

## ZONING AND SUBDIVISION CONTROL ORDINANCES ADOPTED

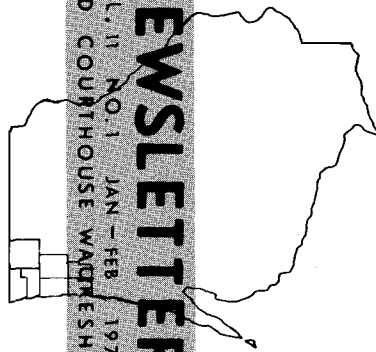
Recent actions on the part of local units of government within the Region have resulted in the adoption of one new county subdivision control ordinance, one new county shoreland zoning ordinance, and two new city floodland zoning ordinances. In addition, six towns in Racine County have ratified the new Racine County zoning ordinance (see SEWRPC Newsletter, Vol. 10, No. 2, March-April 1970) and have prepared and adopted new zoning district maps. Each of these actions represents, at least in part, significant regional plan implementation steps, particularly with respect to the floodland and shoreland zoning recommendations contained in the adopted regional land use plan and in the adopted comprehensive plans for the Root and Fox River watersheds. These recent ordinance adoptions include the following: Walworth County Subdivision Control Ordinance; Walworth County Shoreland Zoning Ordinance; City of Burlington Floodland Zoning Ordinance; City of Franklin Floodland Zoning Ordinance; and ratification of the Racine County Zoning Ordinance by the Towns of Burlington, Caledonia, Raymond, Rochester, Waterford, and Yorkville.

### Walworth County Subdivision Control Ordinance

On January 12, 1971, the Walworth County Board of Supervisors adopted a County Subdivision Control Ordinance designed to regulate all future land development in the unincorporated areas of Walworth County. Previous to this action, Walworth

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## ORDINANCES ADOPTED—Continued

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County did not exercise any subdivision control authority. The Ordinance was adopted after over two years of study, deliberation, informational meetings, and public hearings held by the Walworth County Park and Planning Commission. While the subdivision control ordinance was prepared in part to meet the state requirement relative to land division regulations in shoreland areas, it is important to note that the Ordinance, as enacted, is a complete subdivision control ordinance regulating land development not only in shoreland areas but in all unincorporated areas of the County.

The Ordinance as adopted provides for the regulation of all land divisions through county review and approval of subdivision plats or, in the case of minor subdivisions, through county review and approval of certified survey maps. The Ordinance contains significant provisions with respect to natural resource protection, in particular requiring the reservation of floodlands in natural, open use, and containing provisions to assure that lands not suited for urban development without public sanitary sewerage systems will not be developed. The Ordinance provides for a pre-application procedure prior to submitting subdivision plats, a preliminary plat review process, and a final plat review process. In addition to the preliminary plat reviews required under Chapter 236 of the Wisconsin Statutes, the Ordinance provides for an advisory review of all preliminary subdivision plats by the Regional Planning Commission. The Ordinance contains sound design standards with respect to streets, lots, blocks, and public open spaces and further requires improvements in accord with standards established by the various towns within Walworth County. The Ordinance contains several regulations designed to promote good soil and water conservation practices in the division of land and, in addition, provides for erosion control practices during the actual land subdivision process.

### Walworth County Shoreland Zoning Ordinance

Also on January 12, 1971, the Walworth County Board of Supervisors adopted a Shoreland Zoning Ordinance for Walworth County. This Ordi-

## ORDINANCES ADOPTED—Continued

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nance, which was adopted separately from the existing comprehensive county zoning ordinance, applies only to the shoreland areas of the County, defined as all lands lying within 1,000 feet of lakes, ponds, or flowages and all lands lying within 300 feet of any navigable stream. In addition, the shorelands include, by definition, all floodlands should they extend beyond the above-designated limits. This Ordinance applies to the areas around 34 lakes within Walworth County and along such streams as Sugar Creek, Honey Creek, White River, and Turtle Creek.

