COMMUNITY ASSISTANCE
PLANNING DIVISION

DIVISION FUNCTIONS

The Community Assistance Planning Division has primary responsibility for assisting local units of government in the Region in the conduct of local planning efforts, thereby promoting coordination of local and regional plans and plan implementation actions and generally promoting good public administration as well as sound physical development within the Region. The Division provides five basic types of services: educational, advisory, review, project planning, and resident planning.

EDUCATIONAL SERVICES

Educational services are provided by the Division staff to local units of government and citizen groups on request. They are directed at explaining the need for, and purposes of, continuing local, regional, and State planning programs and the relationships that should exist between these different levels of planning. In addition, these efforts are directed at encouraging the creation, organization, staffing, and financing of local planning programs. During 1995, educational efforts included:

- Presentations regarding the general scope of the work of the Commission and the details of specific work programs to local governmental, student, professional, and civic groups, including classes at Waukesha County Technical College, the University of Wisconsin-Madison, the University of Wisconsin-Milwaukee, Marquette University, Upper Iowa University, and West Allis High School; to the American Society of Agricultural Engineers; to the Wisconsin Environmental Law Society; at a high-school teachers' continuing education program at Havenwoods Environmental Awareness Center; to the Building Owners and Managers Association of Milwaukee, Inc.; to the Waukesha County Farm Bureau; and to the Mukwonago Kiwanis Club. Presentations regarding demographic data and forecasts were made to the Waukesha County Economic Development Corporation, the Wisconsin Chapter of the American Society for Training and Development, the Cooperative Educational Service Agency No. 2, and to staff of the consulting firm of Graef, Anhalt, Schloemer and Associates. Presentations of the adopted regional land use plan were made to officials in the Towns of Fredonia, Jackson, Kewaskum, Saukville, Trenton, and Wayne, with emphasis in each case on how that plan pertains to the respective Towns involved. Presentations regarding the preliminary Waukesha County development plan were made to the Waukesha County Farm Bureau and the Waukesha County Economic Development Corporation. A presentation regarding water resource planning and management was made at the National Conference of the American Planning Association, held in Toronto. Commission staff participated with University of Wisconsin-Extension staff in creating a curriculum for local plan commissioner certification and participated in a workshop

Figure 51

COMMUNITY ASSISTANCE PLANNING DIVISION

1995 FUNDING $616,132

- LOCAL GOVERNMENT CONTRACTS 23%
- MEMBER COUNTIES 56%
- MISCELLANEOUS 21%

DISTRIBUTION OF FUNDING TO WORK PROGRAMS

- EDUCATION SERVICES 3%
- ADVISORY SERVICES 18%
- REVIEW SERVICES 1%
- PROJECT PLANNING SERVICES 68%
regarding the duties and responsibilities of local plan commissions. Regional Planning Commission staff also made a presentation on local plan commission duties and responsibilities to officials in the Village of West Milwaukee and a presentation on zoning for planned unit developments to officials in the City of South Milwaukee.

- Presentations on automated land information systems and demonstrations of the Milwaukee County Automated Mapping and Land Information System (MCAMLIS) to the annual meeting of the Midwest Chapter of the American Planning Association; to classes from the University of Wisconsin-Whitewater, the University of Wisconsin-Milwaukee, Marquette University, Carroll College, and Waukesha County Technical College; to staff of the Public Policy Forum; to members of the Waukesha County Land Use, Parks and Environment Committee; to staff of the City of Racine and the Village of Brown Deer; to Milwaukee County Department of Parks, Recreation and Culture staff, Milwaukee County Department of Public Works staff, Milwaukee County Division of Emergency Government staff, Walworth County Surveyor's Office staff, and Waukesha County Register of Deeds Office staff; and to General Mitchell International Airport management staff. Commission staff also participated in the preparation of a local television news story concerning the MCAMLIS mapping system.

- Participation by Commission staff on an advisory task force convened by the Wisconsin Historical Records Advisory Board. The task force is concerned with the identification and protection of, and access to, historical records maintained by organizations which do not traditionally have a responsibility to preserve and protect historically significant records.

- Presentations on wetland preservation as part of the Retzer Nature Center Public Environmental Education Program and to the "Wilderness University" at the University of Wisconsin Center-Waukesha County. Presentations on wetland preservation and biodiversity were made at the autumn 1995 conference of the Wisconsin Chapter of the American Planning Association.

