



Village of Slinger Comprehensive Plan

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THE VILLAGE OF
SLINGER

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1.0

INTRODUCTION

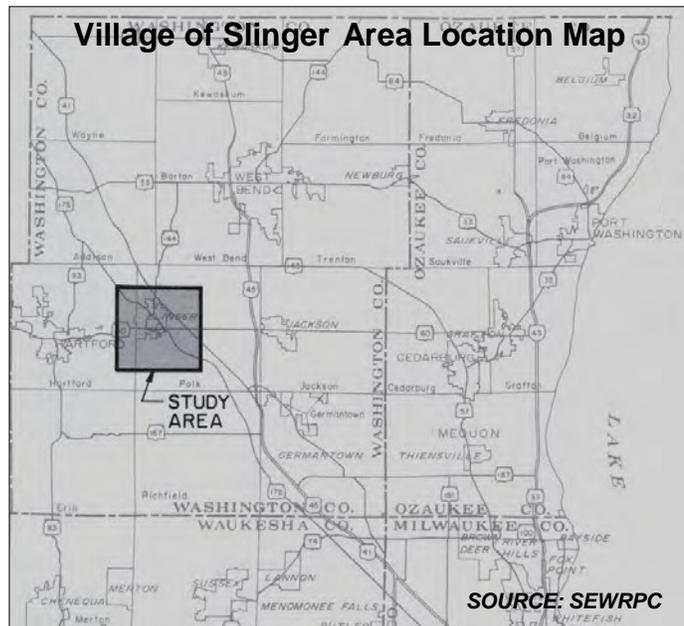


Where is the Village of Slinger?

The Village of Slinger is located in central Washington County, Wisconsin. The Village shares borders with the Town of Hartford and City of Hartford to the west and Town of Polk to the east. Several important highway corridors provide easy access for goods and people. Specifically, I-41 runs through the eastern portion of Slinger. State highways 60, 164, 144 and 175 transverse the Village and provide quick access to nearby employment centers in Milwaukee and surrounding cities.

What is Planning?

- Planning is an orderly, open approach to determine local needs, goals and priorities, and developing a guide for action.
- Planning is a concentrated effort by a community to reach a balance between the natural environment and residential, commercial, industrial and agricultural development.
- A plan is a guide for public officials and private citizens to use in making informed decisions that will affect their community.
- Planning is a process that helps a community prepare for change rather than react to it.



Planning is not...

- An attempt to replace market forces of supply and demand. It helps shape and channel market forces by establishing certain guidelines to manage development.
- Action. A plan is only a guide for action and implementation.
- An instrument for immediate change. Change will occur incrementally as the plan is implemented.
- Static. Good planning requires continual review of implementation successes and failures, citizen desires and the surrounding environment so that the plan can be adjusted as needed.
- Zoning. A comprehensive plan is a foundation and guide for many tools that may be used to implement the plan. Zoning is one of these tools. Utilities, capital improvements planning, and subdivision regulations are examples of other tools.

Village History

Slinger was initially an important trading center for Native Americans and European settlers. The heavily used Winnebago Trail crossed the area and was the easiest route through the densely-forested Kettle Moraine, a range of hills formed from glacial deposits. The U.S. Public Land Survey was completed in the area in 1836, and by 1840 European settlers had begun to move in. It was in this area, surrounded by beautiful lakes (Silver, Pike, Big Cedar, and Little Cedar), that a German-Alsatian settler, Baruch Schleisinger Weil, founded the settlement that became the Village of Slinger.

In 1845, with money intended for purchasing horses for the French government, Weil bought 20,000 acres of U.S. Government land in the Town of Polk. 527 acres were platted for the unincorporated Village which was to carry his name, Schleisingerville, for more than 75 years. The merchant initiated development in the Village by building a store and dwelling and offering an assortment of merchandise to the settlers in the area. The Village soon became a trading center within an appreciable radius and eventually attracted tanners, blacksmiths, shoemakers, wagon wrights, and other artisans. A hotel was eventually built to accommodate the traveling public. Weil later constructed a distillery. In 1855, Weil was instrumental in gaining the location of the old La Crosse Railroad through the Village.

Schleisingerville was incorporated as a Village in 1869 and renamed Slinger in 1921 by a referendum vote. The name of the Village was changed for the sake of brevity and in response to anti-Germanic hysteria that gripped the area during World War I.

From 1850 to 1950, only a small amount of land was devoted to urban use in what is now the center of the Village. Outlying areas consisted primarily of rural agricultural lands. Beginning about 1950, urban development increased rapidly outward into scattered enclaves beyond the Village limits.

Growth pressures continue today. The Village is committed to successful infill development and redevelopment, as well as new planned growth.

Background

In 1995 the Village adopted *A Land Use and Street System Plan for the Village of Slinger: 2010* prepared by the Southeastern Wisconsin Regional Planning Commission. The Village decided to use the plan as a beginning point for preparing the 2007 Comprehensive Plan. The 2007 Comprehensive Plan is updated here, per the requirements of Wisconsin Statutes 66.1001.

Developing this Comprehensive Plan sends a clear message that the Village wishes to act proactively – to set its own ground rules for the types of development that will benefit the Village.

To develop an effective comprehensive plan for 2017 and beyond, Village leaders sought assistance from Vandewalle and Associates.

Why Develop a Plan?

This plan is being made with the general purpose of guiding and accomplishing coordinated and harmonious development of the Village which will, in accordance with existing and future needs, promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

Scope of This Document

This 20-year *Village of Slinger Comprehensive Plan* includes four major components:

- A profile of the demographic, economic and housing characteristics of the Village;
- An inventory and assessment of the environment, community facilities, and natural resources;
- Visions, goals, objectives, policies and implementation strategies; and
- A land use map that depicts the future land use patterns in the Village.

This plan was developed under the authority of 1999 Wisconsin Act 9, Wisconsin's Comprehensive Planning Law. The law requires that a 20-year comprehensive plan be developed and adopted by all units of government that wish to have a role in land use issues. The law authorizes municipalities to prepare and adopt comprehensive plans to serve as guides for the development of their communities, and requires the Plan be updated every 10 years.

The *Village of Slinger Comprehensive Plan* is divided into a series of chapters following the nine (9) required elements defined in the Comprehensive Planning Law:

- Issues and Opportunities (Chapters 2 & 3)
- Housing (Chapter 4)
- Transportation (Chapter 5)
- Utilities and Community Facilities (Chapter 6)
- Agricultural, Natural and Cultural Resources (Chapter 7)
- Economic Development (Chapter 8)
- Land Use (Chapter 9)
- Intergovernmental Cooperation (Chapter 10)
- Implementation (Chapter 11)

In addition, the state requires that these elements be developed in concert with Wisconsin's 14 goals for local planning. These goals are highlighted throughout this plan.

Jurisdictional Boundaries

The Planning Area for this Plan has been selected to generally include all lands in which the Village of Slinger has both a short-term and long-term interest in planning and development activity. The planning area includes all lands currently within Slinger's municipal limits and within the Village's adopted 1½-mile Extraterritorial Jurisdiction (ETJ) boundary. The Village's 1½-mile ETJ boundary, depicted in Figure 1, extends into the Towns of Polk, Hartford, Addison, and West Bend. Within the ETJ, state statutes enable the Village to plan, review subdivisions, enact extraterritorial zoning, and implement an Official Map. During this Plan's 20+ year planning period, much of the land within the Village's ETJ will remain outside the corporate limits (i.e., not annexed). Therefore, the Village has an interest in assuring that development activity within the entire ETJ area does not negatively affect the capacity for logical urban

DEFINITIONS

Vision: An overall statement related to each of the nine required elements expressing the Village's expectations for the future. These statements provide a framework and context to consider when making future land use decisions.

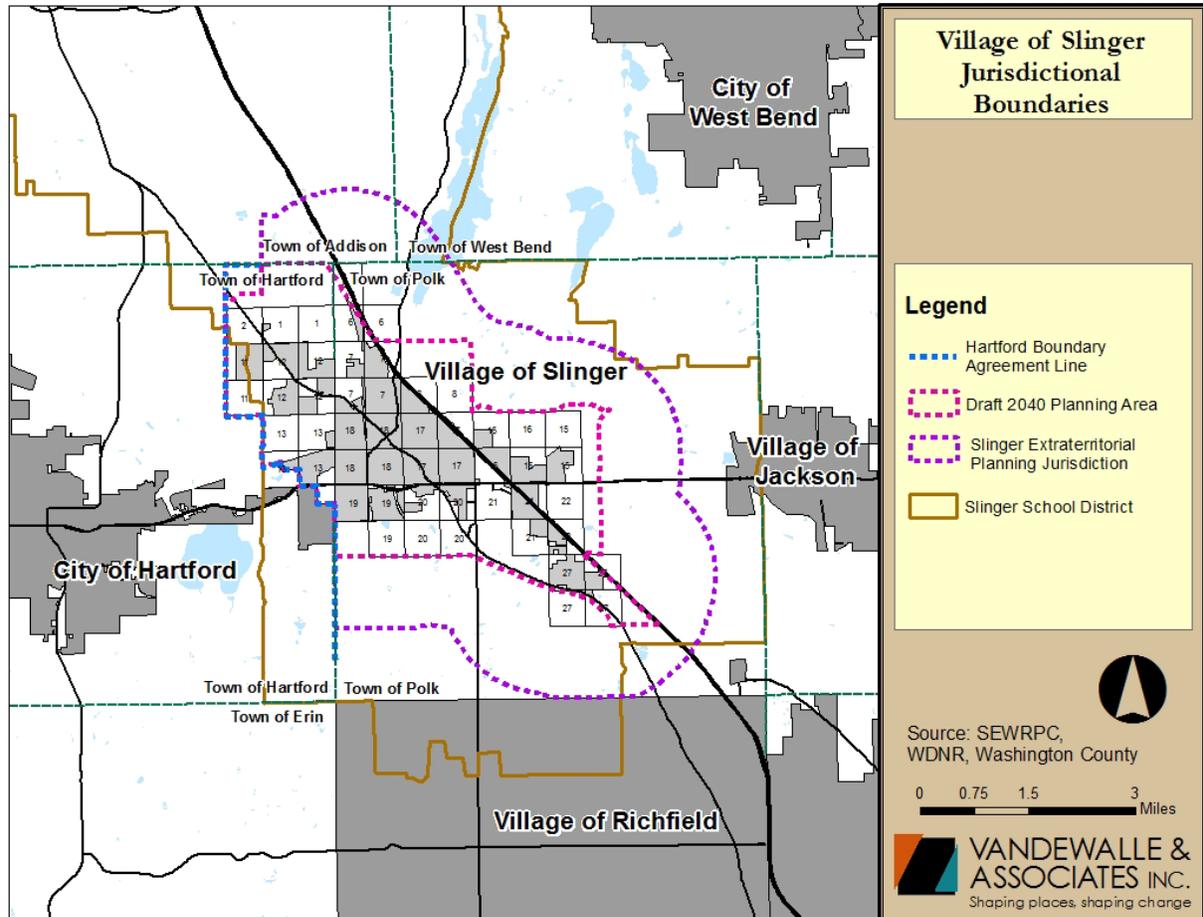
Goal: A statement that describes, usually in general terms, a desired future condition. Goals will usually only address one specific aspect of the vision.

Objective: A statement that describes a specific action or condition that is to be attained within a stated period of time. Objectives include ordinances changes, new programs, and other tasks. The objectives serve as a "to do" list to implement the plan. To be effective, objectives must be evaluated regularly and updated as necessary.

Policy: A course of action, or rule of conduct, used to achieve the goals and objectives of the plan. Policies are based on specific research. Therefore, they are developed after vision statements. In some cases, the policies relate closely to the vision, but provide more refined, specific actions.

growth within and beyond the planning period. Figure 1 also depicts the Hartford Boundary Agreement Line, 2040 planning area, Slinger School District boundaries, and current and planned sewer service areas.

Figure 1: Village of Slinger Jurisdictional Boundaries



List of Plans Adopted by Reference

This list below includes adopted plans adopted by reference as part of this Plan:

- Village of Slinger Economic Opportunity Analysis: Adopted August 18, 2016

Public Involvement

To guide the planning process, the Planning Commission directed a number of efforts to ensure that this *Plan* is based on a vision shared by Village residents. These efforts were outlined in the Village's public participation plan adopted by the Village Board at the outset of this planning process. The results of this public participation effort are summarized below.

COMMUNITY VISIONING WORKSHOP

A Community Visioning Session was held on April 23, 2015. This public input session was led by UW Extension. Community members were asked to share their thoughts on the Village's assets, limitations and vision for the future.

COMMUNITY MEETING

On June 15, 2016, a Community Meeting was held to gather input as the Village began to embark on an economic opportunity analysis and action plan. Community members were asked to help identify assets and challenges of the Village and help to align strategic initiatives by prioritizing needs and objectives.

VILLAGE WEB PAGE

The Comprehensive Plan update was profiled on the Village's web page and included meeting information and drafts of the Plan text and maps.

PUBLIC HEARING

A public hearing on the draft Comprehensive Plan was held on November 20, 2017 at a joint meeting of the Village Board and Planning Commission. Prior to the public hearing, notifications were forwarded to neighboring communities, SEWRPC, WDNR, WisDOT, Slinger School District, Washington County, and the WisDOA. Many representatives from the surrounding towns attended the public hearing to express opposition to the future business/industrial park recommended for the Arthur Road area, and the proposed improvements to Arthur Road and the CTH K interchange, which would serve the business/industrial park. Following the public hearing, the Planning Commission and Village Board chose to remove the recommendation for an Arthur Road bridge over I-41, as it was unlikely to be constructed, but did not change the other recommendations for the Arthur Road area. After further discussion by the Planning Commission and Village Board, the Planning Commission formally recommended the Plan to the Village Board, and the Village Board subsequently adopted the Plan by ordinance.

Village Values

The values that influence people to remain, take pride in and become actively involved in the community were identified by Community Members during the creation of the 2007 Comprehensive Plan.

- We value our great schools.
- We value our police department and low crime rate.
- We value our variety of local services & shopping choices – post office, public library, supermarket, bakery, etc.
- We value our easy access to I-41, STH 175 and STH 60.
- We value our local churches.
- We value our affordable housing choices.
- We value our family atmosphere.
- We value our sense of community – people know one another, take pride in the Village, and are involved in local issues.
- We value our small town feeling near urban areas.
- We value our abundant recreation choices and programs, including skiing and auto racing.
- We value our beautiful setting in the Kettle Moraine area with its open spaces, rolling hills, and scenic views.
- We value our small-town atmosphere.

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2.0 ISSUES & OPPORTUNITIES ELEMENT

Introduction

The Issues and Opportunities Element provides the background information on the Village and the overall vision to guide future development and redevelopment over a 20-year planning period and beyond. Specifically, the Issues and Opportunities Element includes population, household and employment forecasts, demographic trends, age distributions, education levels, income levels and employment characteristics. The community characteristics and general background information that form the basis for the Issues & Opportunities Element are included in Chapter 3.

Past visioning efforts, including an assessment of local strengths, weaknesses, opportunities and threats (SWOT), are include in the appendix of this Plan.

Visioning Process and Economic Opportunity Analysis

In 2006-2007, the Village participated in an extensive visioning process to establish a framework from which to make future land use decisions. The result of this process was a vision statement for each of the nine required plan elements. This process was critical to establish a unified vision for Slinger and provide a direction and focus for the 2007 Comprehensive Plan planning effort.

In 2016, the Village built upon the existing vision as it developed the Economic Opportunity Analysis. This process and accompanying plan document sought to identify assets, challenges, and strategies related to economic development. The Village has several assets related to its physical geography, such as its location in the scenic Kettle Moraine, proximity to a skiing destination (Little Switzerland), and location near an interstate. Other assets include good schools, relatively high disposable incomes, quality of life, and historic downtown. Since the Kettle Moraine features many steep slopes, lakes, and wetlands, much of the surrounding terrain is difficult to develop. A high commuter rate reflects an economy that is dependent on other communities. Finally, a lack of public gathering spaces and community “brand” detracts from an otherwise quaint downtown.

In response to these challenges, the Economic Opportunity Analysis outlined five strategic initiatives for the community:

- Make downtown a destination
- Capitalize on Slinger’s natural setting
- Improve connectivity
- Diversify the tax base and create jobs
- Improve commercial corridors and nodes

The following projects have been prioritized in order to meet these goals:

- Enhance Slinger Community Park
- Reroute the Ice Age Trail through Slinger Community Park
- Connect American Eagle Drive to Lovers Lane
- Work with WisDOT to secure school property access at I-41 and E. Commerce Boulevard and facilitate development at this location
- Develop boundary agreements that include development expectations with surrounding communities
- Expand the business parks along STH 175

Additionally, three commercial areas in town were identified as future “nodes” for development:

downtown near the intersection of Washington Street and Kettle Moraine Drive, the shopping center along E. Washington Street, and the shopping centers off E. Commerce Blvd. By making Slinger more attractive, accessible, and business-friendly, the strategies from the Economic Opportunity Analysis will help the Village build a more resilient economic base.

These recommendations are also incorporated into this *Plan* document as they are relevant to a particular plan element or chapter.

Issues & Opportunities Element Vision

Below is the overall vision statement, which represents the broad interests of Village residents, elected/appointed officials, business leaders and property owners. Supporting visions for each of the required plan elements are provided at the beginning of subsequent chapters.

OVERALL VISION

In 2040, the Village of Slinger has grown to accommodate a balance of new residential areas and business opportunities. Its industrial and business parks, downtown, and TIF areas are thriving. Slinger is known for its high quality of living for residents of all ages, parks and recreation programs, school system, family atmosphere and community pride. Through effective planning, the Village has maintained its "small town" charm and friendly community character.

Issues and Concerns

GROWTH AND COMMUNITY CHARACTER

In recent and past planning processes, residents indicated the Village's small-town atmosphere is important to them. As the Village continues to see its population increase, it becomes more challenging to maintain the small-town atmosphere that people value. To address this concern, the Land Use Element encourages downtown revitalization, traditional neighborhood design approaches, walkability, and efforts to promote a collective community image. These strategies will allow the Village to grow in a manner that respects the community's integrity and small-town atmosphere. The Implementation Element discusses intergovernmental agreements, a tool Slinger may want to consider in order to promote efficient development patterns that preserves and continues the local sense of community.

To accommodate future population growth, the Village will need to annex land. Annexation from neighboring communities can be challenging and result in intergovernmental conflicts. To help mitigate that potential, the Village will reach out to neighboring communities in this planning process and future planning processes in order to provide opportunities for communication about these challenges.

In 2004, the Governor signed SB 87 (2003 Wisconsin Act 317), which prohibits a City or Village from annexing any Town territory unless the City or Village agrees to pay the Town, for five years, an amount equal to the amount of property taxes that the Town imposed on that territory in the year in which the annexation is final. However, a City or Village is not required to make payments to the Town if the parties enter into one of three specified boundary agreements. Information about these agreements is provided in the Intergovernmental Element.

NATURAL RESOURCE LIMITATIONS

The Agricultural, Natural and Cultural Resources Element clearly demonstrates that the Village has abundant natural resources, including wetlands, floodplains, wooded areas, and a rolling topography. This environment creates challenges, particularly with respect to storm water management, infrastructure extension and road connectivity. To respect natural resource limitations the Future Land Use Map recognizes extensive areas of environmental corridors (consistent with SEWRPC delineations) and additional conservation areas (to recognize wooded areas beyond environmental corridors that may serve as buffers between different land uses and natural areas within developments). Development approaches, including conservation-based development areas, which respect natural resource limitations are encouraged in the Village to protect environmental corridors.

TRANSPORTATION IMPROVEMENTS

The Transportation Element includes a plan map and table to document future transportation improvements needed in the Village. Refer to the Transportation Element for more details about these issues and recommendations. Several of these improvements will require coordination with neighboring communities, state agencies, and Washington County to be successfully completed. Most importantly, these improvements will require a commitment by the Village to provide a well-connected, multi-modal transportation network to meet the needs of residents, businesses and visitors. In addition, the Future Land Use Map identifies several intersections where improvements are anticipated, some of which will result in realignment of streets to accommodate roundabouts.

BALANCE OF HOUSING OPTIONS AND AFFORDABILITY

During the planning process, concern was expressed about the growing cost of housing in the Village. This issue is actually a regional issue, as surrounding communities have seen their housing values grow significantly and their share of alternative housing decrease. In a strong housing market, construction of new housing, particularly larger homes, is desirable. Slinger is committed to maintaining a variety of housing choices and will continue to provide balance in its housing supply. The Village will participate in programs such as the HOME housing organization, a four-county (Jefferson, Ozaukee, Washington & Waukesha) housing consortium that advances homeownership opportunities and programs for households that earn 80 percent or less of the area median income.

The Housing Element provides a breakdown of housing units by type (Table 12). As is clearly demonstrated, single-family residential structures account for the majority of the housing supply and this is projected to continue in the future. When examining the value of housing in the Village (Refer to Table 15 in the Housing Element), over 43 percent of the Village's housing is valued between \$100,000 and \$199,999, with another 28 percent of the homes valued between \$200,000 and \$299,999, and over 15 percent valued over \$300,000. Likewise, the Housing Element (refer to Table 14) documents the fact that Slinger's housing values are running ahead of the Washington County averages and are competitive with the values in neighboring communities.

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COMMUNITY PROFILE

Demographic Profile

The planning process for Slinger begins with a profile of the people who live, work and own property in the Village. Specifically, this section analyzes the size, composition, and trends of the population. This information is critical to forecasting the need for community facilities and services, as a changing population will influence the demand for schools, roads, parks, jobs and other public services.