Of particular significance in the new Walworth County ordinance are regulations governing the development of steep lands and erodable lands. Such regulations are related to the detailed soil survey maps and interpretive data prepared for the Regional Planning Commission by the U. S. Soil Conservation Service and seek to adjust not only urban-type land uses to soil capabilities but also certain agricultural and forestry practices. The Ordinance contains shoreland and floodland regulations designed in accordance with the recommendations of the Regional Planning Commission, as set forth in SEWRPC Planning Guide No. 5, Floodland and Shoreland Development Guide. As such, this Ordinance constitutes an extremely significant plan implementation action by the Walworth County Board of Supervisors, not only with respect to the regional land use plan but, more importantly, with respect to the comprehensive plan for the Fox River watershed.

The zoning districts included in the new Walworth County shoreland zoning ordinance are identical to the districts currently contained in the existing comprehensive county zoning ordinance. The County Park and Planning Commission is now revising the comprehensive county zoning ordinance, including the re-drafting of the existing district regulations. It is the intent of the Commission that, when the comprehensive county zoning ordinance is adopted, the new shoreland zoning ordinance will also be amended to include the proposed new zoning district regulations. In this way the new shoreland zoning ordinance and the proposed comprehensive county zoning ordinance will be kept totally compatible with

## ORDINANCES ADOPTED—Continued

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respect to substantive regulations, with the shoreland zoning ordinance containing those additional regulations needed to properly control land use within the important shoreland and floodland areas.

### City of Burlington Floodland Zoning Ordinance

In another significant plan implementation action, the Common Council of the City of Burlington, on February 2, 1971, adopted amendments to the City of Burlington zoning ordinance designed to regulate future development in the floodlands of the Fox and White Rivers in the City of Burlington. The adoption of such floodland regulations was recommended by the Commission in the Fox River watershed plan, in addition to the construction of a series of dikes and floodwalls in the City of Burlington to protect the existing flood-vulnerable land uses and assist in eliminating the rather high flood-damage risk in the City. The recently enacted floodland zoning amendments provide for an urban floodway district, an urban floodland district, and overlay urban floodplain regulations. The urban floodway district is designed for use through the central business district of the City of Burlington, and its limits are established by the proposed dike and floodwall locations. The overlay urban floodplain regulations are designed for use in those areas of the floodplain in the central business district lying beyond the proposed dike and floodwall locations. The urban floodland district is designed for use in those areas of the City of Burlington where development has not encroached on the natural floodplains of the Fox and White Rivers.

Upon implementation of the dike and floodwall recommendations contained in the Fox River watershed plan, those areas landward of the dikes and floodwalls which are now being regulated by the overlay urban floodplain regulations would be removed from the floodplain. Hence, the overlay urban floodplain regulations would no longer be needed. Should implementation of the dike and floodwall recommendations not be forthcoming, the overlay urban floodplain regulations will remain in effect and adequately regulate the existing and future development in these floodplains already historically committed to urban land use. By adopt-

## ORDINANCES ADOPTED—Continued

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ing these new floodland amendments to the existing Burlington zoning ordinance, the City of Burlington, in addition to taking an important Fox River watershed plan implementation action, has complied with the floodplain zoning requirements contained in the State Water Resources Act of 1965.

### City of Franklin Floodland Zoning Ordinance

The Common Council of the City of Franklin, on February 6, 1971, adopted amendments to its zoning code designed to regulate development on the natural floodlands of the Root River and minor tributaries contained within the City of Franklin. The adoption of such floodland zoning regulations was recommended by the Commission in the comprehensive Root River watershed plan, adopted on September 22, 1966, before enactment of state floodland zoning requirements which plan determined the limits of the floodway and floodplain to be used in the administration of the recently enacted ordinance. The Ordinance, as adopted, applies not only to the main stem of the Root River as it traverses the City of Franklin but also to minor tributary watercourses throughout the City. In addition to the floodland zoning recommendations, the Ordinance amendments include provisions for special conservation regulations relating to tree cutting and shrubbery clearing, earth movements, and drainage improvements. The technique utilized in the City of Franklin zoning code is that of special floodland districts rather than overlay regulations. Either of the two approaches or, as in the case of the City of Burlington zoning ordinance discussed above, a combination of the two approaches, can be effectively utilized to achieve sound floodland regulation. Like the City of Burlington, the City of Franklin has complied with the floodland zoning requirements contained in the State Water Resources Act of 1965, in addition to taking a very significant watershed plan implementation action.

