

CHAPTER 3

OBJECTIVES, PRINCIPLES AND STANDARDS

FORMULATION OF OBJECTIVES

The Advisory Committee for the Town/Village of Eagle has reviewed the objectives and supporting principles and related standards used in the update of the County Plan to determine and analyze whether they concur with and support those objectives, standards and principles as they apply to the Village of Eagle.

Planning may be described as a rational process for formulating and achieving objectives. The formulation of objectives is an essential task to be undertaken before plans can be prepared. The land use objectives along with supporting principles and related standards recommended by the Advisory Committee were the basis for the preparation of a Village of Eagle Comprehensive Development Plan. The objectives are derived from the objectives contained in the Regional Land Use Plan for South-eastern Wisconsin: 2035, and the Waukesha County Comprehensive Development Plan, and the Year 2021 Comprehensive Plan For The Village of Eagle.

The key steps in the comprehensive planning process are:

1. formulation of objectives and standards,
2. inventory
3. analyses and forecasts
4. plan design
5. plan evaluation
6. plan refinement and plan adoption.
7. plan implementation (is considered throughout the process)

The terms “objective,” “principle,” “standard,” “plan,” “policy,” and “program” are subject to a range of interpretations. Although this chapter deals with only the first three of these terms, an understanding of the interrelationship between the foregoing terms and the basic concepts which they represent is essential to any consideration of objectives, principles, and standards. Under the regional planning program, these terms have been defined as follows:

1. Objective: a goal or end toward the attainment of which plans and policies are directed.
2. Principle: a fundamental, primary, or generally accepted tenet used to support objectives and prepare standards and plans.
3. Standard: a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
4. Plan: a design that seeks to achieve agreed-upon objectives.
5. Policy: a rule or course of action used to ensure plan implementation.
6. Program: a coordinated series of policies and actions to carry out a plan.

GENERAL DEVELOPMENT OBJECTIVES

The following general development objectives, presented as part of the year 2035 Regional Land Use Plan, and Waukesha County Comprehensive Development Plan, have been reaffirmed by the Advisory Committee for use in the preparation of the Village of Eagle Comprehensive Development Plan; no ranking is implied by the order in which these objectives are listed:

1. A broad range of choice among housing designs, sizes, types, and costs; recognizing changing trends in age group composition, income, and family living habits.
2. An adequate, flexible, and balanced level of community services and facilities.
3. An attractive and healthful physical and social environment with ample opportunities for high-quality education, cultural activities, and outdoor recreation.
4. Protection, sound use, and enhancement of the natural resource base.
5. Development of communities having distinctive individual character, based on physical conditions, historical factors, and local desires.
6. An efficient and equitable allocation of fiscal resources within the public sector of the economy.
7. Preservation and protection of desirable existing residential, commercial, industrial, and agricultural development, in order to maintain desirable social and economic values; and renewal of obsolete and deteriorating areas in both suburban and rural areas; and the prevention of blight.
8. A wide range of employment opportunities through a broad diversified economic base.
9. Economic growth at a rate consistent with Village resources, including land, water, labor, and capital; and primary dependence on private business, in order to provide needed employment opportunities for the expanding labor force.

SPECIFIC DEVELOPMENT OBJECTIVES

Within the framework established by the general development objectives, a secondary set of more specific objectives, which are directly relatable to physical development plans, and which can be at least generally quantified has been developed. The specific development objectives are concerned primarily with spatial allocation to, and distribution of, the various land uses; land use compatibility; resource protection; and accessibility.

The following specific development objectives have been formulated by the Advisory Committee. Some Objectives are Village specific and some include the 1-1/2 mile extraterritorial planning area. No ranking is implied by the order in which these objectives are listed:

1. A spatial distribution of the various land uses which maintains biodiversity and which will result in the preservation and sustainable management of the natural resources of the Village.
2. The preservation of productive agricultural lands.
3. The preservation and provision of open space to enhance the total quality of the Village environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.
4. A special distribution of land uses and specific site development designs which protect or enhance the surface and ground water resources of the Village.