POPULATION TRENDS & PROJECTIONS

The Village has experienced dramatic population gains over the last three decades, as shown in Table 1. Of significance is the steady increase in the Village's share of the overall Washington County population. A comparison of growth in nearby communities is provided for reference.

Table 1: Slinger Area Population Trends, 1980-2010

Municipality	1980	1990	2000	2010	Actual Change, 1980-2010	Percent Change, 1980-2010
Village of Slinger	1,612	2,340	3,901	5,068	3,456	214.4%
City of Hartford	7,159	8,179	10,895	14,223	7,064	98.7%
Village of Jackson	1,817	2,486	4,938	6,753	4,936	271.7%
City of West Bend	21,484	24,470	28,152	31,078	9,594	44.7%
Town of Hartford	3,269	3,243	4,031	3,609	340	10.4%
Town of Polk	3,486	3,540	3,982	3,937	451	12.9%
Slinger Share of County Population	1.9%	2.5%	3.3%	3.8%	n/a	n/a
Washington County	84,848	95,328	117,496	131,887	47,039	55.4%

U.S. Census Bureau, 1980-2010 Census.

Table 2 projects the population of Slinger through 2040. Comparisons to surrounding communities are provided for additional understanding of regional growth.

Table 2: Slinger Area Population Projections, 2020-2040

Location	2015 Estimate ¹	2020	2025	2030	2035	2040
Village of Slinger	5,148	5,840	6,365	6,855	7,155	7,330
City of Hartford	14,271	16,030	17,350	18,530	19,230	19,580
Village of Jackson	6,808	7,740	8,435	9,085	9,485	9,710
City of West Bend	31,611	34,050	36,020	37,710	38,400	38,430
Town of Hartford	3,599	3,690	3,765	3,810	3,750	3,630
Town of Polk	3,930	4,170	4,330	4,455	4,460	4,395

2015 Estimates Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

2020-2040 Projections Source: Wisconsin Dept. of Administration Population & Household Projections

Based on the information provided in Tables 2 and 3, the Village population is expected to steadily and significantly increase over the next 20+ years. However, at the same time, the number of persons per household is expected to decrease (see General Household Trends Section of this Chapter). This trend is important because it means more housing units will be needed in the Village to support the population.

POPULATION DENSITY

The Village of Slinger covers 5.26 square miles. Given current population estimates, the population density is slightly more than 1,000 people per square mile. It is anticipated that new residential development will include a mix of single-family homes and multi-family housing. The Village will seek to maintain its current population density to ensure that development remains compact enough to allow residents to comfortably walk to local shopping, parks, schools, the library, and other destinations.

POPULATION CHARACTERISTICS

In 2015, there were approximately 2,611 men and 2,537 women living in the Village of Slinger. Slinger's population is generally racially homogenous, with over 98 percent of the population identifying as white.

In 2015, median age was estimated to be 40. This is lower than the Washington County median age (42.1), but higher than the state of Wisconsin median age (39.0). Median age for all three geographic areas has increased since the 2000 Census. Table 3 tracks the population of Village residents, by age, over the last 15 years.

Table 3: Slinger Population by Age Group, 2015

	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Under 5	254	6.5%	388	7.7%	221	4.3%
5 to 14	601	15.4%	740	14.6%	782	15.2%
15 to 19	275	7.0%	333	6.6%	453	8.8%
20 to 64	2,294	58.8%	3,083	60.8%	3,064	59.5%
65 and over	477	12.2%	524	10.3%	628	12.2%
Total	3,901	100.0%	5,068	100.0%	5,148	100.0%

Sources: U.S. Census Bureau, Census 2000-2010; U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Several interesting trends in Table 3 may have an impact on the future of Slinger. Because the total population has more than doubled since 1980, all age segments saw an increase in population. However, the increase was not evenly distributed. The data reveals:

- The number of children has been steadily increasing. This may create a need for additional school facilities and recreation programs in the future.
- The greatest percent increase of residents was between the ages of 20 to 64. It is necessary to look more closely at the breakdown within this large age group.
 - Census data reveals that the largest portion of this age group is between the ages of 35 and 44 (more than 20 percent of people between ages 20 and 64). Many of these individuals have children and may desire to live in single-family homes.
 - The population between ages 45 and 64 has almost doubled between 2000 and 2015 (increasing from 864 to 1,481). Over the next twenty-year period, this may result in increased future demand for senior services, housing choices, accessible infrastructure and transportation alternatives.
- The share of the total population age 65 and over decreased between 2000 and 2010, but increased between 2000 and 2015. Nevertheless, the actual number of residents in this age group has increased steadily over the planning period. Moreover, it is likely to continue to increase as residents ages 45 to 64 continue to age.

GENERAL HOUSEHOLD TRENDS

National and state trends have all moved towards an increase in the number of households, along with a decrease in the average number of persons per household. This holds true for Slinger, as seen in Table 4. The main reasons for this decrease in household size include:

- A decrease in birth rate
- People waiting longer to get married
- An increase in the average life span thereby resulting in more elderly people living either alone or with other family members.

Rental households have a smaller household size compared to owner-occupied units. In 2000, the average household size for owner-occupied units was 2.57, while the rental household size was 2.28.

WHAT IS A HOUSEHOLD?

A “household” can be described as a group of people living together in a single dwelling unit. This could include a family, a single person, or a group of unrelated individuals sharing a house or an apartment, but excluding those persons living in group quarters (i.e. nursing homes, halfway houses, etc.).

Table 4: Household Trends and Projections, 1980-2040

	1980	1990	2000	2010	2015	2020	2025	2030	2035	2040
Village of Slinger										
Total Households	544	899	1,562	2,029	2,055	2,419	2,666	2,897	3,050	3,140
Average Household Size	3.59	3.05	2.60	2.48	2.51	2.40	2.37	2.35	2.32	2.31
Washington County										
Total Households	28,363	34,382	43,842	51,605	52,897	58,365	62,557	66,198	68,092	68,572
Average Household Size	3.14	2.80	2.65	2.53	2.49	2.44	2.42	2.39	2.37	2.35

1980-2010 Data Source: U.S. Census of Population and Housing, 1980-2010

2015 Estimates Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

2020-2040 Projections Source: Wisconsin Dept. of Administration Population & Household Projections

According to the 2015 American Community Survey, there were 2,055 households in Slinger. The vast majority of these (73.6 percent) are family households (families). Of these, more than half are married-couple family households (55.6 percent), nearly a quarter of which (32.9 percent) have children under age 18. Female-headed households represented 9.1 percent of the population. Non-family households represented 26.4 percent of all households in Slinger in 2015. Of these non-family households, 8.2 percent were householders age 65 and over.

HOW LONG HAVE SLINGER’S RESIDENTS LIVED THERE?

Figure 2 uses 2015 American Community Survey estimates to show which years Slinger residents moved into the Village. Note: data for 2015- present is not available, and as a result, the category “Moved in 2010 to 2014” only represents a 5-year time period, and the “Moved in 1979 and earlier” category spans several decades. The remaining categories represent 10-year time periods. Over half of Slinger’s residents moved there during the 2000s, and over three-quarters of Slinger’s population has moved there since 2000.

Figure 2: Percent of Residents by Year of Moving to Slinger

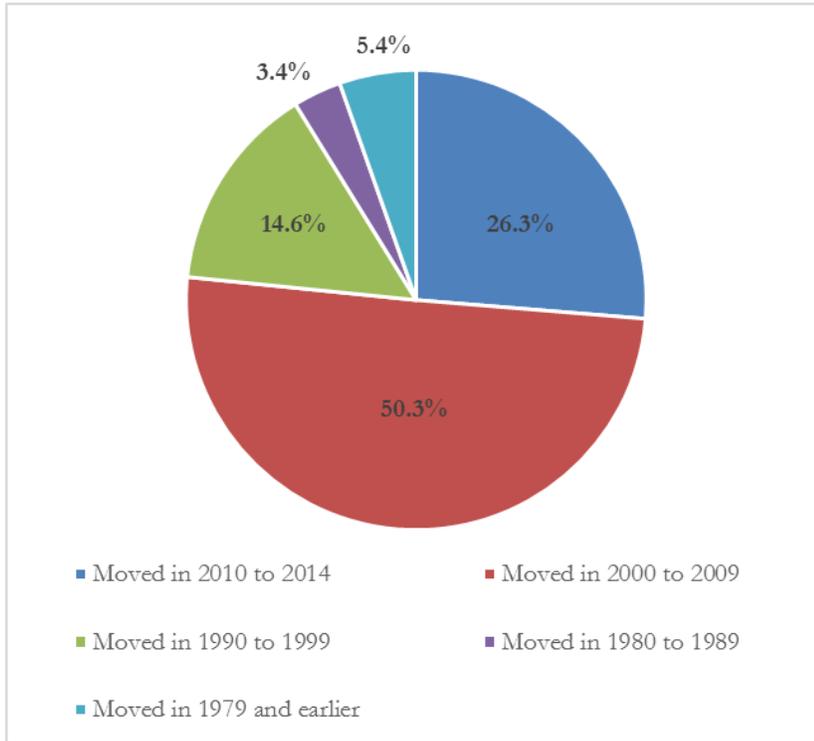


Table 5 also uses 2015 American Community Survey estimates to find the distribution of labor in Slinger and nearby communities. While unemployment rates are similar for these communities, Slinger comprises the smallest percent of the entire county’s workforce. This is not concerning, however, since Hartford is roughly three times larger in population, and West Bend is about six times larger. Therefore, it makes sense that the higher the municipality’s population, the larger share of the county workforce they will have.

Table 5: Slinger Area Labor Force Comparison, 2015

	Labor Force	Percent of County Labor Force	Employed	Unemployed	Unemployment Rate
Village of Slinger	2,890	3.8%	2,745	145	3.6%
City of Hartford	7,951	10.5%	2,142	74	2.6%
Village of Jackson	3,979	5.3%	3,773	206	3.9%
City of West Bend	17,388	22.9%	16,492	872	3.5%
Washington County	75,777	n/a	72,365	3,372	3.2%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

COMMUTING PATTERNS

Village workers are very mobile. Residents take advantage of Slinger's highway access to commute to nearby employment centers, including Milwaukee.

Table 6 provides a more detailed breakdown of commuting patterns in Washington County. Specific information from Village residents is not available, but it is believed that Village resident commuting habits reflect the countywide patterns present in Table 6. This seems particularly likely given resident access to I-41, STH 60, STH 164, STH 144, and STH 175.

From the table, it is obvious that more people travel out of the county to work than into the county. By far, most outbound commuters are headed to Milwaukee County. Significant numbers also travel to Waukesha and Ozaukee Counties. Other surrounding counties have more workers traveling into Washington County than are commuting out.

Table 6: Washington County Commuting Patterns, 2013

County	In-Commuters (Commute into Washington County)	Out-Commuters (Commute from Washington County)	Net Commute
Milwaukee County	4,304	13,804	9,500
Waukesha County	4,051	13,236	9,185
Dodge County	3,971	1,047	- 2,924
Ozaukee County	2,074	4,629	2,555
Fond du Lac County	2,042	836	- 1,206
Elsewhere	2,331	2,173	- 158
Total	18,773	35,725	16,952
People Who Live and Work in Washington County	33,826		

Source: U.S. Census Bureau, 2009-2013 American Community Survey.

MAJOR VILLAGE EMPLOYERS

The Village of Slinger has a mix of businesses in the community. Most of the major employers (based on the number of employees) are in the manufacturing sector. A list of the major manufacturing employers is provided below. Other major employers include Fox Bros., Piggly Wiggly, Aurora, Heartland Construction, the School District of Slinger, Legendary Whitetails, E.H. Wolf & Sons, Drill Master Tool Corporation, M.B.W. Inc., Carlisle Tire & Wheel, Zinc Inc., Uptown Motors, The Pavilion, and Weld-Fab Manufacturing, among others.

Information about other businesses is provided in the Economic Development Element Chapter of this plan, as well as the business directory available on the Village's website.

INDUSTRY SECTORS

Table 7 provides a breakdown of employment as reported by Slinger residents in the 2015 American Community Survey 5-Year Estimates.

Table 7: Slinger Employment by Industry Sector, 2015

Industry Sector	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	10	0.4%
Construction	134	4.9%
Manufacturing	682	24.8%
Wholesale trade	143	5.2%
Retail trade	449	16.4%
Transportation and warehousing, and utilities	110	4.0%
Information	42	1.5%
Finance and insurance, and real estate and rental and leasing	147	5.4%
Professional, scientific, and management, and administrative and waste management services	226	8.2%
Educational services, and health care and social assistance	481	17.5%
Arts, entertainment, and recreation, and accommodation and food services	152	5.5%
Other services, except public administration	64	2.3%
Public administration	105	3.8%

Source: 2011-2015 American Community Survey 5-Year Estimates. U.S. Census Bureau.

The figures in Table 7 provide little insight about employment in the Village until they are compared with figures from similar communities as well as the larger regional and national context. Table 8 contains employment averages for the United States, Wisconsin, Midwest, and nearby communities (City of Hartford, Village of Jackson, and City of West Bend).

Table 8: Percentage of Total Employees by Industry Sector Comparison, 2015

Industry	Slinger	Nearby Communities	Wisconsin	Midwest	United States
Agriculture, forestry, fishing and hunting, and mining	0.4%	1.0%	2.5%	2.0%	2.0%
Construction	4.9%	5.1%	5.3%	5.5%	6.2%
Manufacturing	24.8%	22.0%	18.5%	14.8%	10.4%
Wholesale trade	5.2%	2.9%	2.7%	2.8%	2.7%
Retail trade	16.4%	13.4%	11.3%	11.4%	11.6%
Transportation and warehousing, and utilities	4.0%	4.5%	4.3%	4.9%	5.0%
Information	1.5%	2.1%	1.7%	1.8%	2.1%
Finance and insurance, and real estate and rental and leasing	5.4%	6.9%	6.1%	6.5%	6.6%
Professional, scientific, and management, and administrative and waste management services	8.2%	8.3%	8.1%	9.3%	11.0%
Educational services, and health care and social assistance	17.5%	21.6%	23.3%	23.8%	23.1%
Arts, entertainment, and recreation, and accommodation and food services	5.5%	6.6%	8.7%	8.9%	9.6%
Other services, except public administration	2.3%	3.2%	4.2%	4.6%	4.9%
Public administration	3.8%	2.6%	3.5%	3.8%	4.8%

Source: 2011-2015 American Community Survey 5-Year Estimates. U.S. Census Bureau.

INCOME AND WAGES

There are many ways to measure income:

- **Per capita income** is the total income divided by the total number of residents, including children and other groups of individuals who do not actually earn income.
- **Median household income** is the middle point of household incomes reported in a community (households include families, married couple households and individual households).
- **Median family income** is the middle income reported by families in the 2011-2015 American Community Survey.

MEDIAN INCOME VS. AVERAGE INCOME

The U.S. Census Bureau only reports median income. This represents the middle point of all incomes reported, which differs from an “average” income. For example, if 4 people reported their income at \$30,000 and 1 person reported their income at \$100,000, the median income for these 5 people would be \$30,000. The average income for these same 5 people would be \$44,000, which does not accurately depict where the majority (i.e. 4 people vs. only 1) reported their income.

The U.S. Census does not provide an average income figure, and they prohibit communities from using individual census data to calculate average income. Slinger’s average income figures are likely somewhat higher than the median income.

Table 9 provides a comparison between Slinger and surrounding communities related to income. The Village is behind the county and several surrounding community averages. Fortunately, Washington County has a favorable comparison to the state in every category, so the Village can build upon this regional advantage to improve its own circumstances.

Table 9: Slinger Area Income Comparison, 2015

Municipality	Per Capita Income	Median Household Income	Median Family Income
Village of Slinger	\$32,792	\$70,503	\$81,161
City of Hartford	\$27,317	\$57,253	\$72,268
Village of Jackson	\$28,752	\$54,750	\$75,694
City of West Bend	\$28,435	\$57,060	\$71,243
Town of Hartford	\$31,526	\$72,426	\$80,781
Town of Polk	\$49,002	\$84,271	\$90,179
Washington County	\$33,744	\$69,237	\$83,226
Wisconsin	\$28,340	\$53,357	\$68,064

Source: 2011-2015 American Community Survey 5-Year Estimates. U.S. Census Bureau.

To ensure rising incomes, the Village must facilitate development and market itself for industrial and commercial development. Various economic strategies (i.e. industrial parks, TIF districts, etc.) can bring quality job opportunities to the Village. The Economic Development Element of this plan discusses these strategies.

Wage statistics are not available for the Village or Washington County, but data is available for the 4-county Milwaukee metropolitan statistical area (MSA). This data includes Milwaukee, Ozaukee, Washington, and Waukesha counties, and it may vary in specific locations throughout this region. Table 10 provides median hourly wage data in 2015.

Table 10: Mean Hourly Wages for Major Occupational Groups, 2015

Occupational Category	Milwaukee MSA Wages	United States Wages
Total, All Occupations	\$23.16	\$23.23
Management	\$54.61	\$55.30
Business and Financial Operations	33.16*	\$35.48
Computer and Mathematical	36.75*	\$41.43
Architecture and Engineering	34.43*	\$39.89
Life, Physical, and Social Science	29.93*	\$34.24
Community and Social Services	20.81*	\$22.19
Legal	41.22*	\$49.74
Education, Training, and Library	\$26.72	\$25.48
Arts, Design, Entertainment, Sports, and Media	23.10*	\$27.39
Healthcare Practitioner and Technical	\$38.15	\$37.40
Healthcare Support	\$14.31	\$14.19
Protective Service	\$20.18	\$21.45
Food Preparation and Serving Related	9.83*	\$10.98
Building and Grounds Cleaning and Maintenance	12.43*	\$13.02
Personal Care and Service	11.44*	\$12.33
Sales and Related	21.74*	\$18.90
Office and Administrative Support	17.98*	\$17.47
Farming, Fishing, and Forestry	\$13.54	\$12.67
Construction and Extraction	26.61*	\$22.88
Installation, Maintenance, and Repair	22.53*	\$22.11
Production	18.50*	\$17.41
Transportation and Material Moving	15.67*	\$16.90

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics Survey, May 2015

* The percent share of employment or mean hourly wage for this area is significantly different from the national average of all areas at the 90-percent confidence level.

EDUCATIONAL ATTAINMENT

Generally, communities with higher levels of educational attainment experience better quality of life, more job skills, and higher earnings potential. Slinger's average ACT composite score in 2015 was 23.9, continuing the trend of being slightly above state and national averages. The Village has a much higher high school graduation rate (97.9 percent) than the state average (88.4 percent).

Table 11 shows Slinger's educational attainment levels for persons age 25 and older compared to county, state, and national percentages, reflecting the Village's well-educated population.

Table 11: Percent of Persons Over 25 by Educational Attainment Level

Educational Attainment	Village of Slinger	Washington County	Wisconsin	USA
< 9th grade	3.20%	2.20%	3.10%	5.70%
9th to 12th grade	2.70%	4.50%	5.80%	7.60%
High school graduate	32.50%	30.00%	32.00%	27.80%
Some college	19.30%	23.00%	21.10%	21.10%
Associate's degree	13.10%	11.40%	10.10%	8.10%
Bachelor's degree	21.00%	20.90%	18.40%	18.50%
Graduate or professional degree	8.20%	8.00%	9.40%	11.20%

Source: 2015 American Community Survey

POVERTY STATUS

3.6 percent of Slinger's population was living below the poverty level in 1989, which was identical to the percentage of all Washington County residents. By 2000, those living in poverty in Slinger had increased to 6.4 percent, while only 3.6 percent of Washington County residents were living in poverty (unchanged since 1990). In 2015, 8.6 percent of Slinger residents were living in poverty, compared to only 5.6 percent in Washington County. Although the percent of Village residents living in poverty has increased over the years, it is still well below statewide (13 percent) and national (15.5 percent) poverty statistics.

The 2015 American Community Survey estimates the percent of all families living below the poverty level by family type:

- 6.5 percent of all families
- 12.4 percent of all families with children under the age of 18
- Less than 1 percent of all families with children under 5 years of age
- 37.8 percent of female-headed households with no husband present
- 1.7 percent of all related children under the age of 18 were living below the poverty level
- 10.4 percent of all persons over the age of 65 were living below the poverty

The American Community Survey estimates a total of 442 individuals were living below the poverty line in 2015. For a family of four, the average poverty threshold was \$24,257 in 2015. For individuals, the average poverty threshold was \$12,082 in 2015.

The significant rise in poverty in the Village between 1990 and 2015 will require economic development initiatives to create local access to quality employment opportunities. Access to transportation can also improve the incidence of poverty by connecting people to jobs. County and non-profit programs (i.e. church groups, foundations, etc.) to support families, particularly single parent families, and children can also help to combat poverty levels.

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HOUSING ELEMENT

Introduction

Well-designed, safe and affordable housing choices are important to create healthy communities. Housing lends character to communities. It also establishes a connection between residents and their neighborhoods.

Wisconsin's Comprehensive Planning Law includes 14 goals for local comprehensive planning. The Village of Slinger believes that the goals listed below specifically relate to planning for housing:

- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential uses.
- Encouraging neighborhoods that incorporate a variety of housing types.
- Promoting the redevelopment of lands with existing infrastructure and public services.
- Encouraging the maintenance and rehabilitation of existing residential dwellings.
- Providing an adequate supply of affordable housing for individuals of various income levels.
- Providing local housing choices for all stages of life.

Previous chapters in this document discuss population, household and economic characteristics and trends in the Village. This chapter profiles the existing housing stock and provides recommendations to meet future housing needs.