- Wildlife and nature tours, conducted by Commission staff, of the Lulu Lake wildlife area for The Nature Conservancy; of the Kettle Moraine Low Prairie and Fen for Wehr Nature Center volunteers; and of the Retzer Nature Center.

- Preparation of six Commission newsletters discussing Commission planning programs and related activities. The newsletters are distributed to over 2,200 public officials, interested private citizens, and other parties.

- Preparation and distribution to newspapers and to radio and television stations of two news releases announcing, respectively: 1) the Commission's marking its 35 years of service to Southeastern Wisconsin and 2) the initiation of preparation of a new Washington County park and open space plan.


**ADVISORY SERVICES**

Advisory services consist of the provision of basic planning and engineering data available in the Commission's files to local units of government and private interests, and the provision, on an ad hoc basis, of technical planning and engineering assistance to local communities. Representative advisory services performed during 1995 included:

- Provision of model zoning regulations governing such matters as multi-family residential development, planned unit development, business development, animal regulations, and parking lot landscaping requirements to the Cities of Greenfield, Lake Geneva, and South Milwaukee; the Villages of Eagle, Genoa City, and Saukville; and the Town of Erin.

- Provision of review comments on an application to install a cellular telephone tower in the Village of Fox Point and on a proposed official map ordinance amendment in the Village of Fredonia.

- Review of, and comment on, proposed changes to environmental corridor protection regulations for the Village of Fontana-on-Geneva Lake.
• Provision of assistance to 130 persons who visited the Commission offices to review 326 flood insurance rate maps. In accordance with Federal Emergency Management Agency (FEMA) guidelines, the Commission staff has not, since September 1, 1989, provided certifications of flood hazard data to users. The Commission staff also responded to 64 telephone inquiries about the National Flood Insurance Program.

REVIEW SERVICES

Review services are intended to encourage the incorporation into local planning programs, plans, and plan implementation devices, such as zoning and subdivision control ordinances, of regional studies and plans. In addition, review services are intended to prevent unnecessary duplication of planning efforts and to coordinate and encourage regional plan implementation. Three basic types of review services are performed: review of local plans, plan implementation devices, and development proposals; review of Federal and State grant applications; and review of environmental impact statements, reports, and assessments. The following is a representative sample of review services provided by the Division staff in 1995 in the first review category:

• Review of, and comment on, 39 preliminary land subdivision plats, including four plats at the request of Kenosha County for subdivisions located in the Towns of Salem and Wheatland; five plats at the request of Racine County for subdivisions located in the Towns of Burlington, Caledonia, Mt. Pleasant, and Waterford; nine plats at the request of Walworth County for subdivisions located in the Towns of Delavan, East Troy, Linn, Lyons, Spring Prairie, Sugar Creek, Troy, and Walworth; one plat at the request of the City of Delafield; one plat at the request of the City of Franklin; one plat at the request of the City of Hartford; two plats at the request of the City of Waukesha; two plats at the request of the Village of Belgium; one plat at the request of the Village of Fredonia; one plat at the request of the Village of Germantown; one plat at the request of the Village of Mukwonago; one plat at the request of the Village of Paddock Lake; three plats at the request of the Village of Pleasant Prairie; one plat at the request of the Village of Rochester; two plats at the request of the Village of Sussex; two plats at the request of the Village of Williams Bay; one plat at the request of the Town of Pewaukee; and one plat at the request of the Town of Somers.

• Review of, and comment on, 12 certified survey maps, including the review of one certified survey map in the Village of Paddock Lake, three certified survey maps in the Village of Sussex, one certified survey map in the Village of Walworth, two certified survey maps in the Village of Williams Bay, and five certified survey maps in the Town of Somers.

• Review of, and comment on, 20 petitions to rezone lands, including two rezoning petitions in the Village of Menomonee Falls; one rezoning petition in the Village of Sussex; 10 rezoning petitions in the Town of Somers; and seven rezoning petitions in the Town of Wheatland.

