slowest and most costly form of resolving disputes. This stage includes the dispute being heard and decided by a judge or jury in a court. Results of this stage are fully binding, although there are appeal rights that may be pursued. Any party wishing to pursue legal action against the other party should bring such action to the Circuit Court of Washington County, State of Wisconsin.

Figure 6

RULES AND BYLAWS GOVERNING WASHINGTON COUNTY MULTI-JURISDICTIONAL DISPUTE RESOLUTION PANEL

ARTICLE I. GENERAL PROVISIONS

SECTION 1 – AUTHORITY

The Washington County Multi-Jurisdictional Dispute Resolution Panel has been established pursuant to §66.1001(1)(g), Wis. Stats., as amended, and assumes thereby, all responsibilities, duties and powers as provided therein and by related statutes. A copy of these rules shall also be filed with the County Clerk to be kept as a permanent public record. Copies of the rules shall be also available to the public. These rules are supplementary to the provisions of the Washington County Ordinances as related to comprehensive planning.

SECTION 2 – TITLE

The official title of this body is, The Washington County Multi-Jurisdictional Dispute Panel, hereafter referred to as the “Panel”.

SECTION 3 - PURPOSE

The purpose of the Panel is to provide a forum for disputing parties to reach consensus by engaging in facilitated negotiations. This forum is available to Washington County; cities, villages and towns within Washington County and adjoining Washington County that have adopted a comprehensive plan; and, counties adjoining Washington County that have adopted a comprehensive plan. The spirit and intent of facilitated negotiations is to bring parties together to openly and candidly discuss an identified dispute and negotiate a mutually agreeable outcome that will be implemented and adhered to by the parties.

SECTION 4 – PANEL MEMBERSHIP

The Panel shall be selected on a case-by-case basis at the time of the identification of a dispute requiring a facilitated negotiation meeting. Members will be selected from a pool of candidates comprised of current elected or appointed representatives from cities, villages, towns and the counties. Each party to the dispute shall select three panelists. In order to conduct the negotiation process, the Panel shall be comprised of at least two panelists per party.

SECTION 5 – SELECTION PROCESS

Units of government wishing to participate will be asked to enter into intergovernmental agreements which will describe the obligations of the participating unit of government including the requirement that the unit of government designate elected or appointed representatives to be a members of a pool of eligible panelists and designate its clerk or designee as eligible for the pool of potential recording secretaries as mentioned in Article II, Section 3.

Each disputing party shall select, at the time of filing the application, three units of government from the pool of governments for the other disputing party. For example, if a town government and city government have identified a dispute to be submitted to facilitated negotiations, the town shall select three city or village governments from the pool of city-village government participants and the city shall select three town governments from the pool of town governments. In the case of a dispute involving a county government such as a county-town dispute, the county shall select three town governments from the pool of town government participants and the town shall select three county governments from the pool of county government participants. In the event that there are less than three participating county governments, the town shall select all participating county governments from the pool and the staff shall notify the participating county governments that it must designate an adequate number of panelists to fill three positions and two alternates. In addition to each disputing party selecting units of governments, each disputing party shall at the same time select two alternates from the unit of government pool in the same fashion. Each participating city, village or town government selected from the pool shall designate its own representative to serve on the panel. The disputing parties jointly at the time of the filing of the application shall select a recording secretary and an alternate from the available pool of recording secretaries.

SECTION 6 – CONFLICTS OF INTEREST

Any member of the Panel who has any direct or indirect interests, personal or financial, in the matter before the Panel shall not assist with or participate in the negotiation process of such matter at any meeting at which said matter is under consideration. A disqualifying conflict of interest shall be deemed to exist when: (1) The Panel member is the applicant or spouse of the applicant, or is related to the applicant within the third degree of consanguinity or is the husband or wife of someone so related; or, (2) The applicant is the employer, employee, or partner of the member or is a corporation in which the member is a major shareholder or has a major financial interest; or, (3) The member owns property within 300 feet of the property which is the subject of the application. Any member having a disqualifying conflict of interest shall promptly notify the Washington County Planning and Parks Department. Acknowledging that the County Planning and Parks Department is designated by these by-laws to serve in an administrative capacity and recognizing that the County may also be a disputing party taking advantage of this forum to resolve its dispute, such circumstances may give rise to the appearance of a conflict of interest on the part of the County. However, in the event that the County is responsible for administering the process and is also a

Figure 6 (continued)

disputing party, the County shall implement appropriate safeguards by assigning its administrative functions with respect to the Panel to another division within the County Planning and Parks Department to avoid the appearance of or actual conflict and so that the Planning Division is freely and fully capable of taking its dispute through this forum for a resolution.

SECTION 7 – LIMITATIONS

The Panel's role is limited to conducting facilitated negotiation of town, village, city or county disputes related to the comprehensive plan as described in §66.1001(1), Wis. Stats for the nine following elements; Issues & Opportunities, Agricultural, Natural and Cultural Resources, Land Use, Housing, Transportation, Utilities and Community Facilities, Economic Development, Intergovernmental Cooperation and Implementation. Nothing herein shall be construed to give or grant to the Panel, the power or authority to alter or change the comprehensive plans, ordinances related thereto or other official maps of the disputing parties, which authority shall be retained by the governing bodies of the disputing local units of government. The Panel's role is to facilitate negotiations between the disputing parties in an effort to lead the parties to achieving a mutually agreeable resolution of the dispute or disputes brought before the Panel.

SECTION 8 - STAFF ROLE

The Washington County Planning and Parks Department (hereinafter "Staff") shall provide administrative assistance to the Panel. The Staff's role shall be limited to assisting the Panel by accepting and processing joint applications, assembling the Panel and coordinating the meeting(s). The Staff shall not, in any way, assist the disputing parties or the presentation of the issue(s) to the Panel. During the facilitated negotiation process, Staff shall be available, upon request of the Panel, to assist the Panel with administrative functions.

SECTION 9 – PANEL'S OFFICE

The Office of the Panel shall be located at the Washington County Planning and Parks Department at 333 East Washington Street, Suite 2300, West Bend, Wisconsin 53095. Panel records of active disputes shall be available for public inspection between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except legal holidays.

ARTICLE II. POWERS AND DUTIES OF THE PANEL

SECTION 1 – GENERAL POWERS

The powers and duties of the Panel are authorized by §66.1001(1), Wis. Stats. and are more completely described herein. The Panel shall have the following general powers:

- A. To facilitate negotiations among disputing parties relating to the county, city, village or town comprehensive plan as described in §66.1001(1), Wis. Stats for the nine following elements; Issues & Opportunities, Agricultural, Natural and Cultural Resources, Land Use, Housing, Transportation, Utilities and Community Facilities, Economic Development, Intergovernmental Cooperation and Implementation.
- B. To refer written agreements or written outcomes to the appropriate governing bodies for formal action.

SECTION 2 – PRESIDING OFFICERS

Upon convening a Panel for facilitated negotiations, the Panel shall elect a chairperson from among its selected members to coordinate and conduct the Panel during the facilitated negotiation process. The chairperson shall serve as such until the dispute is resolved or the process is otherwise terminated. Upon convening, the Panel shall also select a recording secretary who shall record information as instructed by the Panel. The recording secretary shall not be a member of the Panel. The recording secretary shall be selected from the pool of available clerks of participating governing bodies, but shall not be a clerk from the locale of any of the disputing parties. At the discretion of the Panel, in lieu of a recording secretary, the parties may be required to obtain the services of a stenographer or court reporter to adequately record the negotiation activity and shall equally share the expense of same.

SECTION 3 – DUTIES

1. CHAIRPERSON. The chairperson shall preside over and direct the conduct of all meetings of the Panel. The chairperson shall, subject to these rules and further instructions from the Panel, direct the official business of the Panel, supervise the work of the Panel and request necessary help when required. The presiding officer, subject to these rules, shall decide all points of procedure or order.

2. RECORDING SECRETARY. The recording secretary, as selected by the disputing parties, shall record information as directed by the Panel and maintain permanent minutes of the Panel's proceedings; reflect the presence of the participants including representatives of the parties; show generally the activity conducted by the Panel; shall keep records of its official action; shall summarize accurately the information presented by the parties appearing before the Panel and keep a

Figure 6 (continued)

written record of all proceedings; shall record the names and addresses of all persons appearing before the Panel in person, or by attorney; shall, at the conclusion of process, collect all documents introduced during the negotiation process and attach same to the recorded information; and shall file said minutes and records in the office of the Panel, which minutes and records shall be of public record. County staff shall assist the Recording Secretary in performing these clerical duties as requested by the Chairperson. The Washington County Clerk shall be the custodian of the files of the Panel and shall keep all records.

The County Attorney, or his or her designated representative may provide assistance and guidance to the Panel, upon request, unless an actual or perceived conflict exists. Upon request of the Panel, assistance of counsel shall be noted in the record of the proceeding.

SECTION 4 – SCOPE

In exercising the powers herein, the Panel shall facilitate negotiations of disputing parties who present an issue relating to the comprehensive plan and who desire to engage in voluntary good faith negotiations to resolve said dispute.

ARTICLE III. FACILITATED NEGOTIATION MEETINGS

SECTION 1 – TIME: HOW CALLED

Meetings of the Panel shall be held, or may be canceled, at the call of the chairperson and at such other time as the Panel may determine provided that all Panel members are notified by staff at least 48 hours prior to such meeting. All meetings shall be open to the public and scheduled and noticed in accordance with Wisconsin's Open Meeting Law, unless a disputing party requests that the facilitated negotiation be conducted in closed session and it is properly noticed as such.

