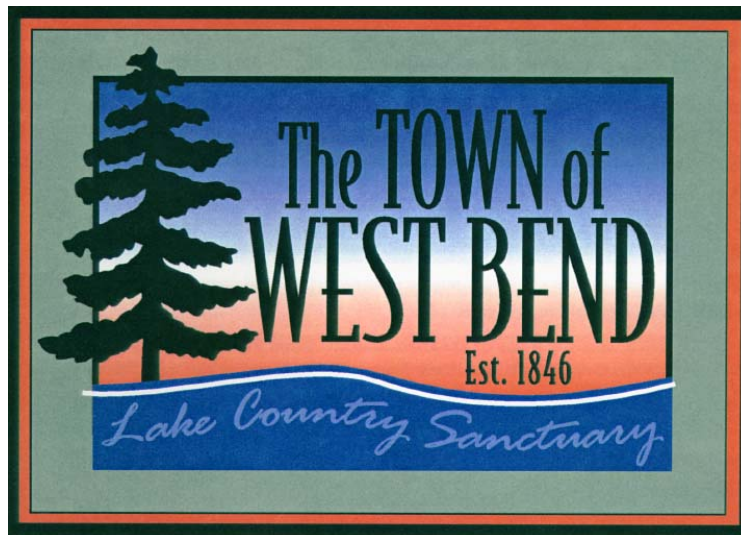

Town of West Bend

Comprehensive Plan: 2025



Prepared by:

Planning and Design Institute, Inc.

October 2005

Town of West Bend

Comprehensive Plan: 2025

Town Board

Paul Rice, Chairman
Don Berchem, Supervisor
Joe Spaeth, Supervisor

Plan Commissioners

Michael Holz, Chairman
Tod Maclay, Secretary
Timothy Nixon
Robert Werner
John Behrens

Long-Term Land Use Planning Committee

Don Berchem
Harry Hein
Jeff Kenkel
Tod Maclay
Timothy Nixon
Paul Rice

Prepared by:

Planning and Design Institute, Inc.

Adopted October 12, 2005

TOWN OF WEST BEND

Ordinance to Adopt Comprehensive plan PER SECTION 66.1001(4)

STATE OF WISCONSIN

Town of West Bend

Washington County

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of West Bend Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of West Bend to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The town board of the Town of West Bend has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of West Bend must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The town board of the Town of West Bend, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the Town of West Bend to adopt its comprehensive plan under s. 66.1001 (4), Wis. stats., and provides the authority for the town board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of West Bend has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of West Bend, by a majority vote of the entire commission, recorded in its official minutes, recommending to the town board the adoption of the Town of West Bend Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of West Bend, has held a public hearing on this ordinance on September 22, 2005, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of West Bend, by the enactment of this ordinance, formally adopts the document entitled Town of West Bend Comprehensive Plan 2025 Ordinance under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION IX – EFFECTIVE DATE

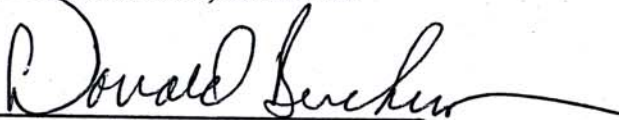
This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

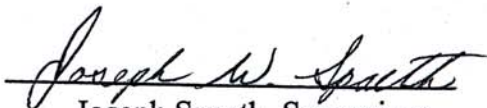
Adopted this 12th day of October 2005.



Paul R. Rice, Chairman



Donald Bercham, Supervisor



Joseph Spaeth, Supervisor



ATTEST: Richard Wick, Clerk

Table of Contents

Introduction	iii
Issues and Opportunities	1
Housing	5
Transportation	7
Utilities and Community Facilities	9
Agriculture, Natural and Cultural Resources	13
Economic Development	20
Intergovernmental Cooperation	22
Land Use	23
Implementation	43
Appendices	47

Introduction

Smart Growth Legislation

In October 1999 the Smart Growth Budget Bill was signed into law. The legislation provides the framework for developing comprehensive plans, a grant program, and the connection to other local planning related activities.

The legislation requires that after January 1, 2010, all programs and actions of local governmental units that affect land use must be guided by, and consistent with, the adopted comprehensive plan.

The comprehensive plan is required to address nine elements: Issues and opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Facilities; Economic Development; Intergovernmental Cooperation; Land Use; and Implementation.

Public participation is also required at every stage of the comprehensive planning process including adoption of written procedures, broad notice provisions, the opportunity to review and comment on draft plans and a required public hearing prior to plan adoption.

The State of Wisconsin set forth fourteen goals for local comprehensive plans:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodland, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns

and relatively low municipal, state government and utility costs.

6. Preservation of cultural, historical and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependant and disabled citizens.

This Comprehensive Plan is an update of the 1998 Town Land Use Plan.

1998 Town Land Use Planning Process

The growth of regions has great impact on towns, villages and cities. The Town of West Bend had seen considerable growth in the 20 years prior to the 1998 Plan, an increase of over 50% — and growth was expected to continue in the County and region.

The Town has maintained its philosophy of supporting high quality, low density residential neighborhoods while accommodating future growth. It was clear the Town was growing and a Land Use Plan was necessary to not only direct future growth but also establish standards for future development.

The 1998 Land Use Plan incorporated many of the goals from the 1982 Town Land Use Plan including:

- preserve natural amenities
- retain existing rural character
- plan for high quality, low-density residential development
- improve local ordinances and regulations to implement the ideas of the land use plan

The Plan recommended development which is compatible with the uses and goals of the community and will lead to increased value of the Town.

The purpose was to provide a performance-based land use plan which would serve as the primary public policy document for guiding future growth and development in the Town of West Bend. The land use plan was based on standards which reflect the desires of the Town residents, elected officials and proven principles in community development, environmental preservation, and residential cluster development. The plan would be used for a wide variety of public and private sector decisions.

All factors of growth were explored in the plan including social, economic, and physical. Implementation would not be successful when looking only at the physical attributes of growth. Healthy communities grow in all three areas

and a balance should be achieved to provide a quality environment for residents.

- **Social issues** include those which give the Town its character — gathering areas, civic identity, and the “small town” feeling.
- **Economic influences** include the creation of jobs, balance of Town expenses and revenue, and land value influenced by natural amenities and water quality.
- **Physical factors** include the actual development of the land — how it looks and feels, what types of development are allowed, and where the development is located.

All together these factors influence one another, the current residents, and the attractiveness for new residents.

With the guidance of the plan, the Town was better able to make sound decisions when evaluating development proposals. The plan was a legally adopted tool for guiding future zoning, subdivision, and other regulatory decisions in the Town of West Bend. The Land Use Plan was intended to serve as an initial starting point in the Town’s land use planning process. Subsequent planning efforts were intended to enhance and build upon the land use plan.

2005 Town Comprehensive Plan

This Comprehensive Plan is an update and continuation of the 1998 Town Land Use Plan. The purpose of the update is to meet the requirements of Wisconsin “Smart Growth” Comprehensive Planning legislation.

The plan focuses on the nine “Smart Growth” elements and is intended to guide future planning and development decisions in the Town.

Authority

This plan is adopted under the authority granted by Section 60.10 of the Wisconsin Statutes.

Effective Date

The Town of West Bend Comprehensive Plan: 2025 was adopted by the Town Board on October 12, 2005.

Definitions

Agriculture — All uses, commonly classified as agriculture, horticulture, floriculture, or forestry.

Community — A town, municipality, or a group of adjacent towns and/or municipalities having common social, economic, or physical interests.

Conservation Easement — A type of protective covenant the boundary lines of which are graphically depicted on the face of a Certified Survey Map, Preliminary Plat, Final Plat and/or Condominium Plat used to conserve and preserve a natural resource feature that is protected under the provisions of this Plan and Town Ordinances.

Cul-de-Sac Street — A local street or way with only one entrance/exit which is designed to allow the safe and convenient reversal of the direction of traffic movement.

Density — The number of dwelling units or housing structures per unit of land.

Easement — A right given by an owner of land to another party for a specific limited use of that land or portion thereof.
Homeowners' Association — A Wisconsin non-profit membership corporation which serves as an association of homeowners within a subdivision, certified survey map (CSM), or condominium having shared common interests responsibilities with respect to the costs and upkeep of common private property of a subdivision, CSM, or condominium. Such common property includes private recreation and open space areas within the subdivision, CSM, or condominium.

Legal nonconforming lot — Any lawfully established lot or parcel of land at the time of the enactment of the Town Ordinances or any amendment applicable thereto which does not meet the requirements for minimum lot width and area for the District in which it is located.

Legal nonconforming structure — Any lawfully established building or structure at the time of the enactment of the Town Ordinances or any amendment applicable thereto that does not conform to the use regulations or dimensional regulations for the District in which it is located.

Lot — A designated parcel tract or area of land established by plat, subdivision, or as otherwise permitted by law. See Town Zoning Ordinance for additional definitions regarding a lot.

Natural Resources — Areas of steep slopes, woodlands and forests, lakes, ponds, streams, floodplains, floodlands, wetlands, and shoreland wetlands as defined by the Town and/or County.

Open Space — Any site, parcel, lot, area, or outlot of land which is set aside, dedicated, or reserved for public or private use of owners and occupants of land adjoining or neighboring the space.

Performance Standard — Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings.

Scenic View — A view as defined by the Town which has historic or aesthetic value to the Town. The view shall consist of a natural resource and historic feature as deemed significant to the Town's character.

Setback — The horizontal distance between the base setback line and the nearest portion or projection of a building.

Subdivision — The division of a lot, parcel, or tract of land by the owners thereof, or their agents, for the purpose of transfer of ownership or building development where the act of division creates three (3) or more parcels or building sites. See Town Ordinances for additional definitions regarding subdivisions.

Issues and Opportunities

Planning Area and History

The Town of West Bend is located in Washington County, one of the fastest growing counties in Wisconsin. It is bordered by the city West Bend and towns of Barton, Addison, Polk and Trenton. All of these communities are experiencing growth and anticipate more development in the future. Therefore, it is critical the Town have a vision for how they will develop in the future.

Most of the residential development in the town has been on 1 1/2 acre lots. Smaller lots are located around the lakes to take advantage of the prime land areas. 283 houses have been built in the Town between 1990 and 1997. Most of these are located in subdivisions in the eastern half of the Town. Properties in the Town continue to increase in value

According to UW-Extension data, majority of residents drive between 10 and 45 minutes to work. Over 60% of town residents work in Washington County, 36% work outside of the County. Over 80% of the residents are driving alone to work. As more residential development occurs, roads should connect between subdivisions in order to provide alternate travel routes for those residents. This will reduce the amount of traffic forced to only use the main arterials.

Town Character

As you drive through the Town you observe large residential subdivisions, significant natural areas and the lakes. The Town is predominately residential with the more intense commercial areas located in the City of West Bend along STH 33 and CTH P. The Town has traditionally provided up-scale housing developments for individuals and families who work in the surrounding communities. Since most of the shoreline is already developed, the new residential developments have been located off the lake

with occasional redevelopment of existing parcels along the lake's shorelines.

Big Cedar and Little Cedar Lakes have a few resorts which provide access to the lake and opportunities for non-lake residents to enjoy the water. Other commercial development is located in the City of West Bend, either along Paradise Drive or along STH 33. There is limited industrial development in the town.

The Cedar Lakes Conservation Foundation is helping to preserve the natural character in the Town. This non-profit foundation is supported by the public and has protected over 1800 acres of land since 1974. Some of the protected areas include:

- Nehm and Kletti farms on the west side of Big Cedar Lake — deed restrictions protect open vistas of 110 acres.
- 89 acres of wetland are protected in the Gilbert Lake watershed.
- Cedar Creek, from Big Cedar Lake to Little Cedar Lake, is preserved as a natural unpolluted stream.
- Fox Hill Cross Country Ski Trail located on 115 acres of undeveloped woodlands, wetlands and open pasture.

Demographics

An important element of the comprehensive planning process is the examination of community demographic composition, as well as past and present development patterns in the Town and region.

The appendix contains detailed tables comparing the Town with the surrounding communities and the Washington County. Major findings are:

Population

The Town population has increased by 77% over the past 35 years. Over that period, the fastest growth occurred between 1970 and 1990 (roughly 28% growth each decade). Since 1990, population growth has slowed (7% growth over the last 15 years), though almost 400 housing units have been built between 1990 and 2000.

Over the last 15 years the Town of West Bend population has grown more slowly than its neighbors: population has grown by 30% in the County, 22% in the City of West Bend and 17% (average) in the adjacent towns.

Wisconsin Department of Administration anticipates a population increase of 6% (314 people) over the next 20 years in the Town of West Bend, but 18% in the County, 11% in the City of West Bend and the adjacent towns.

Between 2003 and mid 2005, 64 single-family homes have been built (average of about 25 per year). This approximates to a population increase of about 75 people per year (2.83 persons per owner-occupied household) or 64 year-round residents (as 15% of the housing in the Town is seasonal. Over the next 20 years, this results in 1,500 total new residents in the Town compared to Wisconsin DOA's projection of 314.

Growth in the Town will need to be accommodated in housing developments which also preserve and protect the existing environmental character.

Household Size

As in most areas, the household size in the town has decreased over the years. The majority of households in the town are one and two-persons. (The senior housing development may impact this number.) In 1999, the average household size in the Town for owner-occupied units was 2.83 persons and 2.04 for renter-occupied units.

Population Age

The population in the Town is aging, as is consistent with the region, state and country. In 1999, the median age in the Town was 42.5, which was higher than the County (36.6), the City of West Bend (35.3), and the adjacent

towns (37.9).

Occupation

While the Town was once an agricultural community, today only a handful of farms exist. Most working residents in the Town are now employed in sales, office, management and professional fields. This is followed by employment in production, transportation and material moving, and finally by the service, construction, extraction and maintenance industries.

Over 95% of the working population in the Town drive to work. Of those, 92% drive alone and the average travel time to work is about 24 minutes.

Income

In 1999, the median household income in the Town was \$73,333 (\$33,097 per capita). This is significantly higher than the County (\$57,033/\$24,319 per capita), the City of West Bend (\$48,315/\$22,116 per capita), and the average of adjacent towns (\$63,444/\$24,172 per capita).

Housing

Nearly 400 housing units have been built in the Town between 1990 and 2000, while adjacent towns averaged 261. Recent building data shows that 64 homes (all single-family) have been built in the Town between 2003 and mid 2005.

Typical growth in the Town of West Bend has been single family developments and redevelopment parcels along the lakes.

15% of the housing in the Town is seasonal compared with an average of less than 2% in adjacent towns and the County.

In 1999, the median value of an owner-occupied unit in the Town was \$218,300 and is much higher today. Housing in the Town of West Bend is significantly more valuable than in the County (\$155,000), the City of West Bend (\$132,500), and adjacent towns (\$166,650 average median).

The cost of single-family home construction between

2003 and mid 2005 averaged approximately \$324,000 in the Town.

Town Goals and Objectives

The goals and objectives of the Town of West Bend are statements identifying the Town's priorities and intentions with respect to land use and development. The goals are statements of conditions intended to be maintained or achieved. Objectives are actions to be taken in order to achieve the goal. They are the basis for specific policies related to the plan districts.

1. Limit growth and development to the identified districts and policies.

- Buildings should be sited to minimize impact on the Town's natural character and have a harmonious relationship with the surrounding environment.
- Major developments, such as retail and commercial, should only be allowed in the identified districts.
- Support private and public initiatives to protect natural features through the use of conservation strategies such as easements, covenants and deed restrictions.
- Preserve and protect the scenic and traditional resources of the Town.

2. Protect environmental resources.

- Discourage incompatible development in the shoreland, steep slopes, and woodland areas to preserve the natural character and utilize these areas as amenities for the Town.
- Control development within floodplains and wetlands.
- Identify and limit development to protect water quality in watersheds of lakes and streams.
- Encourage the use of natural resources as visual

and physical amenities for development.

3. Permit limited residential development in the Town.

- Subdivisions should be located only in areas designated on the Land Use Plan.
- Encourage open space development plans to be used for residential development to preserve the natural character of the Town.
- Require site plan approval for all subdivisions and encourage development to be part of the larger context.

4. Encourage redevelopment of existing housing stock in the Lake District.

- Provide redevelopment policies for existing housing stock that are compatible with the use and connection to the Lake.
- Determine a maximum lot coverage allowed in the Lake District to allow for vistas to the Lake.
- Require site plan review and design review for all redevelopment projects.

5. Provide for limited commercial, retail and office development in select locations.

- Accommodate neighborhood-scale commercial development, which serves local residents and is consistent with the capacity of Town infrastructure.
- Direct retail centers and other high-intensity commercial development, other than those identified in the Land Use Plan districts, to existing urban communities.
- Establish architectural guidelines/standards for business development in the Town.
- Require site plan approval for all commercial development.