Commission activities regarding the review of Federal and State grant applications are summarized in Table 36. In total, review comments were provided for 107 applications for Federal and State grants, loans, or mortgage insurance guarantees requesting in the aggregate over $207 million in Federal and State financial assistance. Of the 107 requests, six were found to be in conformance with, and to serve to implement, the adopted regional plan elements and 101 were found to be not in conflict with the adopted regional plan elements. None was found to be in conflict with the adopted regional plan elements.

Division activities also include the review of environmental impact statements, reports, and assessments. Comments are provided, when required, relating the proposed projects and the data contained in the environmental impact statements to the adopted regional plans. During 1995, the Commission staff, at the request of Milwaukee Area Technical College, reviewed and commented on the draft environmental impact statement for a proposed addition to the main building and a proposed child-care facility at the Milwaukee Area Technical College-West Campus, located in the City of West Allis.

PROJECT PLANNING SERVICES

Project planning services involve the conduct for local member units of government, at cost, of detailed planning studies resulting in the pre-
Table 36
STATE AND FEDERAL GRANT REVIEWS: 1995

<table>
<thead>
<tr>
<th>Review Category</th>
<th>Number of Reviews</th>
<th>Aggregate Amount of Federal and State Grant, Loan, or Mortgage Insurance Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Action</td>
<td>39</td>
<td>$67,716,023</td>
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<tr>
<td>Community Development</td>
<td>4</td>
<td>3,708,200</td>
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<td>Community Facilities</td>
<td>1</td>
<td>-</td>
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<tr>
<td>Conservation</td>
<td>30</td>
<td>95,429,851</td>
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<tr>
<td>Historic Programs</td>
<td>2</td>
<td>1,677,458</td>
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<tr>
<td>Housing</td>
<td>13</td>
<td>16,443,500</td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>2</td>
<td>260,000</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>3</td>
<td>7,761,343</td>
</tr>
<tr>
<td>Transportation</td>
<td>13</td>
<td>14,365,248</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>107</strong></td>
<td><strong>$207,361,623</strong></td>
</tr>
</tbody>
</table>

Preparation of local plans and plan implementation devices. During 1995, the Commission continued to carry out a variety of project planning efforts.

**New Comprehensive Plan Completed for Kenosha Urban Planning District**

A new comprehensive plan was completed during 1995 for the area of Kenosha County lying east of IH 94, an area known as the Kenosha Urban Planning District. The plan is intended to serve as a guide in the making of development decisions in the District through the plan design year 2010. The plan is documented in SEWRPC Community Assistance Planning Report No. 212, *A Comprehensive Plan for the Kenosha Urban Planning District, Kenosha County, Wisconsin*, December 1995.

The new plan is a second-generation comprehensive plan for the Planning District. The first comprehensive plan for the area was a design year 1990 plan completed by the local units of government concerned in 1967 with the assistance of the Commission and the consulting firm of Harland Bartholomew and Associates. The new plan was prepared as the result of a request by the Superintendent of Kenosha Unified School District No. 1, acting on behalf of the School District, the City of Kenosha, the Village of Pleasant Prairie, the Town of Somers, and Kenosha County. The request asked that the Commission prepare a prospectus outlining the work required to revise as necessary and extend to a new design year the comprehensive plan for the Planning District. Upon approval of that prospectus by the City, Village, Town, County, and School District, the Commission in June 1992 initiated work on the preparation of the new comprehensive plan.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development in the Kenosha area, including inventories and analyses of the area’s demographics and economy, natural resources, land uses, community facilities and public utilities, and existing community development plans and related public land use regulations. The planning effort further involved the preparation of forecasts of future population and economic activity levels within the Planning District; the formulation of community development objectives, principles, and standards; and the design of a land use plan and of supporting community facility, park and open space, public utility, and transportation plans.

The planning program was carried out under the guidance of an Intergovernmental Coordinating and Advisory Committee consisting of elected and appointed officials representing the City of Kenosha, the Village of Pleasant Prairie, the Town of Somers, Kenosha Unified School District No. 1, and Kenosha County; and representatives of concerned State agencies and of private interests.