SECTION 2 – QUORUM

A quorum shall consist of at least two selected panelists per each disputing party. Because the Panel is charged with facilitating a negotiation process, the conduct of the meeting will not require the making of formal motions nor will the outcome of the meeting result in a decision or other formal action by the Panel; therefore, the voting requirements and other formal rules of conduct are unnecessary.

SECTION 3 – ORDER OF BUSINESS

- A. Staff provide assistance to the Panel Chairperson for the development of an agenda for each Panel meeting which shall include the general subject matter of the business to be discussed at the meeting.
- B. Meetings shall be conducted as follows:
 - 1. Call to order and roll call.
 - 2. Statement by the presiding officer concerning the notice in accordance with the Wisconsin Open Meeting Law. (Read legal notice)
 - 3. Presiding officer to read the joint application identifying the dispute.
 - 4. Parties to acknowledge voluntary participation and accuracy of the identified dispute.
 - 5. Identification of all participants.
 - 6. Each party is allowed an opening statement regarding the dispute.
 - 7. Questions by the Panel members.
 - 8. Other questions or statements at the discretion of the Panel.
 - 9. Any correspondence received relevant to the issue before the Panel shall be read by the recording secretary.
 - 10. Panel to continue to lead parties in negotiation and engage in debate and discussion.
 - 11. Panel, with the assistance of the parties, to engage in brainstorming to delineate list of possible solutions.
 - 12. Panel to continue leading parties in negotiation process by using suitable facilitation techniques.
 - 13. Written agreement signed by representatives of the disputing parties – reduce resolution(s) to writing.
 - 14. If no agreements are reached, the Panel shall reduce outcomes of the facilitated negotiation to writing.
 - 15. Panel shall send a copy of the outcome to governing body of disputing parties
 - 16. Adjournment.

The order of business at any meeting or hearing may be varied from the preceding by consent of the members present.

Figure 6 (continued)

SECTION 4 – ROBERT’S RULES OF ORDER

Robert’s Rules of Order, Newly Revised, 10th Edition, shall generally guide the actions of the Panel in the conduct of its meetings if not covered by these rules, County ordinance or State Statutes.

SECTION 5 – MINUTES

The Panel, by its recording secretary, shall keep minutes of its meetings including any documentation presented to the Panel.

ARTICLE IV. APPLICATIONS

SECTION 1 – WHO MAY FILE

Washington County, cities, villages and towns within Washington County and adjoining Washington County that have adopted a comprehensive plan; and, counties adjoining Washington County that have adopted a comprehensive plan may submit a joint application regarding a dispute relating to the comprehensive plan. Applications to the Panel shall be filed with the Planning and Parks Department. Disputing parties must co-sign an application which shall include a jointly defined dispute, minutes of the governing body reflecting authorization to engage in the negotiation process, proposed outcomes and a general description of communications between the parties regarding the dispute.

SECTION 2 – COPIES TO BE SENT

Staff shall promptly transmit copies of the application and the supporting documentation as follows: original retained for Panel file; a copy to the applicants; copy to the Clerks of the respective governing bodies of the disputing parties; and copy to Southeastern Wisconsin Regional Planning Commission (SEWRPC).

SECTION 3 – TIMELINESS OF APPLICATION

Applications may be filed at any time upon the determination or discovery of a dispute relating to the comprehensive plan of a town, city, village or county. Upon receipt of a properly filed joint application, staff shall within sixty (60) days take appropriate action to process the application, including but not limited to assembling the Panel and scheduling the first meeting of the Panel. The first meeting of the Panel may be scheduled more than sixty (60) days after receipt of the application upon mutual agreement of the disputing parties.

SECTION 4 – REQUIRED INFORMATION

Applications shall be made on forms provided by the Panel. Any communication, except in the prescribed forms, purporting to be an application shall be deemed a mere notice of intention to file and shall not be deemed a filing to comply with the requirements of timely filing. Failure of the joint applicants to supply the required information, including the appropriate fee, will be considered by the Panel as a failure to comply with the application procedure and the dispute will not be permitted to be submitted to the Panel.

SECTION 5 – REASONS TO BE STATED

The reasons for the application must be stated and basis of the dispute must also be stated by the applicants:

- A. The application shall designate all informal discussions that have occurred between the parties regarding the dispute at issue.
- B. The facts should be stated upon which findings may be made by the Panel.
- C. Relevant maps, ordinances, or procedures and policies shall be included as exhibits to the application.

SECTION 6 – JOINT APPLICATION/REPRESENTATIVE FILING

The application shall bear the signatures of the chief elected official of the respective disputing parties. The joint application shall be filed in person by a representative of each of the disputing parties so that the selection of the Panel and the Recording Secretary can be accomplished at the time of filing.

SECTION 7 – TERMINATION OF THE PROCESS

The Panel, at its discretion, may refuse to convene upon the failure of the applicants to supply the required information called for on the forms or if it is determined that the Parties are not acting in good faith.

Figure 6 (continued)

SECTION 8 – TIME FOR HEARING

Each application screened by Staff satisfying the requisite criteria for facilitated negotiations shall be considered by the Panel as soon as reasonably practical providing for sufficient time between the date of the application and the date of the meeting for the required meeting notices to be published.

SECTION 9 – NOTICE OF HEARING

The Staff of the Panel shall give, or cause to be given, notice of each meeting as required by law and these rules. Notice shall be given as follows:

- A. Consistent with that required by Wisconsin Open Meeting law.
- B. Mailing a notice to the joint applicants at least 10 calendar days before the meeting.
- C. Mailing a notice to the Clerk of the governing body of the disputing parties, not less than one week before the date of the hearing.
- D. Mailing notice to Southeastern Wisconsin Regional Planning Commission (SEWRPC).

SECTION 10 – EFFECT ON OTHER ACTIONS

Submittal of a dispute to the Panel for facilitated negotiations shall have no effect whatsoever on any other judicial, quasi-judicial, administrative or alternative dispute resolution proceeding. Disputing parties retain all rights and remedies available at law and submittal of same shall in no way affect said rights.

SECTION 11 – FEE

A. Application Administrative Fee. This fee is intended to cover 100 percent of the costs associated with staff's administrative functions such as processing the application, coordinating and convening the Panel and providing required notices and mailings. This fee shall be paid at the time of application and shall be provided to the Washington County Planning and Parks Department.

B. Panel Fee. This fee is intended to cover 100 percent of the costs associated with the operations of the Panel including panel participants and the recording secretary. The fee for the first meeting shall be paid at the time of application and shall be provided to the Washington County Planning and Parks Department.

Additional fees will be determined at the conclusion of the first meeting and imposed at the conclusion of the facilitated negotiations.

ARTICLE V. PANEL PROCEEDINGS

SECTION 1 – APPEARANCES

At the time of the meeting, the applicant may appear on his or her own behalf or be represented by his or her attorney or agent. It is preferred that parties are represented by officials of the governing body rather than attorneys or other professionals.

SECTION 2 – WITNESSES

The chairperson or the Panel has no authority to compel the attendance of witnesses by subpoena. However, any representative wishing to participate shall be required to state their names and their interests in the matter before the Panel. Statements may be limited by the chairperson in order to conduct an orderly and efficient meeting.

SECTION 3 – PRELIMINARY MATTERS

Following the reading of the application, the Panel may hear statements on the question of the appropriateness of the process for the identified dispute and request that each party state a position on the point. The Panel may proceed with the meeting by engaging the parties in negotiation and reserve its determination on an appropriateness of the forum until after the negotiations conclude. The Panel may make an immediate determination and terminate the hearing upon a finding that the parties are not voluntarily bringing the dispute before the panel or the parties lack good faith. If the Panel determines that the dispute is not appropriate for the forum, the recording secretary shall record the decision as a determination to terminate the meeting.

Figure 6 (continued)

SECTION 4 – DECORUM

The chairperson shall maintain order and decorum during all Panel proceedings. All persons present during Panel proceedings shall conduct themselves properly so as to not disrupt the process. The chairperson reserves the right to order any person to leave who has conducted himself or herself in a disorderly manner and persisted in such conduct after being directed by the chairperson to cease the conduct.

SECTION 5 – PARTIES NOT TO INTERRUPT

Orderly procedure requires that each party shall proceed without interruption by the other and that there be no arguments between the parties.

SECTION 6 – TOOLS TO FOSTER/ENHANCE NEGOTIATIONS

The Panel shall engage and lead the disputing parties in negotiations to achieve a mutually agreeable result. Facilitated negotiations may employ various tools which include but are not limited to establishing ground rules, brainstorming, caucusing, consensus building and similar techniques. Each dispute brought before the Panel shall be considered unique and as such, the Panel shall not be limited in any way with regard to the tools and techniques it chooses to employ or not employ, but rather it shall determine on a case-by-case basis the appropriate manner to conduct negotiations.

SECTION 7 – QUESTIONS BY THE PANEL

During the meeting, the chairperson, Panel members or representatives of the disputing parties may ask questions and may make appropriate comments pertinent to the dispute; however, no member should argue an issue with the applicant. The chairperson and other Panel members may direct any questions to the applicants or to any person speaking in order to bring out all relevant facts, circumstances and conditions affecting the dispute.

SECTION 8 – PRESENTATION OF DOCUMENTATION

All supporting documentation for each issue shall be presented to the assembled Panel by the disputing parties. Each applicant shall be responsible for the presentation of all information supporting its position. The Panel may take administrative notice of the ordinances of the local governments involved in the dispute in effect at the time of the dispute. Washington County Ordinances and the laws of the State of Wisconsin and other relevant facts not recently subject to dispute may also be considered by the Panel.