5. A balanced allocation of space to the various land use categories, which meets the social, physical, and economic needs of the Village population.
6. A spatial distribution of the various land uses that will result in a convenient and compatible arrangement of land uses.
7. A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services.
8. The development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.
9. The preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.
10. To provide for the fullest use of existing urban area by promoting infill development within the Village
11. A multi-modal transportation system which establishes appropriate types and choices of transportation modes that through its location, capacity, and design will effectively serve the existing Village land use patterns and promotes the implementation of proposed land uses.
12. To preserve, rehabilitate, and develop infrastructure, including utilities and utility lines, to accommodate the changing needs of the Village and its 1.5 mile extraterritorial planning area.
13. To provide police, service facilities necessary to maintain high-quality protection throughout the Village.
14. To provide joint fire and EMS service facilities necessary to maintain high-quality protection throughout the Village and surrounding area.
15. To support joint library services in a facility with accessibility for all citizens throughout the Village.
16. To cooperate with the school district, so that educational services are focused on the education of all students throughout the Village.
17. Adequate housing to meet the Village's total housing demand.
18. Adequate locational choice of housing.

FORMULATION OF STANDARDS

Complementing each of the foregoing specific land use development objectives is a set of planning standards. Each set of standards is directly related to the objective. The standards facilitate application of the objectives in plan design and evaluation. The standards related to the eighteen specific development objectives were developed and reviewed by the Advisory Committee addressing the particular planning element.

BALANCING OF PLANNING STANDARDS

In applying the planning standards and preparing the Village of Eagle Comprehensive Development Plan, it should be recognized that it is unlikely that the Plan can meet all of the standards completely. It should also be recognized that some objectives are complementary, with the achievement of one objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through consensus building and/or compromise.

For example, as part of the planning process, the objectives of preserving agricultural and other open space lands, must be balanced with the need to convert certain lands to urban use in support of the orderly growth and development of the Village.

Most of the land use development objectives, principles, and standards were incorporated by the Advisory Committee without significant change from those sets included in the adopted Regional Land Use Plan - 2035. The intent of this chapter is to analyze general objectives for the Village's plan. Subsequent chapters will detail standards and objectives as they relate to particular planning elements.

PLANNING OBJECTIVES PRINCIPLES AND STANDARDS

Agricultural, Natural and Cultural Resources Objective No. 1

A spatial distribution of the various land uses which maintains biodiversity and which will result in the preservation and sustainable use of the natural resources of the Village, including its air, soils, groundwater, wetlands, inland lakes and streams, woodlands, prairies, and wildlife. The proper allocation of uses to land can assist in maintaining an ecological balance between the activities of man and the natural environment.

- 1-1. Environmental Corridors and Isolated Natural Resource Areas
- 1-2. Other Environmentally Sensitive Areas
- 1-3. Restoration/Enhancement of Natural Conditions
- 1-4. Soils
- 1-5. Clean Air

1-1. Environmental Corridors and Isolated Natural Resource Areas

Principle

The preservation of environmental corridors and isolated natural resource areas is essentially natural, open use yields many benefits, including recharge and discharge of groundwater; maintenance of surface water and groundwater quality; attenuation of flood flows and flood stages; maintenance of base flows of streams and watercourses; reduction of soil erosion; abatement of air and noise pollution; protection of wildlife habitat; protection of plant and animal diversity; protection of rare and endangered species; maintenance of scenic beauty; and provision of opportunities for recreational, educational, and scientific pursuits. These environmental corridors once lost would be impossible to reclaim or replace. Since some environmental corridors and isolated natural resource areas are poorly suited for urban development, their preservation can help avoid serious and costly development problems while protecting the Village's most valuable natural resources.

Standards

1. Primary environmental corridors should be preserved in natural, open uses.
2. Secondary environmental corridors and isolated natural resource areas should be preserved in essentially natural, open uses to the extent practicable, as determined in Village and local plans.