Housing Vision

In 2040, high quality housing choices are abundant in Slinger. Options include well-built and maintained single-family homes, apartments, condos, senior housing and town homes. Village codes and ordinances promote attractive neighborhoods, safe developments with abundant green spaces, and walkable amenities. Housing meets the lifestyle, demographic and economic needs and desires of residents.

Existing Housing Supply

In 2000, there were 1,690 housing units in the Village of Slinger. Based on the 2015 American Community Survey estimates, the total number of housing units increased to 2,187. This translates to a 29.4 percent increase in the total housing stock in the last 10 years. By comparison, over the same period, the supply of housing in Washington County increased by only 20.7 percent.

Single-family homes are the primary housing option in the Village, accounting for 53.3 percent of all housing units in 2015. The Village realizes that single-family homes are not suitable for everyone. Some people are not able to afford a single-family home. Others may not be able to physically handle the maintenance necessary to keep up a home and yard. Still others may simply prefer living in an alternative style of housing. For this reason, the Village strives to provide a range of housing options for Slinger residents.



*Private Residential Neighborhood
Slinger, WI*

Table 12: Breakdown of Housing by Type

Housing Type	Number of Units	Percent of Total Units
1-unit, detached	1,166	53.3%
1-unit, attached	249	11.4%
2 units	127	5.8%
3 or 4 units	247	11.3%
5 to 9 units	139	6.4%
10 to 19 units	59	2.7%
20 or more units	113	5.2%
Mobile home	87	4.0%
Boat, RV, van, etc.	0	0.0%
Total	2,187	100.0%

Source: 2011-2015 American Community Survey 5-Year Estimates. U.S. Census Bureau.

Housing Goals

The Village policy has been to maintain a mixture of housing choices. Specifically, the Village seeks to provide the following mix of housing types:

- 60% Single-Family
- 10% Two-Family
- 30% Multi-Family

According to Table 12, the Village of Slinger had the following mix of housing types in 2015:

- 68.7% Single-Family
- 5.8% Two-Family
- 25.6% Multi-Family

At least one-third of a community's housing supply is recommended, from a planning perspective, to be available as alternative (i.e. something other than single family homes) to ensure diversity and affordability in a community. Slinger's housing stock closely reflected this goal as of 2015.

Senior Housing

Due to the complexity of the marketplace, determining the need for senior housing is difficult, and no formulas or models exist to calculate a community's needs. Most seniors in Wisconsin, and more specifically, Slinger, live in their own homes or in apartments that have residents of all age ranges. The ability of seniors to remain in their own homes is significantly increased by organizations and services that remove barriers to independent living, such as "meals on wheels," parish nursing programs, home health care, and more. Availability of local health care providers and immediate family also has a direct impact on the ability of seniors to continue to live in their own homes. However, for various reasons, many seniors will still need to live in some form of senior housing at some point.

Examples of senior housing in Washington County range from independent living condominiums, subsidized and non-subsidized independent living apartments to assisted living facilities and nursing

facilities. These categories represent different degrees of assisted living, with nursing facilities being the most intensive care environment.

There are several senior housing facilities in the Village of Slinger. Autumn Oaks Platinum, located at 227 E. Washington, is an assisted living facility that provides residents with meals and medication assistance. The property includes two buildings, each of which has 20 units. The Pavilion at Glacier Valley is a 106-bed nursing facility located at 1900 American Eagle Drive. Serenity Villa offers memory care throughout its campus located at 1600 and 1650 American Eagle Drive.

Additional facilities are available in nearby communities, including Hartford and West Bend.

Existing Affordable Housing Options

The Scenic View Apartments, located at 205 Slinger Road, are operated by the Village of Slinger Housing Authority and subsidized through the U.S. Department of Housing and Urban Development (HUD). Rents are based on household income level and are calculated on an individual basis in accordance with HUD regulations. This property has 41 one-bedroom units and eight two-bedroom, low-income family units.



Age and Quality of Housing Stock

Understanding the relative age of the housing stock in a community is a good indicator of the quality of the available housing. The Village has approximately 277 housing units that were built before 1960 (57 years old and older). While this does not necessarily mean that the units are in poor condition, it does indicate that the need for repairs and maintenance is likely greater. Table 13 lists the number of units and the corresponding percent of the Village's total housing stock by year built. The largest growth period for both new home construction and population occurred in the 1990s and 2000s. As a result, the Village has a relatively new housing supply built to modern code requirements.

Table 13: Age of Housing Stock

Year Structure Built	Number of Units	Percent of Total Housing Stock
2010 to Present	142	8.1%
2000 to 2009	536	30.5%
1990 to 1999	500	28.4%
1980 to 1989	153	8.7%
1970 to 1979	129	7.3%
1960 to 1969	23	1.3%
Pre 1960	277	15.7%
Total	1,760	100.0%

Source: Village of Slinger Assessor

Age alone is not the best measure of housing condition in a community. To be more accurate, a visual assessment of the housing stock is helpful. Such an assessment is commonly referred to as a "windshield survey" because it entails driving and walking through a community and evaluating housing based on visual appearance, under the assumption that exterior conditions typically reflect interior conditions.

Visual evaluation of Slinger’s housing stock was completed in 2003 and informed the assessment of the Village’s main housing styles.

In general, there are four primary housing types in Slinger. Usually, higher density housing choices serve as a buffer between single-family residential neighborhoods and nearby busy roadways and commercial developments.

- **Duplexes and Townhomes.** Most of these units appear to be constructed in the past 20-25 years. These housing types have been developed as infill housing in many cases. All units appear to be well maintained and attractive.
- **Established Single Family Residential Neighborhoods.** Quality examples of established neighborhoods developed between the 1950s and 1980s are found adjacent to Kettle Moraine Drive, and between STH 60 and Heder Drive. Homeowners in these neighborhoods seem to take great pride in their homes, as is demonstrated by their well-maintained appearance. These neighborhoods include some of the more affordable owner-occupied homes in the Village.
- **Apartments.** Slinger has a variety of apartment units available to provide affordable housing and senior housing choices. The age of the apartment buildings varies.
- **New Single-Family Housing Construction.** New housing development is occurring primarily on the fringes of the Village adjacent to the Towns of Hartford and Polk.



Occupancy

For a housing market to operate efficiently, it must possess an adequate supply of available housing units (units for sale or rent). A housing market’s supply of available housing units must be sufficient to allow for the formation of new households by the existing population, to allow for in-migration, and to provide opportunities for households to change their housing because of a change in size or status.

Vacancy rates vary from one community to the next. High vacancy rates indicate a degree of competition in terms of price. The vacancy rate of a housing market is a good indication of the adequacy of the housing supply, which in turn helps dictate the cost of housing. According to U.S. Department of Housing and Urban Development (HUD), an overall available vacancy rate of 6.5 percent (1.5 percent for the owner-occupied portion of a housing stock and five percent for the rented portion) is recommended to allow for an adequate housing choice among consumers.

In 2010, the vacancy rate for owner-occupied housing units in the Village of Slinger was 2.3 percent. The rental vacancy rate was 8.8 percent. The owner-occupied housing unit vacancy rate in the Washington County was 1.8 percent in 2010, and the rental vacancy rate was 7.2 percent. Based on these figures, there is currently a variety of housing choices available in the Village and County at similar rates to the statewide average. The overall available vacancy rate in Wisconsin was 13 percent for all housing units combined in 2010. According to 2010 Census data, the vacancy rate for owner-occupied housing units statewide was 2.2 percent, and the vacancy rate for rental units was eight percent.

Cost of Housing

The available supply, age, and condition of the housing stock are the basis for determining the demand for and cost of housing. Table 14 compares the 2015 median home values in nearby communities and Washington County. The 2000 U.S. Census indicated that the median value of an owner-occupied home in Washington County was \$155,000 and the median value in the Village of Slinger was \$141,000. Between 2000 and 2015, Slinger started to close the gap between its median owner-occupied home value and the County’s median value. In 2000, Slinger was 9.9 percent below the County median owner-occupied home value; by 2015 the gap widened to 13.1 percent.

Table 14: Median Owner-Occupied Housing Values in Nearby Communities

Municipality	2000 Median Value	2015 Estimate	Percent Change 2000-2015
Village of Slinger	\$141,000	\$190,400	35.0%
City of Hartford	\$129,900	\$175,700	35.3%
Village of Jackson	\$146,100	\$178,600	22.2%
City of West Bend	\$132,500	\$163,500	23.4%
Town of Hartford	\$168,200	\$175,700	4.5%
Town of Polk	\$216,900	\$307,400	41.7%
Washington County	\$155,000	\$215,400	39.0%

Source: 2000 Census, 2011-2015 American Community Survey 5-Year Estimates. U.S. Census Bureau.

Table 15 provides a more detailed breakdown of the 2015 American Community Survey estimates pertaining to the value of owner-occupied housing units in the Village of Slinger.

Table 15: 2015 Owner-Occupied Housing Value

Cost Range	Number of Units	% Of Owner-Occupied Housing
Less than \$50,000	98	6.2%
\$50,000 to \$99,000	74	4.7%
\$100,000 to \$149,000	343	21.6%
\$150,000 to \$199,999	323	22.3%
\$200,000 to \$299,000	448	28.3%
\$300,000 to \$499,000	238	15.0%
\$500,000 to \$999,000	24	1.5%
\$1,000,000 or more	7	0.4%

Source: 2000 Census, 2011-2015 American Community Survey 5-Year Estimates. U.S. Census Bureau.

With respect to rental housing, there were 455 renter-occupied housing units in the Village of Slinger in 2015. The median contract rent rate in the Village was \$887 in 2015. This rate does not include utilities. This rate is slightly less affordable than the 2015 median contract rent rate for Washington County (\$829). The Village of Slinger rate has slightly higher rental rates than the City of Hartford (\$770), Village of Jackson (\$830) and City of West Bend (\$779).

Housing Affordability Analysis

Does the cost of housing match the ability of residents to pay for it? This is the fundamental question to answer when determining housing affordability. There are many ways to answer this question. One common technique comes from the U.S. Department of Housing and Urban Development (HUD). This method involves comparing income to housing costs. According to HUD, housing is considered affordable when it costs no more than 30 percent of total household income.

In 2015, the median annual household income in the Village of Slinger was \$70,503, and the median monthly income was \$5,875. Thirty-percent of median monthly income yields \$1,762 (or less) to be used for housing costs. The 2015 median mortgage payment in Slinger was \$1,452. This is several hundred dollars below the affordability maximum threshold. This indicates that the median mortgage payment would be affordable to a household earning the median income. However, as this is based on median values, it does not describe the situation of any particular household.

The 2015 American Community Survey provides housing costs as a percentage of household income. According to survey estimates, 18.8 percent of Village homeowners were paying more than 30 percent of their monthly household income on housing costs in 2015. Most homeowners (81.2 percent) were paying less than 30 percent of their monthly household income on housing costs. By comparison, renters in Slinger were paying a much higher share of their income on housing costs, as 44.9 percent of renters were paying more than 30 percent of their total household income on rental costs (over twice the rate for homeowners). This is a significant increase since 2000, when only 29.1 percent of renters paid more than 30 percent of their income towards rent. This data suggests that Slinger is in need of more affordable housing options for renters, particularly low-income residents.

Slinger's housing supply is generally unaffordable for residents relying on income from fixed sources (i.e. social security) or minimum-wage paying jobs. According to the 2015 American Community Survey, 28.1 percent of residents (578 persons) were receiving social security income¹. The mean (average) amount of annual social security income was \$17,811. If a senior resident were not receiving any additional income (i.e. pension, job, etc.), only \$445 per month would be available for housing using the 30 percent rule. According to the 2015 American Community Survey, less than 23.7 percent of all available rental units in the Village rent for less than \$500 per month. Moreover, there were no homes available with mortgages less than \$500 per month. As a result, seniors who are dependent on social security income either have to pay a disproportionate share of their income for housing or live elsewhere. The situation is very similar to workers dependent on minimum wage paying jobs. Working 40 hours per week in a minimum wage paying job only generates an annual income of \$15,080.

Opportunities for Housing Choice - Barriers to Affordable Housing

While the Village has many types of housing, including senior housing, these units are not affordable to many residents. The "affordability" of housing is directly linked to household income. As described in Chapter 3, a higher proportion of Slinger's residents live in poverty (8.6 percent) as compared to the rest of Washington County (5.6 percent), making the need for affordable housing greater. Limited affordability in available housing options is also influenced by outside demand that supports development of higher-end housing projects, which are likely not affordable to long-term residents.

¹ The Census data does not indicate for how many residents' social security is their only source of income. Therefore, it should not be assumed that 28.1 percent of residents are living solely on social security income.

Providing quality affordable housing choices is of significant concern. Currently, the supply of affordable rental units is very limited. Nearly half of all renters are paying a disproportionate share of their total income on housing. Affordable housing is an integral part of a comprehensive economic development strategy. Companies are reluctant to locate in communities without affordable housing for workers. Communities in which wages are incompatible with the cost of housing find that they are unable to attract adequate labor force. Affordable housing choices are needed to accommodate all stages of resident life, including housing choices for single individuals, young married couples, families and retired persons.

There are many possible ways to incorporate additional affordable housing styles (i.e. apartments, senior housing, condominiums, etc.) in the Village of Slinger.

- The priority when considering affordable housing should be to ensure that units could be adequately served with water, sewer and other basic infrastructure needs.
- Whenever feasible, affordable housing types should be considered as an infill housing opportunity, or as an integral part of a mixed-use development. This strategy is encouraged to ensure that the Village remains a walkable community. That is, housing is located and accessible to parks, schools, shopping and other amenities. This is particularly important for populations that cannot drive (i.e. youth and elderly). Infill housing is also an opportunity that exists in the downtown. By bringing residents to the area (i.e. second-floor apartments, surrounding housing development), business opportunities arise to accommodate resident demands.
- The Village could form partnerships with local non-profit organizations, like Habitat for Humanity, to encourage affordable housing development in the Village.
- The Village could provide educational materials to developers to pursue grant and loan opportunities available through the state and federal governments for developing affordable housing.
- The Village could identify appropriate sites for affordable housing and reach out to developers who specialize in high-quality, affordable housing projects.
- Of course, any new development should be compatible with surrounding housing. Therefore, special consideration should be given to parking, signage, landscaping and façade requirements. However, the Village must be careful to ensure that requirements do not prohibit the development of affordable units to adhere to Village standards.

Future Housing Need

According to the Wisconsin Department of Administration official projections, the projected population for the Village of Slinger in the year 2040 is 7,330. As of 2015, an estimated 2,055 households resided in Slinger, with a total of 3,140 expected by 2040. Therefore, an additional 1,085 dwelling units will be needed by the year 2040 to accommodate the increasing population (refer to Table 16). Dwelling units can include single family homes, apartments, duplexes, condominiums, senior housing units, and other forms of housing. As is indicated elsewhere in this chapter, Slinger strives to maintain a mixture of housing choices to provide a comfortable balance of 60 percent single family, 10 percent two-family and 30 percent multi-family housing in the Village.

Table 16: Household Projections

Year	Total Households, Village of Slinger
2020	2,419
2025	2,666
2030	2,897
2035	3,050
2040	3,140

Source: Wisconsin Department of Administration, 2013 estimates

Housing Programs

Many federal and state housing programs are available to help the Village of Slinger promote the development of housing for individuals with lower incomes, senior housing, housing for people with special and/or housing maintenance needs.

FEDERAL PROGRAMS AND REVENUE SOURCES

The Department of Housing and Urban Development (HUD) is the federal agency primarily responsible for housing programs and community development. Though many of its programs are directed to larger cities and urban areas, the Village of Slinger does qualify for some available funds. Specifically, HUD provides money to non-entitlement (i.e. communities with populations less than 50,000) communities through grants.

The United States Department of Agriculture-Rural Development (USDA-RD) provides a variety of housing and community development programs for rural areas. Its programs are generally available to communities with populations of 10,000 or less. It provides support for rental housing development, direct and guaranteed mortgage loans for homebuyers, and support for self-help and cooperative housing development. Furthermore, the Veteran's Administration also offers low interest loan opportunities for homeowners.

STATE PROGRAMS AND REVENUE SOURCES

Beyond the funds distributed through HUD, there are several state-funded programs that can potentially be used to finance housing improvements. These include:

- The Housing Cost Reduction Initiative (HCRI) funds activities such as emergency rental aid, homeless prevention efforts, and related housing initiatives. Further information on these programs can be obtained by contacting WHEDA.
- The Wisconsin Community Development Block Grant (CDBG) program provides grants to communities with populations of less than 50,000 for housing programs which principally benefit low- and moderate-income households. Funds are generally used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs.

In addition, the Wisconsin Housing and Economic Development Authority (WHEDA) helps with housing affordability issues. WHEDA is a quasi-governmental agency that finances housing development through the sale of bonds. It provides home mortgage financing for first-time homebuyers and financing for multifamily housing. Specific programs evolve and change with the needs of the housing market.

LOCAL PROGRAMS AND REVENUE SOURCES

The Village of Slinger can affect the type and cost of housing available in the community through local regulations and policies. One technique for ensuring a range of housing choice is to provide a variety of densities and lot sizes. This is regulated through the Village's subdivision and zoning ordinances.

Coordination with Other Comprehensive Plan Elements

Housing directly affects most other elements of this comprehensive plan. Land Use, Utilities and Community Facilities, Transportation, Economic Development and Agricultural, Natural, and Cultural Resources are all elements directly affected by housing. The goals and policies set forth in this Housing Element will affect these elements and vice versa. Therefore, it is important that the elements are consistent and support one another.

LAND USE ELEMENT

Community design is one aspect of land use. With respect to residential areas, community design considerations can ensure that neighborhoods are attractive. This can be achieved through provisions for tree-lined streets, regular property maintenance, and Village ordinance enforcement. Strategies and current regulations are discussed in the Land Use Element of this Plan.

Location considerations are also an important aspect of land use planning. With respect to housing, resident needs should be an important consideration for housing. For example, seniors who may lack the ability to drive, desire housing locations that are within a walkable distance (less than ¼ mile) to grocery stores, pharmacies, and restaurants. Walkable access to churches and libraries is also highly desirable. Similarly, children who are not able to drive, depend on safe areas to walk and bicycle. Safe access to shopping, schools, parks and libraries is also highly desirable. In Slinger, given that the school buildings and library are clustered together, providing sidewalk and trail connections to these facilities from surrounding neighborhoods is important.

Walkable Communities

For more information about walkable communities, refer to the Future Land Use Chapter.

UTILITIES AND COMMUNITY FACILITIES

Improvements such as roads, sewers, water service, parks, recreational facilities and schools all need to be coordinated with housing decisions and vice versa. The best method to coordinate improvements is to follow the land use pattern presented on the Future Land Use Map as closely as possible; the Village has adopted a Capital Improvements Plan and Budget to support these efforts. This approach will greatly enhance the efficiency of capital improvements expenditures.

TRANSPORTATION

The location of housing affects commuting patterns and transportation costs and vice versa. The location of housing influences on which roads people drive or whether they need to drive at all. The affordability of housing also influences how far people must commute. If housing is not affordable, workers must commute from elsewhere. These factors were carefully considered in the Transportation Element to ensure compatibility with projected residential development.

Housing Goals, Objectives, and Policies

Based on the population projections and the predicted decrease in household size over that same period, it is estimated that there will be 1,085 additional housing units needed in the Village of Slinger by the year 2040. To ensure that these units are of a high quality, goals and objectives are included below based on input from Village staff, residents and the Planning Commission. These goals and objectives were developed to ensure that Slinger remains a great place to raise a family for the next 20+ years, with predominantly single family residential uses in a growing community environment; a community which is open to new development, and one which also respects the opportunity for all property owners to receive fair value for their land. Supporting policy statements are provided below.

GOALS

1. Enhance the environmental assets and residential atmosphere of the Village so that it continues to be an attractive place to live.
2. Maintain housing values over time.
3. Maintain an adequate supply of housing choices to serve residents of all ages, varied incomes and lifestyles, including but not limited to, independent and assisted living facilities for elderly and disabled residents.

OBJECTIVES

- Maintain a variety of housing choices for residents of varying incomes, ages, and lifestyle preferences.
- Promote medium and high-density infill development to maintain a walkable community atmosphere.
- Provide a broad range of housing densities, styles, types and price ranges to support economic development.
- Require high-quality design for multi-family developments.
- Support development of multi-family housing that contains primarily one-bedroom and two-bedroom units to provide housing options to the Village's workforce and senior citizens.
- Phase residential development in a manner consistent with public facility and service capacity.
- Promote development of an adequate supply of high-quality senior housing options.
- Promote residential uses in the upper stories of Downtown buildings to increase affordability and enhance the walkability of the Downtown area.

POLICIES

- Plan for multi-family housing in parts of the Village where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity.
- Direct new Village housing to areas that have convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- To encourage human interaction and to create a sense of place in the community, design new Village neighborhoods in accordance with traditional neighborhood design principles, as described in Chapter 9.

- Promote quality neighborhood design and layout in new residential areas, updating the subdivision ordinance as necessary.
- Require that the development of new neighborhoods matches the Village's desired housing mix. In general, not less than 60 percent of all new housing units in any *Planned Neighborhood* areas should be single family detached homes.
- Prohibit residential development in 100-year floodplain and wetland areas.
- Enforce residential codes and ordinances to ensure that properties are well maintained.
- Conduct an internal review of Village codes and ordinances every 5-years to consider amendments to address housing concerns.
- Educate residents about the importance of property maintenance by developing and distributing a brochure highlighting property maintenance techniques and benefits. Information should also be provided on the Village web site.
- Support existing public and private efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.
- Review and possibly update existing development controls to encourage housing that is easily adaptable for seniors and residents with disabilities and that policies do not prohibit affordable housing development.
- Market local desire for affordable, quality starter housing in the Village to area developers.