### Racine County Towns

In a series of successive actions, the town boards of the Towns of Burlington (March 8, 1971); Caledonia (September 28, 1970); Raymond

## ORDINANCES ADOPTED—Continued

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(February 8, 1971); Rochester (January 11, 1971); Waterford (March 8, 1971; and Yorkville (December 8, 1971) in Racine County, in conjunction with the Racine County Board of Supervisors, have adopted the new Racine County zoning ordinance and have prepared and adopted new zoning district maps for the towns. The new county zoning ordinance contains, in addition to the traditional zoning districts and regulations, floodland and shoreland regulations designed to implement the adopted Root River and Fox River watershed plans, as well as to meet the requirements of the State Water Resources Act of 1965. Adoption of the new town zoning district maps is the final step in the comprehensive revision of the Racine County zoning ordinance with respect to the towns indicated. This comprehensive rezoning process has been carried on over a period of about three years by the Racine County Planning Committee and representatives of all nine Racine County towns.

## SILVER LAKE AREA FLOODING

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The Silver Lake area of Kenosha County, consisting of portions of the Village of Silver Lake and the Towns of Salem and Wheatland, contains a 12 mile reach of the Fox River. This reach of the Fox River is the most damage-prone of the entire watershed. Damaging floods frequently occur in the early spring of the year as a result of a combination of snowmelt, spring rains, and high runoff rates normally associated with frozen ground. Summer floods associated with thunderstorms and certain antecedent conditions also occur in this reach, but with less frequency. The Commission's studies indicate that nearly 50 percent of the total damage costs of the March-April 1960 flood occurred in this reach of the Fox River watershed. A total of 205 homes in the reach incurred some type of direct or indirect damage during the 1960 flood, with residential damages amounting to \$219,000 and total damages amounting to \$326,000 in this reach.

Because of the high flood risk existing in this area, the Commission staff conducted a field survey of this reach on March 1, 1971. The

## SILVER LAKE FLOODING—Continued

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purpose of this survey was to determine the extent of flooding in the reach in order to compare the areas inundated with the large-scale flood hazard maps prepared by the Commission as a part of the Fox River watershed study. Prior to the Commission field investigation, there had been several days of snowmelt accompanied by early spring rainfall. Field observations indicated that the flood stage of the Fox River at the STH 50-STH 83 Bridge over the Fox River in the Town of Wheatland on March 1, 1971, was 26 inches below the low concrete of the bridge, or 746.7 feet above mean sea level. The rate of flood discharge corresponding to this observed stage is 5,000 cubic feet per second (cfs), and the recurrence interval of a flood event with a peak corresponding to this discharge was estimated at eight years. In other words, if the observed discharge at the STH 50-STH 83 Bridge was the maximum achieved during the particular flood event, that flood event would have about a 12 percent chance of being equaled or exceeded in any given year.

The next downstream bridge on the Fox River is CTH F. The observed flood stage at this bridge on March 1, 1971, was 36 inches below the low concrete of the bridge, or 744.8 feet above mean sea level. The estimated discharge corresponding to the observed flood stage is 4,250 cfs, and the recurrence interval of a flood event with a peak corresponding to this discharge was estimated at five years. In other words, if the observed discharge at the CTH F Bridge was the maximum achieved during the particular flood event, that flood event would have about a 20 percent chance of being equaled or exceeded in any given year.