1-2. Other Environmentally Sensitive Areas

Principle

Care in locating urban and rural development in relation to other environmentally sensitive areas can help to maintain the overall environmental quality of the Village and to avoid developmental problems.

Standards

1. Small wetlands, woodlands, and prairies not identified as part of an environmental corridor or isolated natural resource area may be preserved to the extent practicable, as determined in Village plans.
2. All natural areas and critical species habitat sites identified for preservation in the Regional Natural Areas and Critical Species Habitat Protection and Management Plan should be preserved.
3. The 100 year recurrence interval designated floodlands per Waukesha County or FEMA should not be allocated to any development, which would cause or be subject to flood damage; and no unauthorized structure should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
4. Urban and rural development should be directed away from areas, with steep slopes (12% or greater) or with seasonally high groundwater one foot or less from the surface.
5. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. Development of below grade structures (including basements) shall maintain a minimum of one foot separation from the seasonally high groundwater level.

Uses considered being compatible with both planning standards relating to the preservation of environmental corridors and isolated natural resource areas are indicated in Chapter 4, Table 4-1.

1-3. Restoration/Enhancement of Natural Conditions

Principle

The restoration of unused farmland and other open space land to more natural conditions, resulting in the re-establishment or enhancement of wetlands, woodlands, prairies, grasslands, and forest interiors, can increase biodiversity and contribute to the overall environmental quality of the Village by providing additional functional values as set forth in Objective No. 1.

Standard

1. Carefully planned efforts to restore unused farmland and other open space land to more natural conditions should be encouraged.

1-4. Soils

Principle

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

Standards

1. Unsewered suburban residential development should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such development.
2. Rural development, including agricultural and rural residential development, should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such uses.
3. Urban and rural development should be directed away from areas, with steep slopes (12% or greater) or with seasonally high groundwater one foot or less from the surface.
4. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. Development of below grade structures (including basements) shall maintain a minimum of one foot separation from the seasonally high groundwater level.

1-5. Clean Air

Principle

Air is a particularly important determinant of the quality of the environment for life, providing the vital blend of oxygen and other gases needed to support healthy plant and animal life. Air, however, contains pollutants contributed by both natural and human sources which may be harmful to plant and animal life, that may injure or destroy such life, and that may severely damage personal and real property.

Standards

1. Encourage a centralized land use development pattern to minimize automobile travel and related air pollutant emissions.
2. Encourage protection of existing woodlands, wetlands, and prairies to enhance atmospheric oxygen supply levels.

Agricultural, Natural and Cultural Resources Objective No. 2

The preservation of productive agricultural lands.

Principle

The preservation of productive agricultural land is important for meeting future needs for food. Agricultural areas, in addition to providing food and fiber, can provide wildlife habitat and contribute to the maintenance of an ecological balance between plants and animals. Moreover, the preservation of agricultural areas also contributes immeasurably to the maintenance of the scenic beauty and cultural heritage of the Village. Maintaining agricultural lands near urban areas can facilitate desirable and efficient production-distribution relationships, including community-supported agriculture operations.

The preservation of agricultural lands can maximize return on investments in agricultural soil and water conservation practices; and minimizes conflicts between farming operations and urban land uses.

Standard

1. Development of agricultural lands should take place in an orderly and sequential fashion. In order to preserve farming as a viable economic pursuit, new development should not impinge on adjacent agricultural land use, or cause increased tax assessments for farmers.
2. Agricultural land use and operations will be encouraged to stay in the Town as a resource for the use and benefit of present and future generations.
3. Subdivision design may allow for the inclusion of both residential and agricultural uses and will encourage subdivision design that results in retention of open space.

Agricultural, Natural and Cultural Resources Objective No. 3

The preservation and protection of open space to enhance the total quality of the Village's environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.