SECTION 9 – ADDITIONAL DOCUMENTATION

The Panel may take a case under advisement for later consideration and determination, or may defer action whenever it concludes that additional information is needed or further study is required. The Panel may require that the parties temporarily discontinue the negotiation process so as to reevaluate respective positions and reconvene at a later date as determined by the Panel.

SECTION 10 – POSTPONEMENT OF MEETING

Negotiations may be postponed only by prior arrangement with the chairperson, or at the discretion of the chairperson.

SECTION 11 – RULES OF EVIDENCE

The Panel shall not be bound by court rules of evidence, but it may exclude irrelevant, immaterial, incompetent, unduly argumentative or repetitious information. In addition, all records and documents relied upon by the Panel or presented to the Panel, shall be made part of the record and every party given an opportunity to rebut the report and documents or to offer a countervailing or clarifying oral or written information.

SECTION 12 – INTERESTED PERSONS MAY GIVE STATEMENTS

Representatives of the disputing parties who have not been formally designated to conduct negotiations on behalf of the disputing party may attend the meeting and may request an opportunity to be heard provided they identify themselves and sign the list of persons attending the meeting and the disputing parties do not object. The Chairperson shall have the sole authority to allow statements by interested persons after conferring with the Panel.

SECTION 13 – RECORD

All proceedings shall be recorded by the recording secretary or recorded by a court reporter or stenographer which shall include a summary of actions, witnesses, appearances, roll call and other matters constituting the substance of the proceeding. Any party or member of the public may make a record of the proceedings by any means which does not disturb the meeting or others present.

Figure 6 (continued)

SECTION 14 – ADJOURNMENT

A recess or adjournment of a meeting, made at the noticed meeting date, to a time and place certain is adequate notice to the Panel participants and the public of a new meeting date, time and place. When a dispute cannot be resolved on the date set, the Panel may adjourn from day to day or to a date certain, as it may order, and such adjourned date shall be construed as a continuance. Notice of such adjournment shall be given to the absent members of the Panel.

SECTION 15 – WITHDRAWAL OF APPEAL

Applicants may withdraw a request for facilitated negotiations at any time prior to the conclusion of the process. Withdrawal of the application shall not entitle the applicants to a refund of any fees and may result in the assessment of additional fees.

SECTION 16 – POTENTIAL OUTCOME

The Panel has no authority to reverse or affirm, wholly or partly, or modify an order, requirement, decision or determination, ordinance or law. The Panel may refer the matter to an appropriate administrative agency or other dispute resolution forum for further consideration, may adjourn the matter to a later date, may assist in a negotiated result, or may terminate the process.

ARTICLE VI. OUTCOME OF THE PROCESS

SECTION 1 – OUTCOMES TO BE WRITTEN

All outcomes of the parties at the conclusion of the negotiations shall be reduced to writing by the recording secretary, identify the dispute at issue, the facts upon which the outcome is based and the impact of the outcome. The written outcome shall be signed by the disputing parties.

SECTION 2 –OUTCOMES TO BE MAILED

Staff shall mail written copies of any such outcomes to the applicants and all interested parties and shall retain a copy on behalf of the Panel to the County Clerk. Copies of written outcomes shall also be mailed to SEWRPC.

SECTION 3 – INFORMAL ADVICE NOT BINDING

Any advice, comments, opinion or information given by any Panel member or the recording secretary, shall not be binding on the Panel or the disputing parties. The Panel shall not be perceived as a decision-making body nor shall it comment on the merits of the dispute.

SECTION 4 – CASES TO BE DETERMINED INDIVIDUALLY

No action of the Panel or outcome of the negotiation shall set a binding precedent. Each dispute shall be considered upon its merits and upon the attendant circumstances, provided, however, that the Panel shall not act arbitrarily or capriciously and that it shall facilitate negotiations in an orderly and congenial manner.

SECTION 5 – ACTIONS IN CIRCUIT COURT

Parties submitting disputes to the Panel shall be cognizant of other administrative remedies, quasi-judicial or judicial avenues available to resolve disputes and the laws, rules and regulations associated with the said forums, including but not limited to relevant statutes of limitations and other applicable procedural or substantive rules.

ARTICLE VII. AMENDMENT OF RULES

These rules may be changed or amended from time to time by a majority vote of the Multi-Jurisdictional Comprehensive Plan Advisory Committee.

The foregoing rules and regulations are hereby adopted by the Multi-Jurisdictional Comprehensive Plan Advisory Committee for the County of Washington on this 30th day of January, 2008.

Mathew Heiser, Chairperson

Source: *Washington County.*

Intergovernmental Conflicts

The potential for land use conflicts is greatest in city and village planning areas that overlap with the towns. In accordance with Section 62.23 of the *Statutes*, a city or village planning area can include areas outside its corporate limits, including any unincorporated land outside of the city or village boundaries that, in the plan commission's judgment, relates to the development of the city or village. Potential land use conflicts can arise in these areas because they may be planned for in both the town comprehensive plan and the city or village comprehensive plan, with different or conflicting land uses recommended by each plan.

Map 34 graphically summarizes conflicts between city and village land use plans and adjacent town land use plans in Washington County. In cases where a conflict exists between a city or village plan and a town plan, there is also a conflict between the city or village plan and the county land use plan, since the county land use plan included town land use plan recommendations for areas outside city and village limits.

Maps 29 and 30 in Chapter XI summarize the recommendations of the Washington County Jurisdictional Highway System Plan. As noted on those maps, the Town of Barton is opposed to the planned extension of N. River Road on a new alignment, and to the planned extensions of 18th Avenue, Schuster Drive, and Kettle View Drive within the Town.

The dispute resolution process established as part of this comprehensive planning process can be used to resolve conflicts between the comprehensive plans adopted by adjacent local governments, and conflicts between local governments and Washington County, if conflicts cannot be resolved using more informal means. Boundary agreements between towns and the adjacent city and village offer another means of resolving conflicts between local governments, particularly when disputes are based on conflicting recommendations for future land uses or residential densities within a city or village's extraterritorial area and/or sewer service area. In addition to establishing future city and village boundaries, such agreements can also establish future land uses and provide for the extension of city or village sewer and water services to portions of the town. The aforementioned dispute resolution process notwithstanding, the Town of Barton Town Board reserves the right to litigate disputes affecting the Town of Barton.

There are no known or anticipated conflicts between the Town and the two school districts serving the Town.

PART 5: INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

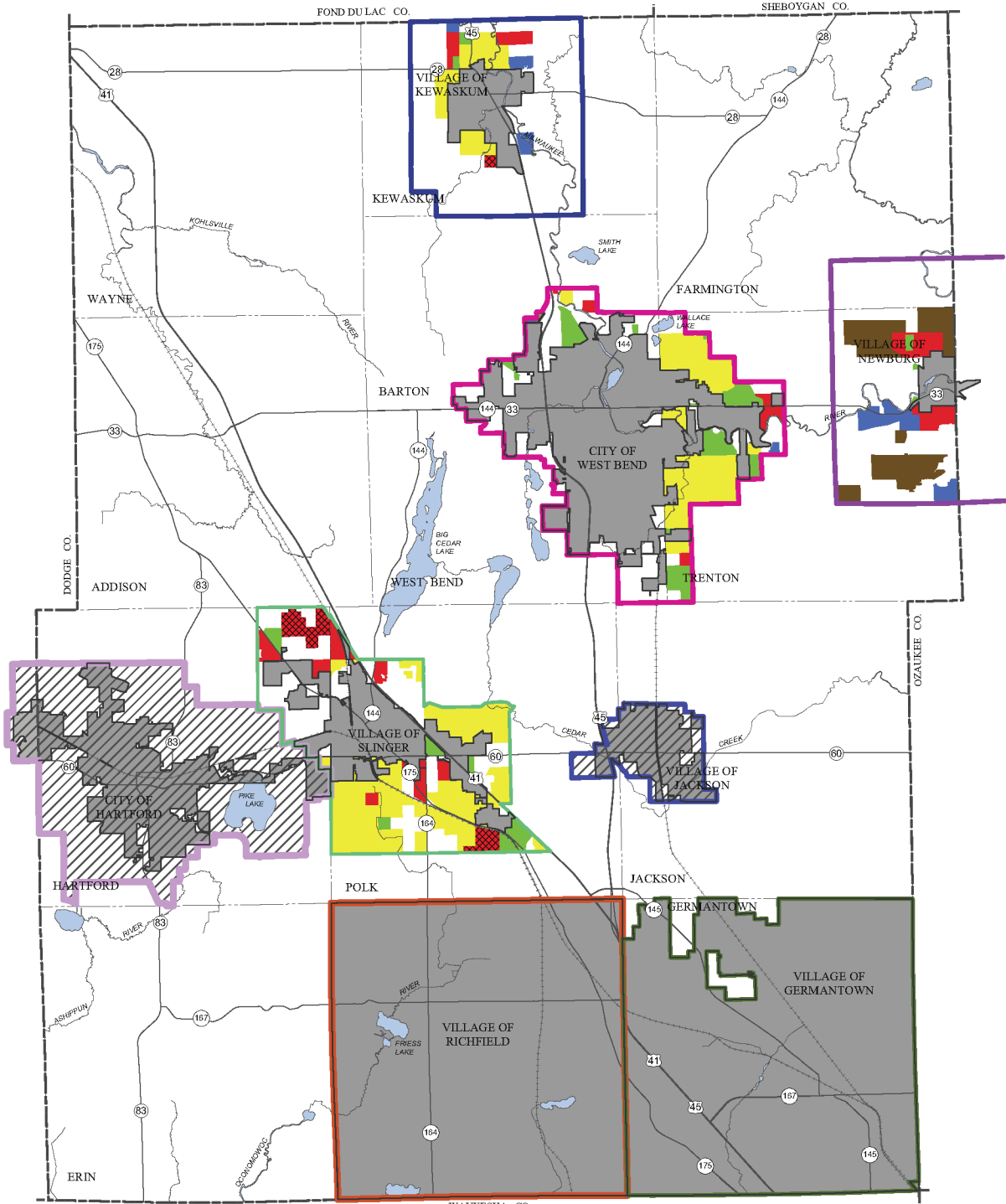
Goal: Maintain the Town's governing authority over the Town of Barton.