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TRANSPORTATION ELEMENT

Introduction

The Village of Slinger's transportation system consists of local roads, county and state highways, two railroad corridors and a network of sidewalks. Interstate 41 is the principal arterial connecting the Village to the greater region and areas beyond.

This chapter examines the transportation network, including a summary of existing transportation plans, studies, and assessments, as well as a series of recommendations to address future transportation needs and desires.

Wisconsin's Comprehensive Planning Law includes 14 goals for local comprehensive planning. The Village of Slinger believes that those goals listed below specifically relate to planning for transportation:

- Encouragement of neighborhood designs that support a range of transportation choices.
- Encouragement of coordination and cooperation among nearby units of government.
- Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit dependent and disabled citizens.

Transportation Vision

In 2040, the Village of Slinger provides a well-connected system of local streets, highways, and railroads that provide for the safe and efficient mobility of people and goods. Sidewalks and trails are an integral part of the transportation network - providing connections between neighborhoods and to nearby lakes, neighboring communities, schools, parks, and other facilities.

Inventory of Existing Transportation Facilities

This section profiles the different transportation choices available in the Village ranging from walking to interstate highways. Railroad, airplane and mass transit services are also discussed. Generally speaking, transportation facilities in the Village of Slinger provide a mix of facilities. Opportunities for safe pedestrian travel are abundant given sidewalks through most areas of the Village. For the most part, Slinger residents rely on their personal automobiles to meet their transportation needs. Other modes of transit, including light rail and air transportation are not available in the Village, nor are they likely to be developed given that the population and local businesses do not demand, nor can they support, these types of transportation services.

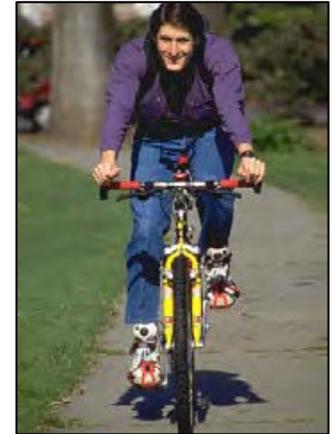
PEDESTRIAN FACILITIES

Generally, there are two classifications of walkers: people who walk for recreation/exercise and people who walk for transportation purposes. People who walk as their primary transportation choice are usually without alternatives (i.e. seniors and youth who cannot drive). Most people walk when it is convenient. Generally, walking is considered to be a convenient choice when destinations are within 10-15 minutes (1/2 mile or less). Given the community's layout, more particularly the central location of major facilities like schools, shopping, churches, parks, the library and post office, walking is a convenient option for many in the Village of Slinger.

Slinger is a community that provides many amenities to make walking a safe option for residents of all ages. The Village requires sidewalk installation in new residential developments and is seeking to complete missing sidewalk connections between developments.

CYCLING OPPORTUNITIES

A primary barrier to the decision to ride a bicycle is the rider's perception of safety and level of comfort on the road. The quality, connectivity, and volume of bicycle facilities in the community impacts these perceptions. Providing designated space for bicyclists, through on- and off-street facilities, creates a sense of separation from traffic and increases comfort levels for many riders. At this time, there are no off-road trails and limited on-street facilities in the Village. Without the appropriate accommodations for bicyclists, such as bike lanes, shared lanes, or shared-use paths, residents can be forced to ride in situations that are dangerous to themselves, pedestrians and automobile drivers.



SEWRPC's regional land use and transportation plan, Vision 2050, recommends that local communities expand the on-street bicycle network as the surface arterial system is resurfaced and reconstructed. Arterials in Slinger include STH 60, STH 144, STH 175, and STH 164. If feasible, reconstructed arterials should include through bicycle lanes, paved shoulders, widened outside travel lanes, or other enhanced bicycle facilities. The plan recommends an off-street bicycle path system to provide a well-connected regional network. Specifically, it recommends that cities and villages within the SEWRPC region with a population of 5,000 or more provide a system of off-street bicycle paths to provide connections to other urbanized areas. The plan identifies STH 60 in Slinger as potential on-street connection to potential off-street bicycle networks in Jackson to the east and Hartford to the west. It also identifies CTH NN as an on-street connection to West Bend to the northeast. It further recommends an on-street connection south to Waukesha County via Slinger Road to CTH E to CTH CC. More information about Vision 2050 can be found later in this chapter.

- **Local Trails.** Local trails are designed to complement the sidewalk system and provide additional choices for pedestrians, cyclists and outdoor enthusiasts. The trails traverse the Village to link together residential areas and public and private park and recreation facilities, public and private schools, and the downtown district. It is also envisioned that local trails would connect with the trail facilities of Pike Lake State Park and the Heritage Trails County Park, as well as, the Ice Age Trail. This interlinked network of trails would provide Slinger residents opportunities for a wider array of trail oriented recreational pursuits, such as hiking and biking, as well as safe and convenient access to major local activity centers.
- **Ice Age National Scenic Trail.** The 1,200-mile Ice Age National Scenic Trail follows the glacial moraines stretching from Door County to and through the Kettle Moraine area in Southeastern Wisconsin. The Trail is a work in progress, with over 600 miles of yellow-blazed Ice Age Trail segments and more than 500 miles of unmarked connecting routes. The trail passes through Slinger and serves as a connection between the Polk Kames and the Pike Lake State Forest. The 1.5-mile Slinger Segment starts from the CTH CC/STH 60 intersection heading northeast on an abandoned road that leads to Howard Avenue and continues east to Kettle Moraine Drive and into the Village of Slinger. The segment passes Community Park before reaching its endpoint at the Cedar Creek Road intersection and connecting to the Pike Lake segment of the Trail. The Village is in the process of adding a trailhead in Community Park.

- **WisDOT Bicycle Corridors Plan 2020.** This document identifies bicycle trail priorities along State Trunk Highways. The plan calls for a bicycle trail segment to be established between Hartford and Slinger parallel to STH 60 and STH 144. This route was identified to provide a safe crossing over I-41. This trail is also recommended to connect to Pike Lake State Park.

Map 1: Trail and Sidewalk Facilities Plan illustrates the recommended locations of the Ice Age National Scenic Trail and local recreation trails/bike lanes through Slinger. An in-depth study, considering such pertinent factors as topographic constraints, stormwater conveyance, and minimum right of way requirements should be conducted to determine the precise location and type of trail facility to be provided. Wherever possible, off-street street multi-use trails should be developed as opposed to on-street bicycle lanes.

RAILROAD CORRIDORS

There are two railroad corridors in Slinger. One of the lines is operated by Canadian National and the other is operated by Wisconsin Southern. Both railways are common carriers and can serve as a catalyst for the continued development of Slinger.

Access to the railways is valued by the Village (refer to the Values in Chapter 1).



STREETS AND HIGHWAYS

Streets and highways are classified according to their primary function, either to move vehicles or to serve adjacent land. Arterials accommodate the movement of vehicles, while local roads are designed to provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local roads. The descriptions of the functional classes provided are from the Transportation Planning Resource Guide, prepared by WisDOT.

Facilities classified under the Federal Aids Secondary System (county trunks and state highways) qualify for federal aid for capital projects involving construction, reconstruction or repair. State highway aids are available to communities for construction and maintenance.

- **Principal Arterials.** Serve interstate and interregional trips. These routes generally serve all urban and other areas greater than 5,000 population. I-41 is the principal arterial in the Village.
- **Minor Arterials.** In conjunction with principal arterials, minor arterials serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements. Minor arterials in Slinger include STH 60, STH 144, STH 175, and STH 164.

Streets and Highway Classification

Streets and highways are classified according to their primary function, either to move vehicles or to serve adjacent land.

- **Principal Arterials** – serve interstate and interregional trips. These routes are in areas with populations greater than 5,000.
- **Minor Arterials** – accommodate inter-regional and inter-area traffic movements, often in conjunction with principal arterials.
- **Major Collectors** – provide service to moderate sized communities and other intra- area traffic generators. Many county trunk highways fall into this classification.
- **Minor Collectors** – these roads collect traffic from local roads and provide links to all remaining portions of smaller communities and other higher function roads.

- **Major Collectors.** Major collectors provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes. Cedar Creek Road is a major collector in Slinger.
- **Minor Collectors.** These types of roads collect traffic from local roads, and provide links to all remaining portions of smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the Village include: Hilldale Road, Hartford Road, and Slinger Road.
- **Local Roads.** The remaining roads in the Village are local. They provide direct access to residential, commercial and industrial uses within the Village.

Available traffic volume information at key intersections is provided on Map 2: Existing Transportation Network.

MASS TRANSIT

Mass transit via a regular bus route, high-speed train, or the like is not currently available in the Village of Slinger. SEWRPC's Vision 2050: A Regional Land Use and Transportation Plan recommends significant improvement to and expansion of public transit in southeastern Wisconsin, including extension of a commuter bus that would connect Slinger and neighboring communities to other communities along I-41 and downtown Milwaukee. The plan also recommends a series of park and rides along this route.

Beyond the planned regional transit system, an existing park and ride lot is located just beyond the Village limits on CTH K, west of I-41. While not part of the regional transit system, Village residents can use this lot to carpool. WisDOT has purchased land for a future park and ride lot near the I-41 ramps on STH 60. The development of this potential park and ride is beyond the planning period for this Plan.

Residents in need of transit service may also use taxis. Washington County sponsors a shared-ride taxi service, which is available to all residents of the County. Washington County also sponsors a weekday commuter express service from locations in West Bend, Richfield, and Germantown to provide bus transit to Wisconsin Avenue in Downtown Milwaukee, Marquette University, Marquette University High School, Clement Zablocki VA Medical Center, Milwaukee Regional Medical Center, and Milwaukee County Research Park.

WATER TRANSPORTATION

There are no water features in the Village deep enough or wide enough to support water-based transportation opportunities. The nearest water access port is in Milwaukee.

TRUCK TRANSPORTATION

The highway corridors extending through the Village are the primary truck routes. WisDOT has officially designated STH 60, STH 175, STH 144 and I-41 as truck routes. This designation is based on the design of the roadway to withstand truck weight and traffic. Local truck traffic is found on several other county trunk roads in the Village, but it is much more limited in volume than the truck traffic on these highways.

AIRPORTS

There are no airports in the Village and no plans to establish any in the future. The nearest airports are Hartford Municipal Airport and West Bend Municipal Airport. The nearest passenger airport is Milwaukee's General Mitchell International Airport. What follows is a profile of area airport facilities.

- **Hartford Municipal Airport.** About 105 aircraft regularly use the facility, most of which are single engine planes, along with a few multi-engine planes, gliders and ultralights. The Hartford Municipal Airport has two runways. One is 3,001 feet long and the other is 2,250 feet. The longer runway is paved, the other has a turf surface.
- **West Bend Municipal Airport.** The West Bend Municipal Airport, located three miles east of West Bend, currently consists of two runways - the existing primary runway (Runway 13/31) measures 4,500 by 75-feet and the secondary runway (Runway 6/24) is 3,900-feet long and 75-feet wide.

West Bend Municipal Airport serves West Bend and Washington County and is owned by the City of West Bend. The facility is classified as a general utility-corporate airport that is designed to handle single and twin-engine aircraft, as well as, corporate jets. West Bend does not have scheduled air carrier services. Hanger space is available at the airport along with tie- down areas.

- **General Mitchell International Airport.** The Milwaukee County Airport, General Mitchell International, is the largest and busiest airport in the State of Wisconsin. Eighty percent of Wisconsin commercial operations occur at the General Mitchell, which operates 24 hours per day, seven days per week. General Mitchell's 14 airlines offer roughly 200 daily departures (plus 200 daily arrivals). Approximately 90 cities are served nonstop or direct from the airport. General Mitchell International Airport is owned by Milwaukee County and operated by the Department of Public Works, Airport Division, under the policy direction of the Milwaukee County Executive and the County Board of Supervisors. The airport is entirely funded by user fees; no property tax dollars are used for the airport's capital improvements or for its day-to-day operation.

According to the *WisDOT State Airport System Plan for 2030*, General Mitchell International Airport will continue to provide air carrier and air cargo service through 2030 and beyond. The airport will continue to be the premier facility in the state's air transportation system. Based on the information provided in the *WisDOT State Airport System Plan for 2030*, commercial operations are projected to decline each year (and statewide), largely to due to changes in the airline industry. Hartford and West Bend Municipal Airports will retain their current classifications as general utility and transport/corporate airports. This means that the airports are not expected to experience a significant change in annual operations or facilities.

Recommended Transportation System Improvements

Table 17 describes transportation improvement projects anticipated within the 20-year planning period in the Village. The projects, along with potential local street connections are identified on the Recommended Transportation System Improvements Map. Additional information about area transportation improvements is provided in the "Summary of Existing Transportation Plans" section of this chapter.

Table 17: Recommended Transportation Improvements

Facility	Segment	Recommended Improvement
I-41/STH 60	Interchange	WisDOT to reconstruct ramps with signalization
STH 60/CTH C	Intersection	Construct intersection improvements to significantly improve capacity and safety.
STH 164	From STH 60 South	Expand to 4 lanes
STH 175	Through Village	Resurface or reconstruct to provide essentially the same capacity with possible intersection improvements and possible pedestrian and bicycle trail facilities where necessary
CTH AA/ Cedar Creek Road	I-41 east to CTH Z	Resurface or reconstruct to provide essentially the same capacity and possible intersection improvements and provide trail segment
CTH CC	From STH 60 south to Sherman Road	Resurface or reconstruct to provide essentially the same capacity NOTE: Resurfacing will be done by Washington County
Arthur Road	From CTH NN, over I-41, to Hartford Intersection with Kettle Moraine Road and with STH 175	Reconstruct from 2-lane rural to 2-lane urban section Construct new bridge over railroad Reconstruct and improve intersection and drainage improvements
Hartford Road/ Hilldale Drive	From Kettle Moraine Drive west to Kettle Moraine Road	Resurface or reconstruct to provide essentially the same capacity with bicycle/pedestrian trail
Bonnie Lane	From STH 60 south to Sherman Road	Resurface or reconstruct to provide essentially the same capacity and drainage improvements
Frontage Road/Addison Road	From Arthur north to CTH K	Upgrade from 2-lane rural to 2-lane collector with intersection improvements and paved shoulder for bicycle/pedestrian trail
Howard Avenue	From Hartford Road to STH 60 and intersection with STH 60	Construct segment to connect Howard Ave. from Hartford Road to STH 60 with intersection improvement at STH 60, Kettle View Court, and Howard Ave.
Bicycle Ways Associated with Street of Highway Rights-of Way	Pike Lake State Park to STH 175 via STH 60 Sherman Road to eastern plan area limits Bonnie Lane from STH 60 to Sherman Road STH 144 from STH 60 to CTH NN CTH NN between STH 144 and northern plan area limits	Paved shoulder or separated bicycle/pedestrian trail NOTE: Trail segments identified are included on 2020 Bicycle Way System Plan Map for Washington County included within the Park and Open Space Plan for Washington County adopted March 2004.
Bicycle Way	From Sherman Road to CTH E (Section 29)	Bicycle way associated with natural resource corridor
Lovers Lane	I-41 to STH 60	Reconstruct to urban 2-lane section
Stoney Lane	Woodland Way to CTH C	Reconstruct to urban 2-lane section and drainage improvements
Hillside Road Connector	STH 60 to Hillside Road	Construct segment to connect STH 60 to Hillside Road as a 2-lane urban collector
Hillside Road	I-41 southward	Reconstruct to 2-lane urban section
Sherman Road	CTH CC to Scenic Road	Reconstruct to 2-lane urban section with intersection improvements and a bicycle/pedestrian trail

Arthur Road

The Village of Slinger Comprehensive Plan recommends that Arthur Road be reconstructed from a two-lane rural road to a two-lane urban section including turning lanes and a roundabout at its intersection with STH 175 and Kettle Moraine Road. These improvements would be made along the current route alignment of Arthur Road and are generally in accord with the Intergovernmental Agreement between the Village and the City of Hartford.

The Village is planning a business/industrial park north of Arthur Road. In order to improve access and accommodate increased truck traffic to the business park, the CTH K interchange north of the Village will need to be improved. This could be accomplished as either a standalone project or in conjunction with Washington County. Additionally, Kettle Moraine Road would need to be improved to accommodate truck traffic from the business park into central Slinger.

Summary of Existing Transportation Plans

WISDOT STATE HIGHWAY PLAN 2020

Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, developed the WisDOT State Highway Plan 2020, a 21-year strategic plan which considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs.

The plan indicates that STH 60, between I41 and STH 151 (including the segment through Slinger), will experience moderate congestion if improvements are not made. STH 60, spanning east from USH I41 to USH 45, is expected to experience severe congestion. The report does not indicate that any other state highways in and around the Village will experience traffic congestion by 2020. Nor does the WisDOT Plan include upgrades to STH 60 as a project identified for funding through 2020. The plan has not been comprehensively updated since its adoption in 2000. Based on available revenue, inflation and legislative decisions, WisDOT prepares six-year capital improvement plan. This plan is updated annually to identify project priorities. WisDOT's 2018-2023 Six Year Highway Improvement Program identifies the following projects in the area of the Village of Slinger:

- 2018: Ramp rehabilitation at I-41/STH 60 interchange
- 2021-2023: Bridge rehabilitation in various locations in Washington County along STH 167,60,175, 33, and 164

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC)

Vision 2050: A Regional Land Use and Transportation Plan

In anticipation of the expected 370,000 new residents and 230,000 new jobs to arrive in Southeastern Wisconsin over the next three decades, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) completed *Vision 2050: A Regional Land Use and Transportation Plan* in 2016-2017. Slinger is part of this seven-county region addressed by this plan. In general, *Vision 2050* calls for more sustainable development by recommending compact development and multimodal transportation to preserve valuable land, improve walkability, and reduce transportation costs for residents. Reductions in traffic, construction costs, and infrastructure maintenance costs will result from this multimodal approach.

This plan envisions the widening of I-41 southeast of Slinger starting where USH 45 merges with I-41 and continuing through Milwaukee's freeway system. Another map in the plan places a new commuter bus route along this corridor with a park-and-ride facility located in Slinger. By adding new roads between Slinger and Hartford, as well as several new on-street bike lanes throughout the region, the Village will be connected more efficiently to neighboring municipalities by multiple modes of transportation. Additional improvements in freight infrastructure are recommended to facilitate commerce and safety throughout the regional transportation system.

A Jurisdictional Highway System Plan for Washington County: 2035

The *Washington County Jurisdictional Highway System Plan: 2035* was adopted in 2009. It contains an up-to-date functional arterial street and highway system plan containing recommendations concerning the general location, type, capacity, and service levels of the arterial street and highway facilities required to serve southeastern Wisconsin and Washington County to the year 2035. The plan also includes recommendations as to which level and agency of government should have jurisdictional responsibilities for each segment of arterial street and highway in Washington County.

In and around Slinger, the plan includes the following capacity improvement recommendations:

- Widen STH 60 to four lanes between I-41² and USH 45
- Widen I-41/45 from six to eight traffic lanes
- Extend Arthur Road east to Kettle Moraine Road by constructing two lanes on new alignment
- Extend Arthur Road southwest by constructing two lanes on new alignment

These recommended capacity improvements were carried forward into *Vision 2050*, SEWRPC's 2017 land use and transportation plan.

The Towns of Addison and Hartford expressed opposition to the planned Arthur Road extension to Kettle Moraine Road. CTH K was discussed in 2016 and 2017 as a possible STH 60 reliever route, and Washington County chose not to amend the *Washington County Jurisdictional Highway System Plan: 2035* to show this as the desired alternative.