Principle

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

Standards

1. Major park and recreation sites providing opportunities for a variety of natural resource-oriented, self actualized outdoor recreational activities are provided within a 4-mile service radius of every dwelling unit in the Village, and should have a minimum gross site area of 250 acres. Examples of such uses could include: camp site, swimming beach, picnic area, golf course, hiking and cross country ski trails, horseback riding, boat launch, nature study area, and play field area.
2. Other park and recreation sites should be provided within a maximum service radius of one mile of every dwelling unit in an urban area, and should have a minimum gross site area of five acres.
3. As a general rule the Village provides outdoor recreation facilities to afford the resident population opportunities to participate in intensive non-organized outdoor recreation activities. These types of facilities provide activities such as tennis, baseball, basketball, soccer, skate parks and playgrounds.
4. Areas having unique scientific, cultural, scenic, or educational value should not be subjected to any urban or agricultural land uses; adjacent surrounding areas should be retained in open space use, such as agricultural or limited recreational uses.

Agricultural, Natural and Cultural Resources Objective No. 4

A spatial distribution of land uses and specific site development designs which protects or enhances the surface and ground water resources of the Village.

Principle A

Information regarding existing and potential surface and ground water quality conditions is essential to any comprehensive land use and natural resource planning program. The existing quality condition of the surface and ground water resource provides important baseline data. The potential condition becomes the goal upon which planners and resource managers target their land use efforts.

Standards

1. Potentially contaminating land uses should not be located in areas where the potential for ground-water contamination is the highest.
2. Storm water management planning should avoid any potential biological contamination to streams located within the Village's 1.5 mile extraterritorial area.

Principle B

Information regarding existing ground water quantity conditions is essential to any comprehensive land use and natural resource planning program. The existing condition of ground water quantity provides important baseline data. Potential ground water quantity conditions provide important data upon which planners and resource managers can make comprehensive development planning decisions.

Standards

1. Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining the natural surface and groundwater hydrology to the extent practicable.
2. Storm water management planning should seek to encourage ground water recharge to maintain the natural groundwater hydrology.

Agricultural, Natural, and Cultural Resources Objective No. 5

Preservation of historic homes through proper maintenance and/or rehabilitation.

Principles

Encourage the preservation of historic homes in the Village in accordance with the Building Code and Ordinance 161 "An Ordinance to Preserve Historic Sites, Structures, and Districts".

Standard

1. Identify and catalog historic homes in the Village.
2. Encourage repair and rehabilitation that maintains the integrity of historic homes.
3. Older housing stock should be maintained to current building code standards, and in accordance with Ordinance 161 "An Ordinance to Preserve Historic Sites, Structures, and Districts".

Community Facilities Objective No. 1

To preserve, rehabilitate and develop infrastructure, including utilities and utility lines, to accommodate the changing needs of the Village of Eagle and its 1.5 mile extraterritorial planning area

Principle

The location, timing, and pace of new development shall be compatible with the Village's ability to secure and program capital funds to maintain and provide water and community services.

Standards

1. The Village will use the 2035 Land Use and Transportation Plan (map), relevant portions of the County's Water and Sewerage Plan, and existing Village infrastructure to identify areas where community facilities need upgrading, added capacity, or extension. Priorities will be established according to need and recommendations of the Plan, and provided for as feasible in the Village's Capital Improvements Program.
2. Development requests shall provide for adequacy of water infrastructure. Approvals may be deferred, phased in, or conditioned upon the availability of adequate infrastructure and capacity.
3. Development proposed on individual septic systems in areas planned for future public sewer, and proposed at lower-than-zoned density, will be encouraged to use a design which provides subsequent opportunity for increased density (i.e., additional development), such as through infill development and re-subdivision, at such time that public sewer becomes available.
4. Development approvals shall provide for adequacy of streets and roadways. Approvals may be deferred, phased in, or conditioned upon the availability of adequate capacity.
 - a. Developer-constructed infrastructure shall meet Village standards and be inspected and approved by the Village.
 - b. Adequate performance bonds shall be a part of subdivision approvals, which require new public infrastructure.
5. The Village shall properly maintain water, transportation facilities, and community services under municipal jurisdiction.

Community Facilities Objective No. 2

To provide police service facilities necessary to maintain high-quality protection throughout the Village.