- **Objective:** Seek to reach boundary agreements with abutting incorporated areas.
- **Objective:** Assure the continued maintenance and improvements of the Town tax base and deter annexation.
- **Objective:** Retain community character.
 - **Program:** Consider initiating contact with the City of West Bend regarding a boundary agreement between the Town and City.
 - **Program:** Consider initiating contact with the Village of Kewaskum regarding a boundary agreement between the Town and the Village.

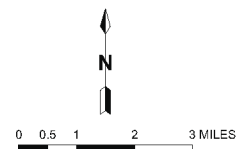
Goal: Work cooperatively with Washington County and neighboring communities when possible.

- **Objective:** Encourage shared services with Washington County and neighboring communities.
 - **Policy:** Continue to work with and support the Washington County Sheriff's Department in providing adequate police protection services to the Town.
 - **Policy:** Continue to work with and support the West Bend and Kohlsville Fire Department in providing adequate fire protection services to the Town.

SUMMARY OF CONFLICTS BETWEEN CITY/VILLAGE AND TOWN/COUNTY LAND USE PLAN MAPS



- | | |
|---|---|
| <ul style="list-style-type: none"> — VILLAGE OF GERMANTOWN
COMPREHENSIVE PLAN: 2020 — VILLAGE OF JACKSON
BOUNDARY AGREEMENT WITH
THE TOWN OF JACKSON: 2015 — VILLAGE OF KEWASKUM
EXTRATERRITORIAL ZONING AREA: 2006 - 2008 — VILLAGE OF NEWBURG
COMPREHENSIVE PLAN: 2035 — VILLAGE OF SLINGER
COMPREHENSIVE PLAN: 2025 — CITY OF HARTFORD
PLANNED SEWER SERVICE
AREA: APPROVED 9/2006 — CITY OF WEST BEND
PLANNED URBAN
SERVICE AREA: 2020 — VILLAGE OF RICHFIELD | <ul style="list-style-type: none"> CITY OR VILLAGE AREA
(AS OF JANUARY 1, 2007; EXCEPT VILLAGE OF RICHFIELD
AS INCORPORATED ON FEBRUARY 13, 2008) CITY / VILLAGE AND TOWN / COUNTY LAND
USE PLAN MAPS BOTH SHOW RESIDENTIAL
USES, BUT AT DIFFERENT DENSITIES CITY / VILLAGE AND TOWN / COUNTY LAND
USE PLAN MAPS BOTH SHOW URBAN USES,
BUT PROPOSED USES ARE DIFFERENT CITY / VILLAGE LAND USE PLAN MAP SHOWS AN
URBAN USE, TOWN / COUNTY LAND USE PLAN
MAPS SHOW A RURAL USE CITY / VILLAGE LAND USE PLAN MAP SHOWS A
RURAL USE, TOWN / COUNTY LAND USE PLAN
MAPS SHOW AN URBAN USE CITY / VILLAGE LAND USE PLAN MAP SHOWS
AGRICULTURAL USE, TOWN / COUNTY LAND USE
PLAN MAPS SHOW RURAL RESIDENTIAL USE CITY / VILLAGE LAND USE PLAN MAP SHOWS
AN URBAN USE, TOWN / COUNTY LAND USE
PLAN MAPS SHOW EXTRACTIVE USE CITY OR VILLAGE HAS NOT YET APPROVED
A LAND USE PLAN MAP |
|---|---|



- **Policy:** Continue to work with and support the six fire and rescue departments that provide adequate rescue services to the Town.
- **Policy:** Support the Mid-Wisconsin Federated Library System.
- **Policy:** Continue to cooperate with the Wallace Lake Sanitary District and the Town of Trenton for sanitary sewer service to Town residents and landowners within the District.
- **Objective:** Work with other units and agencies of government and private entities, where appropriate, to construct and/or operate community facilities in a cost-effective and efficient way through joint service agreements.
- **Objective:** Encourage intergovernmental cooperation when selecting sites for locating public facilities such as police and fire stations and libraries.
 - **Program:** Initiate contacts with Washington County and adjacent communities prior to constructing new public facilities or initiating or expanding Town services to determine if there are opportunities for joint facilities or services.
 - **Program:** Cooperate with Washington County and adjacent communities when approached to consider joint service agreements or facilities.

Goal: Coordinate with school districts as they plan and locate school facilities.

- **Objective:** Provide land use-related information to help school districts plan for the future.
 - **Policy:** Work with the Kewaskum and West Bend school districts, if requested, to provide information regarding proposed residential developments to help the districts prepare accurate facilities plans.
 - **Program:** Work with school district officials, on request, to explain the type of permits required from the Town before selecting and buying a site; the recommendations of the Town land use plan map; and other information that would assist the districts in planning for future school facilities.

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Chapter XV

IMPLEMENTATION ELEMENT

INTRODUCTION

The implementation element is the last of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (h) of the *Statutes* requires this element to include a compilation of programs, in a specified sequence, to implement the recommendations set forth in the preceding eight elements. The *Statute* also requires this element to:

- Identify proposed changes to applicable zoning ordinances, subdivision ordinances, and official maps.
- Describe how each of the other eight elements of the comprehensive plan will be integrated and made consistent with other elements of the plan.
- Include a mechanism to measure the Town's progress towards achieving the recommendations of the plan.
- Include a process for amending and updating the plan. The *Statutes* require that a comprehensive plan be updated no less than once every 10 years.

Section 66.1001 (4) of the *Statutes* sets forth the required procedure for adoption or amendment of a comprehensive plan, which includes:

- Adoption of a written public participation plan designed to foster public participation in the development of a comprehensive plan or a plan amendment.
- Approval of a recommended plan by a resolution approved by a majority of the full membership of the plan commission (for city, town, and village plans) or the appropriate committee of the County Board (for county plans). Distribution of the draft plan for review and comment to:¹
 - Every governmental body located in whole or in part within the Town.
 - The clerk of each adjacent local government and the Washington County Clerk.
 - The Wisconsin Department of Administration.
 - SEWRPC.
 - The public library serving the Town.

¹The Wisconsin Department of Administration has stated that both draft and adopted plan reports may be distributed in digital format, provided a paper copy of the report is available for review at the public library and at the Town Hall.

The parties listed above must also be provided with a copy of the adopted comprehensive plan.

- Adoption of the plan by an ordinance adopted by a majority of the full membership of the Town Board. Adoption of the plan by the Town Board must be preceded by at least one public hearing. A Class 1 notice of the hearing must be published at least 30 days before the hearing. Written notice must also be provided to persons who have applied for or been issued a permit for a nonmetallic mining reclamation plan, registered a nonmetallic mining site under Chapter NR 135 of the *Wisconsin Administrative Code*, or to owners or leaseholders of lands with nonmetallic resources who have requested notice of the hearing in writing, and to property owners that have filed a request for written notice under Section 66.1001 (6) of the *Statutes*.

PLAN REVIEW AND ADOPTION

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at these meetings. Accordingly, a public open house for the Town of Barton comprehensive plan was held on February 28, 2008. A public hearing was held before the Town Board on March 26, 2008. The Town provided public notice of the hearing in accordance with the requirements of the comprehensive planning law, and distributed the draft plan report to all of the parties specified in the law. The Plan Commission resolution approving the comprehensive plan and recommending adoption of the plan by the Town Board is included in Appendix C.

An important step in plan implementation is the formal adoption of the recommended plan by the Town Board. Upon such adoption, the plan becomes the official guide to be used by Town officials in making development or redevelopment decisions. The plan should serve as the basis on which all development proposals, such as rezoning requests, subdivision plats, and certified survey maps, are reviewed. Only those zoning actions or land divisions which are consistent with the plan should be approved. The Barton Town Board adopted this comprehensive plan on April 15, 2008. A copy of the adopting ordinance is included in Appendix D.

A public participation plan for development of this comprehensive plan was prepared in 2004, and adopted by the Town Board on September 21, 2004 (see Appendix B).

PLAN AMENDMENTS AND UPDATES

One of the most *trite* expressions used in planning is: "the plan is not cast in concrete." At one time, this phrase was intended to convey the message that a plan could be modified, if need be, to meet changing conditions or to correct errors. The phrase has now become the standard introduction for a handy catch-word to justify deviating, or simply ignoring, a community's plan.

Changes in long-range planning documents, such as this Plan or component(s) thereof, are inevitable (i.e., park and open space plans can be considered a component of the Plan as can lake management plans, public street plans, business park development plans, commercial development plans, or other special detailed area plans). This Plan is based on various types of data and projections which, if faulty or outdated, could cause the need for reassessment of Plan goals, objectives, policies, and/or programs. Thus, this Plan needs a certain amount of flexibility to deal with unforeseen situations without requiring a Plan amendment.

If a plan needs frequent amending, residents and local officials will begin to think of a plan amendment as a normal "everyday" occurrence rather than *an action which should be undertaken only after careful study*. In addition, landowners and citizens may also lose faith in the plan itself and find their public trust in the plan greatly compromised. There are various strategies the Town has adopted as an integral part of this Plan to minimize the number of amendments needed.