The dynamic nature of a watershed flood forms the basis for a possible explanation of the aforementioned discharge differential. A flood exhibits temporal and spatial discharge variations as it slowly travels through the river system in the form of a large wave or possibly a series of waves. River stage and discharge may, therefore, be increasing at one point on the river while they are simultaneously decreasing at another relatively close location. On March 1, 1971, at the time of the two Fox River flood stage observations, the flood may have been at or near peak

## SILVER LAKE FLOODING—Continued

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FLOODING  
SILVER LAKE AREA—KENOSHA COUNTY  
March 1, 1971





## SILVER LAKE FLOODING—Continued

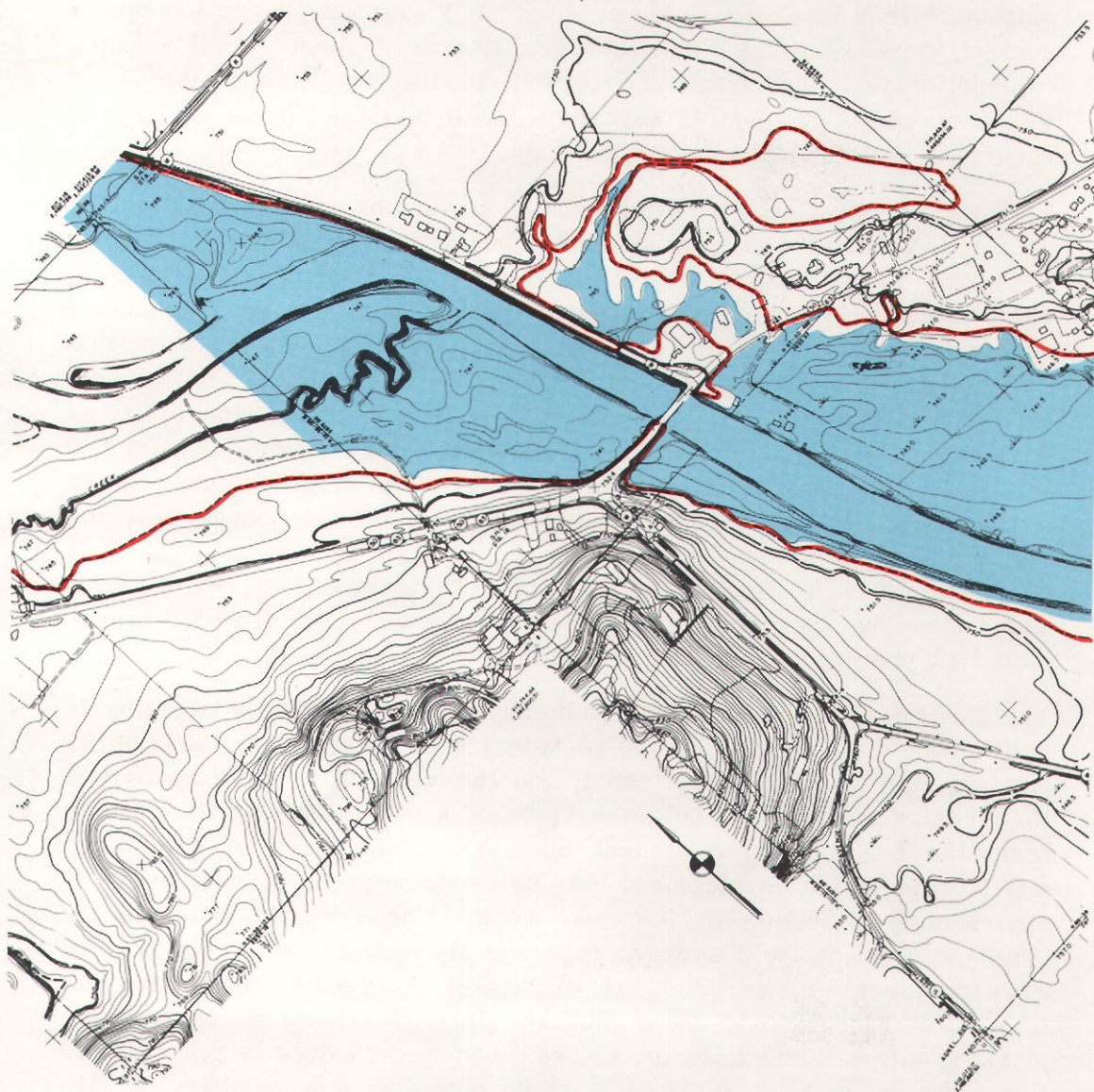
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stage-discharge conditions at the upstream STH 50-STH 83 observation station while it was still rising at the CTH F location five miles downstream, thus explaining the discharge difference. Assuming this latter explanation to be correct, the observed flooding conditions in the lower Fox River were at least as severe as those produced by an eight-year recurrence interval flood event.