In addition, the County plan includes the following jurisdictional transfer recommendations:

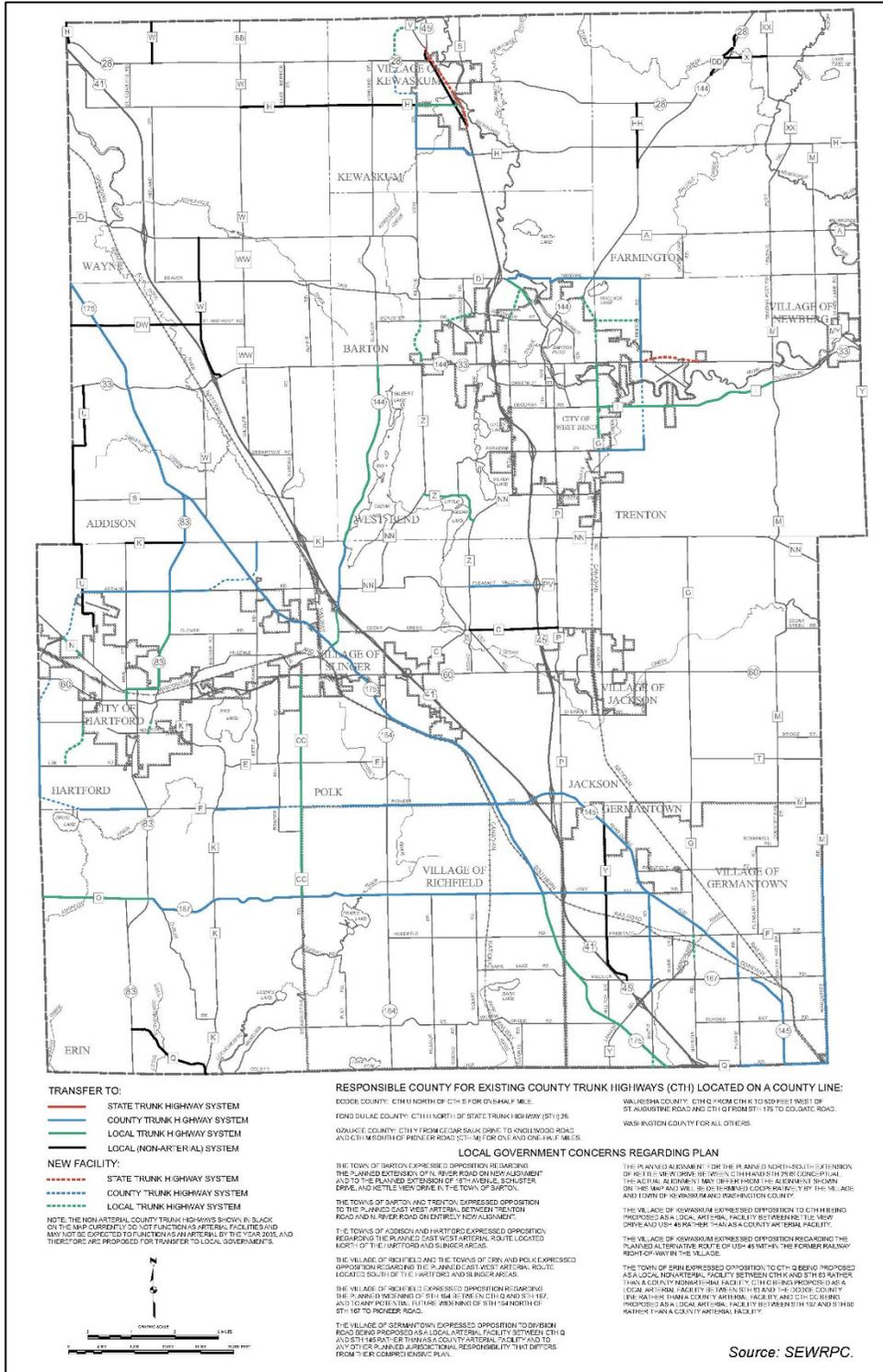
- Change CTH CC to local jurisdiction
- Change STH 175 to County jurisdiction
- Change Kettle Moraine Drive N between I-41 and USH 175 to local jurisdiction
- Change Arthur Road to County jurisdiction

Figure 3 is a map depicting the recommended jurisdictional transfers from the *Washington County Jurisdictional Highway System Plan: 2035*.

Vision 2050 also recommends that appropriate bicycle accommodation be provided on all arterial streets at the time a street is constructed or reconstructed. The regional plan also includes a recommended system plan that seeks to link population centers of 5,000 or more persons and would provide for bicycle travel within urbanized areas. The regional plan also recommends the construction of sidewalks in areas developed for urban uses, which would include the Village of Slinger. Local governments are encouraged to develop their own bicycle and pedestrian plans, and land use plans should promote compact development to improve walkability and bikeability.

² The plan was written before USH 41 was designated as a U.S. Interstate.

**Figure 3: Recommended Changes in Jurisdictional Responsibility
(Washington County Jurisdictional Highway System Plan: 2035)**



COMPARISON TO STATE AND REGIONAL PLANS

Generally, there is a division in jurisdiction related to transportation facilities and services (i.e. County Roads, State Highways, and Village Roads). The transportation network in the Village of Slinger requires coordination between these jurisdictions to work efficiently. The Village’s transportation goals, policies, objectives and programs seek to complement state and regional transportation goals, objectives, policies and programs by providing local transportation facilities and services that connect to county/regional and state facilities.

PAVEMENT SURFACE EVALUATION AND RATING (PASER)

In 2015, the Village of Slinger completed a Pavement Surface Evaluation and Rating (PASER) for all Village of Slinger roads in accordance with WisDOT requirements. PASER ratings are reported to the WisDOT in odd-numbered years. PASER is a visual inspection system to develop a condition rating for community roads. PASER is an important tool for planning because it gives a picture of road conditions on all roads and can identify candidates for maintenance and rehabilitation. Surface defects, cracking and potholes are all examined during a typical PASER evaluation.

Paved Roads are rated 1 to10 based on their condition.

Table 18: PASER Ratings and Maintenance Needs

Paved Road Ratings	Need(s)
9 & 10	no maintenance required
7 & 8	routine maintenance, crack sealing and minor patching
5 & 6	preservative treatments (seal coating)
3 & 4	structural improvement and leveling (overlay or recycling)
1 & 2	reconstruction

Table 19 provides a summary of the PASER ratings in the Village. According to the PASER manual, it is recommended that communities strive to attain a rating of “7” for all roads. Likewise, the Village of Slinger places a strong priority on maintaining local roads. The Village Board should continue to use the PASER results during its annual update of the Village of Slinger Capital Improvements Plan and Budget to effectively plan for road improvements in relation to other Village spending needs.

Table 19: PASER Ratings

Street Name	SUFFIX	DIR.	From	SUFFIX	DIR.	2015 Rating
Woodview	Ct		Fairview	Ct		1
Access	Rd		200 ft W/O Maple	Ave	S	2
Arthur	Rd		E/S Railroad Bridge			2
Arthur	Rd		200 ft E/O E/S Railroad Bridge			2
Arthur	Rd		W/S Bayberry			2
Century	Ct		Charolais	Dr		2
Charolais	Dr		W. Commerce	Blvd		2
Fairview	Ct		St. Paul	Dr		2
Hartford	Rd		James	St		2
Howard	Ave		Hartford	Rd		2
Lawndale	Ave		Oak	St		2
Lovers	Ln	(E/S)	Cul De Sac N/O I-41			2
Nordic	Ln		Glacier	Pass		2
Polk	St		Kettle Moraine	Dr	S	2
Polk	St		785 ft E/O Beine	St		2
Speedway	Ct		Cedar Creek	Rd		2

Street Name	SUFFIX	DIR.	From	SUFFIX	DIR.	2015 Rating
St. Paul	Dr		105 ft E/O Washington	St		2
Water	St		Elm	St		2
Whitetail	Ct		Charolais	Dr		2
Access	Rd		455 ft W/O Maple	Ave	S	3
Backwoods	Cir		Farmlane	Dr		3
Chestnut	St		Kettle Moraine	Dr	S	3
Elm	St		Polk	St		3
Elm	St		Water	St		3
Farmlane	Dr		STH 175			3
Glacier	Pass		Olympic	Dr		3
Glen View	Ct	N	Glen View	Ln		3
Guernsey	Ct		Charolais	Dr		3
Hartford	Rd		1,500 ft W/O RR			3
Hartford	Rd		Railroad			3
Hillside	Rd	(E/S)	Sherman	Rd		3
Hillside	Rd	(E/S)	STH 175			3
Sherman	Rd	(N/S)	Hillside	Rd		3
Spur	Rd		STH 175			3
Sunrise	Ct		Farmlane	Dr		3
Water	St		Kettle Moraine	Dr		3
Weil	Dr		W. Washington	St		3
Winter	Ln		Kettle Moraine	Dr		3
Hartford	St		Water	St		4
Hill	Alley		Kettle Moraine	Dr	S	4
James	St		Hartford	Rd		4
Kettle Moraine	Rd		Arthur	Rd		4
Slinger	Rd		STH 60			4
Slinger	Rd		STH 60			4
Washington	St	W	Oak	St		4
Arthur	Rd		STH 175			5
Bonnie	Ln		Commerce	Bldv		5
Glen Hill	Dr		E. Washington	St		5
Glen View	Ln		Glen Hill	Dr		5
Grandview	Dr		Hillside	Rd		5
Grandview Dr Access	Rd		690 ft N/O Highland	Ct		5
Highland	Ct		Grandview	Dr		5
Info	Hwy		Industrial	Dr		5
Kettle Moraine	Dr	N	168 ft N/O Community	Dr		5
Kettle Moraine	Dr	N	Heder	Dr		5
Kettle Moraine	Dr	N	Cedar Creek	Rd		5
Lou's	Way		Commerce	Bldv		5
Nordic	Ct		Elly's	Way		5
Oak	Terrace		Oakview	Dr		5
Parkway	Dr		Commerce	Bldv	E	5
Polk	St		Beine	St		5
Ravine	Ct		Grandview	Dr		5
Timberline	Dr		Nordic	Ln		5
Washington	St	E	200 ft N/O STH 60			5
Winfield	Ct		Weil	Dr		5
Baehring	Dr		Parkway	Dr		6
Bayberry	Ln		Arthur	Rd		6
Beau's	Bay		Elly's	Way		6
Cedar Bluffs	Dr		CTH C			6
Cedar Bluffs	Ct		Cedar Bluffs	Dr		6
Corporate	Dr		E. Washington	St		6

Street Name	SUFFIX	DIR.	From	SUFFIX	DIR.	2015 Rating
Elly's	Way		Lover's	Ln		6
Enterprise	Dr		Commerce	Blvd		6
Glen View	Ct	S	Glen View	Ln		6
Heder	Dr		Kettle Moraine	Dr	N	6
Hillside	Rd		North Hollow	Cir		6
Industrial	Dr		Commerce	Blvd		6
Kettle Moraine	Dr	S	60 ft S/O Chestnut	St		6
Lover's	Ln	(W/S)	Ellys	Way		6
Maple	Ct		Heder	Dr		6
Maple	Ave	N	W. Washington	St		6
Nordic	Ln		Timberline	Dr		6
North Hollow	Cir		Hillside	Rd		6
Oakview	Dr		E. Washington	St		6
Olympic	Dr		Glacier	Pass		6
Park	Ave		325 ft S/O Elm	Ave	N	6
Park	Ct		Kettle Moraine	Dr	S	6
Pine Cove	Ct		American Eagle	Dr		6
Polk	St		Hartford	St		6
Royal Oak	Ct		Bayberry	Ln		6
Sara's	Ct		Lou's	Way		6
Sherman	Rd		750 ft E/O Hillside	Rd		6
Ski View	Ct		Heder	Dr		6
South Hollow	Cir		Sherman	Rd		6
Stoney	Ln		American Eagle	Dr		6
Tennies	Dr		Kettle Moraine	Dr		6
Timberline	Dr		Nordic	Ln		6
Washington	St	W	Kettle Moraine	Dr		6
Washington	St		60 ft W/O Kettle Moraine	Dr		6
Weil	Dr		315 ft S/O Winfield	Ct		6
American Eagle	Dr		CTH C			7
American Eagle	Dr		Pine Cove	Ct		7
Arthur	Rd		Kettle Moraine	Rd		7
Arthur	Rd		Kettle Moraine	Rd		7
Beine	St		E. Washington	St		7
Buchanan	St		Kettle Moraine	Dr	S	7
Cedar Creek	Rd		100 ft E/O Speedway	Ct		7
Cedar Creek	Rd		Kettle Moraine	Dr	N	7
Ellys	Way		160 ft E/O Beaus	Bay		7
Elm	Ave		Maple	Ave	N	7
Glacial	Dr		Glacier	Pass		7
High Ridge	Ct		Hunters Crossing		S	7
Highview	Dr		Oakview	Dr		7
Hunters Crossing		E	Kettle Moraine	Rd		7
Hunters Crossing	Ct		Kettle Moraine	Rd		7
Hunters Crossing		N	Hunters Crossing		S	7
Hunters Crossing		S	Hunters Crossing		N	7
Kettle Moraine	Dr	N	Washington	St		7
Kettle Moraine	Dr	S	Commerce	Blvd		7
Lover's	Ln	(W/S)	Commerce	Blvd		7
Nordic	Ln		165 ft N/O Glacier	Pass		7
Nordic	Ln		725 ft N/O Glacier	Pass		7
Oak	St		W. Washington	St		7
Oak	St		Chestnut	Dr		7
Overlook	Dr		Pavement Change	Dr		7
Park	Ave		Elm	Ave		7

Street Name	SUFFIX	DIR.	From	SUFFIX	DIR.	2015 Rating
Pine	Terrace		Hunters Crossing		N	7
Spruce	Ave		W. Washington	St		7
Spur	Rd		Kettle Moraine	Rd		7
St Paul	Dr		Washington	St		7
St Paul	Dr		955 ft E/O Washington	St		7
Storck	St		Kettle Moraine	Dr	S	7
Whitetail	Cir		Hunters Crossing		S	7
Woodview	Ct	E	Lou's	Way		7
Woodview	Ct	W	Lou's	Way		7
Access	Rd		Maple	Ave	S	8
Cedar Crest	Ln		Cedar Bluffs	Dr		8
Cedar Crest	Dr		Cedar Bluffs	Dr		8
Chestnut	St		Kettle Moraine	Dr	S	8
Community	Dr		Kettle Moraine	Dr	N	8
Countryside	Dr		Farmstead	Dr		8
Countryside	Dr		STH 175			8
Farmstead	Ct		Countryside	Dr		8
Farmstead	Dr		Countryside	Dr		8
Hartford	Rd		Kettle Moraine	Dr	S	8
Kettle Moraine	Dr	N	400 ft N/O Forestview	Dr		8
Lambert	Dr		Farmstead	Dr		8
Lawndale	Ave		595 ft West of Oak St			8
Liberty	Way		American Eagle	Drive		8
Liberty	Way		American Eagle	Drive		8
Maple	Ave	S	190 ft S/O Washington			8
Maple	Ave	S	W. Washington	St		8
Maple Grove	Terrace		CTH C			8
MBW	Rd		Hartford	Rd		8
Tuckaway	Dr		Hunters Crossing		S	8
Water	St		Kettle Moraine	Dr		8
Cedar Bluffs	Way		Cedar Bluffs	Dr		9
Elm	St		Chestnut	St		9
KMD Access	Dr		290 ft N/O Tennies	Dr		9
Central	Ave		E. Washington	St		10
Kettle Moraine	Rd		Spur	Rd		10
Kettle Moraine	Rd		1,330 Ft N/O Spur	Rd		10
Overlook	Dr		Kettle Moraine	Dr	N	10
Scenic	Ct		Scenic	Ave		10
Scenic	Ave		E. Washington	St		10
Scenic	Ct		Scenic	Ave		10
Scenic	Ave		Scenic	Ct		10

Source: 2015 PASER Rating System Report, Village of Slinger

Transportation Issues and Concerns

WALKING AND CYCLING CONNECTIONS

The many highways that transect the Village have traffic volumes that present a challenge to pedestrians and cyclists. These highways are a deterrent for walkers and recreational cyclists. This is particularly an issue with I-41. As the Village continues to expand east of I-41, considerations for safe pedestrian and cycling access to Village amenities west of I-41 must be considered. This may be achieved by following the WisDOT 2020 Bicycle Corridors Plan's recommendation to develop a crossing at STH 144.

Concerns have been raised that sidewalk connections are not continuous throughout the Village. The Village requires sidewalks for new development projects.

Map 1: Trail and Sidewalk Facilities Plan presented earlier in this chapter illustrates locations of potential local recreation trails, the Ice Age Trail, and on-road trails (bike lanes) along Lover's Lane, Kettle Moraine Roads and on public properties connecting Village amenities. These improvements would greatly expand opportunities for walking and cycling in and through the Village. Consistent with the recommendations provided by SEWRPC in *Vision 2050*, connections to regional trail systems are further recommended by this plan.

Key bicycle and pedestrian connections identified in the 2016 Economic Opportunity Analysis include a bicycle and pedestrian link from Downtown to the Arboretum at Cedar Bluffs and bicycle facilities along East Washington Street through the Village. The Village should work with the County to integrate roadside bicycle lanes on rural roads outside the Village limits to create better bicycle and pedestrian connections from the northwest and southeast portions of the Village.

LOCAL STREET CONNECTIVITY

Slinger is a community that is bisected by state and interstate highway corridors, railroad corridors and wetlands. This situation results in issues of connectivity throughout the Village. Of particular concern, is a lack of connection between subdivisions. In an attempt to begin to address this issue, Map 3: Planned Transportation Improvements illustrates locations for street connections between neighborhoods. The final design and alignment of these roadways would still be necessary, but this map should serve as a guide for determining where connections should be provided. Top priorities for improving connectivity identified in the 2016 Economic Opportunity Analysis include connecting American Eagle Drive to Lovers Lane and connecting Scenic Avenue to Community Drive.

TRANSPORTATION FOR SENIORS

It is not possible for the Village to invest in a bus service, nor is it probable Washington County will make this investment, given funding restrictions and limited demand.

Washington County currently sponsors a shared-ride taxi service that is available to all residents of the County. Additional transportation for seniors will require investment of private organizations (i.e. churches and senior housing providers), as well as, the efforts of volunteer networks. The Village of Slinger supports the efforts of these groups and individuals to meet senior transportation needs.

Map 1 Trails Facilities Plan

Village of Slinger Comprehensive Plan 2040

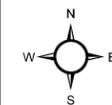
Bike and Pedestrian Trails

-  Ice Age Trail
-  Proposed Ice Age Trail Connector Route
-  Not Recommended for Pedestrian/Cycling Use
-  Recommended Recreation Trails or Bicycle Lanes

-  Rail
-  Village of Slinger (May 2017)
-  City of Hartford
-  Town Boundary
-  Roads
-  Surface Water

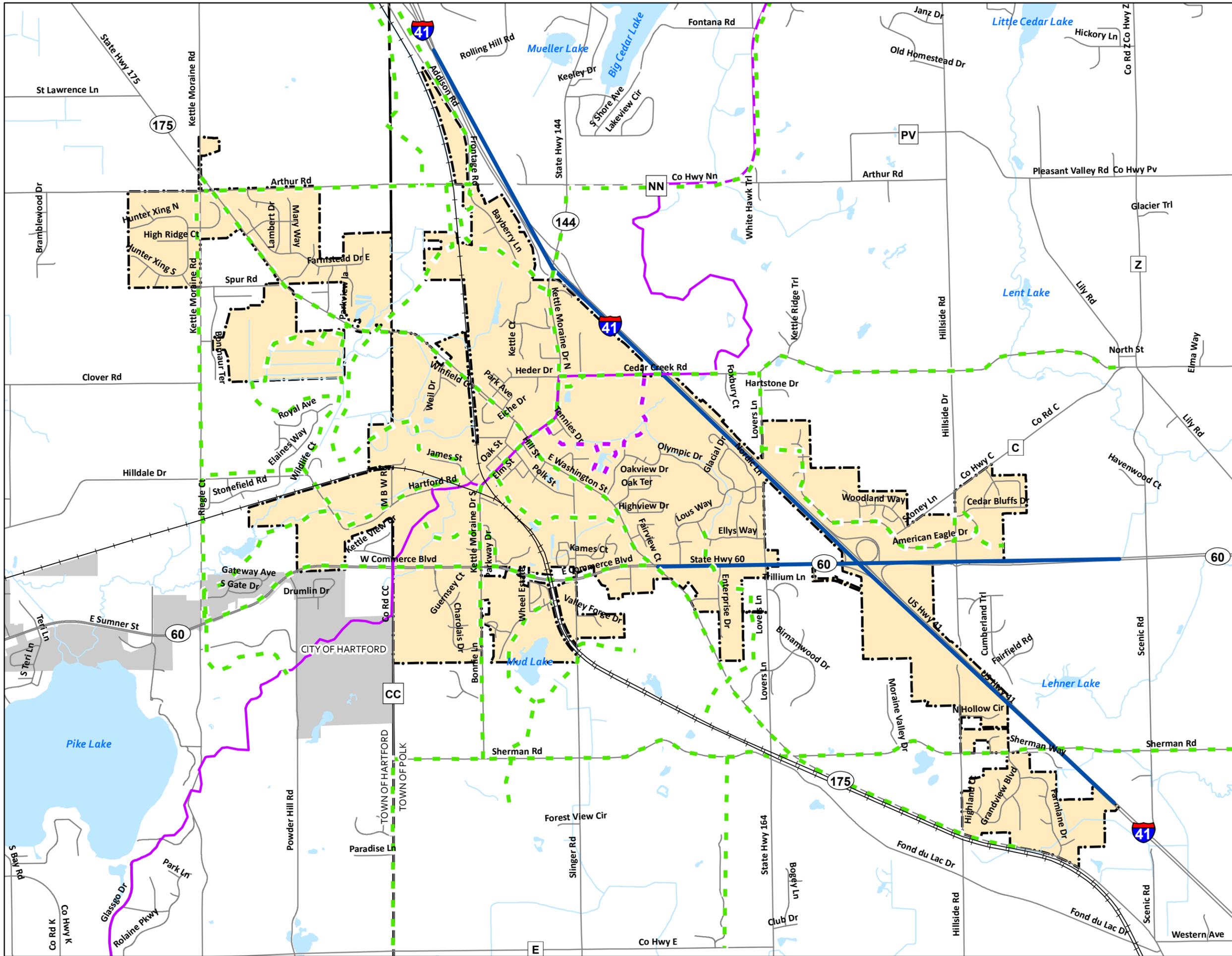
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Sources: SEWRPC, Washington County, US Census Bureau, Ice Age Trail Alliance, WisDOT



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TRAIL DEVELOPMENT

As described in the inventory section of this chapter, several potential trail routes have been identified in the Village. These trails are shown on Map 1.

Although sidewalks are present in many locations, trails are needed to complement sidewalks because:

- Sidewalk connections do not cover all areas of the Village.
- Sidewalks are situated, for the most part, along streets and roads. Alternatively, trails are located adjacent to natural areas. As a result, trails provide a more scenic and peaceful recreation environment.
- Sidewalk connections are not as direct as trail connections in some areas, particularly to gain access to regional parks.
- Sidewalks end at the Village limits. Cyclist and pedestrians need trails to continue through the region.

TRANSPORTATION BUDGETING

Another long-standing transportation issue in the Village of Slinger is the ever-present concern of road maintenance and improvement costs. These types of municipal activities are a major expense and can consume a large share of the limited Village budget. The Village has a capital improvements plan and budget to help effectively anticipate transportation costs over time. It is strongly recommended that the Village continue to use this tool during the life of the plan and beyond.