This Plan was carefully developed to provide a reasonable amount of flexibility to accommodate changing conditions in the Town without a change in the Plan itself.

This approach is a very cautious and a prudent one to follow. However, growth will have to be carefully monitored by the Town Plan Commission and Town officials to avert "leap frog" development in the delineated Phase 2 and 3 areas when adequate land is available in the Phase 1 area to accommodate market needs. (Phase 1, 2, and 3 of the Town of Barton Land Use Plan Map are shown on Maps 23, 24, and 25, respectively, in Chapter IX). Such "leap frog" development has occurred in many suburban southeastern Wisconsin municipalities. Making sure that development is properly synchronized with the two phases will assure that infrastructure installation, facility construction, and associated maintenance costs are minimized.

The following sets forth the ground rules for updating this Plan and its various elements.

Types of Plan Changes

Basically, there are *two types of plan changes*—the *periodic update* and the *correction*. The periodic update is like "fine-tuning" a plan; that is, it adjusts the course of the plan according to changing conditions or new information. The correction is exactly what it sounds like. If a plan is based on faulty data, a correction may need to be made in the goals, objectives, policies, programs, and plan text or map(s) that were based on the faulty data.

Rationale and Justification for Plan Amendment

Adjustments to this Plan should be made as required by changing conditions. Consequently, one of the important tasks of Plan implementation is a periodic reevaluation of this Plan to ensure that it continues to properly reflect current conditions. ***It is recommended that general Plan reevaluation take place on at least an annual basis, or more frequently as changing conditions in the community may warrant.*** Since communities are dynamic rather than static places of human habitat; they continue to evolve and change as long as they exist. This phenomena may become considerably recognizable if the significant residential development which is forecast and projected for the Town of Barton occurs during the planning period. Thus, ***periodic monitoring and updating is an integral part of this Plan.***

A more comprehensive review of the Plan is necessary every five years—in 2010, 2015, 2020, 2025, 2030, and 2035. It is recommended that the 5-year comprehensive review utilize, to the extent practicable, an up-to-date data base. Each 5-year update should also include an extension of this Plan for an additional five years to continually accommodate from about 15 to 20 years of Town growth. The comprehensive planning law requires that the Town plan be updated at least once every 10 years.

Factors contributing to the possible need to amend this Plan are due to the long-range nature of this type of document. These factors are laid-out in this Section to provide the necessary guidance in conducting a Plan amendment. The important aspect of *Plan amendment*, however, is that it *should not be taken lightly*. ***A Plan amendment should be undertaken only after careful study and by reason of one of the following basic six factors—projections, assumptions, data error, new issues, comprehensiveness, and data updates/emergence of new data.***

Projections and Forecasts: Plans are based on projections or forecasts because plans deal with future situations. If projections or forecasts are in error, or require modification due to the emergence of new data, then this Plan or its component elements may need to be adjusted. The Town should monitor this Plan and its various elements based on the preparation of new projections or forecasts. Comparisons should then be made between what was projected or forecast and what is actually happening. If warranted and deemed necessary by the Town Board upon recommendation of the Town Plan Commission, this Plan should be amended to accommodate the new projections or forecasts.

Assumptions: A number of assumptions have been made upon which this Plan and its various elements are based. Assumptions may have to do with demographics, capital investment, or national policy. For example, during the late 1960s and early 1970s a dramatic shift in birth rates occurred. Any plans based on the assumption that the birth rate of the 1950s would continue were dramatically affected by the change in birth rates which actually occurred.

Likewise, the early 2000s appear to need careful monitoring of demographic trends. The emergence of new roles for Federal, State, and local government in the adequate funding of capital facilities requires extreme caution by the Town in committing to capital investments. Such changes typically require planning adjustments.

As stated earlier, *the Town should review this Plan on an annual basis—affording an opportunity to review and reexamine the accuracy of any assumptions upon which this Plan was based.*

Data Error: An error in planning data differs from an assumption in that the faulty information is quantifiable. A new arterial street may be under construction and designed to meet certain specifications. A construction error, new Federal standards, or other factors may result in the street not being placed or functioning as planned. This, too, requires a plan reassessment and, perhaps, a plan amendment.

New Issues: Issues may evolve that were not critical or foreseen when this Plan was initially developed. For example, community character is an issue that tends to stay in the background until it is almost too late to save it. New issues may require modification of Plan goals, objectives, policies, or programs—or the creation of new Plan goals, objectives, policies, or programs—to effectively deal with new issues as well as changes to the Plan text or map(s). New factors affecting current issues can also present situations where this Plan or its component elements may have to be amended.

Comprehensiveness: The various elements of this Plan are well addressed and flexible to guide future Town actions and specific growth decisions. This Plan recognizes, however, that some elements may benefit from more detailed study and analysis. For major issues that require greater analysis than offered by this Plan, a Plan amendment may be justified if additional analysis presented to the Town indicates such an amendment is needed. The amendment may be authorized by the Town Plan Commission at any time. The further detailed planning of specific areas of the Town, as described earlier, would also fall into this type of Plan amendment.

Data Updates/Emergence of New Data: The maps, tables, and statistics upon which this Plan is based are factual in nature but some types of data are temporal as well as factual in nature (such as population and housing data) and, therefore, may change through time. Thus, a general annual review of this Plan is necessary and, where deemed appropriate by the Town Board with recommendation(s) of the Town Plan Commission, amendments to this Plan should be made to keep this data current.

Plan Amendment Process

It is critical to have and to follow guidelines when determining if an amendment to the Plan, or one of its elements or components, is appropriate. All projections, forecasts, and assumptions should be reviewed in detail at meetings where Town officials and citizens are provided information on all new factors which might affect this Plan. Officials and citizens should be asked to submit any additional concerns of their own. *This Plan should be revised in a manner similar to its original development, with citizen participation prior to any Plan change or rezoning recommendation. Indeed, the comprehensive planning law requires that any plan amendment follow the same procedure as that followed for the adoption of this plan, including adoption of a public participation plan, a public hearing, approval of the plan amendment by a resolution of the Plan Commission, adoption of the amendment by an ordinance of the Town Board, and distribution of the plan amendment to the parties listed in Section 66.1001 (4) of the Statutes. It is recommended that the Town prepare and adopt a public participation plan to be used for all plan amendments.*

In developing this Plan, special care has been taken to provide flexibility within land use classifications. Only a major change in land use, such as one involving significant changes in community or neighborhood character, intensity, or required services, would require a Plan amendment. This Plan also has built-in assumptions that provide a cushion to ensure that projections and forecasts are not so tightly drawn that this Plan would require frequent changes. *The need for Plan changes on a yearly basis is unlikely, but a general review on a yearly basis is still important.* A change to this Plan every five years, therefore, may be a sufficient response to changing conditions or public attitudes.

As stated earlier, this Plan is intended to serve the Town to the year 2035—about 30 years. Nevertheless, a vehicle for Plan amendment must be provided. *Those seeking changes to this Plan or its elements must convince the Town Plan Commission that a real and immediate need for Plan change exists based on one of the six criteria outlined earlier and that the reasons are sufficiently strong to justify a change.*

Amendments To The Town Of Barton Land Use Plan Map In Phase 2 Or Phase 3 Areas

The Town Board, upon recommendation of the Town Plan Commission, may consider (but shall not be obligated to approve) Town of Barton Land Use Plan amendments in either Phase 2 (for the years 2015 to 2025) or Phase 3 (for the years 2025 to 2035) areas of the Town prior to the respective planned time frame of each of those plan phases. The Town Plan Commission and the Town Board in their review and consideration of such proposed Town of Barton Land Use Plan amendments in either Phase 2 (for the years 2015 to 2025) or Phase 3 (for the years 2025 to 2035) areas of the Town shall examine the following questions and issues (in addition to the basic six factors—projections, assumptions, data error, new issues, comprehensiveness, and data updates/emergence of new data) for allowing such a land use plan amendment in either Phases 2 or 3:

1. Is the proposed Town Land Use Plan Amendment (when proposed to accommodate new urban or suburban types of development) contiguous, (next to) existing urban or suburban types of development? That is, will the proposed development create unplanned urban or suburban "sprawl" or foster a planned compact development pattern for the Town?
2. Will the resulting development from the Town Land Use Plan Amendment assist in preserving the rural character of the Town of Barton?
3. Would the proposed Town Land Use Plan Amendment result in a substantial public benefit?
4. Is the proposed Town Land Use Plan Amendment, if granted, likely to contribute to land use balance in the Town?
5. Is the proposed Town Land Use Plan Amendment, if granted, likely to contribute to an improved quality of life in the Town?
6. Is there a strong market demand for the use requested by the Town Land Use Plan Amendment and has that demand been demonstrated with evidence provided by the applicant?
7. Are public roads available, or planned to be available in the near future, to accommodate the area of the proposed Town Land Use Plan Amendment?
8. If public roads, or planned roads are to be available, is there adequate capacity to accommodate the area of the proposed Town Land Use Plan Amendment?
9. If public roads are available, or planned to be available, is it a logical extension of those roads to accommodate the area of the proposed Town Land Use Plan Amendment?
10. If public roads are to be extended to accommodate the area of the proposed Town Land Use Plan Amendment, is there a plan and funding available to extend those roads?
11. Will the resulting development from the Town Land Use Plan Amendment create more taxable value than the services or facilities it will need? Has the applicant quantified this information and submitted it to the Town for review and consideration?