The lateral extent of floodwater inundation was observed at a number of points along the river reach. The area inundated by the floodwater along the reach between the STH 50-STH 83 and CTH F Bridges on March 1, 1971, is shown on a series of large-scale flood hazard maps reproduced herein as Map 1. Careful comparison on the area inundated shows that the configuration of the area actually inundated corresponds very closely to the predicted 10-year recurrence interval flood inundation limits as determined in the Commission's Fox River watershed study. In a few instances, topographic changes had been made on the ground subsequent to the preparation of the large-scale flood hazard maps, thereby altering the actual flood-inundated areas on the ground. In general, the field observations of the flooding in the Silver Lake area on March 1, 1971, which flooding approached a 10-year flood event, confirmed the predicted 10-year recurrence interval flood inundation areas.

The Commission believes that the highest form of areawide planning is that in which the quality of the technical work performed, the validity and accuracy of the data collected, and the cooperative participation in the planning effort by all public and private agencies concerned together form the basis for development decisions leading not only to more efficient physical development but also to a more desirable regional environment in which to live and work. The Commission is highly gratified that the field surveys reported above bear out the quality of work performed under, and the validity of data collected in, the Fox River watershed study, a significant intergovernmental cooperative planning effort. The accuracy of the flood hazard data is particularly important in view of the impact that such data can have on private property rights.

Map 1  
EXTENT OF FLOODING IN A SELECTED PORTION OF  
THE SILVER LAKE REACH OF THE FOX RIVER  
MARCH 1, 1971





Map I Continued





Map I Continued





Map I Continued



LEGEND

-  100 - YEAR RECURRENCE INTERVAL FLOOD INUNDATION LINE
-  10 - YEAR RECURRENCE INTERVAL FLOOD INUNDATION LINE
-  EXTENT OF FLOODING ON MARCH 1, 1971 AS DETERMINED BY FIELD INVESTIGATION

NOTE: FIELD INVESTIGATION WAS CONFINED TO THE MAIN STEM OF THE FOX RIVER AND DID NOT INCLUDE AREAS INUNDATED ALONG STREAMS TRIBUTARY TO THE FOX RIVER.

Source: SEWRPC

## SEWRPC NOTES

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### NEW COMMISSIONERS APPOINTED

On December 8, 1970, former Governor Warren P. Knowles announced four new appointments to the Southeastern Wisconsin Regional Planning Commission. These appointments were from Kenosha, Ozaukee, Walworth, and Washington Counties.

Mr. Thomas H. Buestrin, a resident of the City of Mequon, was appointed Commissioner from Ozaukee County by Governor Knowles on his own motion. Mr. Buestrin replaces Mr. Albion O. Behrens, Clerk of the Town of Grafton, who had served on the Commission since 1967. Mr. Buestrin's appointment is for a full six-year term, expiring September 15, 1976. Mr. Buestrin is presently Executive Vice-President and General Manager of E. M. Boerke, Inc., industrial and commercial realtors. He is a member of the Mequon Industrial Coordinating Committee, a member of the Milwaukee and Ozaukee County Historical Societies, and a member of the Milwaukee Board of Realtors and the Society of Industrial Realtors. Mr. Buestrin has been appointed to serve on the Commission's Planning and Research Committee.

Mr. Lawrence W. Hillman, a resident of the City of West Bend, has been appointed by former Governor Knowles to the Commission from Washington County. Mr. Hillman replaces Mr. Arthur E. Weiner, who had served on the Commission since 1962. Mr. Hillman's appointment is for a full six-year term, expiring September 15, 1976. Mr. Hillman is a registered professional engineer and currently serves as Director of Industrial and Plant Engineering at The West Bend Company in West Bend. He has been appointed to serve on the Commission's Planning and Research Committee.