At its most basic level, the plan divides the 86-square-mile Planning District into an urban service area and a rural service area. The recommended urban service area reflects the sanitary sewer service area recommended in the coordinated sanitary sewerage and water supply system plans for the greater Kenosha area completed in 1992, with certain refinements made in light of the more detailed land use analyses conducted under the comprehensive planning effort. Under the plan, all new intensive urban development is recommended to occur within the planned urban service area.
Lands located outside the proposed urban service area comprise a proposed rural service area. Most of the proposed rural service area is located in the Town of Somers. The plan recommends that lands in the Town of Somers rural service area remain in agricultural and other open space use until at least the plan design year. The small balance of the proposed rural service area is located in the southeasternmost portion of the Village of Pleasant Prairie, where unserviced infill residential development is envisioned in accordance with a previously adopted plan for the Chiewaukee Prairie-Carol Beach area.

The urban service area proposed under the plan was further divided into residential neighborhoods and special-purpose planning districts (see Map 29). To the extent practicable, each neighborhood and special-purpose planning district is bounded by clearly identifiable, isolating boundaries such as arterial streets, major parks, surface-water bodies, or other well-defined natural or cultural features. An overall average density was recommended for each neighborhood. Recommended general locations were identified for community facilities, including the retail and service centers, public schools, and parks which may be expected to be needed within the planned neighborhoods.

**Land Use Plan Element**

The recommended land use plan for the Kenosha Urban Planning District is shown in graphic summary form on Map 30. Figure 52 sets forth a comparison of land uses in the District under existing and planned conditions. Under the plan, land devoted to residential use within the Planning District would increase from about 13.2 square miles in 1990 to about 20.1 square miles by the year 2010, an increase of about 6.9 square miles, or about 52 percent. Nearly all of the new residential development would be located within the proposed urban service area. About 200 acres, or 5 percent, would occur in high-density neighborhoods; about 1,400 acres, or 33 percent, in uppermedium-density neighborhoods; about 1,900 acres, or 44 percent, in lower-medium-density neighborhoods; and about 800 acres, or 18 percent, in low-density neighborhoods.

Under the plan, the commercial land area of the District would increase from about 1.2 square miles in 1990 to about 2.2 square miles by the year 2010, an increase of about one square mile, or about 85 percent. By the year 2010, the plan envisions the development of eight new neighborhood-level retail and service centers and six new community-level retail and service centers. The plan further envisions the continued development of freeway-oriented retail and service uses near the IH 94-5TH 50 and IH 94-5TH 165 interchanges; the development of new freeway-oriented retail and service uses near the IH 94-CTH S interchange in the Town of Somers; and the continued development as office centers of the City of Kenosha central business district and the westerly portion of Lakeview Corporate Park in the Village of Pleasant Prairie.

The plan envisions that industrial land use within the District will increase from about 1.1 square miles in 1990 to about 2.7 square miles in 2010, an increase of about 1.6 square miles, or about 146 percent. The plan envisions the continued development of the Lakeview Corporate Park industrial area in the Village of Pleasant Prairie; the development of a new industrial center located adjacent to the Kenosha Regional Airport in the Town of Somers; the continued development of the Business Park of Kenosha in the City of Kenosha; the continued development of the industrial area located east of the CP Rail System railway line north of STH 50 in the City of Kenosha; and the infilling of established existing industrial parks in the City of Kenosha.

By the plan design year 2010, scattered remnants of agricultural land may be expected to remain in portions of the proposed urban service area, particularly in the urban reserve areas. However, only in the rural service area of the Planning District in the Town of Somers may larger blocks of farmland be expected to remain intact. In 1990, agricultural lands within the proposed rural service area encompassed about 11.5 square miles, about 82 percent of the rural service area and 13 percent of the total area of the Planning District. Of this total, 10.8 square miles have been identified as prime agricultural land. The plan envisions that the prime agricultural land within the proposed rural service area would remain in agricultural use through the year 2010. Only agriculture-related uses would be accommodated in those areas. The plan further envisions that other agricultural land in the rural service area would remain in agricultural or other rural uses during the planning period.