AMENDMENTS TO TOWN ORDINANCES FOR PLAN IMPLEMENTATION

Zoning Ordinance and Zoning Map Amendments

It is the Town's intent that the Town's zoning ordinance be one of the several primary implementing tools of this Plan and its elements; as such, it should substantially reflect and promote the achievement of Plan objectives. A zoning ordinance is a legal means for both guiding and controlling development within the Town limits, so that an orderly and desirable pattern of land use can be achieved which conforms to the Plan and balances individual property rights with community interests and goals. The zoning ordinance contains provisions for regulating the use of property, the size of lots, the intensity of development, site planning, the provision of open space, and the protection of natural resources. It is recommended that the Town Zoning Ordinance be amended to add a "Hobby Farm Agricultural District," to implement the land use district of the same name described in Chapter IX.

The planned land use districts are not zoning districts. The planned land use districts form the basis, however, upon which the necessary Plan implementing zoning districts can be based. The similarities between the

Table 79

RELATIONSHIP BETWEEN TOWN OF BARTON PLANNED LAND USE DISTRICTS AND THE IMPLEMENTING TOWN OF BARTON ZONING DISTRICTS

TOWN OF BARTON PLANNED LAND USE DISTRICTS		TOWN OF BARTON CORRESPONDING PLAN IMPLEMENTING ZONING DISTRICTS	
RESIDENTIAL DISTRICTS			
R-1	Rural Countryside Single-Family Residential District	R-1	Rural Countryside Single-Family Residential District
R-2	Countryside Single-Family Residential District	R-2	Countryside Single-Family Residential District
R-3	Estate Single-Family Residential District	R-3	Estate Single-Family Residential District
R-4	Suburban Estate Single-Family Residential District	R-4	Suburban Estate Single-Family Residential District
R-5	Suburban Single-Family Residential District	R-5	Suburban Single-Family Residential District
R-6	Transitional Urban to Suburban/Rural Residential District	R-6	Transitional Urban to Suburban/Rural Residential District
R-7	Urban Single-Family Residential District	R-7	Urban Single-Family Residential District
R-8	Hamlet and Waterfront Residential Neighborhood Conservation District	R-8	Hamlet and Waterfront Residential Neighborhood Conservation District
R-9	Medium Density Urban Residential District	R-9	Medium Density Urban Residential District
R-10	High Density Urban Residential District	R-10	High Density Urban Residential District
BUSINESS DISTRICTS			
NHB	Neighborhood and Hamlet Business District	NHB	Neighborhood and Hamlet Business District
CB	Community Business District	CB	Community Business District
FB	Freeway Interchange Business District	FB	Freeway Interchange Business District
INDUSTRIAL DISTRICTS			
LM	Limited Manufacturing District	LM	Limited Manufacturing District
BP	Business Park District	BP	Business Park District
QE	Quarrying and Extractive District	QE	Quarrying and Extractive District
PUBLIC AND SEMI-PUBLIC DISTRICTS			
I-1	Institutional District	I-1	Institutional District
PR	Park and Recreational District	PR	Park and Recreational District
AGRICULTURAL DISTRICTS			
EA	Exclusive Agricultural Preservation District	EA	Exclusive Agricultural Preservation District
GA	General Agricultural District	GA	General Agricultural District
HFA	Hobby Farm Agricultural District	HFA	Hobby Farm Agricultural District
SPECIAL DISTRICTS			
PUD	Planned Unit Development District	PUD	Planned Unit Development District
--		AT	Agricultural Transition District
NATURAL RESOURCE FEATURES PROTECTION			
No land use districts. Natural resource protection would be through the use of the natural resource protection standards set forth in the Town of Barton Zoning and Land Division Ordinances.		In addition to the Town's use of the natural resource protection standards set forth in the Town of Barton Land Use Plan, Town of Barton Zoning Ordinance, and Town of Barton Land Division Ordinance, the following Washington County zoning districts ^a may be used: FW Floodway District FF Flood Fringe District GFP General Flood Plain District and Shoreland-Wetland District	

^aAll districts pursuant to Chapter 23 of the Washington County Code of Ordinances, Shoreland/Wetland and Floodplain Zoning Ordinance, as amended.

Source: Meehan & Company, Inc.

planned land use districts and the Plan implementing zoning districts are intended to assure consistency between the Plan and its implementing zoning regulations. Table 79 lists each of the planned land use districts and their recommended corresponding Plan implementing zoning districts.

Following the adoption of this Plan by the Town, the Town Plan Commission should immediately initiate appropriate amendments to the Town's zoning district map to bring the map, where deemed necessary, into conformance with the concepts and proposals advanced by the Town of Barton Interim Land Use Plan (Map 22 in

Chapter IX). *In making any amendments to the Town zoning map, however, it is cautioned that no "overzoning" be done. In this regard, it is the policy of the Town not to zone land for more than about five years of additional planned growth.* All rezoning applications in the Town should be carefully reviewed relative to the land use plan maps and the remainder of this comprehensive plan—both text and its attendant maps.

Subsequent petitions for zoning boundary and text amendments to the zoning map of the Town's Zoning Ordinance should be accompanied by a statement of the proposed zoning change, its compatibility with the Town Plan, and the conditions warranting a zoning change. Rezoning need to be consistent with the Town Plan.

Subdivision Ordinance and Official Mapping Ordinance

No changes to the Town subdivision ordinance are needed at this time to implement the comprehensive plan. The Town of Barton has not adopted an official mapping ordinance.

RECOMMENDED PROGRAMS

The comprehensive planning law requires the Implementation Element to include a compilation of programs, in a specified sequence, to implement the recommendations set forth in the preceding seven elements². Each member of the Town of Barton Plan Commission reviewed the programs and assigned a high, medium, or low priority to each. Upon completion, rankings were averaged and assigned a score. Those programs receiving an average score of 1.5 or lower were assigned a "high" priority for implementation, and are listed on Table 80. Programs receiving a score of more than 1.5 are also listed on Table 80. All programs are listed in rank priority order, from highest to lowest.

It is recommended that the Town Board give priority to implementing programs given a "high" priority first, however, any new programs recommended in this plan must be individually reviewed and approved by the Town Board through the annual budget process prior to implementation.

CONSISTENCY AMONG PLAN ELEMENTS

The comprehensive planning law requires that the implementation element "describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the plan." All elements of this comprehensive plan were prepared simultaneously by the same staff with great care given to ensure internal consistency among the various elements. All element chapters were reviewed by the Town of Barton Plan Commission. There are no known inconsistencies among plan elements.

²The Issues and Opportunities Element (Chapter VII) does not include any recommended programs, but rather sets forth general goals and objectives for the Town.

Table 80

TOWN OF BARTON COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Note: Priorities were determined by the Town Plan Commission and reviewed and approved by the Town Board. Each program was rated on a scale of 1 to 3, with 1 being the highest score possible and 3 being the lowest score. The average score for each program is noted in parenthesis at the end of the program.

Implementation programs receiving a priority rating of 1.50 or lower (highest priority for implementation):

- **Program:** Provide agricultural zoning that supports local family farm operations, small specialty farms, and hobby farms, in addition to exclusive agricultural zoning for prime agricultural lands, to maintain agriculture as a part of the rural landscape. (1.00)
- **Program:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape. (1.00)
- **Program:** Identify additional commercial and industrial lands on the Town land use plan map (See Maps 22 through 25 in Chapter IX). (1.00)
- **Program:** Continue to include zoning districts in the Town zoning ordinance that accommodate a full range of housing structure types, including single-family, two-family, and multi-family dwelling units, in appropriate locations to provide affordable housing options for households of all income levels, ages, and special needs. (1.17)
- **Program:** Continue to enforce the Town building code to ensure adequate insulation, heating, and plumbing. (1.17)
- **Program:** Continue to enforce requirements relating to adequate water supply and wastewater disposal through the Town subdivision ordinance. (1.17)
- **Program:** Work with existing housing agencies to identify programs and potential funding sources to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards. (1.17)
- **Program:** Work with the Washington County Health Department to enforce State public health *Statutes* and County ordinances concerning dilapidated, unsafe, or unsanitary housing that poses a human health hazard. (1.17)
- **Program:** Continue to participate in the annual bridge inspection program conducted by Washington County. (1.17)
- **Program:** Continue to comply with Chapter 25, Sanitary Code, of the *Washington County Code of Ordinances*, which includes the regulation of private on-site wastewater treatment systems (POWTS) in the Town. (1.17)
- **Program:** Identify lands to be retained in long-term agricultural use on the Town land use plan map (See Maps 22 through 25 in Chapter IX). (1.17)
- **Program:** Designate suitable lands for agricultural use on the Town land use plan map (see Maps 22 through 25 in Chapter IX). (1.33)
- **Program:** Protect water bodies, streams, floodplains, wetlands, stream corridors and shore buffer areas, drainageways, woodlands, and steep slopes in accordance with the natural resource protection standards set forth in Chapter IX and in the Town zoning and subdivision ordinances. (1.33)
- **Program:** Protect primary and secondary environmental corridors, isolated natural resource areas, wetlands, and other environmentally sensitive lands in accordance with the natural resource protection standards set forth in this chapter and in the Town zoning and subdivision ordinances. (1.33)
- **Program:** The Town will strive to ensure local street connectivity and the proper location of new streets during the review of all site plans, Certified Survey Maps, condominium plats, and subdivision plats as new development is proposed. (1.33)
- **Program:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements. (1.33)
- **Program:** Continue to work with Washington County to administer the County erosion control and stormwater management ordinance in the Town. (1.33)
- **Program:** Initiate contacts with Washington County and adjacent communities prior to constructing new public facilities or initiating or expanding Town services to determine if there are opportunities for joint facilities or services. (1.33)
- **Program:** Cooperate with Washington County and adjacent communities when approached to consider joint service agreements or facilities. (1.33)
- **Program:** Work with school district officials, on request, to explain the type of permits required from the Town before selecting and buying a site; the recommendations of the Town land use plan map; and other information that would assist the districts in planning for future school facilities. (1.33)