6. Mixed-use development shall be included within the commercial areas.

- Provide for mixed-use buildings which may provide housing along with the commercial activities.
- Include public open space adjacent to the mixed-use development.
- Require site plan approval for all mixed-use development.

7. Maintain a safe and efficient transportation system in the Town.

- Establish road systems for residential development that provide alternative travel options and links into the existing road system.
- Minimize the use of cul-de-sacs except where needed to preserve the natural environment and to access land where other options are unavailable.

8. Provide park and recreation areas throughout the Town.

- Preserve existing park and recreation areas.
- Develop park spaces within close proximity to higher intensity development or along major arterials.
- When developing park areas, create links to other natural areas in the Town.

9. Protect Town lakes and streams through stringent stormwater management practices

- In addition to the Best Management Practices used in the Town, require stormwater management practices that result in zero runoff to lakes and streams through on-site infiltration.
- Update the Town Stormwater Management and Erosion Control Ordinance to require stricter stormwater management practices that comply with the requirements of NR 151.

10. Continue to provide Town residents with high-quality, efficient services, utilities and community facilities.

- Upgrade and expand Town (and joint) services, utilities and community facilities as necessary to meet demand.

11. Establish cooperative planning with surrounding communities.

- Continue cooperative planning with the City of West Bend and ensure that the Cooperative Boundary Plan is followed.
- Encourage joint planning arrangements with surrounding towns.
- Maintain a positive working relationship with Washington County.

Housing

Town Housing Characteristics

The Issues and Opportunities Element of the Plan provides a brief description of housing characteristics within the Town. Following is a more specific evaluation (see the appendix for detailed tables):

Age

The age of the Town's housing stock varies greatly: 424 structures were built before 1940, 516 between 1940-1969, 614 between 1970-1989, and 388 between 1990 to March 2000. New homes construction has continued since 2000.

The age ratios in adjacent towns are similar, but more homes have been constructed in the Town of West Bend than any other adjacent town over those time periods, except Farmington between 1990-2000 (397 structures).

Type

Typical growth in the Town of West Bend has been single family developments and redevelopment parcels along the lakes.

As of 2000, 98% of the housing units in the Town were single-family homes compared to 94% in adjacent towns, 57% in the City of West Bend and 75% in the Washington County. There were roughly 30 housing units in other structural types.

Structural Characteristics and Style

Housing in the Town is diverse and has continued to change as growth occurs. Housing stock, in general, is well-maintained.

Boettcher Drive along the west side of Big Cedar Lake has some of the oldest structures dating to the early 1900's, as well as a few along the east side of Big Cedar Lake on Timmer's Bay Road.

Platted in 1968 (with most homes built in the 1970s),

Cedarview Heights is mostly comprised of small ranch homes. This neighborhood is on the west side of the Town off Division Road.

Margolis Subdivision, platted in 1976 consists of mostly ranch style homes. Lots not built on earlier are seeing newer style structures with steeper roof pitches and taller elevations. This subdivision also abuts the south shore of Little Cedar Lake.

Far Horizons, on the southeast side of Town and platted in 1974, is comprised of the same home types as the Cedarview and Margolis.

Typically, new homes in the Town are much taller with steeper roof pitches than established homes.

Along the lakes there are very few "cottages" left. New structures built on these lots are very tall, as they cannot spread out due to the narrow lots. There is also a great variation in style.

Occupancy and Tenure

15% of the housing in the Town is seasonal compared with an average of less than 2% in adjacent towns and the County.

Value

In 1999, the median value of an owner-occupied unit in the Town was \$218,300 and is much higher today. Housing in the Town of West Bend is significantly more valuable than in the County (\$155,000), the City of West Bend (\$132,500), and adjacent towns (\$166,650 average median).

The cost of single-family home construction between 2003 and mid 2005 averaged approximately \$324,000 in the Town.

Housing Revitalization Programs

The Appendices outline pertinent housing revitalization programs available to the Town.

Housing Goals and Objectives

Permit limited residential development in the Town.

- Subdivisions should be located only in areas designated on the Land Use Plan.
- Encourage open space development plans to be used for residential development to preserve the natural character of the Town.
- Require site plan approval for all subdivisions and encourage development to be part of the larger context.

Encourage redevelopment of existing housing stock in the Lake District.

- Provide redevelopment policies for existing housing stock that are compatible with the use and connection to the Lake.
- Determine a maximum lot coverage allowed in the Lake District to allow for vistas to the Lake.
- Require site plan review and design review for all redevelopment projects.

Transportation

Highway Classification

US Highways

US 45 runs north-south through both the City of West Bend and eastern side of the Town. There are interchanges on Paradise Drive and STH 33 (Washington Avenue).

State Highways

There are two state highways in the Town of West Bend: STH 33 along the Town's northern border and STH 144 along the western side of Big Cedar Lake.

County Highways

There are four county highways within the Town: CTH G (eastern border), CTH NN (east-west route around the lakes), CTH P (north-south route into the City) and CTH Z (north-south route connecting STH 33 to CTH NN and further south).

Traffic Counts

The traffic counts (2001 data) were prepared by the Wisconsin Department of Transportation.

STH 33 has 9,300 trips per day west of STH 144 and 12,700 east of STH 144. STH 144 (south of 33) has 3,400 trips per day.

CTH P has 6,900 trips per day near the City of West Bend; CTH Z ranges from 2,300 to 2,800; CTH G has 3,800; and CTH NN has 2,600.

As development has increased since 2001, it can be assumed that counts have increased and will continue to increase on State, County and local roads.

State, County and Regional Transportation Plans

Wisconsin DOT

The Wisconsin Department of Transportation currently has a six-year highway improvement program that projects to 2009. There are currently no major (re)construction plans of State or US Highways that affect the Town.

Washington County

Washington County currently has a five-year improvement plan that also projects to 2009. The following are reconstruction improvements within the Town:

CTH P - reconstruct to a 2-lane rural cross section (from STH 145 northerly 7 miles to Rusco Road: 2004-2009)

CTH NN - reconstruct to a 2-lane rural cross section (from 18th to CTH P: 2004-2006)

Washington County is also preparing a Comprehensive Plan which will address the Transportation system.

SEWRPC - Regional Plan

Southeastern Wisconsin Regional Planning Commission's A Regional Transportation System Plan for Southeastern Wisconsin: 2020 recommends the following jurisdictional changes:

STH 144 (south of STH 33) be transferred to local jurisdiction by 2020.

CTH NN (between 18th and CTH G) be transferred to local jurisdiction.

18th Street (between CTH NN and STH 33) be transferred to County jurisdiction

Transportation Issues

As development occurs connector streets should be included which allow residents to have alternate routes and not rely only on a few main arterials. Scenic roads should be preserved in order to preserve the existing rural character of the town. Scenic roads to be protected include: Hillcrest Drive, Cedar View, STH 144 (south of STH 33) Riesch Road, Scenic Drive, Hacker Drive, Mile View Road, 18th Avenue (south of Mile View Road), Hillside Drive, Dunst Drive, Wheat Ridge Lane, Sleeping Dragon Road, Hwy NN (near Little Cedar Lake), and Paradise Drive (see Ag, Natural and Cultural Resources Element for map). A setback should be determined for each of the identified 'scenic' roads. This will allow development to occur while maintaining the natural beauty of the roadside.

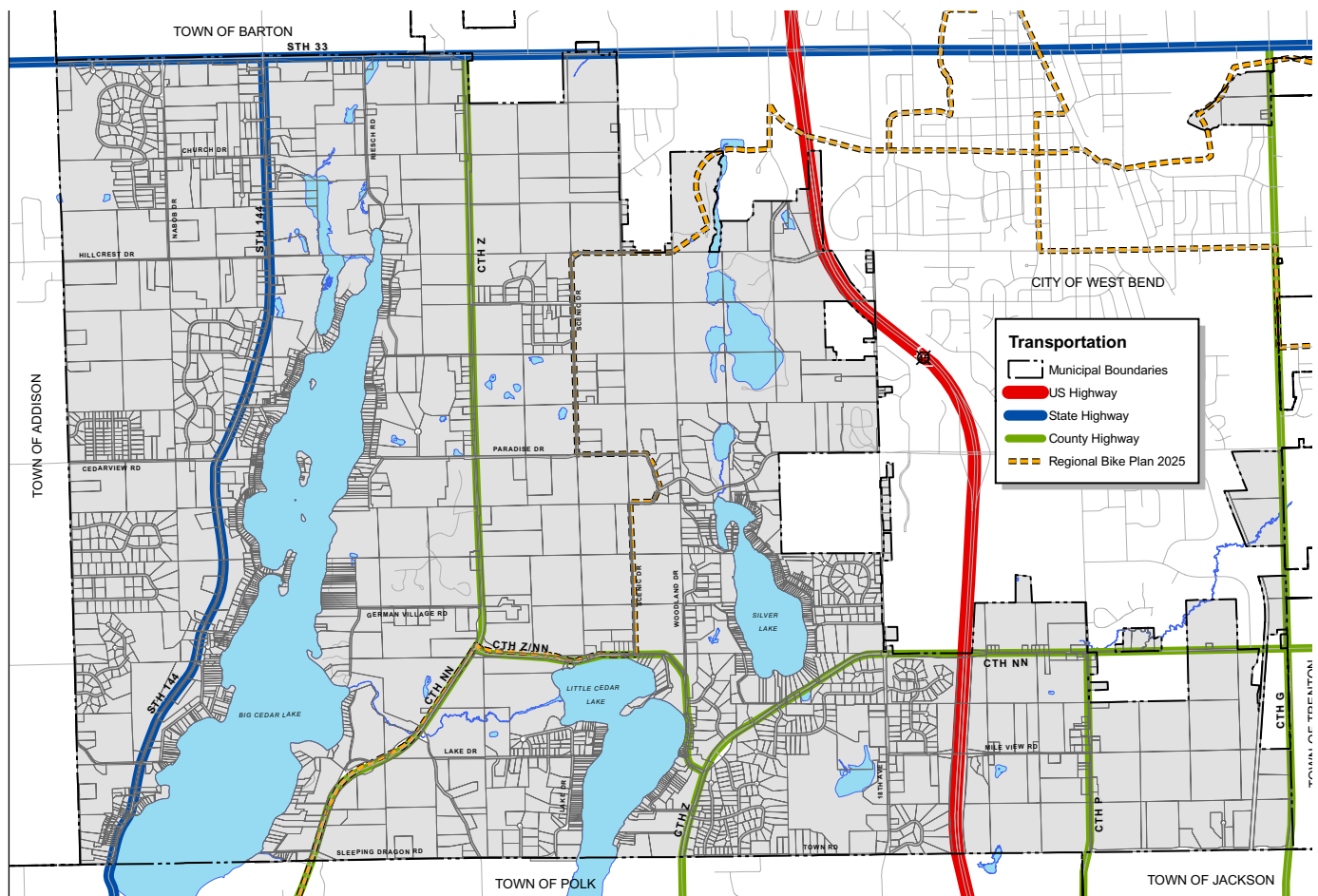
Transportation Goals and Objectives

Maintain a safe and efficient transportation system in the Town.

- Establish road systems for residential development that provide alternative travel options and links into the existing road system.
- Minimize the use of cul-de-sacs except where needed to preserve the natural environment and to access land where other options are unavailable.

Since the 1998 Town Land Use Plan was completed, standards for construction of new roads and upgrading existing roads have been established (which were identified as transportation objectives).

Transportation System



data source: Washington County

Utilities and Community Facilities

Town Hall and Community Center

The Town of West Bend Town Hall and Community Center is located at 6355 CTH Z. It is the location of Town offices and official meetings and is available for community group gatherings.

Public Works

The Town Public Works Department (and Recycling Center) is located just south of the Town Hall on CTH Z.

Schools

The Town of West Bend is part of the West Bend Joint School District (east of Big Cedar Lake) and the Slinger School District (west of Big Cedar Lake).

West Bend School District

The West Bend School District is comprised of approximately 100 square miles including nine municipalities. There are currently about 6,800 students.

The nine municipalities include: the City of West Bend, Village of Newburg, Village of Jackson, Town of Addison, Town of Barton, Town of Jackson, Town of Polk, Town of Trenton, and Town of West Bend.

The School District includes the following schools:

A pre-kindergarten school - Silver Maple School located in the Town of West Bend at 5190 South 18th.

Six elementary schools - all located in the City of West Bend except one in the Village of Jackson.

Two middle schools - both located in the City of West Bend.

Two high schools - both located in the City of West Bend.

Slinger School District

The Slinger School District is comprised of approximately 76 square miles including eight municipalities. There are currently about 2,800 students.

The eight municipalities include: the City of Hartford, Village of Jackson, Village of Slinger, Town of Addison, Town of Hartford, Town of Polk, Town of Richfield, and Town of West Bend.

The School District includes the following schools:

Three elementary schools - located in Addison, Allenton and Slinger.

One middle school - located in Slinger.

One high school - located in Slinger.

Sewer and Water

Presently, the Town is provided sanitary services from the City of West Bend. These are contracted services within a few selected areas including the Silver Lake Sanitary District, a portion of the West Bend County Club, and the Cedar Lake Campus. The rest of the Town is served solely by onsite septic systems and private, commercial, or shared wells. There is no public water supply in the Town.

Stormwater Drainage

The Town of West Bend generally uses a rural cross-section with roadside ditches and culverts to handle its stormwater. New development is required to detain water from the 100-year proposed event and release it at the 2-year existing rate. New developments are required to construct stormwater detention/retention facilities to manage both the quantity and quality of stormwater.

Stormwater ponds, ditches, culverts, etc. eventually drain to the floodplain, wetland, river, creek, ponds and lakes in the Town. The general stormwater management plan requirements are detailed in Section 18 (Stormwater and Erosion Control Ordinance) for the Town of West Bend, dated December 1998. In addition, the general practice of the Town is to also require that the Best Management Practices be maintained.

Police and Fire Rescue Services

The Town of West Bend has one police officer that is in charge of upholding Municipal Ordinances. Other law enforcement is provided by Washington County Sheriffs Department located at 500 N. Schmidt Road. The residents also have 911 access for emergency situations.

The Town contracts with the City of West Bend for fire protection for the majority of lands within the Town. The Town also has two other fire departments, Slinger and Allenton, that service parts of the Town on the west and southwest part of Town.

Each fire district also provides rescue services. The City of West Bend Fire Department operates 4 units; Allenton department operates 1 unit; and Slinger contracts with Lifestar operating 4 units.

Private Utilities

Private utilities including natural gas (in certain areas of the Town), electric power, telephone service and cable TV are available to property owners within the Town. Natural gas and electric power are provided by WE Energies. Telephone services are provided by all the major telephone companies. Cable television is provided by Charter Communications, located in Fond du Lac, Wisconsin.

Park and Recreation Facilities and Programs

The Town has established a Park Fund, funded by fees from developers with Land Divisions. These funds are held in an account to eventually acquire land and establish a Town Park. There are currently two County maintained parks within Town boundaries. One small wayside park is located on CTH NN just west of Little Cedar Lake. A second is Ridge Run County Park over which the Town has jurisdiction of a portion of the 140 acres. This area includes a large pavilion area that is used for numerous large picnics. There are numerous trails that connect lands within the Town to the City. Camp Silverbrook (approximately 260 acres) is a private camp operated by Girl Scouts of America, and is located on Lucas Lake within the Town. The Town also has a park off of S. 18th Street and

numerous lakes are also readily available for recreational access by Town residents.

Library Service

The West Bend Library Service completed a major expansion in 1999-2000 that included the addition of more than 35,000 square feet offering the public an enhancement of services, resources, and programs.

Refuse and Recycling Collection

The Big Cedar Lake District and Silver Lake Sanitary District have refuse collections services (included in lake district taxes). The Little Cedar Lake District, as well as all other residents and businesses, contract refuse collection independently.

The Town recycling center is located south of the Town Hall and Community Center.

Brush, yard waste, leaves and grass clippings can be taken to the Town facility on Sleeping Dragon Road between Hillside and CTH NN.

Cemeteries

There are four cemeteries in the Town of West Bend. Union Cemetery is controlled by the Town (previously abandoned and not maintained). It is located on the southwest corner of CTH NN and CTH P.

Other cemeteries in the Town include St. Paul's Lutheran Church, Washington County Memorial Park and St. Matthias.

Health Care Facilities

Residents of the Town of West Bend are well served by health care facilities due to the close proximity of the City of West Bend and City of Hartford.