Coordination with Other Required Plan Elements

ISSUES AND OPPORTUNITIES

The Issues and Opportunities Element establishes the framework for planning – the overall future vision – the ideal from which this plan has been developed. That vision will impact the way the Village considers and approves changes to the transportation network. It will also guide Village participation in activities sponsored by WisDOT and Washington County. To realize the vision, and support the transportation vision presented in this chapter, the Village will seek to maintain its quality roads and expand pedestrian amenities, including trails.

HOUSING ELEMENT

The Village has a history of maintaining its roadways, requiring subdivision streets be built to minimum standards, and requiring developers to comply with local requirements. These controls, as well as the Village's commitment to sidewalk development, are important to the success of the transportation network and the local quality of living. Providing well-connected residential areas, including trails and sidewalks, invites people to move into and through the community.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Slinger has abundant areas of wetlands and floodplains as well as manmade park facilities. These amenities contribute to the character of the Village and quality of living. To provide access to these areas and to enhance enjoyment for residents, trail development is encouraged in this chapter.

UTILITIES AND COMMUNITY FACILITIES

There is a close relationship between the Transportation Element and the Utilities and Community Facilities Element, as transportation facilities are one type of community facility. For instance, in this

chapter, local trails and sidewalks are encouraged. Likewise, the location of trail routes should be coordinated with utility easements and recreational amenities identified in the Utilities and Community Facilities Element. Additionally, storm water management policies and practices are profiled in the Utilities and Community Facilities Element. Roads and other hard-surface transportation improvements (i.e. sidewalks, parking areas, etc.) have the potential to impact storm water runoff.

ECONOMIC DEVELOPMENT

Providing a quality transportation system is important to the success of any business. Just as businesses need good access, employees also want to be able to efficiently access their places of employment. Lack of access to employment opportunities may affect individual decisions to seek employment or live in a community. In the Village of Slinger, these issues were carefully considered, particularly with respect to the location of new commercial and industrial development. The local solutions to these issues are reflected on the Future Land Use Map (Map 10).

LAND USE

While transportation improvements generally respond to changes in land use, they also have the potential to directly and indirectly affect land development either by inducing new development or altering the pattern of existing development. Although transportation is not the only influence on land use, it is important to be aware that decisions regarding the transportation system may impact land use both directly and indirectly. Direct impacts that are caused by the construction of a new transportation facility, changes to an existing facility, and/or decision to change traffic patterns along a facility. These may result in positive or negative impacts. Transportation facilities were an important factor in the land use planning decisions reflected on the Future Land Use Map (Map 10).

INTERGOVERNMENTAL COOPERATION

The transportation network in Slinger consists of many elements that are not controlled directly by the Village. For example, county trunk highways, state highways, and air transportation choices are all provided by other agencies and organizations. To ensure that transportation choices remain plentiful, Slinger will coordinate closely with SEWRPC and other agencies and jurisdictions.

IMPLEMENTATION

Using a capital improvements plan and budget, the costs of transportation improvements identified in this chapter can be addressed. The Village's capital improvements plan and budget will seek to not only plan for Village expenditures but also to locate grant and low-interest loan opportunities that may exist to fund needed improvements.

Transportation Goals, Objectives and Policies

It is the goal of the Village of Slinger that residents will enjoy safe streets and highways with minimal traffic congestion and safe bike/pedestrian routes and trails. Because the Village of Slinger has a limited amount of control over county roads and state highways, the transportation goals and objectives provided below relate to actions that the Village can control. The Village of Slinger will work, in accordance with the Intergovernmental Cooperation Element of the Wisconsin Comprehensive Planning Law, with Washington County and WisDOT to ensure that adequate community transportation facilities are available to serve the area. An overall transportation policy is provided below.

OVERALL TRANSPORTATION POLICY

Provide a broad range of transportation choices, including quality roads, highways, sidewalks and trails to meet the diverse needs of residents.

GOALS

1. Maintain and improve Village Roads in a timely and well-planned manner.
2. Be an active partner in transportation improvements made in the Village by Washington County, SEWRPC and WisDOT.
3. Enhance pedestrian and cycling routes and amenities available in the Village, particularly to meet the needs of children and seniors.

OBJECTIVES

1. In accordance with state law, using PASERWARE, evaluate all roads in the Village and continue to update ratings, as required.
2. Use the Village of Slinger Capital Improvements Plan and Budget to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (i.e. municipal building upgrades, equipment purchases, etc.).
3. Review the Transportation Network Map provided in this chapter periodically to ensure that it accurately reflects changes indicated on the Village's Official Map and current development plans.
4. Communicate and coordinate transportation improvements and plans with WisDOT, SEWRPC and Washington County Highway Department at any opportunity presented.
5. Provide copies of this plan and subsequent updates to WisDOT and Washington County.
6. Coordinate with Washington County and SEWRPC during the development of the County and Regional Comprehensive Plans to ensure that Village interests are represented, particularly with respect to road improvement schedules and rural transit opportunities.
7. Complete an inventory of all sidewalks in the Village of Slinger. This inventory should include the location, dimensions, and quality of sidewalks. Update this inventory as new sidewalks are developed.
8. Using the sidewalk inventory, devise a maintenance and construction schedule to be incorporated into the Village's Capital Improvement Program and Official Map.
9. Seek to establish additional sidewalk and local trail links with the Ice Age Trail through the Village.
10. Complete an in-depth trail development study considering topographic constraints, stormwater conveyance, and minimum right-of way requirements to determine the precise location and type of trail facilities to be developed in accordance with the recommendations on Recommended 2025 Village of Slinger Land Use Map.
11. Coordinate with Washington County and WisDOT so when improvements/reconstruction of county and state roads are scheduled, appropriate consideration is given to the development of bike paths and trails in accordance with adopted plans.

Transportation Strategic Initiative

Economic Opportunity Analysis Strategic Initiative: Improve Community Connectivity

In order to overcome the development challenges associated with the topography of the Kettle Moraine and the historic land use patterns resultant of it, the Village should attempt to incorporate automotive and pedestrian connections into all new development. Better physical connections will also lead to better community connections by encouraging activity and social interaction across Village neighborhoods.

PROJECTS:

- Connect American Eagle Drive to Lovers Lane.
- Connect Scenic Avenue to Community Drive.
- Install a bicycle and pedestrian connection that extends from Downtown to the Arboretum at Cedar Bluffs.
- Install bicycle facilities along East Washington Street through the Village and work with the county to integrate roadside bicycle lanes on rural cross sections outside the Village limits to create better connections from the northwest and southeast portions of the Village.

PROGRAMS:

- A. Develop a Slinger “Brand” and build a community marketing strategy
- B. Ensure connectivity within and between all future developments.
- C. Develop boundary agreements with towns to define common development expectations and goals at the borders between the communities.

Map 2 Existing Transportation Network

Village of Slinger Comprehensive Plan 2040

Road and Rail Classification

-  Interstate
-  Four-Lane State Highway
-  Two-Lane State Highway
-  County Highway
-  Local Road
-  Rail

Average Daily Trips (ADT)*

Year of ADT Reading

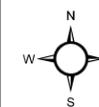
-  2010
-  2013
-  2016

*Numbers on map indicate average daily traffic volume (number of vehicles) for the most recent year for which a reading is available, using WisDOT traffic counts.

-  Village of Slinger (May 2017)
-  City of Hartford
-  Town Boundary
-  Surface Water

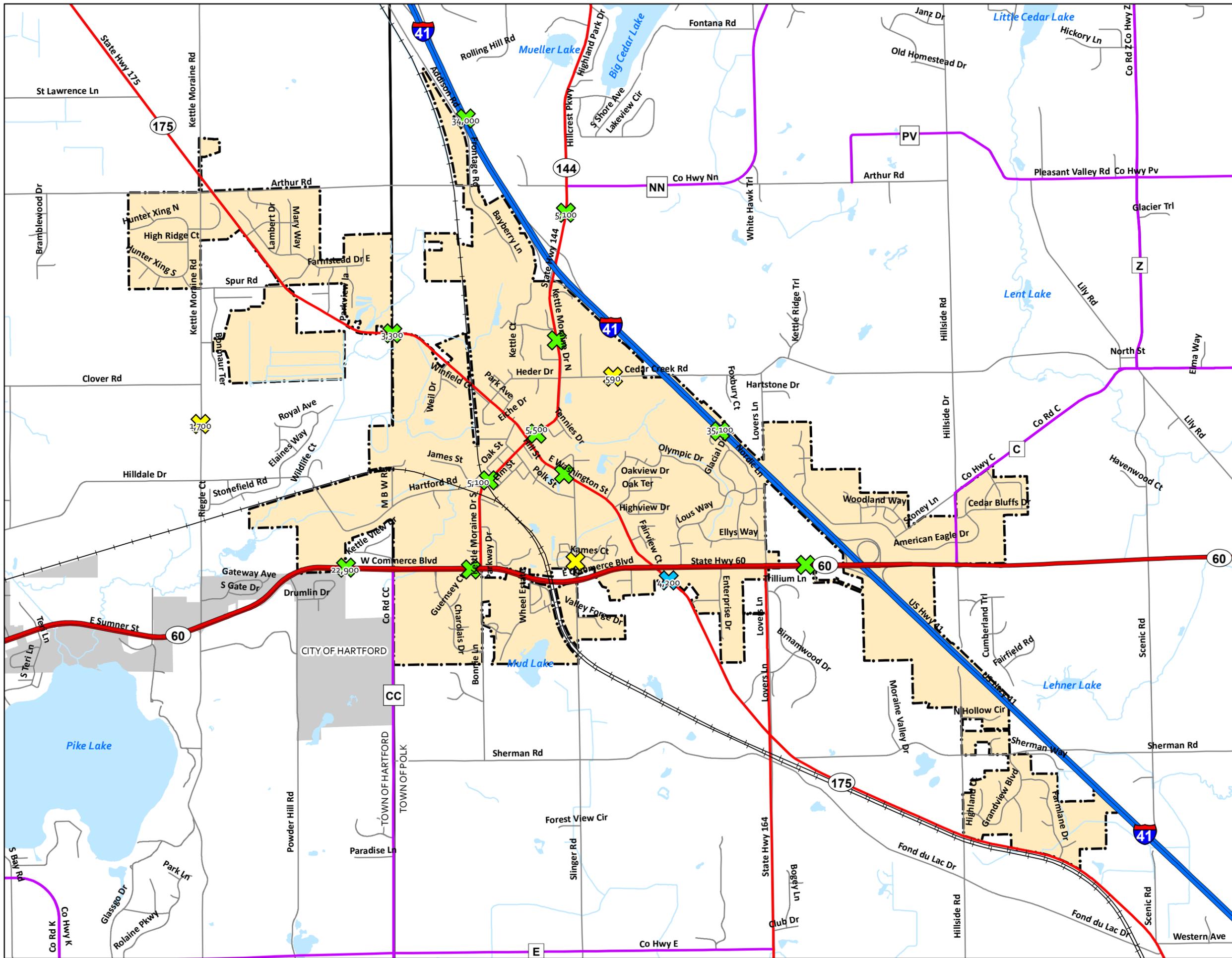
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Sources: SEWRPC, Washington County, US Census Bureau, WisDOT



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Map 3 Planned Transportation Improvements

Village of Slinger Comprehensive Plan 2040

Planned Transportation Facilities and Improvements

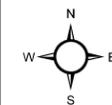
-  Ramp Reconfiguration
-  Resurface/Reconstruct
-  Future Collector Road
-  Future Road Extension
-  Upgrade Rural 2-Lane to Urban 2-Lane
-  Proposed Widening from 2 to 4 Lanes
-  Intersection Improvements
-  Planned Bridge

Note: See also Map 1 for Planned Bike/Pedestrian Facilities and Improvements

-  Roads
-  Rail
-  Village of Slinger (May 2017)
-  City of Hartford
-  Town Boundary
-  Surface Water

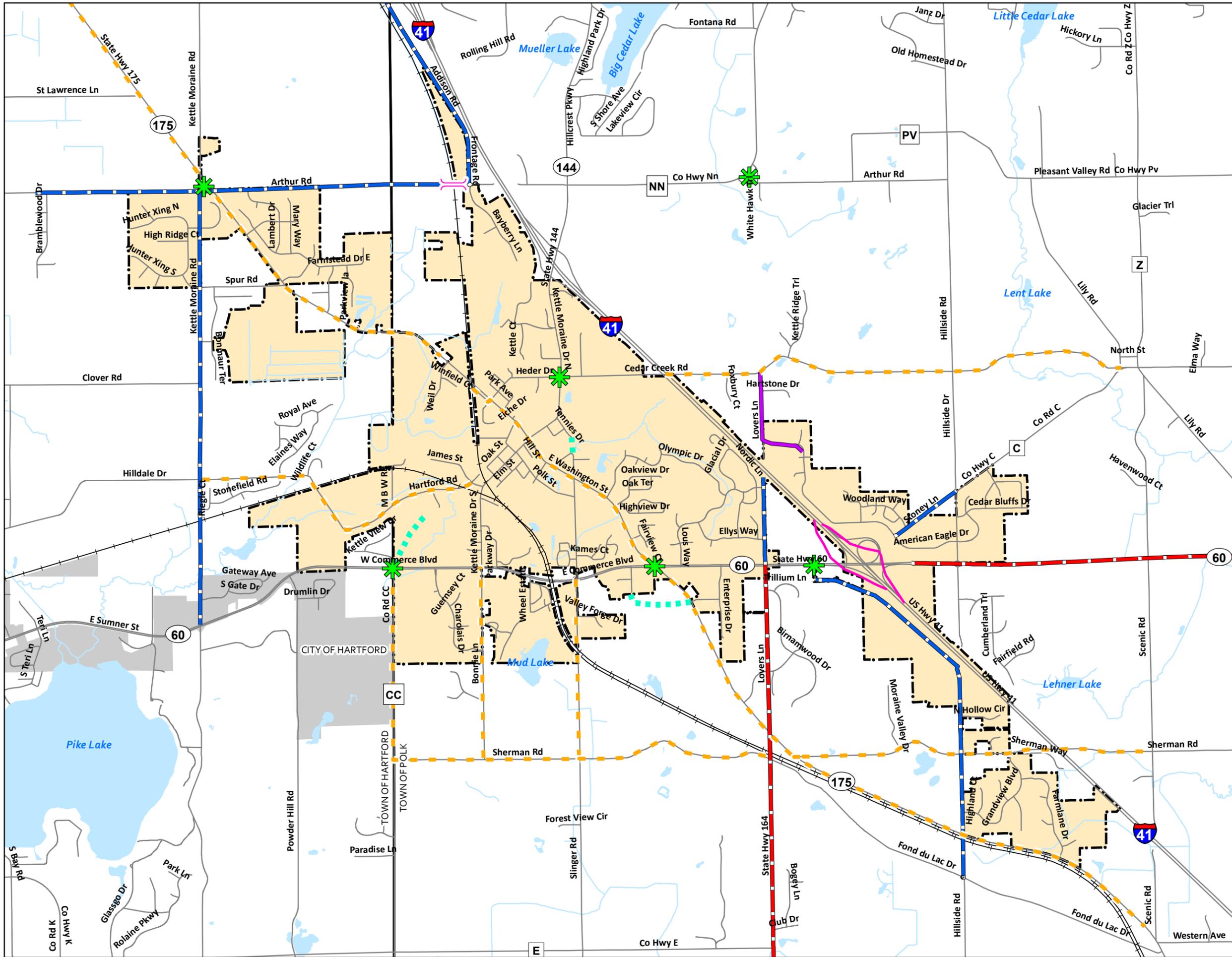
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Sources: SEWRPC, Washington County, US Census Bureau, WisDOT



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6.0 UTILITIES AND COMMUNITY FACILITIES

Introduction

Understanding the location, use and capacity of utilities and community facilities is an important consideration when planning. This information, coupled with the demographic trends and projections, provides a realistic picture of service supply and demand. The community facilities and utilities discussed in this chapter were carefully considered in the development of the Future Land Use Map.

Utilities and Community Facilities Vision

Slinger's commitment to superior services and facilities has allowed the Village to offer a superior quality of living to residents. As has been the tradition, the school district is the showcase feature of the community – attracting and supporting the Village's growth and development. Residents of all ages enjoy year-round access to abundant recreational opportunities, diverse library resources and quality health care.

In 2040, the Village has demonstrated that property taxes can be minimized, without jeopardizing public health and safety. By constantly striving to improve efficiencies in service delivery, pursuing shared services with neighboring communities, and collecting user fees, the Village has been able to reduce overall community costs.

Community services and infrastructure needs are closely coordinated. Local utilities efficiently serve development within the Village.

Wisconsin's Comprehensive Planning Law includes 14 goals for local comprehensive planning. The Village of Slinger believes that those goals from the planning law listed below specifically relate to planning for utilities and community facilities in Slinger:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Providing infrastructure and public service and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

SEWRPC suggests that communities address the following in preparing the Utilities and Community Facilities Element:

- The provision of centralized sewerage and water supply facilities for urban development, consistent with recommendations contained in regional plans and community plans. Current SEWRPC plans recognize Slinger as a community with a delineated sewer service area to accommodate urban development.
- The preparation of detailed stormwater management plans for logical sub basins within the framework of watersheds that provide recommendations to resolve flooding problems on an area wide basis. Stormwater management plans should ensure that the accommodation of new development and redevelopment will not jeopardize investment made in resolving existing flooding problems by contributing to increased flood flows. Detailed storm water management planning requires quantitative systems analysis to help determine the best combination of storage and conveyance improvements to achieve the desired result.
- Communities should adopt policies and ordinances to implement utility plans that are structured so as to ensure that new development pays its "fair share" in terms of providing the infrastructure needed to accommodate that development. Existing residents and taxpayers should not be expected to subsidize the cost of providing infrastructure to support new

development. By the same token, the costs associated with addressing existing utility and facility deficiencies should not be placed as a burden solely on new development.

- Communities should provide a level of law enforcement, fire suppression and emergency medical services appropriate to the intensity and type of development called for in the land use plan element.
- Communities should keep abreast of and, as may be appropriate, incorporate into local plans development proposals attendant to those utilities typically provided by the private sector. These include telecommunications facilities, electric power generation plants, health care facilities, childcare facilities, solid waste recycling and disposal facilities, and cemeteries.
- Communities should develop policies and procedures to ensure the coordinated timing of the provision of needed utility and community facilities with acceptance of new development and redevelopment, including land divisions.

Existing Utilities and Services Inventory– Location, Use, Capacity

What follows is a description of existing utilities and services available within the Village of Slinger. This section documents those utilities and services provided by the Village and private providers.

In 2003, the Village reached an inter-municipal services agreement with the City of Hartford that delineates where each municipality will be willing to install infrastructure in the future. The service agreement line is part of a larger picture that includes transportation corridors, electrical utility cooperation and others. The recommendations in this chapter reflect that agreement.

WASTEWATER COLLECTION & TREATMENT

The Slinger Wastewater Treatment Facility is designed to treat an average of 1.5 million gallons of sewage a day (MGD). The capacity is projected to accommodate Slinger's future residential, commercial, and industrial growth for the next 20 years. The facility utilizes biological, chemical, and physical treatment to meet Wisconsin Department of Natural Resources (DNR) effluent limits. Initial processes remove the larger, inorganic materials, followed by a biological system which is designed to duplicate and optimize nature's own naturally occurring treatment processes. At the end of the treatment process, the wastewater is passed through an ultra violet (UV) system for disinfection prior to discharging into a tributary of the Rubicon River. Biological solids generated during the treatment process are treated and recycled back into the environment.

The existing primary process includes three raw sewage pumps, a fine screen with a screenings compactor, and a grit removal system. The secondary process will effectively treat and remove organic materials within a 1.5 million-gallon aeration basin. In the aeration basin, naturally occurring bacteria and microorganisms present in wastewater are given optimum conditions to live and multiply, thereby cleansing the wastewater. Two, 60-foot diameter clarifiers separate the treated wastewater from the aeration basin microorganisms. The clarified wastewater flows through the UV light for disinfection prior to entering the tributary of the Rubicon River. In the wastewater process, solids, dissolved organics, excess microorganisms, and nutrients, such as phosphorus and nitrogen, are removed from the wastewater. Some of these pollutants are collected as a product called biosolids. The biosolids processing system includes a gravity thickener and two tanks with a 1.8 million-gallon biosolids storage capacity. The facility is computer controlled and monitored, which reduces power requirements and saves thousands of dollars annually. The facility utilizes a geothermal heating and cooling system to provide heating and air conditioning for the facility.

The Village of Slinger, with its three lift stations, is well positioned to meet the future wastewater treatment needs of a growing, progressive community.

STORMWATER MANAGEMENT

The urban development within the Village of Slinger is served by engineered storm sewer systems along with vegetated swales and stormwater ponds. The overall drainage system includes nearly 40 man-made stormwater ponds of various sizes serving the Village. The Village of Slinger is located in three separate drainage subwatersheds.

The portion of the Village generally located east of Lovers Lane and north of I-41 is located within the Cedar Lake and Cedar Creek subwatershed. Approximately 320 acres of the Village of Slinger are located within this drainage area and stormwater eventually drains to the Milwaukee River and ultimately to Lake Michigan.

Most of the Village of Slinger is located within the Rubicon River subwatershed. Nearly 1,400 acres of land within the Village drains in a westerly direction and surface waters drain into the Rubicon River or one of its tributaries. A small portion of the Village, less than 50 acres, is located within the Oconomowoc River subwatershed. Lands within this drainage area are generally located south of STH 60 between Bonnie Lane and the railroad tracks. The general direction of waters discharged from in the Oconomowoc River subwatershed drain in a southerly direction. Both the Rubicon River and Oconomowoc River subwatersheds ultimately drain into the Mississippi River drainage system.