Table 80 (continued)

- **Program:** Explore a partnership with Washington County for recycling programs and facilities, including establishment of household hazardous waste collection sites and facilities. (1.40)
- **Program:** Continue to enforce the dimensional design standards for arterials streets and highways, collector streets, and minor streets in the Town set forth in Table 66. The arterial street and highway dimensional standards may be modified by the Plan Commission based on the Plan Commission's adoption of more detailed arterial street and highway plans. (1.50)
- **Program:** Notify Washington County when a certified survey map (CSM) is submitted for a land division adjacent to a County highway, and request County input regarding the appropriate right-of-way for and access to the highway. (1.50)
- **Program:** Consider preparing and adopting access management standards for arterial streets and highways under Town jurisdiction. (1.50)
- **Program:** Work with Washington County and private service providers, where appropriate, to improve public transportation for persons with disabilities to increase access to jobs and community activities. (1.50)
- **Program:** Work with Washington County to determine if there is a need for additional Washington County Commuter Express Bus System routes and park-ride lots to serve Town residents. (1.50)
- **Program:** Consider preparing a Town stormwater management plan to provide for comprehensive and coordinated stormwater management facilities and measures. (1.50)

Remaining implementation programs, listed in relative rank order:

- **Program:** Allocate sufficient area on the Town land use plan map (Map 25 in Chapter IX) to accommodate the anticipated population of the Town in 2035. Designate areas for urban-density residential development that would be suitable for low- and moderate income housing. (1.67)
- **Program:** Consider incorporating desired policies from State long-range transportation planning efforts, including *Connections 2030*,¹ into Town of Barton plans. (1.67)
- **Program:** Continue to work with Washington County and SEWRPC to prepare and implement the Washington County Jurisdictional Highway System Plan and the Transportation Improvement Program. (1.67)
- **Program:** Consider initiating contact with the Village of Kewaskum regarding a boundary agreement between the Town and the Village. (1.67)
- **Program:** Apply the following community design standards for commercial and industrial facilities: (1.67)

Commercial Facilities Standards

Commercial facilities should meet the following minimum standards:

- a. Direct access to the arterial street and highway system (State Trunk and/or County Trunk Highways). However, commercial strip development along such supporting arterial streets and highways should be discouraged.
- b. Commercial development should occur in planned centers, or commercial "nodes" or "clusters," containing groupings of commercial establishments at locations indicated on the land use plan maps.
- c. Available adequate water supply, adequate sewage disposal facilities (on-site or public sanitary sewer), adequate stormwater drainage facilities, adequate electric power supply, and telephone communication systems.
- d. Sites should be covered by soils identified in the regional soils survey as having very slight, slight, or moderate limitations for commercial development.
- e. The provision of adequate off-street parking and loading facilities.
- f. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets.
- g. The provision of adequate landscape screening to serve as a buffer between commercial uses and adjacent incompatible noncommercial uses.
- h. The provision of adequate building setbacks from abutting major arterial streets and highways as well as abutting land uses of a lower intensity.

¹The Wisconsin Department of Transportation (WisDOT) is developing a long-range transportation plan for the State entitled *Connections 2030*. The plan will address all forms of transportation in the State over a 25-year planning period, including highways, local streets, air, water, rail, bicycle, pedestrian, and transit. The overall goal of the plan is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects. The plan is scheduled for adoption by WisDOT in 2008.

Table 80 (continued)

- i. Neighborhood and Town (community) level commercial land uses should be located in established and planned centers of concentrated retail and service activity as identified on the land use plan maps.
- j. Commercial centers should afford safe pedestrian and bicycle access from abutting or nearby residential neighborhoods.
- k. New commercial lots should have a minimum net area of 40,000 square feet in order to assure adequate off-street parking area, landscaping, and buffering or transition area from abutting land uses of a lower intensity.

Office Development Standards

Office development should meet the following minimum standards:

- a. Direct access to the arterial street and highway system.
- b. Available adequate water supply, adequate sewage disposal facilities (on-site or public sanitary sewer), adequate stormwater drainage facilities, adequate electric power supply, and telephone communication systems.
- c. Sites should be covered by soils identified in the regional soils survey as having very slight, slight, or moderate limitations for commercial development.
- d. To the extent possible, office or office park sites should be located so as to maximize visibility and should offer potential for public identity.
- e. The site configuration, or its shape, should accommodate the use of the site as an office development.
- f. An office development, or office park, should allow for the internal expansion of the office development area in order to accommodate some future office land needs.
- g. Provision of adequate off-street parking and loading areas on-site.
- h. An office development or office park should be served by an internal street system which provides convenient access from individual parcels in the park to the supporting arterial street and highway system.
- i. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets and highways.
- j. The provision of adequate landscape screening to serve as a buffer between office uses and adjacent incompatible non-office uses.
- k. The provision of adequate building setbacks from abutting major streets and highways as well as abutting land uses of a lower intensity.
- l. Office development should be located in established and planned locations as identified on the land use plan map.

Industrial Development Standards

Industrial development should meet the following minimum standards:

- a. Direct access to the arterial street and highway system and access to a General Utility-Stage II airport within a maximum travel time of 30 minutes.
- b. Available adequate water supply, adequate sewage disposal facilities (on-site or public sanitary sewer), adequate stormwater drainage facilities, adequate electric power supply, telephone communication systems, and adequate off-street parking facilities.
- c. Sites should be covered by soils identified in the regional soils survey as having very slight, slight, or moderate limitations for industrial development.
- d. The maximum grade of any street in an industrial area should not exceed 3 percent. Lands with slopes generally exceeding 6 percent may not be suitable for industrial-related development.
- e. The site configuration, or its shape, should accommodate the use of the site as a planned industrial development.
- f. Adequate fire protection services should be available. An industrial development should not be located greater than one and one-half miles from a fire station providing engine, hose, or engine-ladder company.
- g. The planned industrial development should allow for the internal expansion of the industrial area in order to adequately accommodate future industrial land needs.
- h. An internal street system should serve industrial development which provides convenient access from individual parcels in the development to the supporting arterial street and highway system.
- i. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets and highways.

Table 80 (continued)

- j. The provision of adequate landscape screening and/or setbacks to serve as a buffer between industrial uses and adjacent incompatible non-industrial uses of a lower intensity.
 - k. The provision of adequate building setbacks from abutting major streets and highways as well as abutting land uses of a lower intensity.
 - l. Industrial development should be located in established and planned locations as identified on the land use plan map and should not be intermixed with commercial, residential, governmental, recreational, educational, or institutional uses.
-
- **Program:** Consider preparing and adopting a Town park and open space plan in order to become eligible to receive available State and Federal outdoor recreation grants. (2.00)
 - **Program:** Support the efforts of cultural organizations to organize and promote cultural venues and events in the Town and County. Existing cultural organizations and venues in the County are listed in Table 33. (2.00)
 - **Program:** Consider conducting a new revised needs assessment for the provision of public parks, playgrounds, and land for athletic fields and adopting an impact fee ordinance for public parks, playgrounds, and land for athletic fields provided by the Town based upon changes to the *Wisconsin Statutes* which have occurred since the existing Town needs assessments and impact fee ordinances were adopted by the Town. (2.00)
 - **Program:** Consider initiating contact with the City of West Bend regarding a boundary agreement between the Town and City. (2.00)
 - **Program:** Continue to promote the Eisenbahn State Trail and the National Ice Age Trail. (2.17)
 - **Program:** Support the park and outdoor recreation element of the Washington County Park and Open Space Plan, which is shown on Map 21. (2.20)
 - **Program:** Work with the DNR, National Park Service, and Ice Age Park and Trail Foundation to implement the recommendations set forth in the Ice Age Trail Corridor Plan. (2.33)

Source: *Town of Barton and SEWRPC.*

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Chapter XVI

SUMMARY

INTRODUCTION

In 1999, the Wisconsin Legislature enacted a comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*. The requirements supplement earlier provisions in the *Statutes* for the preparation of county development plans (Section 59.69(3) of the *Statutes*) and local master plans (Section 62.23 of the *Statutes*). The requirements, which are often referred to as the “Smart Growth” law, provide a new framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The law includes a “consistency” requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by the Town of Barton must be consistent with the comprehensive plan adopted by the Town Board.

To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Washington County; 11 local government partners, including the Town of Barton; UW-Extension; and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). As a result of the multi-jurisdictional process, a comprehensive plan that satisfies the planning requirements and is in compliance with Section 66.1001 of the *Statutes* has been developed by the Town of Barton, and is documented in this report.

PUBLIC PARTICIPATION

To ensure opportunities for public involvement in the planning process, a public participation plan was developed for the Town. Section 66.1001(4) of the *Statutes* requires that the Town Board adopt written procedures that are “designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.” Proposed plan elements must be widely distributed, and opportunities must be provided for written comments to be submitted by the public to the governing body. A procedure for the governing body to respond to those comments must also be identified. A kick-off meeting and a visioning workshop for the Town of Barton, as well as a countywide public opinion survey, were conducted as part of the public participation plan.

The multi-jurisdictional comprehensive planning workgroup, with assistance from County and UW-Extension staff, developed a public participation plan for the multi-jurisdictional plan and the Town plan. The public participation plan was adopted by resolution of the Barton Town Board on September 21, 2004.