## SEWRPC NOTES—Continued

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Mr. Donald L. Klapper has been appointed to the Commission by former Governor Knowles to serve a full six-year term, ending on September 15, 1976. Mr. Klapper replaces Mr. Marlin M. Schnurr, who had served on the Commission since 1969. Mr. Klapper, who is a former President of the Village of Paddock Lake, is owner and President of the Paddock Lake Lumber Company. Mr. Klapper has also been active for many years in the real estate and appraising field, establishing his own real estate and appraising business in 1965, and currently serves as an instructor in real estate appraisal at the University of Wisconsin-Parkside. Mr. Klapper formerly served on the SEWRPC Intergovernmental Coordinating Committee on Regional Land Use-Transportation Planning. Mr. Klapper has been appointed to serve on the Commission's Planning and Research Committee.

Mr. Henry S. Lauterbach, a resident of the City of Elkhorn, has been appointed to the Commission from Walworth County by former Governor Knowles. Mr. Lauterbach replaces Mr. Ray Schmidt, who died suddenly last fall. Mr. Lauterbach will serve a six-year term on the Commission, expiring on September 15, 1976. Mr. Lauterbach is President and Chief Executive of Sta-Rite Products, Inc. in Delavan and serves as a director for several corporations, banks, and foundations. Mr. Lauterbach has been appointed to serve on the Commission's Administrative Committee.





Thomas H. Buestrin



Lawrence W. Hillman



Donald L. Klapper



Henry S. Lauterbach



### COMMISSIONERS REAPPOINTED

In addition to the above four new Commission appointments, three Commissioners have been recently reappointed or reelected to the Commission. On December 8, 1970, Mr. Leonard C. Rauen, former Mayor of the City of Burlington, was reappointed by Governor Knowles to serve a full six-year term on the Commission expiring September 15, 1976. Mr. Rauen was appointed to the Commission by Governor Knowles from a County Board approved list of candidates. Mr. Rauen is currently serving on the Commission's Administrative and Planning and Research Committees. Mr. Eugene Hollister, a resident of the Village of Williams Bay, was reelected to the Commission by the Walworth County Board of Supervisors. Mr. Hollister is a former Chairman of the Walworth County Board and currently serves as a member of the Commission's Executive Committee and as Chairman of the Intergovernmental and Public Relations Committee. Mr. Theodore F. Matt, a resident of Oconomowoc, was reelected to the Commission by the Waukesha County Board of Supervisors on November 29, 1970, to serve a full six-year term, expiring September 15, 1976. Mr. Matt, who serves on the Waukesha County Board of Supervisors, the Waukesha County Park and Planning Commission, and the Town of Oconomowoc Plan Commission, serves on the Commission's Intergovernmental and Public Relations Committee and on the Commission's Executive Committee.

### COMMISSION COMMITTEE ASSIGNMENTS ANNOUNCED

Mr. George C. Berteau, Commission Chairman, announced recently appointments to three standing committees of the Commission for 1971. The fourth standing committee, the Commission Executive Committee, was elected in December 1971, as reported in the last Newsletter issue. These appointments are as follows:

#### ADMINISTRATIVE COMMITTEE

Milton F. LaPour, Chairman  
Joseph A. Schmitz, Vice-Chairman  
Henry S. Lauterbach

Leonard C. Rauen  
John D. Voss

PLANNING AND RESEARCH COMMITTEE

James F. Egan, Chairman	Lawrence W. Hillman
Norman C. Storck, P.E., Vice-Chairman	Donald L. Klapper
George C. Berteau	Lyle L. Link
Thomas H. Buestrin	Paul F. Quick
Charles J. Davis	Leonard C. Rauen

INTERGOVERNMENTAL AND PUBLIC RELATIONS COMMITTEE

Eugene Hollister, Chairman	Donald L. Knapp
Theodore F. Matt, Vice-Chairman	Richard C. Nowakowski
George C. Berteau	Joseph A. Schmitz
Ralph J. Huiras	Garth R. Seehawer