Principle

Adequate police services in the Village is dependent on the relationship between the distribution of land uses and the location of facilities available to serve those uses.

Standard

1. The future placement and current use of police service facilities need to be coordinated to optimize emergency response times, and to eliminate overlap of service areas and equipment.

Community Facilities Objective No. 3

To provide joint fire and EMS service facilities necessary to maintain high-quality protection throughout the Village and the surrounding area.

Principle

The adequacy of joint fire and EMS emergency protection in the Village is dependent upon the relationship between the distribution of land uses, and the location of facilities available to serve those uses.

Standard

1. The future placement and current use of joint fire and EMS emergency service facilities need to be coordinated to optimize emergency response times and to eliminate overlap of service areas and equipment.

Community Facilities Objective No. 4

To provide joint library services in a facility with accessibility for all citizens throughout the Village and surrounding area.

Principle

The adequacy of joint library services in the Village is dependent on the relationship between the distribution of land uses and the location of facilities available to serve those uses.

Standard

1. The current use and possible future placement of joint library facilities need to be coordinated to optimize proximity to most users within the Village and Town.

Community Facilities Objective No. 5

To cooperate with the school district, so that educational services are focused on the education of all students throughout the Village.

Principle

The adequacy of educational services in the Village is dependent upon the relationship between the distribution of land uses and the location of facilities available to serve those uses.

Standard

1. The current use and possible future placement of school facilities need to be coordinated to optimize proximity to most users within the Village.
2. All facilities need to be safe and secure places for learning to occur, and should be provided with well trained, certified teachers.

Housing Objective No. 1

Provide adequate housing to meet the Village's total housing demand.

Principle

Increases in the population within the Village require a corresponding increase in housing units. New centers of employment, which accommodate industrial, retail, service, governmental, or other uses, may also prompt the need for additional employee housing.

Standards

1. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the Village level and the creation of new residential lots shall not exceed the projected growth of the community and shall encourage the preservation of the natural resource base and provide a wide variety of housing choices.
2. The supply of sound housing units should be provided through the working of the private housing sector to the maximum extent possible, with continued assistance, incentives, and cooperation by various Federal, State, and local governmental agencies rendered as necessary.
3. A sufficient supply of new housing should be made available within reasonable proximity to new employment centers.
4. New housing development should consider the impact on Village infrastructure including police, fire, utilities and water supply, and educational resources.

Housing Objective No. 2

Encourage a mix of housing suitable for people in various stages of life, economic levels, and family living habits while preserving the character and resources of the Village.

Principles

- Maintain an adequate supply of affordable housing in the Village for various income levels.
- Provide adequate housing for senior citizens.
- Provide for families to who wish to care for elderly relatives.

Standard

1. Housing within the Village should include a full range of housing by type, size, and cost, and be located adjacent to existing residential development or along existing established roadways.
2. Actively pursue a senior living development for our aging population.
3. Consider multi-family housing proposals suitable for seniors.
4. Review zoning codes to allow elderly or disabled relatives to live with family members

Housing Objective No. 3

Preservation of historic homes along with maintaining or rehabilitating existing housing stock

Principles

- Encourage the preservation of historic homes in the Village
- Encourage the maintenance and upkeep of older housing stock

Standard

1. Identify and catalog historic homes in the Village.
2. Encourage maintenance of the integrity of historic homes.
3. Older housing stock should be maintained to current building code standards.
4. Areas with non-conforming and/or substandard housing units should be upgraded or reconstructed when the opportunity arises.

Economic Development Objective No. 1

Diversify the local economic base and increase employment opportunities

Principle

Attract new manufacturing firms and retail businesses while encouraging and facilitating the retention and expansion of existing business in the community, which could raise local income levels.

Standards

1. Research and utilize federal, state, and county grants and available programs for workforce development, small business development, business district improvements, incubator development, high technology development, and brownfield redevelopment.
2. Encourage a greater variety of housing options that will allow more workers to live in as well as work in the Village.
3. Consider a marketing plan for the use of vacant and underutilized sites in downtown Eagle for small-scale retail, business, office and service uses.