In 2015, the Village was included in the Wisconsin Pollutant Discharge Elimination System (WPDES) by the Wisconsin Department of Natural Resources. This permit requires the Village of Slinger to address pollution prevention through testing and monitoring storm sewer outfalls, inspecting the storm sewer system, educating the public, creating and updating a storm sewer system map, and revising its stormwater ordinance with specific goals of toughening construction site erosion and pollutant control and post-construction stormwater management.

There are increasing concerns about the impact of stormwater runoff on the quality of receiving water resources like Pike Lake. Of significant concern is the impact of additional impervious surface area. As development occurs, additional streets, parking areas and buildings are constructed which increase impervious surface. Within a watershed, as impervious surface area increases, area streams are adversely impacted. In fact, relatively low levels of impervious coverage can have a significant impact on the quality of area streams. To mitigate these impacts, the Village will pursue:

- **Watershed Planning.** All watershed planning activities in the Village of Slinger should be coordinated with the Washington County Land Conservation Department to identify critical habitats, aquatic corridors and water pollution areas. Impaired streams have been identified in the Department of Natural Resources (WDNR) 303(e) list.
- **Land Conservation Techniques.** Land conservation techniques include: cluster and conservation subdivisions, setbacks, buffers, and land acquisition following the development patterns outlined on the Future Land Use Map (Map 10).
- **Aquatic Buffers.** Aquatic buffers are natural areas on either side of area streams to buffer against runoff. The Washington County Shoreland Zoning Ordinance requires a permit for any filling or grading activity within 300' of any navigable stream as a minimum to protect the stream from harmful impacts.

- **Site & Subdivision Design Techniques.** Effective site design techniques would encourage the use of natural landscaping, limit impervious surface, enforce setbacks and buffers, and protect natural resources. Subdivision design techniques such as “conservation subdivisions” would require open space areas to retain and absorb stormwater.
- **Stormwater Best Management Practices (BMP).** Stormwater best management practices seek to reduce stormwater pollutant loads, maintain ground water recharge and quality, protect stream channels and safely maintain the 100-year floodplain. Successful BMP’s include ponds, wetlands, infiltration, filtering systems and open drainage channels.
- **Erosion and Sediment Control.** Typically, erosion and sediment control requirements affect construction sites. Probably one of the most effective techniques is to reduce the time that soil is exposed. As with the other mitigation techniques outlined in this subsection, education will be critical to success.

To finance improvements and planning needs, the Village established a stormwater utility. The stormwater utility has the ability to charge service fees to finance maintenance and improvements to the system.

WATER SUPPLY

The Slinger Water Utility is a municipally owned water utility that provides water service to residences and businesses within the corporate boundaries of the Village of Slinger. The Slinger Water Utility serves the needs of approximately 5,200 residents along with numerous commercial and industrial customers.

Drawing its water supply from three groundwater wells, the Slinger Water Utility water system consists of two elevated tanks, one reservoir, a supply pumping station, one booster pumping station, two pressure reducing valves (PRV) stations and approximately 30 miles of transmission and distribution water mains. The water system is separated into three pressure zones to meet the service needs of the customers.

With a combined total capacity of 1.66 MGD the three wells are called upon to provide an average of approximately 0.42 million gallons of water every day. Two of the wells discharge directly to the water distribution system, while one discharges to an adjacent ground storage tank. The Village currently has 550,000 gallons of elevated storage and 60,000 gallons of ground storage. Distribution piping sizes range from 6” to 16” in diameter, 90% being PVC, with 10% being ductile iron or cast iron.

Expected increase in residential development is directly related to projections of population growth. Likewise, commercial and public land uses are also expected to increase with increases in population. As a result, future water demand projections require careful planning and an updated water study was done in 2017 to assure the Village will continue to meet the needs of its customers.

The Village currently has identified a site for a fourth high capacity well and is actively looking for a fifth site to assure it will meet all of its water needs in the future. In addition, plans are in place to add an iron filter at the current Well #3 location to help improve the quality of water throughout the distribution system.

Map 4 Sanitary Sewer and Water Service Area Plan

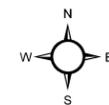
Village of Slinger Comprehensive Plan 2040

 Planned Future Sanitary Sewer and Water Service Area

-  Roads
-  Rail
-  Village of Slinger (May 2017)
-  City of Hartford
-  Town Boundary
-  Surface Water

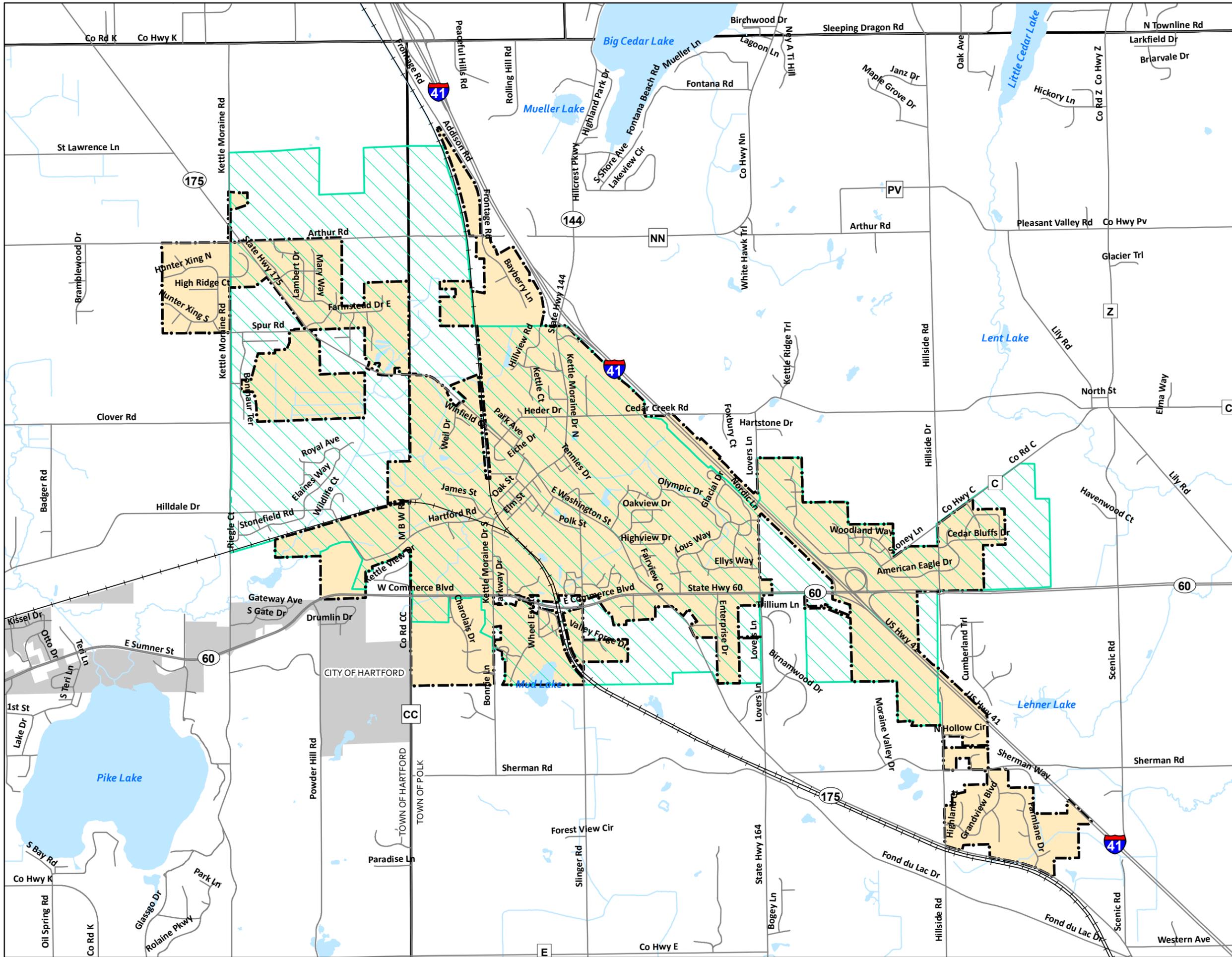
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VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change

Sources: SEWRPC, Washington County, US Census Bureau, WisDOT



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ELECTRICITY AND NATURAL GAS

In addition to the sewer and water utilities, Slinger also has its own electric utility. Slinger Utilities is one of 51 municipalities that operate electric utilities through Wisconsin Public Power, Inc. (WPPI). These community-owned utilities supply power to homes and businesses throughout Wisconsin, Iowa and Michigan and purchase their electric requirements from WPPI.

WPPI was formed by its members to achieve economies of scale in the acquisition of electric power and related resources needed to provide their customers with safe, reliable and economic electric power and energy. Through WPPI, small municipal utilities are able to acquire power supply expertise and negotiating strength they would lack individually.

In 2015, the "members" signed long-term, all-requirements power supply contracts with WPPI to enable WPPI to acquire power supply resources. Because it is a political subdivision of the state, WPPI can issue tax-exempt bonds to finance projects. WPPI operates on a nonprofit basis, so the savings resulting from its operations are passed through to members and their retail customers.

Slinger Utilities has a history of providing reliable, cost competitive service to customers. Slinger Utilities does not anticipate any problems serving the needs of the Village in the future.

WE Energies provides natural gas and electrical service to some residents. The company has a long history of supplying safe, reliable and reasonably priced service to its customers. WE Energy purchases, distributes and sells natural gas to nearly one million retail customers in Wisconsin, including residents of Slinger. WE Energies is anticipated to continue to provide natural gas service to Village residents in the future. Slinger Utilities would eventually like to assume all electricity needs of Village residents.

SOLID WASTE DISPOSAL AND RECYCLING

The Village of Slinger will continue to utilize private contract services to meet its waste and recycling collection needs.

Hazardous household waste collection is handled by Onyx Special Services at their Port Washington facility. Residents can take hazardous waste to this facility for proper disposal.

POLICE PROTECTION

It is the mission of the Slinger Police Department to "provide an environment of stability and security to the citizens of the Village of Slinger and all other individuals who are at any time within the boundaries of the Village. Department personnel will enforce Federal, State and Village laws and will perform functions designated by the Constitution of the United States, Wisconsin State Statutes and Village Ordinances."

The Washington County Sheriff's Department dispatches the Village of Slinger Police Department (including 911 emergency service) – with 11 officers (one chief, two lieutenants, and eight officers) and two administrative staff, the Village of Slinger Police Department is able to provide the community with 24-hour coverage. Emergency response times range between three and four minutes. Non-emergency response times average five to seven minutes. The number of officers on duty at any given time varies depending on vacation schedules and the time of day. Generally, there are two patrol officers on duty between 6:00 am and 3:00 am. One officer is on duty between 3:00 am and 6:00 am.

The Village of Slinger Police Department has mutual aid agreements with the state patrol, Washington County and nearby communities. These agreements allow the Village to call back-up from these agencies should the need arise.

Village police protection exceeds Wisconsin and generally meets FBI minimum standards. The traditional Wisconsin standard for small village/rural police protection is 1.84 officers/1,000 persons. The FBI Standard is 2 officers/1,000 persons. Based on Wisconsin Department of Administration's 2016 population estimates of 5,338 people, the Village has 1 officer/485 people or 2 officers/970 persons. It is important to note that given the anticipated population projections, the Village will quickly fall behind these standards if additional officers are not provided in proportion to population increases.

The Village maintains a fleet of five squad cars. Three of the vehicles are marked with decals and lights. Two of the vehicles have a "clean top," meaning that the vehicle has no decals, and no lights on the top. The police department annually reviews equipment and vehicle needs as part of the Village's Capital Improvements Program. Regular vehicle replacement is important to ensure that a dependable vehicle is available to respond to public safety needs. Vehicle replacement is based on mileage and maintenance history. The department tries to replace one vehicle each year.

In 2016, the Village of Slinger Police Department responded to 10,558 calls for service, 208 rescue calls and 46 fire calls. The department filed more than 2,100 reports in response to resident complaints. In reviewing historic annual reports, it appears that these figures are trending up.

FIRE PROTECTION

The Slinger Fire Department, located at 201 Oak Street, serves Slinger and parts of the Towns of West Bend and Polk. The department had 38 volunteer members in 2017. The Slinger Fire Department is a private company that contracts with the Town of Polk, Town of West Bend and Village of Slinger to provide fire protection service. The Slinger Fire Department has reciprocal service agreements with fire departments in surrounding communities, assuring that additional firefighters and equipment can be called if additional forces are needed. In fact, all communities in Washington County except Hartford and Germantown participate in the countywide reciprocal service agreements. The Fire Department currently meets the needs of the Village.

AMBULANCE SERVICE

In 2016, Slinger approved a five-year agreement with Lifestar Emergency Medical Services to provide ambulance service to the Village. Lifestar has two ambulance stations in the county. Station 1 is centrally located within Washington County in the Town of West Bend. Station 2 is located on Weil Drive in the Village of Slinger. Station 2 provides 911 response to the Village of Slinger and surrounding communities.

Lifestar provides basic and advanced life support care. This includes transports with EMT- Intermediates and registered nurses. Lifestar provides transport to healthcare facilities, assisted living centers, and private residences. Lifestar responds for medical emergencies, trauma situations, inter-facility transfers and non-emergency transports.

Community Facilities Inventory

This portion of the chapter profiles the community facilities available to Village residents. Facilities operated by Washington County and private providers are also discussed. These facilities meet resident needs with no or reduced cost to the Village.

PARK AND RECREATION FACILITIES

There are several park and recreation facilities located in the Village of Slinger. Specifically, the Village maintains four park facilities and owns one undeveloped future



park site. The developed parks in the Village cover approximately 53 acres of public parkland, while undeveloped future parkland covers approximately 52 acres. The Village also offers a variety of seasonal activities for residents of all ages. Programs include youth sports camps, teen field trips, baseball and softball leagues, aquatic activities, and more.

Community Park

This park is considered the “crown jewel” of Slinger’s park system. The Slinger community has offered broad support for maintaining and upgrading facilities in this park. Community Park consists of 7.5 acres in downtown Slinger, and was recently renovated, with most of the facilities constructed after 2000. This park is perceived as attracting the most use, and is known for making a significant contribution to the downtown commercial corridor. It includes the following facilities:

- Basketball Court
- Batting Cage
- Concessions
- Flag Pole / Veterans Memorial
- Large shelter with electricity
- Little League Field with lighting
- Off-Street Parking
- Playground
- Restrooms
- Sand Volleyball Court
- Signage
- Softball field with lighting
- Little Library
- Memorial benches and trees

Fireman’s Park Annex

Located just north of Highway 60, Fireman’s Park Annex was established in 1999 and is Slinger’s second largest developed park at 9.19 acres. This park is home to the swimming beach – a 1.1 million-gallon aquatics facility with a rubber lined sand bottom, which contains chlorinated water. The park includes the following facilities:

- Off-Street Parking
- Sand beach with a supervised swimming area
- Signage
- Walking trail connecting to Fireman’s Park Upper
- Warming house with concessions, community space, restrooms and shower areas



Fireman’s Park Upper

This 14.77-acre neighborhood park provides passive recreation and panoramic views of Fireman’s Park Annex and the northeast corner of Slinger. This park is Slinger’s oldest park and was developed on land donated to the Village of Slinger by the Slinger Fire Department. The small shelter was dedicated in May of 1970 and was built with bricks donated from Slinger’s former Storck Brewery smokestacks. The designer of this pavilion is unknown; however, it is reminiscent of Frank Lloyd Wright’s style and detailing. An area of this park (12 acres) is not included in the acreage of the park, as it is undeveloped

woodlands that are considered conservancy. This park also features a nine-hole disc golf course, which was designed and built in 2016. The park includes the following facilities:

- Basketball Hoops
- Horseshoe pits
- Large open-air shelter with electricity
- Off-Street Parking
- Picnic areas
- Playground
- Sand Volleyball Court
- Scenic Overlook with gazebo
- Signage
- Small shelter with electricity, fireplace and restrooms
- Walking trail with stairs to Fireman's Park Annex
- Disc Golf Course

Rueckl Fields Park

Built in 1996, this park is located adjacent to the Slinger Middle School and consists of 5.7 acres of land. Significant investments have been made since 2009 as this park has been transformed into a multi-use facility. Facilities include:

- Concessions / Restrooms / Storage
- Off-Street Parking
- Open Space
- Open air pavilion
- Playground
- Signage
- Two little league fields with lighting
- Additional storage shed
- Batting cage

Frank Breuer Homestead Park

This 52-acre park is the newest addition to Slinger's park system. The land was part of a conservancy of wetland donated by the developer of the new adjacent neighborhood. A stewardship grant went towards the purchase of 20 acres of additional farm land. Development of the park is currently on hold until a road to access the park is built as part of the next phase of the housing development. The Slinger Parks and Recreation Department plans to pursue a Master Plan for the park in the future to begin planning phased development of the park. Current park facilities include open space and wetlands.

Planning for Future Parks

One of the most accepted ways of measuring the adequacy of a community's recreational facilities is to determine the number of people it serves or has the capacity to serve. The National Recreation and Park Association recommends a community standard of 10 acres of local recreation land per 1,000 residents. The current population of the Village of Slinger is 5,148 people (2015 American Community Survey Estimate). To meet this standard, the Village would need to provide at least 51 acres of Village parkland. Slinger currently exceeds this standard with approximately 68 acres.

The Village of Slinger Park and Open Space Plan: 2014-2019 provides more specific standards for recreation space. This plan should be updated to ensure that the Village continues to meet community needs for parkland. Although open space acreage and facilities at the schools can augment the Village's park acreage, these facilities are not always available for general use by the public. Linear (trail) park facilities can help to offset the need for additional park acreage. According to Table 19, deficiencies in neighborhood park and playlot acreage are expected given projected population increases. Once trail facilities are provided at Fireman's Park, an additional 12 acres of parkland will be added to the neighborhood park category. Still, the establishment of an additional neighborhood park will likely be necessary over the 20-year planning period. Likewise, additional playlots, particularly given the Village's desire to maintain a third of its housing as multiple family units, will be needed to meet recreation needs.

Budget constraints will limit the Village's ability to purchase and maintain additional park facilities. Most of the recent park upgrades have occurred as a result of private donations. The Village has plans for facility improvements (i.e. trail development in Fireman's Park), but the ability of the Village to complete desired improvements will depend on available budget. Village staff intends to update the Village of Slinger Park and Open Space Plan in order to maintain the Village's eligibility for state and federal grant funding. Grants, donations, as well as additional funding opportunities identified in the plan (i.e. user fees, shared financing with Washington County and neighboring towns, etc.) are encouraged to offset taxpayer demands. The specific recommendations and policies in the Village of Slinger Park and Open Space Plan complement the recommendations of the Comprehensive Plan, and the Future Land Use Map includes several potential park locations that were identified in the Village of Slinger Park and Open Space Plan.

In addition to the public recreation facilities and the facilities provided by the school district, Slinger residents and visitors have access to private recreation choices, including the Slinger Super Speedway, Little Switzerland Ski Area and Kettle Moraine Bowl. Beyond the Village, residents can enjoy county and state recreation areas in the region, including Pike Lake State Park and the Ice Age Trail.

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Map 5 Utilities and Community Facilities

Village of Slinger Comprehensive Plan 2040

Utility and Community Facilities

-  Village Hall and Police Department
-  Fire Department
-  Library
-  Wastewater Treatment Plant
-  Village Owned Land/Park
-  Slinger School District Facility

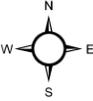
Park Key

1. Community Park
2. Fireman's Park
3. Ruecki Fields

-  Rail
-  Village of Slinger (May 2017)
-  City of Hartford
-  Town Boundary
-  Surface Water

Adopted: November 20, 2017
4,000

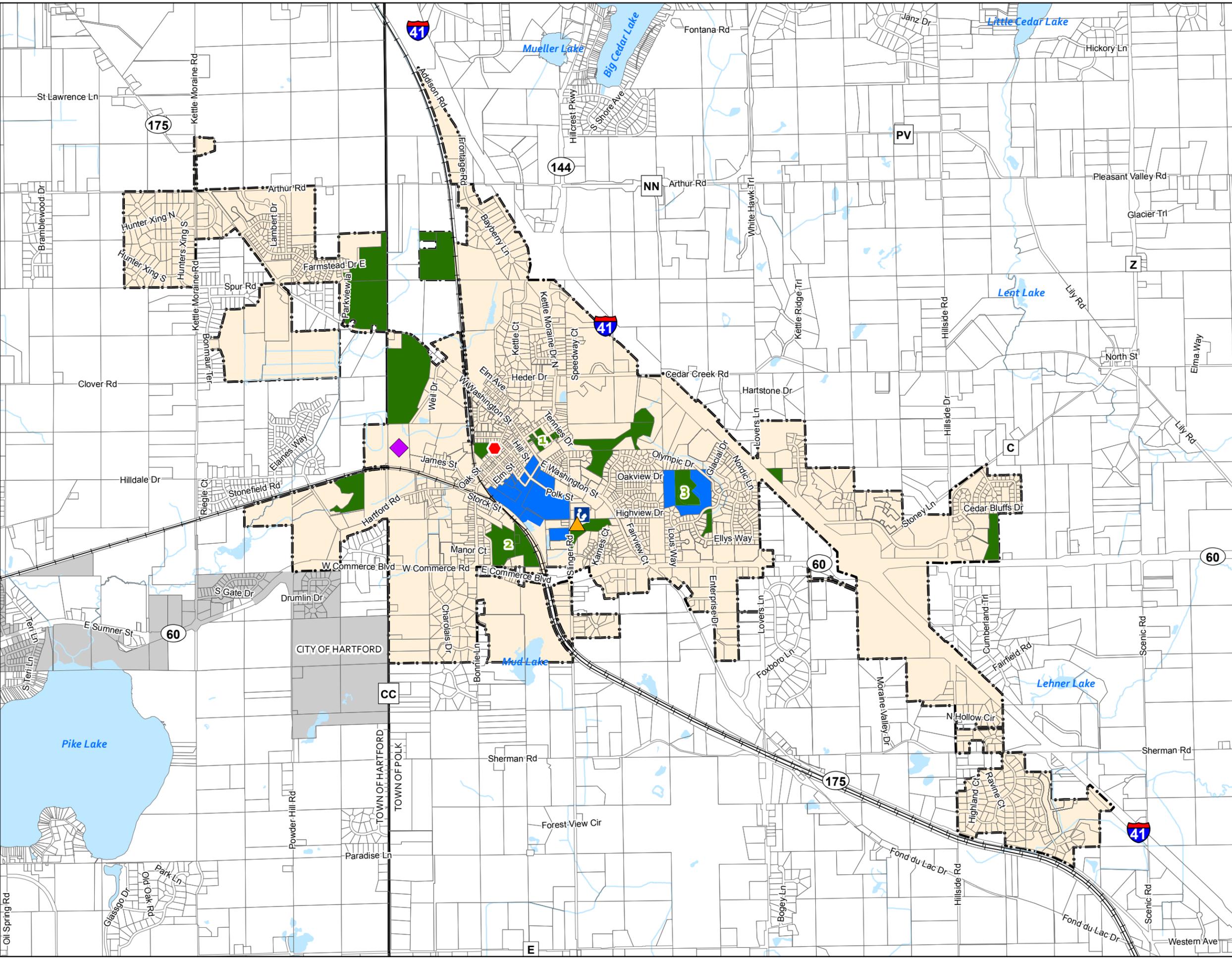
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Shaping places. shaping change

Sources: SEWRPC, Washington County, US Census Bureau, WisDOT



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COMMUNICATION FACILITIES

Access to communication facilities is very important in the modern economy. Several communication companies provide service to the Village of Slinger. The quality of communication services depends on the capacity of the lines and towers serving the Village.