St. Joseph's Community Hospital is located in the Town of Polk and the Aurora Medical Center of Washington County is located in Hartford. There are also many medical and dental clinics in the area.

Utilities and Community Facilities Goals and Objectives

Provide park and recreation areas throughout the Town.

- Preserve existing park and recreation areas.
- Develop park spaces within close proximity to higher intensity development or along major arterials.
- When developing park areas, create links to other natural areas in the Town.

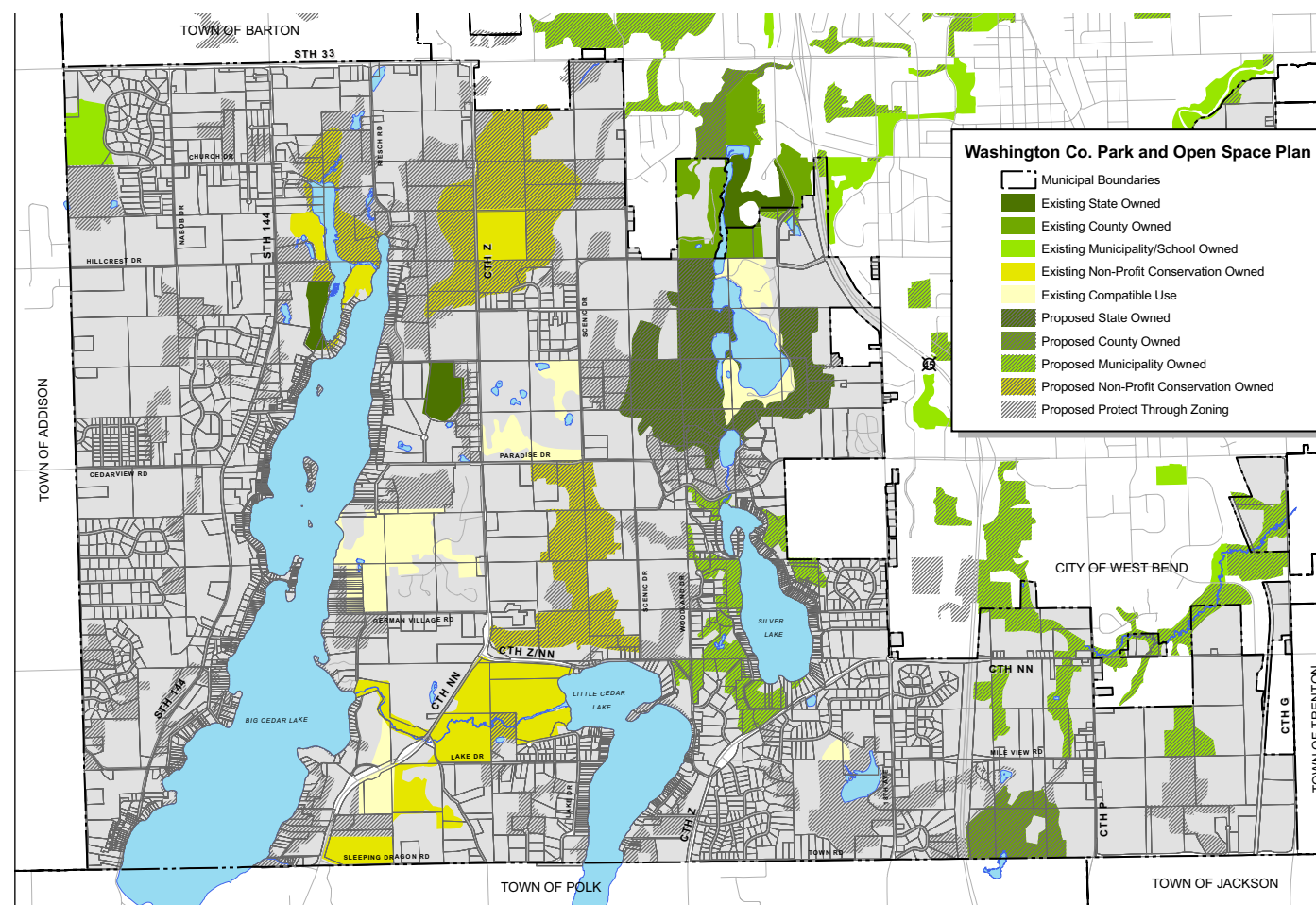
Protect Town lakes and streams through stringent stormwater management practices.

- In addition to the Best Management Practices used in the Town, require stormwater management practices that result in zero runoff to lakes and streams through on-site infiltration.
- Update the Town Stormwater Management and Erosion Control Ordinance to require stricter stormwater management practices that comply with the requirements of NR 151.

Continue to provide Town residents with high-quality, efficient services, utilities and community facilities.

- Upgrade and expand Town (and joint) services, utilities and community facilities as necessary to meet demand.

Washington County Park and Open Space Plan



data source: Washington County/SEWRPC

Agricultural, Natural and Cultural Resources

Agricultural Resources

Agricultural land in the Town of West Bend, like many Wisconsin Towns, has steadily decreased as residential development has occurred.

Residential growth pressure in the Town can be largely attributed to the abundance of lakes, natural areas and community character. Another major growth factor is the close proximity to the City of West Bend and the relative ease of access to the rest of the region through County, State and US Highways.

Today, very little agricultural land and active farms remain in the Town, and in fact, the 2000 Census indicates that no Town residents are employed in the Farming, Fishing and Forestry industries. This may not be completely accurate, but at the very least means that the remaining agricultural lands are primarily leased by non-residents.

Non-metallic Mining

The Town includes one non-metallic mine that is currently in production. The short-term plan is to continuing mining this property.

Natural Resources

Much of the desired character in the town is due to the natural amenities existing throughout the area. The amenities range from lakes and woodlands to wetlands and farm fields. Many of these areas should be preserved to protect the beauty of the area. This is critical due to the anticipated growth and development in Washington County.

The major natural resources include: (1) soil characteristics, (2) topographic features, (3) woodland areas, (4) wildlife habitat areas, and (5) wetlands. These resources

are key to the preservation of the area so they are not destroyed due to uncontrolled growth — development and transportation, therefore it is critical the Land Use Plan identify areas to be protected. The following descriptions are defined by the Southeastern Wisconsin Regional Plan Commission (SEWRPC).

Watersheds, Subwatersheds, and Subbasins

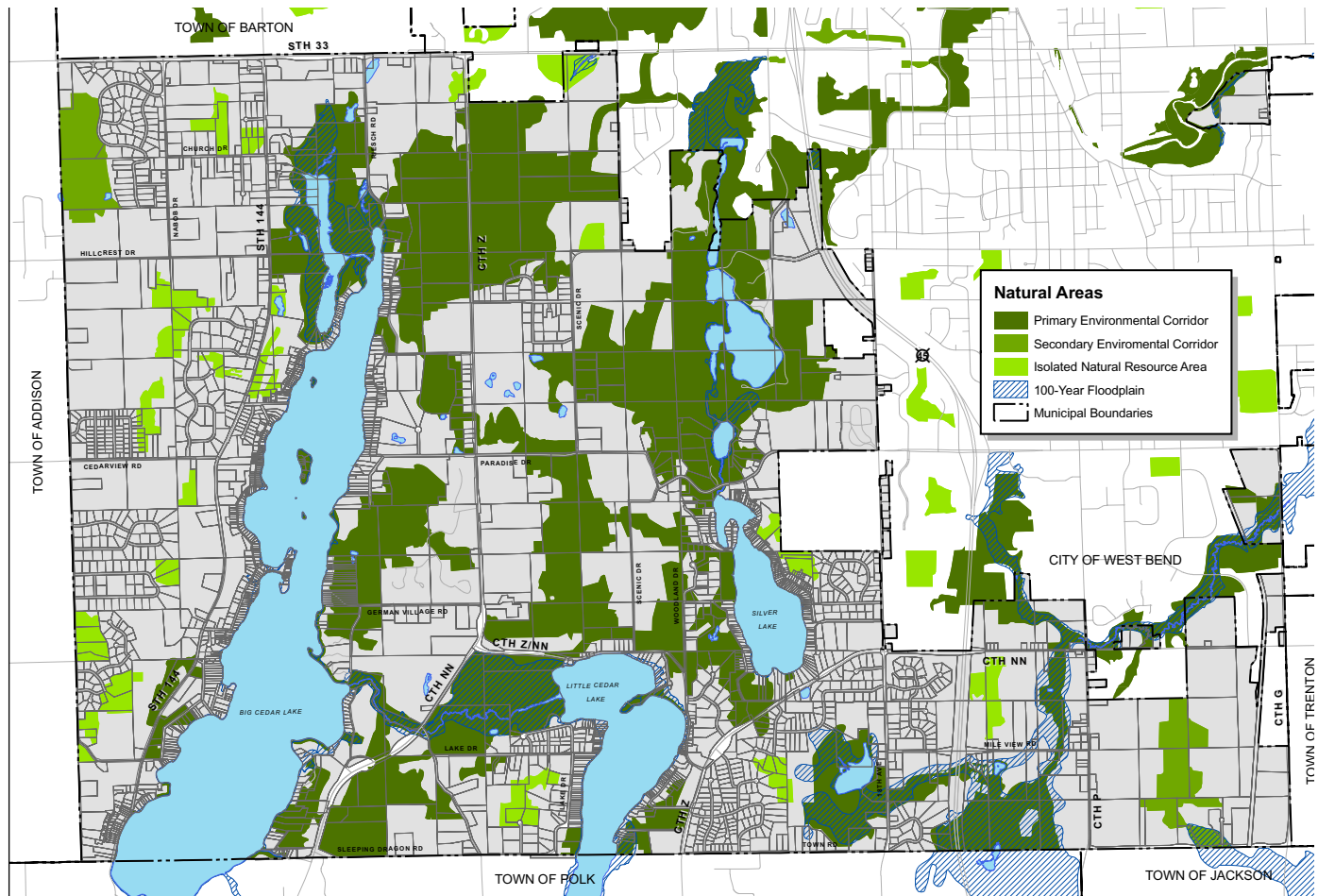
The Town is located in both the Milwaukee River watershed and the Rock River watershed. The subcontinental divide, as it passes through the Town, is the dividing line between the Rock River and the Milwaukee River watersheds. The watersheds are divided into subwatersheds which are divided into individual drainage areas (subbasins). These areas present limitations for development.



*Above: Natural areas surround many of the roads in the Town.
Below: Big Cedar Lake.*



Environmental Corridors: 2000



data source: Washington County/SEWRPC

Lakes and Streams

Lakes and streams provide natural beauty, as well as opportunities for water-related recreational activities. Areas near the lake allow views to the water and may be sites for passive recreational activities. Water quality can degenerate as a result of uncontrolled growth in and around the watershed areas. It is important to protect these amenities and preserve them for future generations to enjoy.

Soils

Soil properties determine how the land can be used. Soil characteristics include physical, chemical and biological properties, i.e.) type of soil and how much water it can support. The soils information presented is essential in determining where development may be supported and which areas should be preserved. According to SEWRPC's

data, over 5,000 acres of the Town (42%) are covered by soils having severe or very severe limitations for residential development utilizing conventional soil absorption sewage disposal systems. These soils have low permeability, high water tables, a high shrink-swell ratio, may be located on steep slopes, and are subject to periodic flooding or surface ponding in low areas. Due to changing technology, soil characteristics may not be a detriment to development in the future, therefore regulations should be established by the town.

Primary and Secondary Environmental Corridors

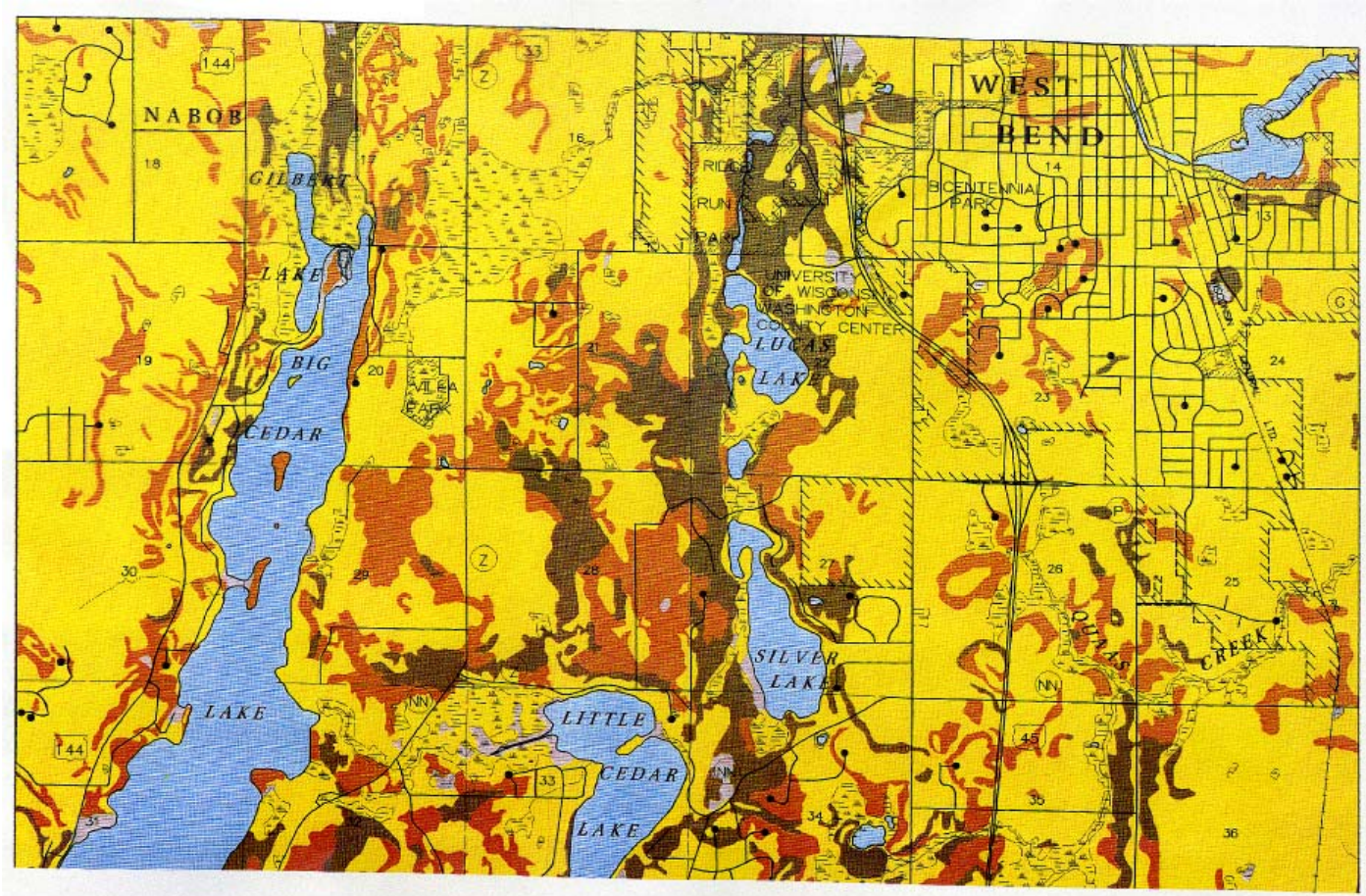
Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, wildlife habitats, lakes and streams, and associated shoreland and

floodland areas. They represent a composite of the best remaining elements of the natural resource base. The protection of these areas is recommended to preserve the overall environmental quality of the region and scenic value for the town.

Secondary environmental corridors contain a variety of resource elements, often remnant resources from primary

environmental corridors which have been developed for intensive agricultural and urban purposes. Secondary environmental corridors facilitate surface water drainage, maintain pockets of natural resource features, and provide corridors for the movement of wildlife. They should also be preserved to protect the environmental quality of the town and region.