The plan recommends the preservation of the existing primary environmental corridor lands within the Planning District in essentially natural, open uses. Under the plan, development within these corridor lands would be limited to that needed to accommodate required transportation and utility
Map 29

NEIGHBORHOODS, SPECIAL-PURPOSE PLANNING DISTRICTS, AND NEIGHBORHOOD FACILITIES IN THE KENOSHA URBAN PLANNING DISTRICT

LEGEND

- NEIGHBORHOOD BOUNDARY
- SPECIAL PURPOSE PLANNING DISTRICT
- PLANNED CORPORATE LIMITS

EXISTING FACILITIES

- PUBLIC ELEMENTARY SCHOOL
- PARK
- NEIGHBORHOOD RETAIL AND SERVICE CENTER
- COMMUNITY RETAIL AND SERVICE CENTER

RECOMMENDED 2010

- PUBLIC ELEMENTARY SCHOOL
- PARK
- NEIGHBORHOOD RETAIL AND SERVICE CENTER
- COMMUNITY RETAIL AND SERVICE CENTER

RECOMMENDED AFTER 2010

- PUBLIC ELEMENTARY SCHOOL
- PARK
- NEIGHBORHOOD RETAIL AND SERVICE CENTER
- COMMUNITY RETAIL AND SERVICE CENTER

(NEW) COMMUNITY RETAIL AND SERVICE CENTER
RECOMMENDED LAND USE PLAN FOR THE KENOSHA URBAN PLANNING DISTRICT: 2010

Map 30

LEGEND

LOW DENSITY RESIDENTIAL 6,000 SQUARE FEET OR MORE PER DWELLING UNIT

LOWER-MEDIUM DENSITY RESIDENTIAL 16,000 TO 18,999 SQUARE FEET PER DWELLING UNIT

UPPER-MEDIUM DENSITY RESIDENTIAL 16,200 TO 18,999 SQUARE FEET PER DWELLING UNIT

HIGH DENSITY RESIDENTIAL LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT

INDUSTRIAL

COMMERCIAL

A. NEIGHBORHOOD RETAIL AND SERVICE CENTER
B. COMMUNITY RETAIL AND SERVICE CENTER
C. FREIGHT-ORIENTED RETAIL AND SERVICE CENTER
D. OFFICE CENTER

GOVERNMENTAL AND INSTITUTIONAL

A. MUNICIPAL ADMINISTRATIVE OFFICES
B. MUNICIPAL ADMINISTRATIVE OFFICES
C. FIRE STATION
D. POLICE STATION
E. HOSPITAL
F. REGIONAL BRANCH LIBRARY
G. HOPKINS ELEMENTARY SCHOOL
H. PUBLIC LIBRARY
I. PUBLIC SENIOR HIGH SCHOOL
J. PRIVATE SENIOR HIGH SCHOOL
K. COMMUNITY PARK
L. NEIGHBORHOOD PARK
M. SPORTS ARENA

RECREATIONAL

A. MAJOR PARK
B. MINOR PARK
C. SPECIAL USE SITE

TRANSIT CORRIDOR

A. AIRPORT
B. TRAINING CENTER
C. ELECTRIC POWER GENERATION PLANT

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

OTHER OPEN LAND TO BE PRESERVED

FRUIT AND VEGETABLE LAND

OTHER AGRICULTURAL AND RURAL LAND

SURFACE WATER

URBAN RESERVES

LOW DENSITY RESIDENTIAL

LOWER-MEDIUM DENSITY RESIDENTIAL

INDUSTRIAL

COMMERCIAL

GOVERNMENTAL AND INSTITUTIONAL

RECREATIONAL

PROPOSED EXTENDED SERVICE AREA BOUNDARY
facilities, compatible outdoor recreation facilities, and, on a limited basis, rural-density residential use. In addition, the plan envisions that certain adjacent floodland areas that are currently in agricultural or other open uses and certain adjacent areas recommended for open space preservation in existing neighborhood plans would over time be restored to a natural condition, thereby becoming part of the environmental corridor network. Under the plan, the primary environmental corridor acreage would, accordingly, increase from about 8.4 square miles, or 10 percent of the total area of the Planning District, in 1990 to about 10.2 square miles, or 12 percent, by the year 2010.

In addition, the plan recommends that secondary environmental corridors be considered for preservation in natural, open uses or, in the case of developing urban areas, incorporated as drainageways and local parks as appropriate. Under the plan, the secondary environmental corridor area would increase from about 2.8 square miles, or 3 percent of the total area of the Planning District, in 1990 to about 3.2 square miles, or 4 percent, by the year 2010. The plan further recommends the preservation of isolated natural areas, encompassing about 1.5 square miles, in natural, open uses to the extent practicable.