The primary function of the Administrative Committee is to advise the full Commission on the administration of the Commission's personnel and budget. The Planning and Research Committee performs the very important function of directing the technical work of the Commission with respect to the preparation of plan elements and the conduct of basic data collection and analyses activities. The Planning and Research Committee also recommends to the full Commission the relative priority of the various Commission planning programs; recommends to the Executive Committee appointments to all of the technical and citizen advisory committees created to assist the Commission in its duties; and recommends to the full Commission for adoption any part of the advisory master plan for the development of the Region, the preparation of which is required by State Statute. The Intergovernmental and Public Relations Committee advises and assists the Commission in its relations with the general public and with the constituent local units of government within the Region. The Administrative and Planning and Research Committees generally meet monthly; the Intergovernmental and Public Relations Committee meets at the call of the Chairman.

### COMMUNITY PROFILE SERIES ANNOUNCED

The Commission announced recently the publication of the first volume of a proposed four-volume Community Profile series for each of the 146 cities, villages, and towns, and the seven counties within the Region. The four-volume series will comprise a demographic and economic profile of each community within the Region. This series has been initiated by the Commission to disseminate as quickly as possible to the local units of government in the Region data available from the 1970 U. S. Census of Population and Housing, as well as to make available certain of the planning and engineering data compiled by the Commission as part of its ongoing programs.

The first of the four volumes was recently released and contains 12 data tables of general population and housing characteristics from the 1970 census final counts, as recently determined by the U. S. Bureau of the Census. The 12 data tables in the first volume contain population information by age and sex, number of persons by race, number of persons by marital status and sex, and number of persons by household relationship. Housing unit data include information on number of housing units by occupancy and vacancy status, number of housing units by type of structure, number of persons in occupied units, number of owner-occupied units by value, number of housing units by monthly contract rent, vacancy status of year-round housing units, and number of housing units by tenure and present plumbing facilities. Several of the tables show comparison between 1960 and 1970 census data, while other tables show the percentage distribution within a category.

Additional volumes, which will be released in 1971, will contain more detailed 1970 census data as these data become available, as well as such items as community summaries of equalized assessed valuation of real property, automobile availability, and 1963-1970 land use information. As additional information becomes available, it will be released in loose-leaf insert form. All pages will be pre-punched to facilitate the use of a loose-leaf binder so that all of the information can be kept in one binder for quick availability.

## SEWRPC NOTES—Continued

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Each community within the Region has been provided one copy of the Community Profile series free of charge. Additional volumes of the four-volume series will be available on an individual community basis from the Commission at \$1.00 per volume for each community and at \$10.00 per volume for each county. The county volumes include all communities in the county, as well as a county-wide summary. The Commission hopes that the Community Profile series will provide the basic demographic and economic data needed to make sound decisions not only by local units and agencies of government but by private investors operating within the Region as well. The 1970 census data and other related data which will be disseminated in this profile series will also serve as a very useful bench mark against which to mark the extent of changes which have occurred in the last 10 years in each community in the Region.

### FOX RIVER WATERSHED PLAN ADOPTIONS

The first adoptions of the comprehensive plan for the Fox River watershed were announced in the previous issue of this Newsletter. These included adoption of the plan by the Walworth County Board of Supervisors and by the Village Board of the Village of Rochester, in addition to several acknowledgements and endorsements by state and federal agencies. Since that time the Commission has received notification of the adoption of the comprehensive plan for the Fox River watershed by the Milwaukee County Board of Supervisors on December 1, 1970; by the Waukesha County Board of Supervisors on December 29, 1970; and by the Town Board of the Town of Waterford on October 12, 1970. The comprehensive plan for the Fox River watershed contains integrated proposals for land use development, natural resource protection, park and outdoor recreation development, flood control, surface water pollution abatement, and water supply in this important urbanizing watershed. Important plan implementation actions, including the adoption of a county shoreland zoning ordinance by the Walworth County Board of Supervisors and of a floodland zoning ordinance by the Common Council of the City of Burlington, as noted earlier in this Newsletter, have already taken

## SEWRPC NOTES—Continued

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place. The Commission is currently working with several local units of government in the watershed on the enactment of additional flood-land zoning regulations to implement portions of the Fox River watershed plan.