Slope Analysis: 1995



source: SEWRPC



Slopes ranging from 0 to 12%

Slopes ranging from 12 to 20%

Slopes 20% or greater

Areas for which slope data are not available

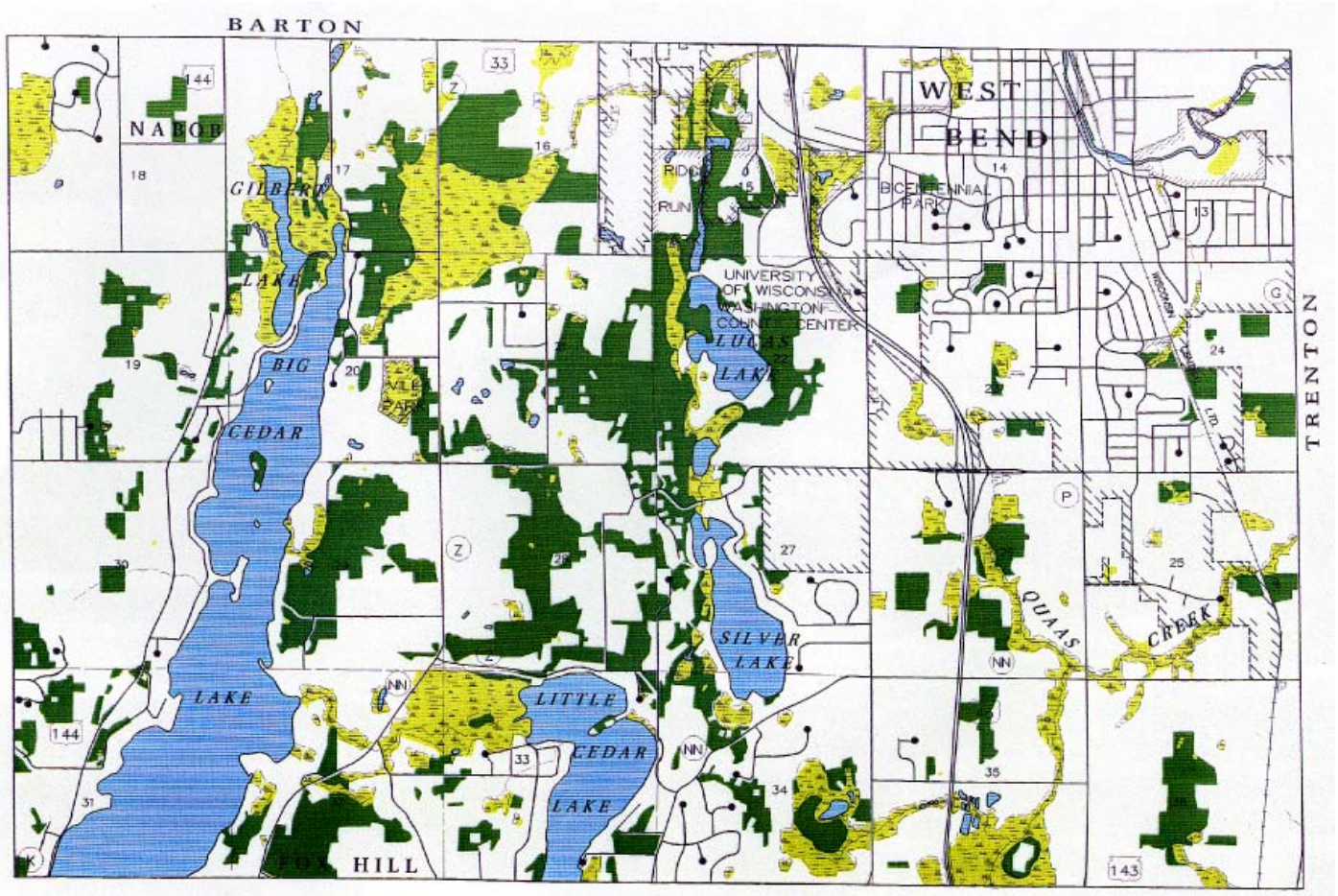
Isolated Natural Resources

Isolated natural resources are smaller than corridors and consist of concentrations of natural resource-base elements. They are normally separated from the environmental corridors by urban development or agricultural use, but have a significant value for wildlife, open space features and natural character.

Wetlands

Wetlands are defined as areas that are inundated or saturated by surface water or groundwater with a duration sufficient to support a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas. Wetlands may receive surface water (direct precipitation, overland flow or lake and flood waters) or ground water (precipitation that

Wetland and Woodlands: 1995



source: SEWRPC



Woodlands

Wetlands

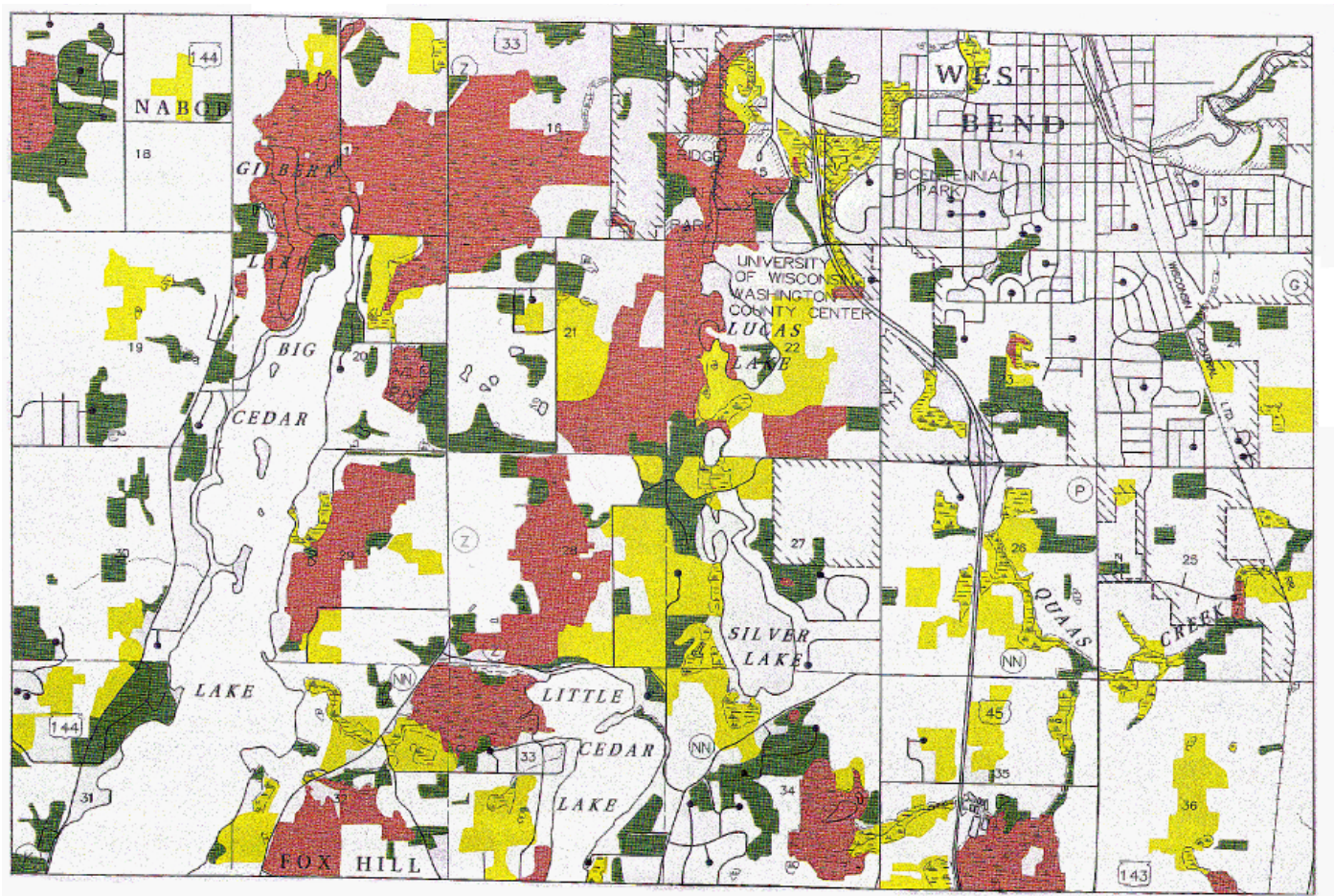
infiltrates and moves through the ground). Surface water is usually of a short, periodic duration; groundwater is usually continuous.

Wetlands are valuable to the natural environment:

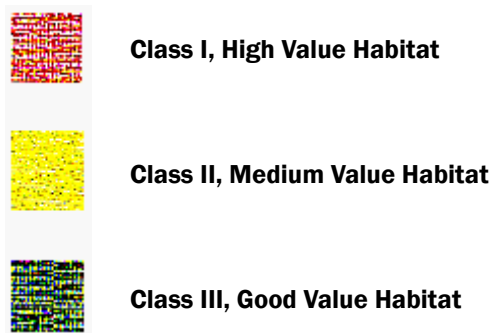
1. Wetlands enhance water quality. Aquatic plants change inorganic nutrients into organic material, storing it in their leaves or in the peat which is
2. Wetlands regulate surface water runoff, storing water during periods of flood flows and releasing such waters during periods of dryer weather. They help to stabilize streamflows and prevent

composed of their remains. The stems, leaves and roots of these plants also slow the flow of water through a wetland, allowing water pollutants to settle out.

Wildlife Habitats: 1995



source: SEWRPC



flooding.

3. Wetlands provide essential breeding, nesting, resting and feeding areas and predator-escape cover for many forms of wildlife.
4. Wetlands may serve as groundwater recharge and discharge areas.

All existing wetlands in the Town should be protected.

Woodlands

Woodlands are scattered throughout the Town, with the majority of them in the central portion of the Town. They

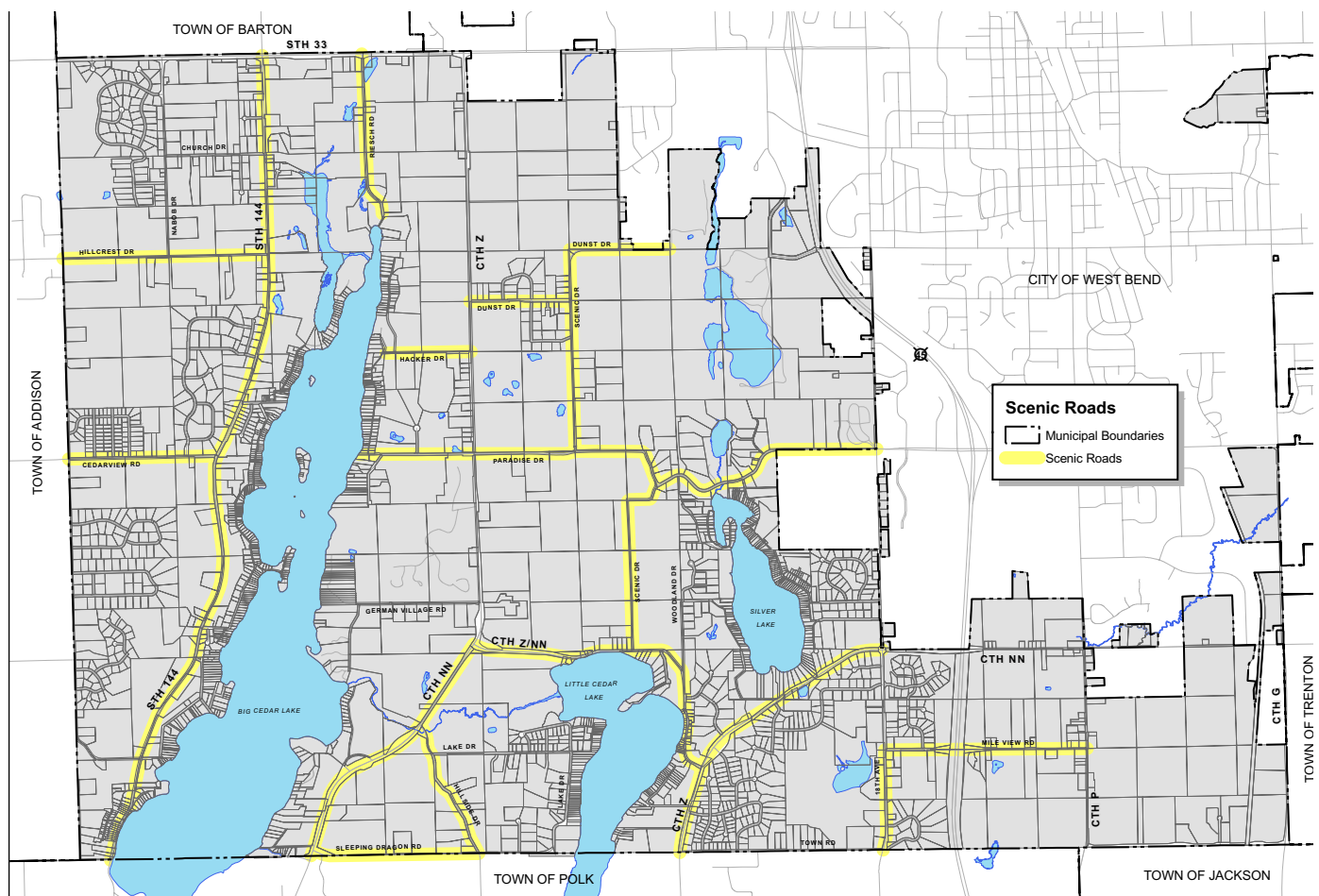
provide not only a natural beauty but also contribute to clean air and water, regulate surface water runoff, and help to maintain a diversity of plant and animal life.

Minimal development should be allowed in the woodlands, they should be used as green space for surrounding development and for trail systems which link throughout the

Scenic View along Paradise Drive



Scenic Roads



data source: Washington County/Town of West Bend

Town and be protected via deed restrictions, land trusts or conservancy easements.

Wildlife Habitat Areas

Wildlife habitats are defined as those areas which fulfill wildlife needs for food, cover, water and space. The existing wildlife habitats area classified as high value, medium value and low value. These classifications are based upon an appraisal of each area’s overall value as habitat and potential for recreational use.

High-value areas have a large diversity of species and the following requirements are met: 1) vegetation provides for nesting, travel routes, concealment, and modification of weather impact, 2) area has undergone little or no disturbance and is located in proximity to other wildlife habitat areas. Medium-value areas possess all of the features of a high-value habitat area but at a lower level of quality. Low-value habitat areas area a supplement or remnant which may be disturbed but may provide the only available range in the area.

Cultural Resources

Cultural Resources in the Town of West Bend include the following:

- The variety of lakes, natural areas and open spaces found throughout the Town.
- Roads with significant ‘scenic’ character (depicted on the Scenic Road map).
- **Historic properties:**
 - St. Matthias Church (1867) - 6298 Nabob Road (Also includes the St. Matthias School (1922) and Cemetery)
 - St. Paul’s Church and Cemetery (replaced in 1939) - 4113 German Village Road
 - Union Cemetery (Rusco Cemetery) - CTH NN and CTH P
 - Timmer’s Resort (1846) - 5151 Timmers Bay

Road (Big Cedar Lake)

- Gonring’s Tavern (1850) - 6277 Nabob Road (Tavern/dance hall)
- Boettcher’s Resort - 5248 Boetcher Drive (Big Cedar Lake)
- Silverbrook Resort (currently Girl Scout Camp Silverbrook - Lucas Lake) (1880s) - 2561 Decorah Road (various structures)
- Cheese Factory - 4254 CTH NN
- Oak Knoll School (1917) - 5505 CTH Z (Cedar Lake Campus)
- Heritage House (1860) - 5595 CTH Z (Cedar Lake Campus)
- Pionoske Farm (1870s) - 3894 Paradise Drive (Log barn and home)
- Kahlscheuer Farm (1900) - 2585 Rusco Road (Barn)
- Schroeder-Muth Farm (1848) - 5657 CTH G (home built in 1850)

Agricultural, Natural and Cultural Resources Goals and Objectives

Protect environmental resources.

- Discourage incompatible development in the shoreland, steep slopes, and woodland areas to preserve the natural character and utilize these areas as amenities for the Town.
- Control development within floodplains and wetlands.
- Identify and limit development to protect water quality in watersheds of lakes and streams.
- Encourage the use of natural resources as visual

Economic Development

Labor Force and Economic Base

The Town of West Bend was once centered around an agricultural economic base. Today, very few farms remain and these lands are primarily leased to farmers who reside outside of the Town.

There are also relatively few commercial or industrial uses in the Town. There exist a few businesses near the lakes and major arterials, but the Town is primarily residential.

The vast majority of residents work outside of the Town, where the average travel time is almost 24 minutes to work.

Desired Business and Industry

The Town of West Bend borders the City of West Bend and is relatively close to the City of Hartford, the Village of Jackson and others. These major centers include many shopping and entertainment locations that residents of the Town of West Bend use to meet their needs.

The Town does envision, however, a few locations within its borders to develop into mixed-use, small-scale, community-oriented areas as well as maintaining the shoreline mixed-use areas.

Desired businesses in the Town are those that add to the value of the area, serve a market need, are of a high physical quality (building and site), environmentally sensitive, and are compatible with surrounding residential and natural areas.

The following is a brief assessment of the Town's strengths and weaknesses in retaining/attracting business:

Strengths:

Great access and visibility - US 45 and State/County Highways

Natural beauty of the landscape and lakes

High quality facilities including the school system and public services

Abundant recreational opportunities

Relatively high household and per capita income (attracting retail/service)

High quality housing stock

Access to the labor force of a wider area (City of West Bend, etc.)