Economic Development Objective No. 2

Locate manufacturing firms and retail businesses in appropriate sites

Principle

Locate firms at appropriate sites and intensities reflecting the projected business uses, the surrounding uses, the infrastructure capacity and the presence of environmentally sensitive features.

Standards

1. Review the design of STH 59 and STH 67 intersection in downtown Eagle to improve traffic flow, improve aesthetics and provide safe pedestrian access.
2. Evaluate, on an annual basis, the desirability and feasibility of extending public water to potential retail, commercial and industrial economic development sites.
3. Encourage preservation of open spaces, environmental corridors and isolated natural features, such as wetlands, flood plains, streams, woodlands and prairies, into the design and development of business and light industrial areas as the Village grows and as annexations occur.

Economic Development Objective No. 3

Revitalize the downtown and commercial area aesthetics

Principle

Revitalization will promote economic development and a sense of place for the community.

Standards

1. Encourage the use of appropriate architecture, landscaping, street trees, buffers and signage in downtown Eagle, within the industrial parks, in the developing commercial areas, and at the Village's gateways to improve the Village's overall visual appeal. As necessary and desirable, revise the Village Zoning Ordinance and land development ordinances to facilitate better commercial and industrial design, consistent and aesthetic streetscaping and improved signage and lighting to promote economic development and downtown revitalization.

Economic Development Objective No. 4

Tie economic development in Eagle to local tourism

Principle

Tourists will see the Village as a major gateway to the Kettle Moraine State Forest.

Standards

1. Plan for adequate road connectivity and increase bicycle and pedestrian connectivity between the Village's residential, commercial, and institutional areas and the Kettle Moraine State Forest to help stimulate more of a tourist-based local economy.
2. Seek to attract tourism-related retail business to encourage tourist traffic into the community to patronize local business.

Transportation Objective No. 1

A multi-modal transportation system which, establishes appropriate types and choices of transportation modes, that through its location, capacity, and design, will effectively serve the existing Village and County land use pattern and promote the implementation of the regional land use plan and the County comprehensive development plan, meeting and managing the anticipated travel demand generated by the existing and proposed land uses.

Principle

A multi-modal regional transportation system is necessary to provide transportation service to all segments of the population and to support and enhance the economy and quality of life. The arterial street and highway system serving personal travel by automobile and freight travel by truck is, has been, and will likely continue to be the dominant element of the transportation system carrying over 90 % of total daily travel, and serving the overwhelming majority of the population. However, there are substantial reasons for a multi-modal regional transportation system, including public transit and bicycle-pedestrian elements. Moreover, in the most heavily traveled corridors, public transit and bicycle and pedestrian facilities can alleviate peak travel loadings on highway facilities and the demand for land for parking facilities. Also, a multi-modal transportation system can support and enhance the quality of life and economy by providing a choice of modes.

Standards

1. The transportation system should be consistent with and serve to support, and promote the implementation of the land use plan.
 - a. Higher relative transportation accessibility should be provided to areas recommended for development than to areas not recommended for development;
 - b. Improvements in accessibility should be provided to areas recommended for development rather than to areas not recommended for development.
2. Arterial Street and Highway System
 - a. A grid of arterial streets and highways should be provided in urban areas of the Region at intervals of no more than one-half mile in each direction in urban high-density areas, at intervals of no more than one mile in each direction in urban medium-density areas, and at intervals of no more than two miles in each direction in urban low-density and suburban-density areas. In rural areas, arterials should be provided at intervals of no less than two miles in each direction.
 - b. In urban areas of the Village the grid of arterial streets should be direct and understandable.
 - c. Arterial street and highway facilities should be provided with adequate traffic-carrying capacity to minimize traffic congestion. Design capacity is the maximum level of traffic volume a facility can carry before beginning to experience morning and afternoon peak traffic hour traffic congestion, and is expressed in terms of number of vehicles per average weekday.