VISION STATEMENT 2035

Visioning Process

To develop a vision statement for the Town, Washington County University of Wisconsin – Extension (UWEX) staff examined the opinions generated by the public during the input opportunities carried out as part of the

comprehensive planning process, along with the Town's existing planning and zoning documents, and identified recurring "key concepts" that could be appropriate for the Town's vision. UWEX staff then met with the Town Plan Commission and Town Board on May 29, 2007, to review the key concepts and determine which ones might best describe the Town's future. The most supported concepts were subsequently used to draft a vision statement that was brought back to the Town on July 10, 2007, for approval.

Vision Statement

"In 2035, the Town of Barton retains its identity and independence. The Town's access to major highways is attractive to a mix of land uses, especially businesses, which helps keep property taxes low. Rural character is maintained by encouraging development that is compact and includes open space. Residents appreciate being able to live close to nearby urban amenities while still enjoying Barton's small town atmosphere."

INVENTORY INFORMATION

The introduction and inventory chapters of the Town comprehensive plan were prepared in 2007. Inventory chapters include Chapter II, "Population, Household, and Employment Trends and Projections;" Chapter III, "Inventory of Agricultural, Natural, and Cultural Resources;" Chapter IV, "Inventory of Existing Land Uses;" Chapter V, "Inventory of Existing Utilities and Community Facilities;" and Chapter VI, "Existing Plans and Ordinances: 2007."

PLAN ELEMENTS

The element chapters of the Town comprehensive plan were prepared in 2008, and are identified as Chapters VII through XV. The comprehensive planning law requires the Town plan include the following nine elements:

- Issues and Opportunities – Chapter VII
- Agricultural, Natural, and Cultural Resources – Chapter VIII
- Land Use – Chapter IX
- Housing – Chapter X
- Transportation – Chapter XI
- Utilities and Community Facilities – Chapter XII
- Economic Development – Chapter XIII
- Intergovernmental Cooperation – Chapter XIV
- Implementation – Chapter XV

TOWN OF BARTON LAND USE PLAN

SEWRPC and Washington County staff met with the Barton Town Board and Plan Commission on May 9, 2007, to develop a preliminary land use plan map for 2035. The Town Plan Commission continued to meet for several months to develop a land use plan map for the Town, including plan maps for different phases within the 2008 to 2035 planning period.

The Town of Barton Land Use Plan is intended to serve the Town of Barton to the year 2035—about 30 total years—and is also intended to be phased during that period. The Town of Barton Land Use Plan consists of the interim plan (existing land uses in 2008) and three plan phases: Phase 1 (2008 to the year 2015), Phase 2 (for the years 2015 to 2025), and Phase 3 (for the years 2025 to 2035). The interim plan and the three plan phases are shown on Maps 22, 23, 24, and 25, respectively, in Chapter IX (Land Use Element). Table 35 in Chapter IX indicates and quantifies the Interim and Phase 1, 2, and 3 planned land use maps. Use of the four maps when implementing the Town plan is described in the Implementation Element (Chapter XV).

The Town of Barton land use map indicates a mixture of high-density residential areas with both multi-family and single-family areas abutting the City of West Bend. Commercial and industrial areas are prevalent near the USH 45 and CTH D interchange and along STH 33 and STH 144. On the Interim and Phase 1 land use maps, the plan maps foster the use of planned "transitions" between planned rural, suburban, and urban areas of the Town and the abutting incorporated City of West Bend. In the case of planned residential development, the "transitions" between planned rural, suburban, and urban land use are primarily accomplished by variations in the level of gross and net residential density. During the Town's phasing process from 2008 through 2035, transitional land uses become single-family development or general agricultural lands as the phasing process proceeds, and ultimately, transitional lands are phased out in 2035. Residential development densities decrease as single-family development moves away from the City of West Bend with the intention to maintain a rural ambiance away from the urbanized area.

The Town plan map also identifies areas which will be strictly used for agricultural purposes throughout the phasing process. Exclusive agricultural preservation areas are located in the northeastern and northwestern portions of the Town. By 2035, general agricultural areas will be mostly located along the Town's northern and western boundary. Throughout the planned land use phasing process, the Town recognizes that agriculture and farming is and will continue to be a viable resource of the Town.

PLAN ADOPTION

The Town of Barton held a public informational meeting on February 28, 2008 and a public hearing on March 26, 2008, to review the draft Town comprehensive plan. The Town Plan Commission approved the plan on April 7, 2008 and the Town Board adopted the plan by ordinance on April 15, 2008. Copies of the approving resolution and the adopting ordinance are included in Appendix C and D, respectively.

PLAN UPDATES AND AMENDMENTS

The comprehensive planning law requires that the adopted Town comprehensive plan be reviewed and updated at least once every ten years. While there is no limit on the number or frequency of amendments that may be made to a comprehensive plan, the public participation, plan review, and plan adoption procedures required for a full comprehensive plan also apply to plan amendments. The Implementation Element (Chapter XV) recommends a procedure to be used for amending the plan.

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APPENDICES

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RESOLUTION TO PARTICIPATE IN THE MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING PROCESS

RESOLUTION 04-01

AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.

WHEREAS, the Town Board of the Town of Barton, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Barton; and

WHEREAS, the Town Board of the Town of Barton acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

WHEREAS, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Barton, which is eligible to receive \$18,000 in grant funding; and

WHEREAS, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

WHEREAS, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

WHEREAS, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

WHEREAS, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

WHEREAS, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

WHEREAS, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin -Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

WHEREAS, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Barton hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

BE IT FURTHER RESOLVED that the Town Board of the Town of Barton hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004,

developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

BE IT FURTHER RESOLVED that the Town Board of the Town of Barton hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Barton.

BE IT FURTHER RESOLVED that the Town Board of the Town of Barton authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Dated this 21ST day of SEPTEMBER, 2004.

Motion for adoption moved by RUSSELL PRUST.

Motion for adoption seconded by Joseph H. Peters.

Voting Aye: ALL Nay: —.

APPROVED:

Richard L. Bertram
Richard L. Bertram, Chairman

ABSENT
Mike Dricken, Supervisor

Russell Prust
Russell Prust, Supervisor

Jerry Meulemans
Jerry Meulemans, Supervisor

Joseph H. Peters
Joseph H. Peters

ATTEST:

Aggie B. Pruner
Aggie B. Pruner, Town Clerk

*Prepared by the Planning Division of the Washington County
Planning and Parks Department and the Southeastern
Wisconsin Regional Planning Commission – August 30, 2004*

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Appendix B

RESOLUTION ESTABLISHING PUBLIC PARTICIPATION PROCEDURES

RESOLUTION 04-02

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR THE MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING PROCESS

WHEREAS, pursuant to §66.1001, Wis. Stats., all units of government which engage in zoning, subdivision, or official mapping must adopt a comprehensive plan by the year 2010; and

WHEREAS, the Town of Barton has decided to prepare a comprehensive (master) plan under the authority of and procedures established by S62.23(3) and S66.1001(4), Wisconsin Statutes; and

WHEREAS, S66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall also provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, Washington County and the Town of Barton has established a Multi-Jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a public participation plan in preparation for a State of Wisconsin comprehensive planning grant application due November 1, 2004; and

WHEREAS, the Town of Barton believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plans are based on public input; and

WHEREAS, the Public Participation Plan developed by the Multi-Jurisdictional Comprehensive Planning Work Group including the Town of Barton, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

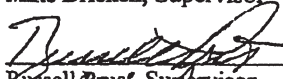
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the Town of Barton hereby adopts the written procedures included in the Final Draft Public Participation Plan, dated July 2004, developed by the Multi-Jurisdictional Comprehensive Planning Work Group as its public participation procedures meeting the requirements of

S66.1001(4)(a), Wisconsin Statutes provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin.

Resolution Adopted: September 21, 2004


Richard L. Bertram, Chairman

ABSENT
Mike Dricken, Supervisor


Russell Prust, Supervisor


Jerry Meulemans, Supervisor


Joseph H. Peters, Supervisor

ATTEST:


Aggie B. Pruner, Town Clerk

Appendix C

RESOLUTION TO ADOPT A COMPREHENSIVE PLAN

TOWN OF BARTON PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Barton, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Town, and to recommend that the Town Board adopt the comprehensive plan; and

WHEREAS, the Town has cooperated with Washington County and SEWRPC to prepare both a multi-jurisdictional comprehensive plan for the County, and a comprehensive plan for the Town of Barton. The Town plan is documented in the report titled "A Comprehensive Plan for the Town of Barton: 2035," containing all maps, references and other descriptive materials; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 21, 2004, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and


WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Barton hereby approves the comprehensive (master) plan embodied in the report titled "A Comprehensive Plan for the Town of Barton: 2035."

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 7th day of April, 2008.


Chairperson
Town of Barton Plan Commission

Attest: 
Secretary
Town of Barton Plan Commission

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ORDINANCE TO ADOPT A COMPREHENSIVE PLAN

ORDINANCE NO. 08-02

AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN FOR THE TOWN OF BARTON, WISCONSIN

The Town Board of the Town of Barton, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Sections 62.23(2) and (3), Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Barton is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Barton, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Washington County and SEWRPC to prepare both a multi-jurisdictional comprehensive plan for the County and a comprehensive plan for the Town of Barton. The Town plan is documented in the report titled "A Comprehensive Plan for the Town of Barton: 2035."

SECTION 4. The plan commission of the Town of Barton, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document titled "A Comprehensive Plan for the Town of Barton: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town has duly noticed and held a public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Town Board of the Town of Barton, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Comprehensive Plan for the Town of Barton: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Barton comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 15th day of April, 2008.

Richard L. Bertram
Richard L. Bertram, Town Chair

Ayes 5 Noes 0 Absent 0

Published/Posted: 4-16-08

Attest: *Aggie Pruner*
Aggie Pruner, Town Clerk