It should be noted that not all of the lands within the proposed urban service area are expected to be needed to accommodate the forecast population, household, and employment levels by the year 2010. Larger blocks of land which are not expected to be needed for urban use until after the plan design year 2010 are identified in the plan as urban reserves. It is recommended that the development of those reserves be discouraged until after the year 2010.

**Community Facilities Plan Element**

The plan identifies recommended general sites for essential community facilities based upon the anticipated distribution of population and land use, in accordance with established per capita and service radius standards for the facilities. Final selection of sites should be accomplished in the design of detailed neighborhood unit development plans.

The plan envisions the need for up to 10 additional public elementary schools within the District by the year 2010, up to three new junior high schools, and one new senior high school. The plan envisions the need for four new fire stations within the District by the year 2010 and the potential need for the
relocation, to the north and west, of Fire Station No. 2 in the Town of Somers. The plan further recognizes that additional urban development on the northwest side of the City of Kenosha may eventually require an additional new fire station, or the relocation of an existing station, to serve that area. The plan envisions the need for two new libraries in the District by the year 2010.

Park and Open Space Plan Element

The park and open space plan element consists of both an areawide component and a local component. The areawide component of the plan is primarily concerned with the provision of sites and facilities for resource-oriented outdoor recreational activities and with the protection of areas containing important natural resource features. The local plan component is primarily concerned with the provision of sites and facilities for nonresource-oriented outdoor recreational activities.

The areawide recreation plan component recommends the development of a regulation 18-hole golf course in the southwestern portion of the Village of Pleasant Prairie; continued development of Prairie Spring Park, an approximately 425-acre park in the Village of Pleasant Prairie; the development of about 25 miles of new recreation trails, as part of the regional recreational trail system, within the Planning District; and the public acquisition for resource preservation and outdoor recreation purposes of about five square miles, or 48 percent, of the planned primary environmental corridor lands within the District. The local recreation plan component recommends the provision of 14 new local parks, the further development of 20 existing local parks, and the development of 42 miles of local recreational trails.

Public Utilities Plan Element

As noted above, a set of coordinated sanitary sewerage and water supply system plans for the greater Kenosha area, which includes the District and selected adjacent lands, was completed in 1992. These plans were the result of a study completed that year by the communities in the greater Kenosha area, with the assistance of the Regional Planning Commission. The study was intended to identify the best means of providing public sanitary sewer and water supply services within the area. Technical work on the study was undertaken by the consulting firm of Ruekert & Mielke, Inc.

Under the coordinated plans, all wastewater from within the Planning District—other than that from a small area within the Town of Somers "KR" Sewer Utility District—would be conveyed to and treated at the existing City of Kenosha sewage treatment plant located on the shore of Lake Michigan. The two existing sewage treatment plants in the Village of Pleasant Prairie would be abandoned by the year 2010, and the collection systems served by those two plants would be connected to the City of Kenosha system. Similarly, with the exception of service provided by the City of Racine Water Utility to a small area of the Town of Somers, all public water supply within the District would be provided by the City of Kenosha water system utilizing Lake Michigan as a source of supply.

The facilities recommended in the sewerage and water system plans are sized to adequately support the year 2010 development conditions within the District envisioned under the new comprehensive plan. Moreover, the major sewer and water trunk facilities recommended in the utility plans are sized to serve ultimate development conditions, conditions which are consistent with the buildout of the proposed urban service area as envisioned under the comprehensive plan.

Importantly, the proposed centralized sanitary sewerage and water supply systems would solve the problem of interbasin water diversions existing within the District in 1995. With the provision of both centralized sewer and water supply services by the City of Kenosha systems, the diversion of Lake Michigan water would be eliminated.

Transportation Plan Element

The new comprehensive plan for the District incorporates the year 2010 regional transportation system plan as it pertains to the District. The plan for the District envisions that the arterial street and highway system serving the District would consist of nearly 175 route-miles and 575 lane-miles of arterial facilities by the year 2010. The plan proposes the construction of about four route-miles of additional arterial street facilities along with the improvement, primarily through widening, of about 38 route-miles of existing arterial facilities, thereby adding a total of 84 lane-miles to the system.