Weaknesses:

Lack of sewer and water services

Relatively low population density within the Town/seasonal residents

The Appendices outline pertinent economic development funding assistance programs available to the Town.

Economic Development Goals and Objectives

Provide for limited commercial, retail and office development in select locations.

- Accommodate neighborhood-scale commercial development, which serves local residents and is consistent with the capacity of Town infrastructure.
- Direct retail centers and other high-intensity commercial development, other than those identified in the Land Use Plan districts, to existing urban communities.
- Establish architectural guidelines/standards for business development in the Town.
- Require site plan approval for all commercial development.

Mixed-use development shall be included within the commercial areas.

- Provide for mixed-use buildings which may provide housing along with the commercial activities.
- Include public open space adjacent to the mixed-use development.
- Require site plan approval for all mixed-use development.

Intergovernmental Cooperation

Relationship to Surrounding Municipalities and Jurisdictions

The Town of West Bend is located within Washington County, Wisconsin. It shares borders with eight towns (Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne) and the City of West Bend.

The Town shares services with some of its neighbors (outlined in the Utilities and Community Facilities Element) including the West Bend Joint School District.

The Town completed a Cooperative Boundary Plan with the City of West Bend, effective as of May 2002. Existing and planned land uses in the Town of West Bend and surrounding Towns (particularly on the borders) are compatible.

City of West Bend and Town of West Bend Cooperative Boundary Plan

In October 2001, the City of West Bend and Town of West Bend adopted a Cooperative Boundary Plan under the authority of §66.0307, Stats.

The purpose of the Plan is to guide and accomplish a coordinated, adjusted, and harmonious development of the territory covered by the Plan which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

The Plan specifies that: certain boundary changes may occur during the planning period and the dates by which such changes may occur; certain boundary lines shall not be changed during the planning period, unless otherwise agreed upon by both the City and Town; and provides for land use limitations in specified areas both within and without the Boundary Adjustment Plan.

The effective areas are shown on the Land Use Plan Map within this document. The duration of the planning period is twenty (20) years from Wisconsin Department of Administration approval, which will expire in May 2022..

Intergovernmental Cooperation Goals and Objectives

Establish cooperative planning with surrounding communities.

- Continue cooperative planning with the City of West Bend and ensure that the Cooperative Boundary Plan is followed.
- Encourage joint planning arrangements with surrounding towns.
- Maintain a positive working relationship with Washington County.

Land Use

Plan Districts & Development Policies

The land use categories are created to meet the needs of the Town and are similar to the type of development which has occurred in the Town over the past 20 years. Standards are established to protect the character of the Town, while still allowing new uses and development patterns to occur. The following development issues are critical when looking at the future development of the Town.

ISSUE: Residential Development

The typical residential development in the Town has been “suburban” type lots approximately 1 to 1 1/2 acres in size and small lakefront properties. Three residential districts have been created for the Town.:

Neighborhood Residential — higher density district with smaller lots that provide a transition between the city and the town, Rural Residential — lower density housing to preserve the natural character, and Shoreline Residential — preservation of existing small lots along the lakefronts.

Incentives are provided which encourage clustering of residential development in order to protect the natural character and provide common open space for area residents. Single lot land divisions are not encouraged since they often disturb the natural character along the roads, however, they are allowed and should preserve the existing character, open space and scenic views, i.e.) set development back from the road.

Land/Home Sales

Between July 2004-July 2005, Journal/Sentinel Real Estate home sale data indicates that the average sale price of a home in West Bend was about \$345,000 (61 homes sold / \$295,000 median sale price).

Listing/sales price of vacant land and residential lots for sale in the Town are more difficult to pin down. Multiple online real estate listings indicate that residential lots (1

to 3 acres) are selling for about \$150,000 each, while unplatted land ranges from about \$25,000 to \$40,000 per acre.

Projections

Trends over the last few years show that about 25 homes per year are being built in the Town. If it is assumed that development will continue at this pace, then roughly 125 homes over the next five years will be built (up to 500 over the next 20 years). The Department of Administration projects a population increase of 314 people over the next 20 years, which translates into about 110 residences (2.83 persons per household).

The vast majority of developable land in the Town is planned for Rural Residential (1 unit per 3.5 acres overall density), with smaller areas near the City planned for Neighborhood Residential (1 unit per 2.5 acres overall density). Assuming an overall Town residential density of about 1 unit per 3 acres, this yields about 80 acres developed every 5 years (based on DOA projections) and 375 acres every 5 years based on recent trends.

ISSUE: Mixed-Use Development

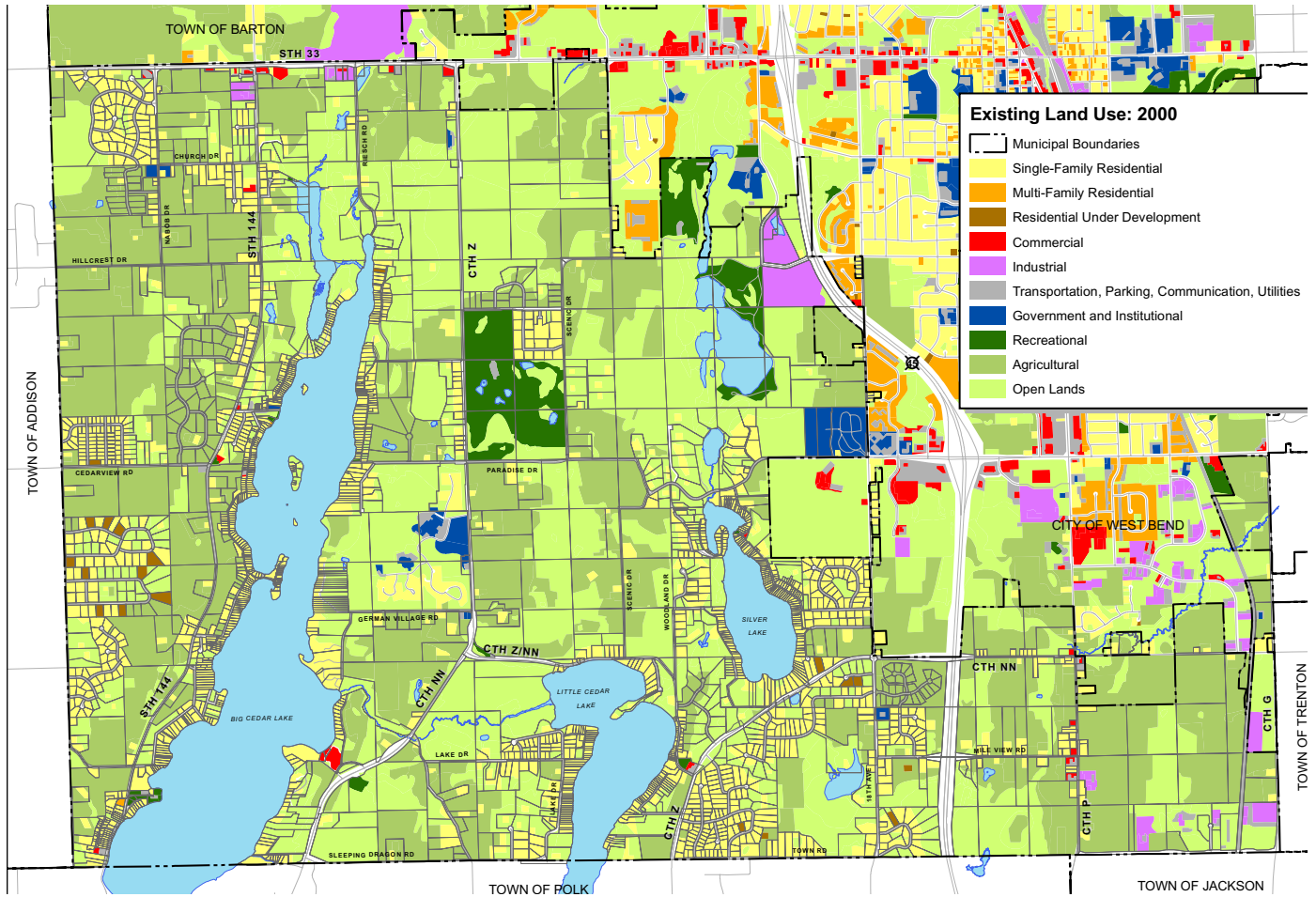
A few areas are designated for mixed-use development which are located near or adjacent to existing commercial development and where the infrastructure and services will accommodate the traffic. The mixed-use district provides for both commercial and residential development opportunities.

New mixed-use development is primarily planned for the STH 33 corridor (roughly 120 acres). As development pressure continues to move westward from the City of West Bend along STH 33, this area will most likely be fully developed within 20 years.

ISSUE: Open Space Preservation

The Town has numerous natural features which should be preserved. Additional open space features should be in-

Existing Land Use: 2000



source: Washington County/SEWRPC (note: Since year 2000, a significant amount of residential development has occurred in the Town. The map above shows year 2000 land use, but includes year 2005 parcels. This results in many lots being depicted as Agricultural, Open Land or under development, though they are today used for Residential purposes.

incorporated with new development, both in residential and commercial areas. The undeveloped areas will maintain the natural character of the Town.

including the lakes, natural features, scenic views and roads. Limited development may be allowed in selected areas as determined in the land use plan.

ISSUE: Agricultural Land

Existing agricultural land shall remain in production until the land owners decides to use the land for development purposes. When the land is developed it should follow the Rural Residential Development standards and have a minimum open space of 60% of total land area.

ISSUE: Environmental Resources

The Town has numerous environmental features which should be preserved. Areas for preservation are identified,

Reserved for Land Use Plan Map

Reserved for Land Use Plan Map

Development Policies

This plan proposes specific principles in the form of performance standards for each district. The standards describe the type of place desired by the Town — *how the place looks and what types of activities are recommended*. Specific permitted uses are listed in the Zoning Ordinance. The following performance standards are intended to help developers and the Town officials who will review the proposals. Specific regulations are found in the Town Zoning Ordinance.

Each district is divided into five categories defined as the following:

Visual Character — the desired visual character of the built environment.

Natural Environment and Landscape — the patterns of landscape and vegetation that support and complement the visual character, circulation, and the intended social and economic activities of the place.

Traffic and Circulation — appropriate patterns of vehicular / pedestrian movement and access (including parking) and the integration of these patterns with each other and public places.

Activities and Uses — the integrated set of social and economic activities associated with public places, including diverse land uses that emphasize traditional values of communities.

Land Management and Control — the appropriate policies and programs that maintain and manage public places for long-term success.

District:

Rural Residential Development

Throughout the Land Use Plan there are references to preserving the natural character of the area and maintaining the quality of development. As large subdivisions are proposed it will be important to provide specific examples to developers so they can easily achieve the goals and objectives of the Land Use Plan. This district is developed to maintain the natural character of the Town with lower densities and preserved open space within the development. Development will be permitted at a density of 3.5 acres per lot, exclusive of wetlands, primary environmental corridors and SEWRPC mapped wildlife habitats. Incentives for higher density may be provided for preserving land and natural features.

Visual Character

Locate houses to minimize disruption to the natural character.

Locate houses such that (a) the houses are sited around open spaces that include natural environmental areas, fields, woodlands, pastures, or farmland (b) the houses are grouped together in ways that create large, clear naturally landscaped areas between groups of houses, and (c) the houses will be visually overshadowed by important

natural features such as woodlands, hedgerows, hills, or other key features of the landscape.

Locate houses so as to minimize the length of time the house is visible to drivers on public roads — do this by placing houses behind landscape elements or natural features that reduce visibility of the house.

Minimize the degree to which houses are prominently featured on ridges and hilltops, especially when they are visible to other houses and the public roads.

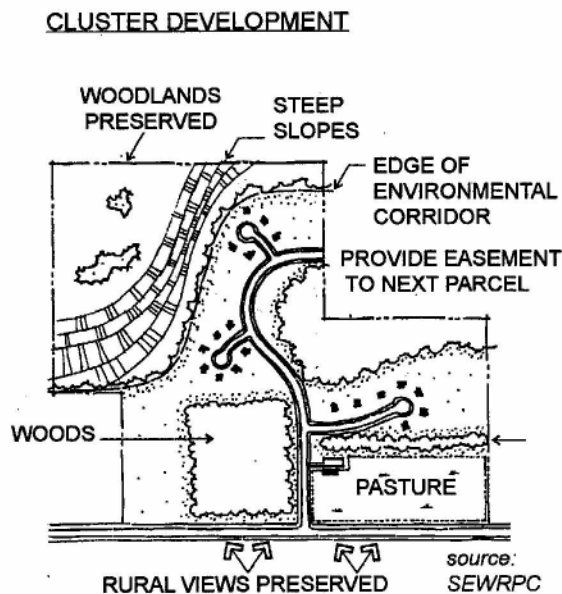
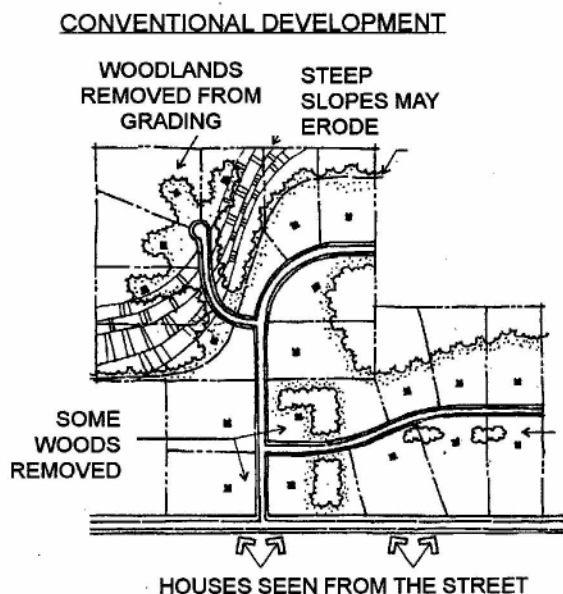
Preserve and integrate landscape elements.

Try to make the groups of houses seem like separate developments intertwined by a continuous system of landscape elements and natural features — use landscape elements (fields, hedgerows, woodlands) as separations between groups of houses.

Landscape elements should include varied plant species and maintain the natural, rural character of the Town. Landscape areas (including berms) should not be mowed, except for the purpose of annual maintenance.

Group houses together.

Groupings of 4 to 5 units are preferable, but larger groupings (perhaps as many as 8 units) could be satisfactory if there are larger open spaces and natural areas around them.



Natural Environment and Landscape

Connect the landscaping.

Extend and connect the existing natural areas and environmental corridors with new plantings and landscaping that match the existing plantings and landscape. Create continuous landscape edges along public roads and between groups of houses using mixtures of species that create a varied image as the seasons change.

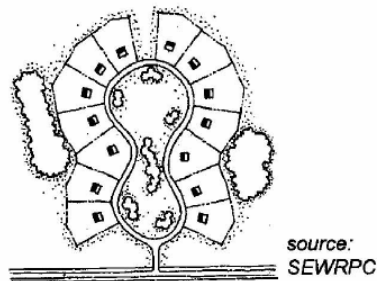
Link trail systems.

Link natural features between parcels with a trail system which continues throughout the town.

Create features of cul-de-sacs.

Minimize the use of cul-de-sacs except where necessary to preserve a natural feature. Include planting in the cul-de-sac and create formal shapes to provide a front “green” for the surrounding homes.

Internal open space should be required for 8 or more homes and utilized as an amenity for surrounding homes.



Traffic and Circulation

Road design.

Design roads (and adjacent landscapes) so as to minimize (a) the number of houses that are seen from roads and (b) the length of time houses are seen from the road. When houses are visible from roads, try to create compact groups with clear open or natural areas between the groups.

Where feasible, design roads with straight alignments that are aimed at natural vistas with no buildings in them. Use curves to slow traffic naturally, rather than to accommodate increased speed.

Include scenic drives.