3. Bicycle and Pedestrian Facilities

- a. All arterial streets and highways (including their bridge and underpass facilities) should provide accommodation for bicyclists upon construction or reconstruction, or for arterial facilities having a rural cross-section if possible, when resurfaced.
- b. A regional system of off-street bicycle paths should be provided in accordance with the recommendations set forth in an adopted park and open space plans. These off-street bicycle paths should provide reasonably direct connections between the urban areas and communities on safe and aesthetically attractive routes with separation from motor vehicle traffic.
- c. The detailed planning objectives and standards for bicycle and pedestrian facilities are documented in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035, June 2006.

Land Use Development Objective No. 1

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

Principle

The planned supply of urban land use should approximate the known or anticipated demand for that use.

Standards

1. For dwelling units to be accommodated within the Village at each urban residential density, the appropriate amounts of residential and related land should be allocated, per Table 9-4 in Chapter 9.
2. For each 1,000 persons of residential development to be accommodated within the Village at least 10 acres should be set aside in public parks as follows: 1 acre play-lots, 1.5 acres playfields, 2.5 acres neighborhood parks and 5 acres community parks on a prorated basis.

Recreational areas are defined as:

- Play-lot - a small playing area for children often referred to as a playground.
- Playfield - a field used for playing sports or games with wide expanses of grass, dirt or sand without many obstructions.
- Neighborhood Park - a recreation area owned and maintained by the municipality up to ten (10) acres in size and located within one half mile (0.5) of a residential neighborhood with access to the park via walking or biking. There is limited automobile parking, no lighted athletic fields for team competition, and no schedule for organized programs.
- Community Park - a park owned and maintained by a municipality that generally ranges in size from 20-50 acres. Community Parks may be much larger if they contain large undeveloped open lands that are accessed by trails, or they may be smaller depending on land availability. They serve several neighborhoods with a service area of one to two miles, or more.

3. For each 1,000 persons to be accommodated within the Village, approximately 12 acres of governmental and institutional land should be allocated for services including the library, schools, fire protection, police, government offices, and water facilities.
4. For future industrial development to be accommodated within the Village, appropriate acres of land should be allocated on a case-by-case basis in accordance with the Zoning Code and Building Inspection requirements.
5. For future commercial development to be accommodated in retail and service settings within the Village, appropriate acres of land should be allocated on a case-by-case basis in accordance with the Zoning Code and Building Inspection requirements.
6. For future commercial development to be accommodated in office settings within the Village, appropriate acres of land should be allocated on a case-by-case basis in accordance with the Zoning and Building Inspection requirements.

Land Use Development Objective No. 2

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

Principle

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

Standards

1. Urban high-, medium-, and low-density residential uses should be located within neighborhood and other planning units which are served with public water supply facilities and contain, within a reasonable walking distance, necessary supporting local service uses, such as park, commercial, and elementary-school facilities.
2. Mixed-use development designs should be used, as appropriate, to accommodate urban land uses that are compatible and complementary in the vicinity of each other. Mixed-use development may consist of residential and commercial uses together.
3. To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living in close proximity to work.
4. Rural residential development should also be located in such a way as to minimize impacts on the natural resource base including wildlife habitat.