Additional arterial street and highway improvements potentially needed within the Planning District beyond the design year of the plan were
also identified. It is anticipated that the complete development of the proposed urban service area would require, over and above the improvements recommended in the year 2010 transportation plan, the widening, for the provision of additional travel lanes, of about 30 route-miles of existing highways to provide an additional 60 lane-miles of facilities. In addition, parking restrictions would need to be implemented to provide additional travel lanes over four route-miles of existing arterial streets. Urban development in the northeastern portion of the Town of Somers would require the expansion of the arterial street system through the inclusion of existing nonarterial street segments having a combined length of just over five route-miles.

The plan envisions that local fixed-route public transit service would continue to be provided by buses operating over existing streets and highways, with improvements provided in the frequency of local bus service, particularly on the major local routes. The plan further envisions that rapid transit service connecting the largest economic activity centers and the highest-density residential areas of the Planning District with the Racine and Milwaukee areas would initially be provided by buses operating over certain State trunk highways within the District and over IH 94. The plan recognizes the potential for establishing commuter-railway passenger train service as an alternative to bus-oriented rapid transit service, and recommends that such service be considered in a major investment study which would evaluate alternative means for the provision of railway rapid transit service in the Kenosha-Racine-Milwaukee corridor.

The comprehensive plan also incorporates a 122-mile bicycle-way system recommended for the Planning District under the year 2010 regional transportation system plan. The system, which would include both on-street and off-street facilities, is designed to provide access to major activity centers, including public transit facilities, within the District.

**Plan Implementation**

The plan report recommends formal plan adoption actions and identifies important steps necessary for implementation of the land use plan element and the supporting community facilities, park and open space, public utilities, and transportation plan elements. It recommends use of measures tradi-

tionally available to local units of government to carry out plans, including the use of zoning and land subdivision controls to implement the land use plan, official mapping to implement the transportation plan, and capital improvement programming and impact fee ordinances to implement the community facility and public utility elements of the plan. The plan report also recommends:

- The preparation of detailed plans for each neighborhood or special district where significant growth or change is expected, and of redevelopment plans for older neighborhoods which are showing signs of instability and deterioration.

- The proper staging of urban development in the Planning District over time. As noted above, the plan recommends a long-range urban service area and further identifies portions of that urban service area where development should be encouraged through the year 2010 as well as reserve areas where development should be discouraged until after 2010.

- The reservation of lands needed for public purposes, including for arterial streets and highways, neighborhood and community parks, and public schools, before such lands are committed to private-sector development.

- Commitment to the protection of the remaining natural resource features within the Planning District, particularly as found in the primary environmental corridors. Because the Planning District is an urbanizing area, considerable additional public acquisition of primary environmental corridor lands has been recommended in the plan for resource preservation purposes as well as for related recreational and educational purposes. Lands not recommended for acquisition should be properly protected through public land use regulation.

**Other Project Planning Efforts**

In addition to completion of the plan for the Kenosha Urban Planning District, the following representative project planning efforts were conducted during 1995:

The Village-level plan, which the Village Plan Commission and Village Board have adopted, provides guidelines for land use development in the Village and environs to assist the Village Plan Commission in making day-to-day development decisions. The plan also suggests future street and lot layouts within the ultimate urban service area of the Village. The recommended land use plan within this urban service area, together with suggested street and lot layouts, is shown in graphic summary form on Map 31.

The plan report also suggests improvements to renovate the appearance of the Village's central business district. Among the suggested improvements are streetscaping, utility-line relocation, and building-facade improvements. An example of the suggested streetscape improvements is illustrated in Figure 53.

The land use and street system plan for the area was also briefly described in a summary report entitled *A Land Use and Street System Plan for the Village of Slinger: 2010, Summary Report*, December 1995.

• Completion of a land use plan for the Town of Sugar Creek in Walworth County. This plan, documented in SEWRPC Community Assistance Planning Report No. 220, *A Land Use Plan for the Town of Sugar Creek: 2010, Walworth County, Wisconsin*, August 1995, refines and details the adopted regional land use plan.

The Town-level plan, which has been adopted by the Town Plan Commission and the Town Board, provides guidelines for land use development in the Town to assist Town officials in making day-to-day development decisions. The plan emphasizes the preservation of productive agricultural land, the preservation of environmental corridors, and the preservation of the rural character of the Town.