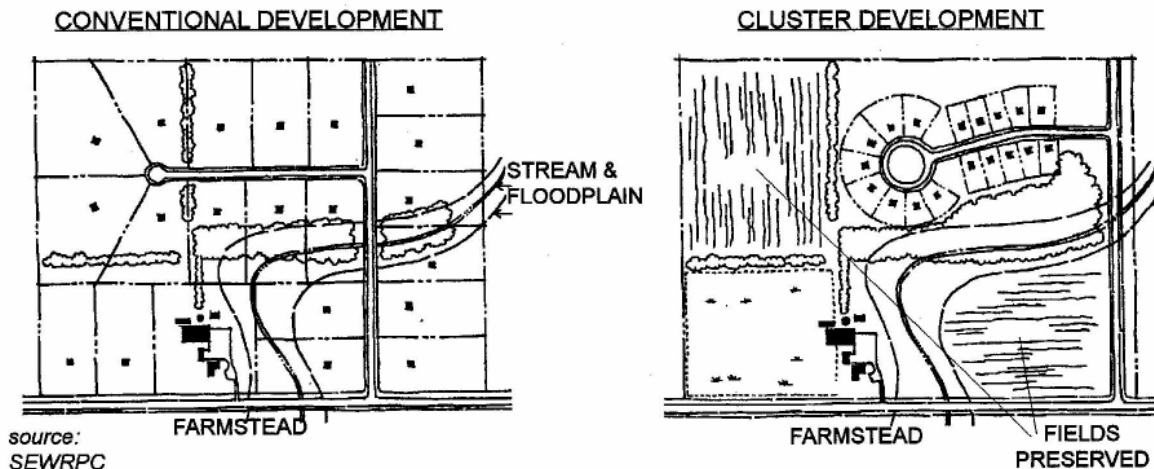
Encourage the creation of scenic drives where houses are located only on one side of a road and natural landscapes are preserved on the other side. Preserve existing scenic drives in order to protect the natural character of the neighborhood.

Create walking and hiking trails.

Create walking and hiking trails that are adjacent to public roads and act as buffers to residential uses. Integrate walking and hiking trails with the geometry and pattern of roads.

Plan for future roads.

Plan for future road extensions with easements, deed restrictions, or covenants to maintain a range of future options and connections.



Activities and Uses

Include shared open spaces.

Design shared open spaces and natural features which will attract home buyers who value direct connection to rural landscape elements, natural environmental features, fields and woodlands, walking and hiking trails, horseback riding, and (where feasible) agricultural uses.

Lots should have edges on a natural feature.

Plan the lots such that as many lots as possible have at least one significant edge along a natural feature. Lots can face such features across a road, or have connections along the side or rear of the lot.

Create passive and active spaces.

Include passive and, when possible, active uses within the shared common areas. Provide uses that will attract users of different ages.

Land Management and Control

Use preservation techniques to protect the land.

Require deed restrictions, covenants and easements, that guarantee land control and management of natural areas. Create restrictions that are difficult to change without broad public approval (such as referenda, unanimous agreements, and so forth).

Incorporate the preservation techniques into the covenants of the home owner's association.

Require common property maintenance.

Require property owner associations to guarantee maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.

Design to preserve open space.

Encourage the design and preservation of common areas to minimize their future utility as developable parcels.

District:

Neighborhood Residential

This district allows for higher density residential development, and should be located near the city or where the infrastructure can support the additional traffic. Development will be permitted at a density of 2.5 acres per lot, exclusive of wetlands, primary environmental corridors and SEWRPC mapped wildlife habitats. Incentives for higher density may be provided for preserving land and natural features.

Visual Character

Create a uniform street edge.

Design lots and layout buildings to form a single street edge with a uniform sight line, setbacks, and evenly spaced buildings. The buildings on each side of the street should collectively create a continuous alignment.

Provide similar setbacks.

Establish setback requirements which should not vary more than five feet between adjacent properties and properties across the street from one another. This will help to create a continuous edge along the street.

Garages shall not be the prominent feature.

Garages shall not be the prominent feature and shall have a side entry or detached garage in the rear.

Create a strong visual order.

Use rhythmic planting of shade trees and street lights to reinforce the continuous street edge.

Enforce architectural regulations.

Enforce criteria established for architectural materials, openings, roof pitches, and porches that match the character of the surrounding houses. Due to the variety of styles in the neighborhood, these criteria will vary from project to project.

Natural Environment and Landscape

Preserve the existing natural features.

Preserve and incorporate the natural features on and around the site. i.e.) existing hedge rows

Use plantings to maintain edges along roads where driveway access points occur.

Plant three to four tree species in a simple alternating rhythm along the street.



Residential development with smaller lots and preserved areas including a walking trail and children's play area. The trail links into an overall trail system. More intense uses may be located along the major arterial.

Traffic and Circulation.

Design street system for local traffic.

Design streets to slow traffic and create vistas within the development.

Allow for street parking.

Allow for parallel parking on the street.

Link streets together.

Layout streets to link with one another and link to streets in adjacent developments. Plan for future road extensions.

Create walking and hiking trails.

Create walking and hiking trails that are adjacent to public roads and any existing public areas along the lake. Integrate biking, walking and hiking trails with the geometry and pattern of roads.

Activities and Uses

Include shared open spaces.

Design shared open spaces and natural features which will attract home buyers who value direct connection to natural landscape elements, natural environmental features, fields and woodlands and walking and biking trails. The spaces could be used for either passive or active recreational activities.

Allow residential uses.

Allow a variety of residential uses including single family, duplexes and multi-family buildings.

Integrate community uses.

Encourage integration of community uses, especially where residential streets connect to other public spaces such as squares or plazas.

Land Management and Control

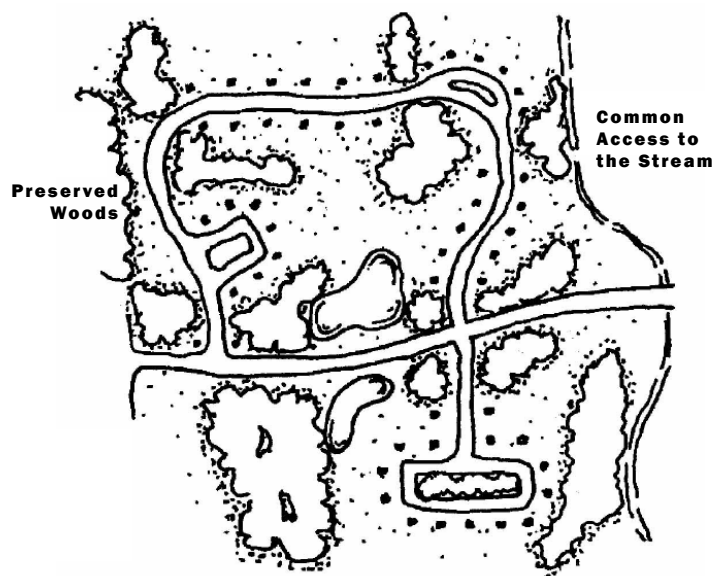
Use preservation techniques to protect the land.

Require deed restrictions, covenants and easements, that guarantee land control and management of natural areas.

Create restrictions that are difficult to change without broad public approval (such as referenda, unanimous agreements, and so forth).

Require common property maintenance.

Require property owner associations to guarantee maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.



Clustering with a density of approximately 1.5 lots per acre. Preserved common spaces provide an amenity for all residents.

District:

Shoreline Residential

This district includes all residential property along or adjacent to the lakes. It protects the smaller lots which currently exist along the lakefront. It is suggested that these lots become conforming uses within the Town Zoning regulations.

Visual Character

Locate houses to minimize disruption to the natural environment.

Locate houses such that (a) views to the lake are preserved, (b) minimize the degree to which houses are prominently featured on hilltops.

Preserve and integrate landscape elements.

Preserve and integrate existing landscape to maintain the historic quality and natural character of the area.

Lakefront residences lot size may vary.

Existing smaller lots are permitted along the lakefront to take advantage of the value and views along the lakefront and to preserve the historic character of the lakes.

Natural Environment and Landscape

Preserve the existing views of the lake.

Preserve the existing view of the lake and natural areas surrounding the lake. (See Shoreline Conservancy district)

Traffic and Circulation

Create walking and hiking trails.

Create walking and hiking trails that are adjacent to public roads and any existing public areas along the lake. Integrate biking, walking and hiking trails with the geometry and pattern of roads.

Plan for future roads and maintain existing access.

Plan for future road extensions by maintaining any existing easements, deed restrictions or covenants which provide

a range of future options.

Moderate standards for public roads.

Moderate standards for public roads to accommodate topography, vegetation, existing traffic patterns, existing driveways and the aesthetic character of the shoreline.

Activities and Uses

Restrict new development to residential.

Allow single family residential development in this district.

Allow existing commercial uses.

Allow existing businesses, such as resorts, to remain along the lake provided they follow the regulations.

Include shared open spaces.

Include shared open spaces along lakefront and natural features which will attract home buyers who value a connection to this and other natural features.

Land Management and Control

Require common property maintenance.

Require property owner associations to guaranty maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.

Require guidelines for additions and maintenance to structures.

Additions and repairs to structures should be in keeping with the residential/ architectural character or existing use character.

Conform to water quality regulations.

Conform to the rules for watershed and water quality, and water control regulations.

District:

Shoreline Mixed-Use

Preserve the existing commercial uses along the shorelines. These areas may provide active use of the waterfront, including water access. Additional mixed-use areas should not be added except for those identified on the Land Use Map in order to preserve the natural quality of the lakes.

Visual Character

Locate buildings to minimize impact to the shoreline aesthetic.

Locate buildings which do not require direct access to the water. Buildings should be located behind natural features or landscape elements so that they are not visible from the waterfront.

Buffer existing residential properties.

Create buffers using natural features or landscape elements between the mixed-use development and surrounding residential properties.

Buffer parking and storage areas.

Parking and storage of equipment, such as boat trailers, should be buffered from the lakefront using visual barriers such as buildings or natural features. The parking and storage areas should not impact the aesthetic character of the lakefront.

Create vistas to the lake.

Create vistas to the lake from buildings and open spaces. A formal opening or trail can create the vista between the buildings or open space and the lake.

Natural Environment and Landscape

Preserve the existing views of the lake.

Preserve the existing view of the lake and natural areas surrounding the lake. (See Shoreline Conservancy district)

Traffic and Circulation

Create walking and hiking trails.

Create walking and hiking trails that are adjacent to public roads and areas along the lake. Integrate walking and hiking trails with the geometry and pattern of roads.

Make service areas attractive.

Service areas can be visible but should be designed as visually attractive components of public areas or visually separated from such areas. Entrances to parking areas should be positioned between buildings or along the side of the building and edged with landscaping elements.

Activities and Uses

Encourage outdoor activities and pedestrian uses.

Integrate uses such as bikeways, outdoor eating, seating, gathering spots, and other park elements that encourage pedestrian use. Provide entrances to these areas between buildings or along a pathway from the parking.

Link building interiors to the outdoors.

Promote views into commercial buildings to attract customers and provide a connection between the indoor and outdoor environments. Maintain public access to the lake.

Provide for active public water access activities including boating and swimming. Enhance these area to provide park space for the community.

Land Management and Control

Ensure effective maintenance procedures.

Ensure long-term maintenance by either (a) the land owners or (b) the Town with assessment to the land owners. Consider the use of landscape easements to assign and specify land ownership and control.

Reduce maintenance costs.

Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-

effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

Conform to water quality regulations.

Conform to the rules for watershed and water quality, and water control regulations.

District:

Roadside Mixed Use Development

Commercial and mixed-use development should be focused in areas where the infrastructure and utilities can support the development. This includes major arterials and areas in close proximity to the city. By focusing development in these areas, the rural character of the town will be better preserved. To ensure safety, limited access points should be allowed off the roads. Internal circulation should be required for all plans.

Key areas are identified for mixed-use development. STH 33, Paradise Drive adjacent to STH 45, 18th Avenue from Paradise Drive to Hwy. NN, and CTH P south of the city limits. Limited commercial development which provides services for local residents and fits the natural character of the town is recommended. More intense commercial development should be located within the city limits.

Roadside Edges and Courts

Roadside edges occupy an area about 40' to 100' deep immediately adjacent to the public-right-of-way along the edge of the property. They are intended to create visually appealing landscapes that visually define the public right-of-way and create an overall unified appearance to the road.

Roadside courts are located immediately behind the "Roadside Edge" and create more visually appealing commercial areas and greater visual compatibility between commercial sites and the rural environment.

Visual Character

Establish strong visual edges along public rights-of-way.

Landscaping and fencing shall be designed to establish a clear edge along the edge of the site that is visible to motorists and others passing by or viewing the site. The only openings or breaks in this edge, or surfaces designed for parking or vehicular movement, shall be those allowed

for entries, signage, or other provisions described in these standards. The ground surface shall be grass or other planting material unless otherwise noted.

Design entries as gateways.

Along major edges there shall be gateways for vehicular entrances. These entrances should be marked with decorative columns, fence lines or similar features that are visually more prominent relative to the other features surrounding the site or road. The construction materials shall be similar to those used for the building and other site amenities.

Encourage roadside signage and make sign structures attractive.

All signs along the edge of a property shall be the same design in terms of materials, graphic design, and character within each development. The sign shall be located within the "Roadside Edge," have a minimum height restriction that provide a low profile and be located near the road or at main entrances to the development. Signs should have a masonry base.

Enhance architectural character of the buildings.

Integrate design details to create a visually interesting building while maintaining an overall consistency such as building material, color, or texture. Natural materials, such as brick or stone, are recommended for buildings. All facade orientations should be treated equally in terms of architectural character and quality.

Use buildings to form public places.

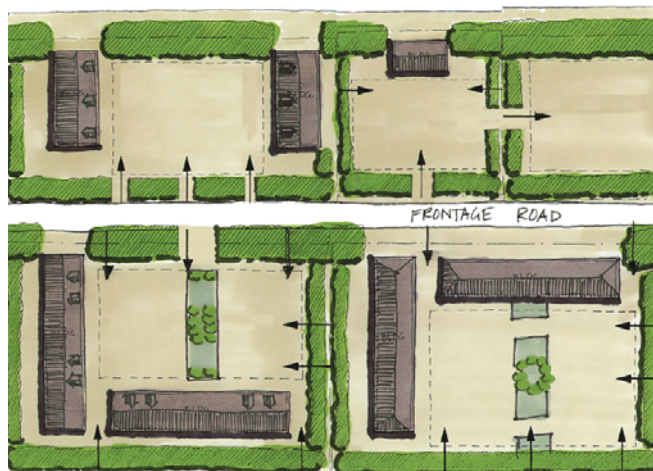
Building locations should emphasize the shape of public plazas, courtyards, gateways, and significant landscape features.

Buildings should have connections to pedestrians with appropriately scaled design details, windows along the parking areas and pedestrian pathways, and special features at public entrances.

Design off-street parking lots as public places.

Parking lots should have strong edges to define them as spaces. This can be achieved with either building forms, landscaping, fencing, light fixtures, or combinations of these elements. The geometry should be orthogonal and parallel to major buildings.

Parking areas should include distinctive paving patterns and material changes as a feature to identify travel lanes, parking areas and pedestrian paths. The paving patterns and material changes should create an identity for the parking area and entrances into the space from surrounding development.



Landscape features can occur inside the courtyards, as well as forming the continuous edge and divisions between properties. Links are established between sites for vehicular and pedestrian movement.

Natural Environment and Landscape

Encourage landscape continuity (not fragmentation).

Landscape plans should use a limited number of tree and shrub species for the edge which are native, low maintenance, resistant to salt, and have a relatively fast growth rate. All trees and shrubs planted in groups of up to ten shall be of like species, or similar to the existing vegetation.

Minimize development in and around the watershed.

Minimize development and types of uses which have significant impact on waterways and wetlands. Mixed-use residential may use the preserved areas as an amenity and help to preserve the surrounding edges of the watershed.

Save existing trees.

Incorporate existing trees where possible to form clusters of older and younger trees.

Integrate road drainage with the site design.

Allow for proper road drainage, but consider options that allow for landscaping near the road edge.

Create significant landscapes.

Create significant landscapes between buildings that are meant to be occupied by people. Include seating areas to encourage the use of the space. The landscaping should be grouped together to create a significant place (e.g. groves or gardens) instead of scattered throughout the parking area.

Connect the landscape to existing landscape around the site.

Discourage artificial berms and similar topographic changes.

Berms and other topographic changes which appear clearly artificial should be discouraged, especially as visual barriers. Topographic changes should be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment.

Traffic and Circulation

Make vehicular entrances appealing to motorists.

Create an easily identified entry place for motorists to pass through, which has a distinctive gate-like feature. Signs should be used to highlight the entrance and attract motorists. Such gateways and entrances shall be designed such that they allow for sufficient sight lines for traffic movement.

Include pedestrian and bike paths.

Where possible, include pathways for pedestrians and bicyclists which do not conflict with the vehicular path.

Encourage vehicular linkages between sites.

Along side yard edges, the plan shall be designed to include options for vehicular linkages between off-street parking lots that are open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing such a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one off-street parking lot to another, across the edge separating the lot from the adjacent lot. This should provide for a safer entrance area onto the street.

Make service areas attractive.

Service areas can be visible but should be designed as visually attractive components of public areas or visually separated from such areas. Acceptable dividing elements for service areas can be any combinations of fences or hedges that provide visual screening at least 60" high.