### LAWCON AND ORAP LOCAL AID FUNDS AVAILABLE

The Wisconsin Department of Natural Resources recently announced that the balances of LAWCON and ORAP local park aids originally allocated to counties were recently transferred to district funds. The boundaries of these districts follow the state uniform district plan. The seven southeastern Wisconsin counties constitute the Southeastern State District. The total unencumbered LAWCON funds available for the Southeastern District are \$383,823. The total unencumbered ORAP local park aid funds available in the Southeastern Wisconsin District are \$502,602. Together a total of \$886,425 remains in these two aid funds for local park aid in the Southeastern Wisconsin Region. These two funds can be used in combination to provide 75 percent funding for eligible projects. Unencumbered LAWCON funds will be transferred to a statewide contingency fund on July 1, 1971. Unencumbered ORAP local park aid funds will be transferred to the statewide contingency fund on April 1, 1971, and will lapse on July 1, 1971. Signed project agreements are required to encumber these funds. On a statewide basis, over \$3.6 million remain available under the LAWCON and ORAP funding programs for project assistance. All eligible communities in the Southeastern Wisconsin Region are encouraged to consider needed projects within their areas with respect to these two funding programs and to make application as soon as possible. Those communities which have not met the eligibility requirements are encouraged to inquire about them and take such steps as are necessary to regain eligibility as soon as possible.

The Department further announced that, with these increased federal and state recreation funds available, outdoor swimming pools are eligible

## SEWRPC NOTES—Continued

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through June 30, 1971, for LAWCON and ORAP local park aids under certain conditions. Indoor or convertible pools are not, however, eligible. To be eligible for swimming pool construction aids, a sponsoring unit of government must have met its present park land requirements, as shown in an acceptable outdoor recreation plan. Cost sharing for swimming pools will not, however, exceed 50 percent of the approved budget costs.

Further information regarding the LAWCON and ORAP Local Park Aids programs may be obtained by contacting the Wisconsin Department of Natural Resources, Bureau of Aid Programs, Box 450, Madison, Wisconsin 53701. Telephone 1 (608) 266-2111.

## QUESTION BOX

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### WHY IS IT NECESSARY TO REGULATE LAND DEVELOPMENT?

The process of land division and development is far more than a means of marketing land; it is the first step in the process of building a community. Much of the form and character of the community are determined by the quality of its land subdivisions and the standards which are built into them. Once land has been divided into blocks and lots, streets established, and utilities installed, a development pattern is permanently established; and it is very unlikely to be changed. For generations the entire community, as well as the individuals who occupy such subdivisions, will be influenced by the quality and character of their design. Hence, the regulation and control of land subdivision has become widely accepted as a very important function of municipal, county, and state government.

## QUESTION BOX—Continued

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Land division regulations and controls are necessary to accomplish the following objectives:

1. Ensure that land subdivision will fit into the existing land use pattern and general plan for the physical development of the community.
2. Ensure that adequate provision will be made for necessary community and neighborhood facilities—parks, schools, churches, and shopping centers—so that a harmonious and desirable environment will result.
3. Provide for uniformly high standards in the development of land subdivision, with particular attention to such design and improvement factors as utilities, drainage, street widths, street layouts and grades, lot sizes and arrangements, and other improvements.
4. Provide a basis for clear and accurate official property boundary-line records.

Land subdivision regulations and related development practices can also be very useful in preventing certain problems relating to abuse of the soil resource, such as erosion, foundation failures, and siltation. Desecration of the soil and natural landscape need not be the rule in urban expansion activities. Soil limitations can be recognized in subdivision layout design; and erosion can be controlled during development, with existing stands of trees being carefully reserved to form a setting for the new urban development, particularly residential development. The key to achieving such results lies in the establishment of sound local regulations governing land development, including not only land subdivision ordinances but also building codes and ordinances, and in the development of erosion control techniques and practices during construction.

QUOTABLE QUOTE.....

*"Accuse not nature, she  
hath done her part; do thou  
but thine."*

John Milton  
Paradise Lost

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Kurt W. Bauer  
Executive Director

RETURN REQUESTED

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