The plan also suggests clustered rural residential development as a means of preserving additional farmlands in the Town. Under this concept, residential homesites developed at rural densities—one dwelling unit per five acres—are clustered on one-acre lots with the remaining four acres per dwelling unit aggregated into a permanent farmland or open space land trust. A typical rural residential cluster development is illustrated in Figure 54.

• Continuation of work on a development plan for Waukesha County. This project was initiated in 1993 at the request of the Waukesha County Executive and is being directed by a 22-member advisory committee appointed by the County Executive. As of the end of 1995, inventories pertaining to the demographic and economic base, natural resources, land use, transportation and public facilities, community plans and land use regulations, and housing within the County were completed. Preparation of forecasts of future population and economic activity levels in the County and of plan objectives, principles, and standards was also completed. A preliminary draft land use plan for the County was completed late in the year, and a series of seven intergovernmental meetings was held throughout the County to obtain review of, and comment on, that plan.

The development plan for Waukesha County, which is intended to refine and detail the regional land use, transportation, housing, and park and open space plans, is scheduled to be completed during 1996.

• Completion and reprinting of updated zoning ordinances for the Villages of Butler, Saukville, and Sussex.

• Completion of zoning district boundary maps for the Villages of Butler and Sussex.

Figure 53
EXISTING AND POTENTIAL VIEWS ALONG W. WASHINGTON STREET (STH 175) IN THE VILLAGE OF SLINGER LOOKING SOUTHEAST FROM BUCHANAN STREET
1989 VIEW

POTENTIAL VIEW AFTER IMPROVEMENTS
RESIDENT PLANNING SERVICES

The Commission provides part-time resident staff assistance, on request, to local units of government. This type of assistance involves a commitment by the Commission staff to attend all local plan commission meetings and to provide such local planning recommendations as may be requested from time to time. The Commission views such assistance as an interim step toward the eventual attainment of local full-time staffs.

During 1995, resident planning assistance was provided on a contractual basis to the City of New Berlin; to the Villages of Menomonee Falls, Saukville, and Sussex; and to the Towns of Somers and Wheatland. Together, these services required Division staff attendance at and participation in a total of 86 plan commission, town board, village board, and city council meetings. Representative examples of services provided in 1995 include:

- Review of, and comment on, the extension of a sand and gravel site in the City of New Berlin.

- Preparation of alternative street and lot layouts for U. S. Public Land Survey Section 4 in the Village of Menomonee Falls. The study area contains a mix of existing residential and commercial uses, and is located at the edge of the Village’s adopted sanitary sewer service area.

- Preparation of zoning text amendments to the Village of Saukville zoning ordinance regarding the creation of a historic preservation district, the creation of a business park district, requiring landscaped buffers between dissimilar uses and parking setbacks, and regulating bed-and-breakfast establishments. The Commission staff also provided assistance to the Village in interpreting how many businesses could be located on a business lot and creating a record of nonconforming uses.

- Preparation of nine zoning text amendments to the Village of Sussex zoning ordinance regarding multi-family residential parking requirements and distinguishing “parking” from “storage,” amending the minimum “open space” required on development lots, setting minimum separations between driveways and street intersections, regulating temporary development signs, regulating ornamental fences, regulating open storage, regulating cold storage, setting building permit survey requirements, and regulating mineral extraction operations.

- Review of, and comment on, two conditional use permit applications and 15 development site plans and provision of three zoning ordinance interpretations in the Village of Sussex. The Commission staff also participated in discussions regarding adding permitted uses in the Village’s manufacturing districts and revising the Village sign regulations.

- Review of, and comment on, one conditional use permit application, one development site plan, and six applications for zoning variances in the Town of Somers. The Commission staff also participated in discussion of alternative proposed improvements to three freeway interchanges in the Town.

Figure 54

TYPICAL RURAL RESIDENTIAL CLUSTER DEVELOPMENT

SIXTEEN ONE-ACRE HOME SITES ARE DEVELOPED ON 80 ACRES FOR AN AVERAGE DENSITY OF ONE UNIT PER FIVE ACRES. HOMES ARE CLUSTERED BELOW THE RIDGE LINE, THEREBY PRESERVING SCENIC VIEWS FROM THE ROAD. SURROUNDING OPEN SPACE IS PERMANENTLY PRESERVED INCLUDING EXISTING CROPLAND WHICH CONTINUES TO BE FARMED.