Activities and Uses**Encourage outdoor activities and pedestrian uses.**

Integrate uses such as bikeways, outdoor eating, seating, gathering spots, and other park elements that encourage pedestrian use. Provide entrances to these areas between buildings along a pathway from the parking.

Link building interiors to the outdoors.

Promote views into the buildings to attract customers and provide a connection between the indoor and outdoor environments.

Provide for business parks.

Provide opportunities for business park developments, which have site regulations and architectural guidelines. Business parks should be located adjacent to other commercial activity and near transportation arterials.

Allow mixed-uses.

Allow a variety of uses, e.g.) offices, retail, housing, to create an active environment throughout the day.

Land Management and Control**Ensure effective maintenance procedures.**

Ensure long-term maintenance by either (a) the land owners or (b) the Town with assessment to the land owners. Consider the use of landscape easements to assign and specify land ownership and control.

Reduce maintenance costs.

Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

District:

Government and Institutional

This district includes existing institutional sites and their surrounding land. Existing facilities and land should be maintained to accommodate expansion in the future. These areas create an identity within surrounding neighborhoods and the overall Town, and serve as a place for social events and gatherings.

Visual Character

Locate community buildings in relevant places.

Locate community buildings along parks, squares, or major streets.

Create strong facades.

Create a strong visual image with the major facade of the building facing the primary public space or street. Create secondary facades facing the other public spaces surrounding the building.

Create a distinctive building.

Create a distinctive architectural building with features that are appropriate for the site. This can be done with materials, color, texture, and composition.

Give the building prominence.

Make the building more prominent than surrounding buildings, especially in relation to any residential or commercial architecture.

Create landmark features.

Create features on the building which serve as landmarks from a distance (such as a tower, monumental entry, or roof form).

Design the building to reinforce the surrounding public spaces.

Design the edges of the building to reinforce, and parallel the geometry of the surrounding public spaces.

Complement adjacent public places.

Design the landscape, paving, and site features in a way that compliments corresponding elements in adjacent public places.

Natural Environment and Landscape

Preserve natural amenities.

Preserve natural amenities where possible to preserve the natural character of the Town. Link these features together or to an overall trail system which links natural features throughout the town.

Create public spaces.

Create landscape elements that support the geometry and pattern of the building and integrate it with the surrounding public places.

Use landscape elements to form vistas.

Use landscape elements to form vistas to the natural areas around the site.

Traffic and Circulation

Allow for public access.

Allow for public access along the periphery of the site with views of significant features of the building or formal spaces within the landscape.

Encourage pedestrian and vehicular movement.

Encourage pedestrian and vehicular movement around the site and/or along edges of the building. Use fences, bollards, landscaping, or gates to limit access to the natural areas of the site and link any trails to an overall trail system when applicable.

Reduce the prominence of parking lots.

Place parking lots or entrances to parking along the sides of buildings or locate lots behind the building. Screen these areas with landscape, fences or similar elements that match the other architectural features and public space elements.

Locate service areas in the rear.

Locate service access in the rear and design it with landscape, screening, and vegetation that matches the other architectural features and public space elements surrounding the building.

Consider controlled access.

Consider controlled access to the interior of the site as a technique for protecting and enhancing the activities.

Activities and Uses**Use the site for community activities.**

Encourage community interaction in the form of significant cultural, institutional, or other public activities and uses.

Encourage windows and openings.

Encourage windows and openings at the entry that allow people to see activities inside the building (day and night) as well as allowing persons inside to view exterior activities.

Provide space for related activities inside the building(s).

Provide space within the building for public activities and public use such as meeting rooms for neighborhood groups, classrooms or exhibit areas.

Provide for future expansion.

Develop plans that provide for contiguous expansion of governmental or institutional buildings so these uses will continue into the future.

Land Management and Control**Ensure effective maintenance procedures.**

Ensure long-term maintenance by designating it as the responsibility of a specific agency or group.

Reduce maintenance costs.

Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

District:

Environmental Conservancy

Natural features of environmental corridors and conservancy lands contribute to the overall beauty of the town. Development should not be allowed in these areas, but utilized as amenities for the existing residents and future residents. The Environmental Conservancy District includes SEWRPC planned Primary/Secondary Environmental Corridors and Isolated Resource Areas, and lands held in conservation by non-profit organizations.

Environmental corridors and isolated natural resource areas consist of the following 12 natural resource and natural resource-related elements: 1) lakes, rivers, and streams and their associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, or organic soils; 7) rugged terrain and high-relief topography; 8) existing park and open space sites; 9) potential park and open space sites; 10) historic sites; 11) significant scenic areas and vistas; and 12) natural and scientific areas. Primary environmental corridors include a wide variety of these resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors generally connect with primary environmental corridors, and are at least 100 acres in size and one mile in length. Isolated natural resource areas contain some of these resource and resource-related elements, are separated physically from environmental corridors by intensive urban or agricultural land uses, and are at least five acres in size.

Views which should be protected include: existing public views into the lakes (specifically the view from STH 144 overlooking Big Cedar and the view from Hwy. NN looking south to Little Cedar Lake) and Paradise Drive to Silver Lake.

Visual Character

Protect all identified environmental corridors and conservancy areas.

Development should not occur in any of the identified areas, and surrounding development should not negatively affect the visual connection to the natural feature. Surrounding development should not affect the growth of the landscape in the environmental corridor or increase the erosion of surrounding soils.

Preserve and integrate landscape elements.

Link proposed landscape to the environmental features to enhance its value and provide a connection between the built and natural environments.

Natural Environment and Landscape

Connect the landscaping.

Extend and connect the existing natural areas and environmental corridors with new plantings and landscaping that match the existing plantings and landscape. Create continuous landscape edges along public roads and between surrounding development using mixtures of species that create a varied image as the seasons change and maintains the rural character.

Use similar plant species.

Utilize the character of the existing environmental corridor as a basis for selecting new plantings.

Traffic and Circulation

Include scenic drives.

Encourage the creation of scenic drives where houses are located only on one side of a road and the corridor or conservancy are preserved on the other side. Preserve existing scenic drives in order to protect the natural character of the neighborhood.

Create walking and hiking trails.

Create walking and hiking trails that are adjacent to public roads and act as buffers to development. Integrate walking and hiking trails with the geometry and pattern of

roads.

Activities and Uses

Provide paths through the corridors.

Allow access to and through the corridors and conservancy areas but minimize the impact by having only a few, simple paths.

Utilize the natural features as an amenity for development.

Plan the surrounding development such that the feature is seen by many residents. Do not block the view of the corridor or conservancy from public roads.

Allow only passive activities.

Allow only passive activities such as trails and paths made of natural materials.

Connect areas together.

Connect areas together to provide a greater impact and create a more significant green space.

Allow limited public uses.

Allow limited public use and private uses which expand the opportunities of the general public to experience the natural environment.

Land Management and Control

Use preservation techniques to protect the land.

Require deed restrictions, covenants, and easements, that guarantee land control and management of natural areas. Create restrictions that are difficult to change without broad public approval (such as referenda, unanimous agreements, and so forth).

Design to preserve open space.

Encourage the design and preservation of common areas to minimize their future utility as developable parcels.

Conform to water quality regulations.

Conform to the rules for watershed and water quality, and water control regulations.

Implementation

Each of the nine elements of this Plan contain a series of goals and objectives. The statements within each element are consistent with those of other elements and the Plan as a whole. The following implementation strategies will ensure that each of the Town's goals and objectives are met.

Plan Implementation

After formal adoption of the plan, implementation will require faithful, long-term dedication to the underlying objectives by the citizenry and appointed and elected officials of the Town of West Bend.

Plan Adoption

The first step towards implementation is the formal adoption of the plan by Town Board, pursuant to State Comprehensive Planning legislation. Upon its adoption, the plan becomes an official guide to be used by Town officials in making planning and development decisions. By January 1, 2010, all programs and actions of local governments that affect land use must be guided by, and consistent with, an adopted comprehensive plan.

Town Zoning Ordinance

The Town Zoning Ordinance was updated upon completion of the 1998 Town Land Use Plan.

Regulating Plan

A regulating plan may be developed for the Mixed-Use District. This plan provides a "build to" line and outlines a permitted building zone. The necessity of the plan is that each property in the district is evaluated as to the appropriate location of development in regards to the topography, environmental features, adjacent land uses and transportation. The development of this plan will ensure a sound long-term development pattern in the Town.

Architectural Guidelines

The Town should establish architectural guidelines and standards for businesses. This will ensure patterns of business development that are well-organized, aesthetically compatible with surroundings and of high value.

Stormwater Management Ordinance

The Town should update the Town Stormwater Management and Erosion Control Ordinance to require stricter stormwater management practices that comply with the requirements of NR 151.

Site Plan Review

Preserving the Town's character and natural resources is a priority of the Town residents and elected officials. The negative impacts of development can be minimized by utilizing a Site Plan Review process in which the Town evaluates land development proposals according to the established district standards and permitted uses. In addition to the site review, it is recommended a Neighborhood Plan be required for development areas to illustrate how the development will impact future growth and transportation. The Neighborhood Plan may be done by the existing land owner or by the town. The Plan Commission should determine who does the plan and the boundaries.

Site Plan Review should be required for all subdivisions of two or more parcels, all new commercial development, all new industrial development, and all mixed-use developments. This requirement should be included in the Land Division Ordinance with specifics for submittal and review. The performance standards for each district should be included with the review in order to provide a development in accordance with the Town Goals and Objectives. Items recommended for the Site Plan Review may include:

- 1) Site location and surrounding property information.
 - property size
 - permitted density
 - proposed density
 - history of property uses and previous changes e.g.) zoning
 - map depicting site within the Town
 - photographs of existing conditions
- 2) Narrative description of development proposal.
 - proposed use
 - proposed density
 - preservation of existing natural features on the site
 - circulation within the site
- 3) Concept sketch of proposed plan. (Neighborhood Plan)
 - Site plan with for a residential or mixed-use area:
 - all proposed property lines
 - suggested building locations
 - proposed streets/roads
 - proposed natural features and landscaping

Plan is used by the town to provide a concept for development and may be used as a model for other areas in the town with similar circumstances. The plan may be one parcel or a larger area of the town.

- 4) Preliminary Developer's Agreement
- 5) Preliminary covenants

Plan Amendments

The Land Use Plan should be reviewed periodically, every five years, to ensure that the planning districts, maps, policies and implementation measures reflect current conditions, and that the plan is achieving its intended goals. If a change is required to reflect the desire of the Town, a plan amendment may be needed. An amendment should only

be made if 2/3 of the Town Board agree to the change. The following information is an outline of the steps the Town should take when considering an amendment or revision to the Town of West Bend Comprehensive Plan.

Text Amendments

Amending text in this land use plan may consist of:

1. Adding or changing a planning district to provide for a category of development that is not incorporated into the current set of planning districts.
2. Changing a required development policy or adding a new development policy.
3. Revising the plan to allow more intense development in a planning district than is currently allowed.
4. Modifying the goals and objectives of the plan in response to changing conditions and new information.

Map Amendments

The plan map may be amended to add, delete or modify planning districts, or to designate new areas for particular types of development. The Town should use the plan goals and objectives as a basis for amending the planning districts. All surrounding property owners should be notified of any proposed changes.

Amendment Procedures

The purpose of the plan is to bring and provide consistent land use decisions. This means consistency from one decision to the next and from one Town Board to the next. Therefore, amendments should be carefully considered and go through a public hearing process. The following procedures are recommended:

1. Proposed amendments shall be considered on an annual basis at a special meeting of the Town Board and Town Plan Commission.
2. The Town Plan Commission and Board shall use the following criteria when considering a plan

amendment:

- Is the proposed amendment consistent with the goals of the plan?
 - Is the proposed amendment consistent with the plan policies?
 - Does the proposed amendment benefit the Town as a whole?
 - Will the proposed amendment lead to any detrimental environmental effects?
 - Is the proposed amendment compatible with surrounding land uses?
 - Will the proposed amendment lead to development that will require additional public services and costs?
 - Will the proposed amendment limit future land use options and opportunities?
3. 2/3 of the Plan Commission and 2/3 of the Town Board should agree with the change before progressing.
 4. Present the recommended amendment at a Public Hearing for citizens comment.
 5. Vote by Town Board.

Appendices

Population and Housing Data

Household Survey Results

Economic Development Funding Assistance Programs

Housing Revitalization Programs

City of West Bend and Town of West Bend Boundary Plan Maps

Population and Housing Data

Population

Source: U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	% Change	Total	% Change	Total	% Change	Total	% Change
1970	63,839		16,555		2,779		18,183	
1980	84,848	32.9%	21,484	29.8%	3,588	29.1%	23,033	26.7%
1990	95,328	12.4%	23,916	11.3%	4,604	28.3%	23,568	2.3%
2000	117,493	23.3%	28,152	17.7%	4,834	5.0%	26,778	13.6%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Population Projections

Source: Wisconsin DOA	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	% Change	Total	% Change	Total	% Change	Total	% Change
2000	117,493		28,152		4,834		26,778	
2004 (DOA Est.)	123,587		29,204		4,835		27,635	
2005	123,570	5.2%	29,073	3.3%	4,919	1.8%	27,603	3.1%
2010	129,085	4.5%	29,868	2.7%	4,992	1.5%	28,349	2.7%
2015	134,255	4.0%	30,605	2.5%	5,058	1.3%	29,042	2.4%
2020	139,214	3.7%	31,314	2.3%	5,122	1.3%	29,708	2.3%
2025	145,314	4.4%	32,291	3.1%	5,233	2.2%	30,632	3.1%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Age

Source: 2000 U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
0-9	16,657	14.2%	3,966	14.1%	573	11.9%	3,537	13.2%
10-19	17,459	14.9%	3,929	14.0%	681	14.1%	4,203	15.7%
20-34	21,070	17.9%	6,043	21.5%	516	10.7%	3,850	14.4%
35-54	38,660	32.9%	7,973	28.3%	1,650	34.1%	9,780	36.5%
55-64	10,435	8.9%	2,174	7.7%	504	10.4%	2,728	10.2%
65-84	11,547	9.8%	3,456	12.3%	618	12.8%	1,978	7.4%
85+	1,665	1.4%	611	2.2%	292	6.0%	169	0.6%
Median Age	36.6		35.3		42.5		37.9	

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

School Enrollment

Source: 2000 U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Pop 3+ Years Enrolled in School	30,427		7,038		1,321		7,324	
Nursery / Preschool	2,191	7.2%	547	7.8%	73	5.5%	397	5.4%
Kindergarten	1,737	5.7%	487	6.9%	34	2.6%	369	5.0%
Elementary (Grades 1-8)	14,548	47.8%	3,162	44.9%	635	48.1%	3,528	48.2%
High School (Grades 9-12)	7,451	24.5%	1,729	24.6%	367	27.8%	1,932	26.4%
College or Graduate School	4,500	14.8%	1,113	15.8%	212	16.0%	1,098	15.0%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Educational Attainment

Source: 2000 U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Pop 25 Years and Over	77,709		18,320		3,493		17,671	
Less Than 9th Grade	3,382	4.4%	990	5.4%	180	5.2%	825	4.7%
9th to 12th (No Diploma)	5,356	6.9%	1,481	8.1%	244	7.0%	1,142	6.5%
High School Graduate	27,308	35.1%	6,252	34.1%	956	27.4%	6,907	39.1%
Some College (No Degree)	17,794	22.9%	4,011	21.9%	767	22.0%	4,041	22.9%
Associates Degree	6,812	8.8%	1,563	8.5%	335	9.6%	1,699	9.6%
Bachelor's Degree	12,437	16.0%	2,813	15.4%	708	20.3%	2,126	12.0%
Graduate or Professional Degree	4,620	5.9%	1,210	6.6%	303	8.7%	931	5.3%
High School Grad or Higher	68,971	88.8%	15,849	86.5%	3,069	87.9%	15,704	88.9%
Bachelor's Degree or Higher	17,057	21.9%	4,023	22.0%	1,011	28.9%	3,057	17.3%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Employment Status

Source: 2000 U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Pop 16 Years and Over	89,668		21,637		3,862		20,415	
In Labor Force	66,549	74.2%	15,339	70.9%	2,565	66.4%	15,963	78.2%
Civilian Labor Force (Employed)	64,687	72.1%	14,732	68.1%	2,555	66.2%	15,538	76.1%
Civilian Labor Force (Unemployed)	1,809	2.0%	607	2.8%	10	0.3%	404	2.0%
% of Civilian Labor Force Unemployed		2.7%		4.0%		0.4%		2.5%
Armed Forces	53	0.1%	0	0.0%	0	0.0%	21	0.1%
Not in Labor Force	23,119	25.8%	6,298	29.1%	1,297	33.6%	4,452	21.8%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Occupation