Land Use Development Objective No. 3

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

Principle

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

Standards

1. Urban development should be located and designed so as to maximize the use of existing transportation and utility systems.
2. The transportation system (roads) should be located and designed to serve not only all land presently devoted to Village development but to land planned to be used for such Village development.
3. The transportation system should be located and designed to minimize the penetration of existing and planned residential neighborhood units by through traffic.
4. Transportation terminal facilities, such as off-street parking, off-street truck loading, and public transit stops, should be located in proximity to the principal land uses to which they are accessory.
5. Land developed or planned to be developed for urban high-, medium-, and low-density residential use should be located in areas serviceable by an existing or planned public water supply system.
6. Mixed use development should be encouraged to accommodate multi-purpose trips, including pedestrian trips, as a matter of convenience and efficiency.
7. Onsite sewage disposal systems should be utilized only in accordance with the following:
 - a. Onsite soil absorption sewage disposal systems should be sited and designed in accordance with Chapter COMM 83 of the *Wisconsin Administrative Code*.
 - b. The use of onsite sewage disposal systems should be limited to the following types of development:
 - Suburban density residential development, limited, however, to areas already committed to such use through subdivision plats or certified surveys.
 - Urban land uses, which may include residential, businesses, communication facilities, utility installations, and park and recreation sites.
 - c. For a private sewage system serving multiple buildings located on a separate property and owned by multiple owners, or for condominium private sewage systems serving multiple units/buildings, owned by multiple owners and located on the same property as the unit/building, the owner/association must accept responsibility for the operation and maintenance of the private sewage system.

Land Use Development Objective No. 4

The development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.

Principle A

Residential development in the form of planned residential neighborhoods can provide a desirable environment for families as well as other household types; can provide efficiency in the provision of neighborhood services and facilities; and can foster safety and convenience.

Standards

1. Low-density suburban residential neighborhoods should be designed as cohesive units properly related to the larger area of which they are a part. Such neighborhoods should be physically self-contained within clearly defined and relatively permanent recognizable boundaries, such as arterial streets and highways, major park and open space reservations, or significant natural features, such as rivers, streams, or hills. It is desirable that the neighborhoods contain; an interconnected internal street, bicycle-way, and pedestrian system which provides multiple opportunities for access and circulation.
2. It is desirable that suburban residential neighborhoods should accommodate a mix of housing sizes, structure types, and lot sizes, resulting in an overall density that is within the planned density range for each neighborhood.
3. Conservation subdivision design concepts should be incorporated into high-, medium- and low-density neighborhoods, as appropriate.
4. To the extent practicable, efforts directed at the conservation and renewal of existing residential areas should be undertaken on a neighborhood basis and should seek to preserve those cultural features which contribute to the promotion of neighborhood identity within the larger community.

To meet the foregoing standards, land should typically be allocated in a similar fashion as the existing land uses in terms of acreage and percentage:

Principle B

Residential development in mixed-use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or civic uses.

Standards

1. Opportunities should be provided for residential dwellings - particularly in the medium- and high-density range - within a variety of mixed-use settings.
2. Residential uses should be integrated into, or located in close proximity to, major economic activity centers.

Land Use Development Objective No. 5

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

Principle

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

Standards

1. Industrial, retail, and office uses should meet the following standards: (These standards are not anticipated to be provided by the Village):
 - a. Adequate storm-water drainage facilities, sanitary systems, water supply, and power supply.
 - b. Ready access to the arterial streets and highway system.
 - c. Adequate on-street and off-street parking and loading areas.
 - d. Provision of properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
 - e. Site design emphasizing integrated nodes or centers, rather than linear strips.
 - f. Site design appropriately integrating the site with adjacent land uses.
 - g. Some commercial and industrial uses may be allowed by Conditional Use permits, where it is determined that the use is compatible with the adjacent residential and/or agricultural uses.
 - h. Residential uses appropriately integrated into, or located in proximity to, the major center.

Land Use Development Objective No. 6

To provide for the fullest use of existing urban area by promoting infill development within the Village.

Principle

The conservation and renewal, and full use, of existing urban areas of the Village can enhance their viability and desirability as places to live, work, recreate, and participate in cultural activities. Such efforts, along with infill development on vacant land within existing urban service areas, serves to maximize the use of existing public infrastructure and public service systems and can moderate the amount of agricultural and other open space land converted to urban use to accommodate growth in the county and regional population and economy.

Standards

1. To the extent practicable, the additional urban land necessary to accommodate growth in the regional population and economy should be met through the renewal or redevelopment as appropriate of older, underutilized urban areas that are in need of revitalization and through the infilling of undeveloped land within existing urban service areas.

Note: Additional supporting documentation for each set of Objectives, Principles, and Standards is contained within the respective chapters of this Plan.