Source: 2000 U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Employed Civilian Pop Age 16+	64,687		14,732		2,555		15,538	
Management, Professional, and Related Service	20,805	32.2%	4,327	29.4%	943	36.9%	4,801	30.9%
Sales and Office	7,244	11.2%	1,898	12.9%	243	9.5%	1,638	10.5%
Farming, Fishing, and Forestry	16,248	25.1%	3,828	26.0%	973	38.1%	3,778	24.3%
Construction, Extraction, and Maint.	353	0.5%	22	0.1%	0	0.0%	165	1.1%
Production, Transp., and Material Moving	6,468	10.0%	1,191	8.1%	194	7.6%	1,844	11.9%
	13,569	21.0%	3,466	23.5%	502	19.6%	3,312	21.3%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Commuting to Work

Source: 2000 U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Workers 16 Years and Over	63,620		14,456		2,525		15,325	
Car, Truck, or Van (Drove Alone)	54,413	85.5%	12,286	85.0%	2,200	87.1%	12,963	84.6%
Car, Truck, or Van (Carpooled)	5,449	8.6%	1,350	9.3%	201	8.0%	1,408	9.2%
Public Transportation (Including Taxi)	431	0.7%	191	1.3%	33	1.3%	37	0.2%
Walked	878	1.4%	182	1.3%	16	0.6%	165	1.1%
Other Means	344	0.5%	100	0.7%	9	0.4%	92	0.6%
Worked at Home	2,105	3.3%	347	2.4%	66	2.6%	660	4.3%
Mean Travel Time to Work (Minutes)	23.2		21.4		23.9		24.7	

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Income (1999)

Source: 2000 U.S. Census	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Households	43,910		11,366		1,624		9,117	
Less than \$15,000	2,893	6.6%	965	8.5%	67	4.1%	317	3.5%
\$15,000 to \$34,999	8,136	18.5%	2,841	25.0%	211	13.0%	1,259	13.8%
\$35,000 to \$49,999	7,298	16.6%	2,121	18.7%	176	10.8%	1,348	14.8%
\$50,000 to \$74,999	12,255	27.9%	3,173	27.9%	378	23.3%	2,753	30.2%
\$75,000 to \$99,999	6,819	15.5%	1,241	10.9%	253	15.6%	1,767	19.4%
\$100,000 to \$149,999	4,823	11.0%	758	6.7%	313	19.3%	1,290	14.1%
\$150,000 to \$199,999	930	2.1%	126	1.1%	121	7.5%	244	2.7%
\$200,000+	756	1.7%	141	1.2%	105	6.5%	149	1.6%
Median Household Income	\$57,033		\$48,315		\$73,333		\$63,444 (avg median)	
Per Capita Income	\$24,319		\$22,116		\$33,097		\$24,172 (avg)	

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Housing

Year Structure Built

Source: 2000 U.S. Census

	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
1999 to March 2000	1,449	3.2%	389	3.3%	23	1.2%	253	2.7%
1995 to 1998	4,780	10.4%	1,010	8.5%	110	5.7%	828	8.7%
1990 to 1994	6,197	13.5%	1,457	12.2%	255	13.1%	1,010	10.6%
1980 to 1989	6,334	13.8%	1,756	14.7%	262	13.5%	991	10.4%
1970 to 1979	9,545	20.8%	2,602	21.8%	352	18.1%	2,162	22.7%
1960 to 1969	4,928	10.8%	1,475	12.4%	182	9.4%	1,128	11.8%
1940 to 1959	5,477	12.0%	1,833	15.4%	334	17.2%	1,038	10.9%
1939 or Earlier	7,098	15.5%	1,390	11.7%	424	21.8%	2,135	22.4%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Housing

Units in Structure

Source: 2000 U.S. Census

	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Total Housing Units	45,808		11,912		1,942		9,545	
1 Unit (Detached)	30,989	67.6%	5,934	49.8%	1,904	98.0%	8,729	91.5%
1 Unit (Attached)	3,156	6.9%	1,055	8.9%	7	0.4%	200	2.1%
2 Units	2,573	5.6%	1,006	8.4%	15	0.8%	345	3.6%
3 or 4 Units	1,593	3.5%	661	5.5%	8	0.4%	73	0.8%
5 to 9 Units	2,979	6.5%	1,281	10.8%	0	0.0%	67	0.7%
10 to 19 Units	1,595	3.5%	633	5.3%	0	0.0%	10	0.1%
20+ Units	2,062	4.5%	1,312	11.0%	8	0.4%	0	0.0%
Mobile Home	849	1.9%	30	0.3%	0	0.0%	111	1.2%
Other	12	0.0%	0	0.0%	0	0.0%	10	0.1%

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Housing

Occupancy and Tenure

Source: 2000 U.S. Census

	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Housing Units	45,808		11,926		1,975		9,540	
Occupied Units	43,842	95.7%	11,375	95.4%	1,611	81.6%	9,213	96.6%
Vacant Units (Total)	1,966	4.3%	551	4.6%	364	18.4%	327	3.4%
Vacant Units (Seasonal)	653	1.4%	37	0.3%	297	15.0%	159	1.7%
Owner-Occupied (Occupied Units)	33,317	72.7%	7,080	59.4%	1,431	72.5%	8,309	87.1%
Renter-Occupied (Occupied Units)	10,525	23.0%	4,295	36.0%	180	9.1%	904	9.5%
2000 Avg Household Size (Owner-Occ)	2.80		2.65		2.83		2.96	
2000 Avg Household Size (Renter-Occ)	2.16		2.08		2.04		2.47	

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Housing

Value

Source: 2000 U.S. Census

	Washington County		City of West Bend		Town of West Bend		Adjacent Towns*	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
Owner Occupied Units	27,479		5,940		1,309		6,507	
Less Than \$50,000	69	0.3%	24	0.4%	0	0.0%	13	0.2%
\$50,000 to \$99,000	2,169	7.9%	538	9.1%	25	1.9%	340	5.2%
\$100,000 to \$149,000	10,535	38.3%	3,744	63.0%	196	15.0%	2,058	31.6%
\$150,000 to \$199,000	8,344	30.4%	1,181	19.9%	337	25.7%	2,341	36.0%
\$200,000 to \$299,000	4,986	18.1%	343	5.8%	416	31.8%	1,374	21.1%
\$300,000 to \$499,000	1,108	4.0%	83	1.4%	190	14.5%	352	5.4%
\$500,000 to \$999,000	235	0.9%	9	0.2%	138	10.5%	29	0.4%
\$1,000,000+	33	0.1%	18	0.3%	7	0.5%	0	0.0%
Median Value	\$155,000		\$132,500		\$218,300		\$166,650 (avg median)	

* Towns of Addison, Barton, Farmington, Hartford, Jackson, Polk, Trenton and Wayne

Household Survey Results

As part of a major public involvement and visioning effort in 1997, the Town sent out 1,700 Land Use surveys. The following represents a total of 478 respondents.

Background Information

How many years have you lived in the Town?

- 18% under 5
- 21% 5 to 10
- 12% 11 to 20
- 32% over 20
- 11% own land but don't live in the Town

Please check those items which describe your ownership of land and/or businesses.

- 2% own commercial or industrial property in the Town
- 9% own agricultural property in the Town
- 4% own and operate a business
- 25% own residential property (other than personal residence)

House location: Lot description:

- 31% subdivision
- 14% access on private road
- 38% lake
- 64% access on public road
- 6% farmstead
- 12% other structures on same lot
- 18% other

What do you think about these HOUSING issues?

Future growth in the overall amount of new housing:

- 19% generally in favor of more housing in the Town
- 45% generally opposed to more housing in the Town

35% no opinion — depends on circumstances

If two proposals for housing are identical, other than the LOCATION of the new housing, which policies are OK?

Most new housing should be located in areas with existing infrastructure (roads, utilities).

- 78% OK
- 7% not OK
- 9% no opinion

Most new housing should be located in, or adjacent to, the City of West Bend.

- 47% OK
- 22% not OK
- 21% no opinion

Most new housing should be located in open areas.

- 14% OK
- 56% not OK
- 19% no opinion

If alternative housing plans are the same regarding location and number of units, what type of BUILDINGS are OK?

single-family detached

- 77% OK
- 2% not OK
- 4% no opinion
- 9% depends on location/quality

duplexes

- 11% OK
- 52% not OK
- 2% no opinion
- 26% depends on location/quality

townhouses

- 9% OK
- 53% not OK
- 3% no opinion
- 27% depends on location/quality

condominiums

- 9% OK
- 51% not OK
- 2% no opinion
- 29% depends on location/quality

apartments

- 2% OK
- 73% not OK
- 2% no opinion
- 14% depends on location/quality

mixed types

- 4% OK
- 62% not OK
- 4% no opinion
- 21% depends on location/quality

If proposals for housing have the same housing type, size and number of houses, what do you think about:
 Spread out (further apart) with more roads/utilities — large lots and no land conservation.

- 23% OK
- 57% not OK
- 20% no opinion

Close together (clustered together on smaller lots) with fewer roads and utilities — larger

open areas of land are permanently preserved.

- 67% OK
- 18% not OK
- 9% no opinion

What do you think about these LAND USE and DEVELOPMENT issues?

Future growth in the amount of open space and natural environmental areas in your community:

- 88% generally in favor of more open space and natural environmental areas
- 7% generally opposed to more open space and natural environmental areas
- 4% no opinion — depends on circumstances

Preservation of agricultural land:

- 47% generally in favor of preserving agricultural land (mostly adjacent to Town of Addison)
- 6% generally opposed to preserving agricultural land (mostly adjacent to Town of Addison)
- 38% generally in favor of partial preservation of agricultural land combined with clustering residential houses on the remainder of the land
- 8% no opinion

Future development in undeveloped areas (COMMERCIAL), which is contiguous to similar development.

small retail development

- 30% OK
- 34% not OK
- 1% no opinion
- 33% depends on location/quality

large retail development

- 7% OK
- 65% not OK
- 1% no opinion
- 4% depends on location/quality

small office development

- 20% OK
- 35% not OK
- 1% no opinion
- 32% depends on location/quality

large office development

7% OK
65% not OK
1% no opinion
23% depends on location/quality

home businesses

45% OK
22% not OK
5% no opinion
26% depends on location/quality

industrial development

8% OK
62% not OK
1% no opinion
26% depends on location/quality

How important are these factors in increasing your acceptance of small commercial (office, retail) buildings near your home?

Effective landscape buffers and controls for noise:

80% very important
12% important
3% not important
2% no opinion

Type of commercial development, i.e.) offices, retail, clinic:

68% very important
19% important
6% not important
3% no opinion

Effective controls for traffic congestion and safety:

7% very important
15% important
1% not important
1% no opinion

Potential impact on your property values:

83% very important
10% important
3% not important
2% no opinion

Location near existing infrastructure and commercial development, i.e.) Highway 33:

62% very important
26% important
6% not important
4% no opinion

How important are the following types of open space and natural environmental areas?

Passive, natural parks, trails, bikeways and walkways:

59% very important
26% important
11% not important
2% no opinion

Sports facilities and playing fields for organized sports (soccer, baseball, etc.):

16% very important
34% important
42% not important
6% no opinion

Overall landscape, views, and visual character of the Town:

73% very important
21% important
3% not important
2% no opinion

Protection of wetlands, woodlands, waterways and key environmental/natural features:

77% very important
16% important
4% not important
2% no opinion

What do you think about these PUBLIC POLICY issues?

Regulating plans for NEW DEVELOPMENT:

New development should be regulated to protect country-side views and to preserve rural

character when desired by residents.

- 89% agree
- 6% disagree
- 4% no opinion

The site design of new development should be regulated to fit the landscape, neighborhood quality, and architectural character of the community.

- 89% agree
- 6% disagree
- 3% no opinion

Signage for advertising should be regulated in the Town.

- 94% agree
- 2% disagree
- 3% no opinion

New development should be regulated to control surface water and non-point pollutants.

- 93% agree
- 2% disagree
- 4% no opinion

Establish standards for new public and private roads that preserve visual character.

- 89% agree
- 5% disagree
- 5% no opinion

Regulate development to preserve the views along the edge of scenic roads.

- 85% agree
- 9% disagree
- 4% no opinion

Develop new standards to allow some private roads to become public roads if the visual and natural character

of the roads can be preserved while improving safety and maintenance.

- 65% agree
- 24% disagree
- 9% no opinion

Use of PUBLIC REVENUES for land control:

It is OK to use local tax revenues to buy land for open space or environmental protection and farmland preservation.

- 58% agree
- 31% disagree
- 9% no opinion

It is OK to use local tax revenues to purchase and create special legal restrictions to control which land is developed and which land remains undeveloped.

- 55% agree
- 30% disagree
- 12% no opinion

It is OK to lower taxes on land which will be preserved for non-development purposes, such as open space or environmental preservation, even if it means raising taxes on other land.

- 54% agree
- 34% disagree
- 10% no opinion

It is OK to use local tax revenues to pay for pedestrian/bike paths.

- 55% agree
- 35% disagree
- 8% no opinion

It is OK to use local tax revenues to pay for a trail system which is linked throughout the Town.

- 49% agree
- 36% disagree
- 11% no opinion

What is an acceptable development DENSITY for the Town? (houses per acre)

Most current undeveloped land in the town of West Bend is zoned for 1.5 acres minimum lot, creating an overall density of approximately one house per two acres.

Leave the rule as is.

- 56% OK
- 27% not OK
- 11% no opinion

Lower the overall density to the same as other rural areas.

- 31% OK
- 42% not OK
- 18% no opinion

Allow for clustering of houses so some land is conserved, houses are built on smaller lots, but the overall “net” density is lower.

- 56% OK
- 24% not OK
- 11% no opinion

Use policies for higher density near the City limits or along Highway 33, but use policies for lower density in other areas of the town.

- 55% OK
- 27% not OK
- 12% no opinion

Same density should be used throughout the town.

- 30% OK
- 43% not OK
- 20% no opinion

Create ‘scenic’ corridors where there is no development or very limited development.

- 74% OK
- 13% not OK
- 9% no opinion

Economic Development Funding Assistance Programs

Following are major programs available to the Town of West Bend for assistance in furthering economic development. Information is gathered from the Wisconsin Department of Commerce Website: www.commerce.state.wi.us.

Brownfields Initiative

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located or cannot meet the cleanup costs.

Community-Based Economic Development Program

The Community-Based Economic Development Program is designed to promote local business development in economically-distressed areas. The program awards grants to community-based organizations for development and business assistance projects and to municipalities for economic development planning. The program helps community-based organizations plan, build, and create business and technology-based incubators, and can also capitalize an incubator tenant revolving-loan program.

CDBG-Blight Elimination and Brownfield Redevelopment Program

The CDBG-Blight Elimination and Brownfield Redevelopment Program can help small communities obtain money for environmental assessments and to remediate brownfields.

CDBG-Public Facilities for Economic Development Program

The CDBG-Public Facilities for Economic Development component offers grants to communities to provide infrastructure for a particular economic development project.

CDBG-Economic Development Program

The Community Development Block Grant (CDBG)-Economic Development Program provides grants to communities to loan to businesses for start-up, retention, and expansion projects based on the number of jobs created or retained.

Housing Revitalization Programs

The following county, state, and federal housing programs and agencies are a few potential resources for the Town of West Bend to aid in the redevelopment/revitalization of housing.

Wisconsin Rural Development - Rural Housing Service

www.rurdev.usda.gov/wi/programs

Repair Loans and Grants

Low interest home improvement loans and grants designed for very low income individuals (50% or less of county median income). Funding can be used for making repairs, installing essential features, or to remove health and safety hazards.

Housing Preservation Grants

Housing Preservation Grants provide qualified public non-profit organizations and public agencies funding to assist very low and low income homeowners repair and rehabilitate their homes in rural areas.

HOME Investment Partnerships Program

www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm

HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

WHEDA Home Improvement Loan

www.wheda.com/cat_sfb/home_imp.asp

A home improvement loan that offers a fixed interest rate loan with no equity requirement.

WHEDA Major Rehabilitation Loan

www.wheda.com/cat_sfb/rehab.asp

The Major Rehabilitation Loan provides 30-year fixed-rate financing to purchase and rehabilitate an existing home, or, to refinance and rehabilitate a current home

Historic Home Owner's Tax Credits

www.wisconsinhistory.org/hp/architecture/tax_credit.asp

The Wisconsin Historical Society's Division of Historic Preservation (DHP) administers a program of 25-percent state income tax credits for repair and rehabilitation of historic homes in Wisconsin.

**City of West Bend and Town of
West Bend Boundary Plan Maps**

(Following Pages)