- *Television and Radio.* There are no television or radio stations located in Slinger. However, residents receive radio and television station coverage from Milwaukee and other areas of southeastern Wisconsin. Cable television service is available to Village residents from Charter Communications. The company offers traditional cable and digital packages. Some residents have also purchased satellites to receive additional channels. Television and radio coverage from the greater region will continue to meet resident needs over the life of this plan.
- *Local and Long-Distance Telephone Service.* Verizon is the local and long-distance telephone service provider to Slinger.
- *Internet.* The Village of Slinger's webpage (www.vi.slinger.wi.gov) is used to educate residents about community services and programs. Contact information for elected and appointed officials, as well as, meeting agendas and announcements are posted on the page.
- *Village Newsletter.* Slinger publishes and distributes an annual newsletter for all Village residents. This publication provides residents with information about official Village business, local activities and other features.
- *Newspapers.* Though the Village does not have its own newspaper, several area newspapers serve the Village, including the West Bend Daily News, Hartford Times Press and a number of free weekly shoppers.
- *Postal Service.* The Village of Slinger has its own postal zip code. The Village post office is located at 350 East Washington Street.
- *Cellular/PCS Towers.* The advent of advanced communication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. Currently, there are three cellular towers located in the Village of Slinger. One of these towers is located on the Village's water tower and the other two are located at the Slinger Super Speedway. There are no applications pending for additional towers.



Slinger Post Office

CEMETERIES

Often overlooked, cemeteries are an important facility in a community. Currently, there are five cemeteries located in the Village of Slinger. Private individuals and cemetery associations operate these facilities. The Village does not own or maintain a cemetery.

HEALTH CARE FACILITIES

There are several basic health care facilities located in the Village of Slinger. Specifically, the Village is home to the Aurora Health Center (1061 E. Commerce Boulevard) and several dentists. These facilities, combined with Slinger's proximity to major medical centers in West Bend and Milwaukee, as well as local facilities in other communities in the region, Slinger residents have easy access to primary and advanced specialty health care facilities.

At this time, there are no plans for expansion or remodeling of existing health care facilities or construction of a new facility in the Village. However, as the population of the Village continues to

increase, the need for health care facilities will increase accordingly. This will likely bring additional physicians to the area. While it is not anticipated that a hospital will be established in the Village, additional or expanded clinic/center facilities are possible.

CHILDCARE FACILITIES

According to the 2015 American Community Survey, about 26.8 percent of the Village's 5,148 residents were under the age of 18. This is a very significant portion of the local population that has immediate service demands (i.e. schools, parks, child care facilities). Moreover, as they grow into adulthood over the next 20 years, a portion of this population will help to determine the amount of future growth in the Village as they find residences, have children, or move elsewhere. While school and park facilities are profiled elsewhere in this chapter, this section discusses childcare facilities available to residents.

Even more significant than the high percentage of the population under 18, is the fact that 14.4 percent of the Village's population is between the ages of 20 and 34. This is the age group that will likely be having children in the next 10-15 years. These children will also require access to childcare facilities, schools, parks and the like. Currently, there are two childcare facilities in the Village of Slinger: Busy Bee Learning Tree Preschool is located at 204 Slinger Road and St. Paul's Little Learners Center located at 799 St. Paul Drive. The St. Paul facility is part of the St. Paul's Evangelical Lutheran Church, though membership in the church is not required to use the facility. In addition, Kool Kids Club offers before and after school and summer childcare for elementary age children. Kool Kids Club provides services in space rented from the Slinger School district.

Dozens of additional childcare facilities are available in nearby communities. Many residents who work beyond the Village utilize childcare options near their places of employment.

Moreover, residents have informal networks of child care (i.e. family or friends) and some residents provide licensed childcare from their homes. Because childcare facilities are private businesses, the Village has no direct influence in the establishment of new childcare facilities.

SCHOOL DISTRICT OF SLINGER

The School District of Slinger is a showcase feature of the Village that draws people to the community. The district is known for its:

- Outstanding education quality as demonstrated by strong test scores and high graduation rates;
- Challenging curriculum;
- Advanced coursework offerings and student achievement;
- Experienced and educated professional staff; and
- New and recently renovated facilities.

The school district serves all or part of eight municipalities, including the City of Hartford, the Towns of Addison, Hartford, Polk, Richfield, and West Bend, and the Villages of Jackson and Slinger.



Slinger Middle School

A district-wide referendum in 2016 will fund additions and upgrades at all five facilities and the construction of an auditorium facility.

Table 20: School District of Slinger

School Name	Grades	Enrollment	Estimated Capacity
Addison Elementary School	K-5	497	500
Allenton Elementary School	K-5	403	500
Slinger Elementary School	K-5	643	650
Slinger Middle School	6-8	684	750
Slinger High School	9-12	1,052	1,080

Source: School District of Slinger, 2017

To accommodate future school demand, the district owns a 93-acre site, formerly known as the Gensmann property, located on both sides of I-41, south of STH 60. The Slinger School District determined that additional lands should be purchased and reserved for a future public school, well in advance of the projected need for such a facility, because of the difficulty it experienced in finding a suitable site for the current middle school. While, the school district does not plan to build on the Gensmann property, long-term a school site is expected on the periphery of the Village to accommodate rural and village students.



Beyond the public schools, there are private schools operating in the Village and surrounding communities that welcome students who desire their services. These schools provide a faith-based education. Students attending private schools do have the option of attending public school. Expansions and improvements to these facilities are subject to the financial obligations and capacities of the sponsoring church.



SLINGER COMMUNITY LIBRARY

The Slinger Community Library is located at 220 Slinger Road. In addition to a large collection of books, magazines, DVDs and other reference materials, the library also offers a host of programs, including: Library Club (for preschoolers), Teddy Bear Time (for preschoolers), and a summer reading program.

The Library is a member of the Monarch consortium. Patrons have access to materials in libraries in Dodge, Ozaukee, Sheboygan, and Washington Counties. The total collection is over one million items. With a library card and a pin, users can place a hold and the item will be delivered to the library via a daily delivery service. The Monarch catalog is available 24 hours a day to request items and check availability. In addition to the Monarch Catalog the Slinger Community Library has access to WISCAT which is a statewide catalog. There are over 550 different catalogs in the state along with Minnesota and Illinois listings.



Another statewide service Slinger card holders can access is Overdrive. Overdrive allows users to download audiobooks, eBooks, music and videos directly to their computer or for use with a variety of devices, including iPhones, iPads, Android devices, Nooks, Kindles and more.

SENIOR SERVICES

According to the 2015 American Community Survey, 628 people (12.2%) living in the Village of Slinger were age 65 or over. Like youth populations, seniors also demand particular services to meet their specific needs.

Transportation for seniors is available through Washington County Shared-Ride Taxi Service.

There are also some programs through Washington County that provide services and opportunities for older persons living in the Village of Slinger. Most notably, the Washington County Health and Human Services Department meets the needs of older adults through the establishment of services in the area of nutrition, transportation, respite care, advocacy, and coordination of services with other public and private agencies. These programs provide vital services that make independent living possible.

As the senior population continues to increase, as is predicted based on the numbers of aging baby boomers living in the Village, senior service demands will increase. The needs of seniors will be addressed through private companies, Washington County, nonprofit organizations, including churches, as well as the Village of Slinger.

Senior Housing

For more information about senior housing opportunities refer to the Housing Element Chapter.

VILLAGE FACILITIES

Prior to 1986, the Village Hall was located in an 8,850-square-foot facility, later demolished at 201 Oak Street. In 1979, the Village Board determined that the facility was too small to accommodate existing, as well as future, municipal activities. As a result, the Village constructed a 12,249-square-foot building in 1986 on a 3.7-acre site at 220 Slinger Road.



Slinger Village Hall

In 2001, the Village Hall became the Slinger Community Library when the current Village Hall, including offices for the police department, was constructed on the same 3.7-acre site. The Village is evaluating space needs due to population and service growth and anticipates facility needs within the planning period.

SEWER SERVICE EXTENSIONS

Several subdivisions in the Town of Hartford were given approval in the past to extend Village sewer service to areas beyond the Village limits. Current Village policy prohibits this action. To receive Village services, annexation is required. This policy is needed to effectively manage the Village sewer system and ensure that surrounding town development does not occur at an urban density, restricting Village growth.

REGIONALIZING SERVICES

In the wake of Wisconsin's debate over the future of shared revenue, the Village of Slinger understands the need to carefully consider all expenditures. This consideration certainly extends to providing utilities and community facilities for the community. To provide efficient, cost-effective services, the Village may need to consider additional opportunities to regionalize additional services.

Regionalizing services will minimize duplication and promote cost efficiency, which may reduce the tax burden for all residents. Shared service opportunities should also consider the school district (i.e. shared maintenance and janitorial staff, shared facilities for community recreation) and the intergovernmental agreement between Slinger and Hartford.

Utilities and Community Facilities Funding Options

Many of the utilities and community facilities serving the Village of Slinger are provided by other governments and agencies (i.e. county and school district). As such, they are funded through their general budgets and funding through tax revenues and referendums.

Slinger is constantly seeking opportunities to finance needed utilities and community facilities. There are numerous grant and loan programs that the Village may seek to help finance needed improvements. These programs are available through the State of Wisconsin and the U.S. Federal Government. What follows is a description of some opportunities available to the Village.

WATER AND WASTEWATER GRANT AND LOAN PROGRAM

The USDA Rural Development (Rural Utility Service) has a water and wastewater grant and loan program to assist cities, villages, tribes, sanitary districts, and towns in rural areas with a population up to 10,000. The program provides loans and grants to construct, improve, or modify municipal drinking water and wastewater systems, storm sewers, and solid waste disposal facilities.

WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Wisconsin Department of Commerce administers the Wisconsin Community Development Block Grant Program to provide cities, villages and towns with a population of less than 50,000 and all counties except Milwaukee, Dane, and Waukesha to obtain matching grants for the installation, upgrade or expansion of municipal drinking water and wastewater systems. Successful applications are based on a distress score, documentation of need, ability to repay, matching fund availability, and project readiness. This program may provide needed assistance to pursue water system upgrades.

STATE TRUST FUND LOAN PROGRAM

The Board of Commissioners of Public Lands provides this loan program with terms of up to 20 years and deeply discounted interest rates. Loans may be used for a variety of purposes including: road improvements, community centers/halls, trail development, and property acquisition. The funds available fluctuate annually. Village of Slinger could utilize these funds for development of additional park facilities.

RURAL DEVELOPMENT COMMUNITY FACILITY GRANTS

The USDA Rural Development also offers grants to communities seeking to build or improve their community buildings (i.e. halls, libraries, community center, and fire departments). These grants are awarded to communities with a population up to 20,000 based on a competitive application process.

FIRE ADMINISTRATION GRANTS

The Federal Emergency Management Administration (FEMA) offers annual grant awards to fire departments in areas such as: training, fitness programs, vehicles, firefighting equipment, and fire prevention programs.

STATE STEWARDSHIP FUND

The Stewardship Fund is the State of Wisconsin's land acquisition program for public outdoor recreation and habitat protection. Administered by the Department of Natural Resources, the fund helps buy land for parks, trails, habitat areas, hunting grounds, and local parks and for site improvements, like trail building and campgrounds.

VILLAGE OF SLINGER CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvements Program (CIP) is a five to six-year short-range plan with updates occurring annually. A general CIP includes a community's capital items such as:

- Park acquisition and improvements
- Public buildings improvements and maintenance
- Emergency vehicle purchase and replacement
- Streets

Capital items are generally defined as those items that are expensive (cost \$5,000 or more) and will last at least 3-5 years. The CIP also includes improvement projects required for the community's future and the appropriate timeline and funding to be followed to implement the improvements.

The general steps involved in developing and maintaining a CIP include:

- 1) Identifying desired capital items. Items should be categorized by type (i.e. road, fire, water, sewer).
- 2) Estimating the cost and means of financing each capital expenditure.
- 3) Comparing the desired expenditures to the budget to determine annual spending priorities.

This process helps to ensure that improvements are made in a logical order and do not surprise local officials or taxpayers. Moreover, a CIP helps a community focus on community needs and goals and allows a community to establish rational priorities.

The Village of Slinger has a CIP, which it updates annually. The Village's CIP is an important planning tool for implementation of this plan, as well as other community objectives. The Village should continue to use its CIP approach to plan for future expenditures, thereby linking planning to the annual budgetary process.

UTILITY DISTRICTS

Utility districts provide a variety of public services and improvements including roads, sewers, stormwater, electricity and water. Slinger currently has electric, water, and sewer and stormwater utilities. Utility districts establish a "district fund" to finance district improvements. These funds are obtained through taxation of property within the district. Service costs are covered through direct billings. As such, utility districts are another mechanism to fund needed Village improvements.

Coordination with Other Comprehensive Plan Elements

Utilities and community facilities can dictate future planning for a community if capacity, location, and services are not adequate to support development. Therefore, it is important to inventory existing utilities and community facilities and understand how utilities and community facilities will be provided over the planning period. Furthermore, utilities and community facilities have a direct impact on the other elements of the comprehensive plan. In particular, the Housing, Economic Development, Land Use, and Intergovernmental Cooperation Elements are most directly impacted by utilities and community facilities.

HOUSING

Improvements such as roads, sewer, water, stormwater, parks, recreational facilities, and schools all need to be coordinated with the housing decisions and vice versa. The best method to coordinate improvements is to follow the land use pattern presented on the Future Land Use Map as closely as possible and plan for future improvements in the Village's Capital Improvement Plan and Budget. This approach will greatly enhance the efficiency of capital improvements expenditures.

ECONOMIC DEVELOPMENT

The availability of utilities like sewer, water, electricity, and communications services is critical to economic development. This infrastructure is needed to support business and industrial growth in Slinger. Therefore, the goals and objectives of this chapter seek to maintain, and where feasible, improve local utilities and community facilities to improve economic development opportunities in the Village. This effort includes coordination with the City of Hartford and surrounding towns related to service extensions with respect to municipal growth.

LAND USE ELEMENT

Land use dictates the need for utilities and community facilities. Inversely, the availability of utilities and community facilities can dictate where development can occur. The Future Land Use Map was developed after consideration of where utilities and community facilities are now available, or will be available, within the planning period. In addition, the Future Land Use Map carefully considers the economic feasibility of utilities and community facility extensions to serve areas planned for future development. Areas where the extension of sewer service, communication services, or power supplies is cost prohibitive, are not encouraged for future residential, commercial or industrial development in the Village.

INTERGOVERNMENTAL COOPERATION

As is obvious from this chapter, the Village does not provide all utilities and community facilities available to residents. Utilities and community facilities are also provided by Washington County and private companies. It is important that utilities and community facilities continue to effectively serve the Village. Therefore, continued coordination is essential to ensure that development in the Village is compatible with local utility and community facility capacities.

Goals and objectives included in this chapter, as well as the Intergovernmental Coordination Element, support continued coordination to efficiently provide needed utilities and community facilities to the Village.

Utilities & Community Facilities Goals, Objectives, and Policies

It is the goal of the Village that future utility and community facilities needs be met through the year 2040 and beyond. Slinger will also encourage the continued efforts of neighboring communities, the school district, Washington County, and private companies, which provide community facilities and utilities which can be used by residents.

The goals in this section are related to actions that the Village can control. Other agencies, private companies and Washington County will establish their own objectives and priorities for the future. The Village will work, in accordance with the Intergovernmental Cooperation Element of the Wisconsin “Smart Growth” Law, with neighboring communities and the School District of Slinger to ensure that adequate community and utilities facilities are available to serve the area.

GOALS

1. Ensure that all Village development is served by adequate, efficient, cost-effective utilities and community facilities within the Village’s capacity to provide such services.
2. Seek to expand where feasible, the quality and quantity of community facilities and services available.

OBJECTIVES

1. Maintain a water distribution system that is capable of supplying and distributing potable water within the Village. In accordance with this objective, seek to loop water distribution facilities to ensure a continuous, adequate supply of water with pressures capable of supporting demands.
2. Maintain a sanitary system that is capable of serving the needs of the growing Village population by planning for the orderly extension of services as new development is proposed.

POLICIES

1. Extension of the Village sanitary and water service into areas beyond the Village will either require annexation or an intermunicipal agreement between Slinger and the community in which the service would be provided.
2. Support the continued operation and expansion of utilities and community facilities provided by Washington County, the School District of Slinger, private companies and other agencies, which efficiently serve the needs of Village residents.
3. Pursue shared service opportunities when mutually beneficial (i.e. cost savings) to improve the efficiency and quality of utilities and community facilities
4. Slinger will encourage growth and development that is generally compact and adjacent to existing development.
5. The Village will seek to provide development densities that maximize existing utility systems.
6. Continue to utilize the Village of Slinger Capital Improvements Program as a central tool to implement this Comprehensive Plan and develop needed utilities and community facilities.
7. Educate residents about available community facilities in the area through the Village web site. Whenever feasible, format posted information, so it can be easily printed by residents.
8. Continue to communicate with School District of Slinger about new development to allow the school district to plan for staff, building additions, and other needs.
9. Pursue the objectives outlined in the Village of Slinger Park and Open Space Plan, including the establishment of at least one new park facility and a community center.
10. Update the recommendations in the Village of Slinger Park and Open Space Plan to evaluate progress and consider additional needs. Update the plan every five years to maintain WDNR grant eligibility.

7.0 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

Introduction

This chapter provides an inventory of existing agricultural, natural, and cultural resources in the Village of Slinger. In addition, issues associated with these resources are discussed and a vision, with supporting goals and objectives, are presented.

Agricultural, Natural, & Cultural Resources Vision

While accommodating residential and commercial growth, the Village has helped to protect the woodlands, wetlands and agricultural areas within the Village limits and in surrounding towns. Within the Village natural features are preserved through effective ordinances. Trees, undeveloped green space, and creative landscaping are important ingredients that contribute to community character.

As has been the tradition, in 2040 most cultural and entertainment venues are easily accessible in nearby cities. Local restaurants, taverns, school plays, and activities offer additional cultural and entertainment choices to residents.

Wisconsin's Comprehensive Planning Law includes 14 goals for local comprehensive planning. The Village of Slinger believes that the goals listed below specifically relate to planning for agricultural and natural resources:

- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and environmental corridors.
- Protection of economically productive "agricultural" areas.
- Protection of agricultural lands for agricultural purposes.

Agricultural Resources

According to the *Farmland Preservation Plan for Washington County (2013)*, prime agricultural lands, or "Prime Farmland," include those lands which are best suited for the production of food and fiber, based on farm size, the aggregate area being farmed, and soil characteristics. "Farmland of Statewide Importance" is a designation given to land that does not qualify as "Prime Farmland" but is still considered to be of statewide importance with regards to the production of food, feed, fiber, forage, and oilseed crops. Prime Farmland is depicted on Map 6: Soil Content. As depicted on the map, large areas of Prime Farmland and Farmland of Statewide Importance are located to the north and west of the Village of Slinger, as well as in scattered locations throughout Slinger and the surrounding area.

SOIL LIMITATIONS FOR DEVELOPMENT

Map 6: Soil Content shows the primary soil features that may present limitations for land development in the Slinger planning area, including hydric soils and shallow depth to the groundwater table.

The "water table" marks the upper boundary of the zone of saturation from groundwater. If the water table is near the ground surface, it presents risks of wetness problems for dwellings with basements as well as groundwater contamination from on-site septic systems. In the Slinger area, the water table in many soils naturally fluctuates up to several feet vertically throughout the year reflecting seasonal climate conditions. This usually means the water table is highest in the spring and lowest during late summer.

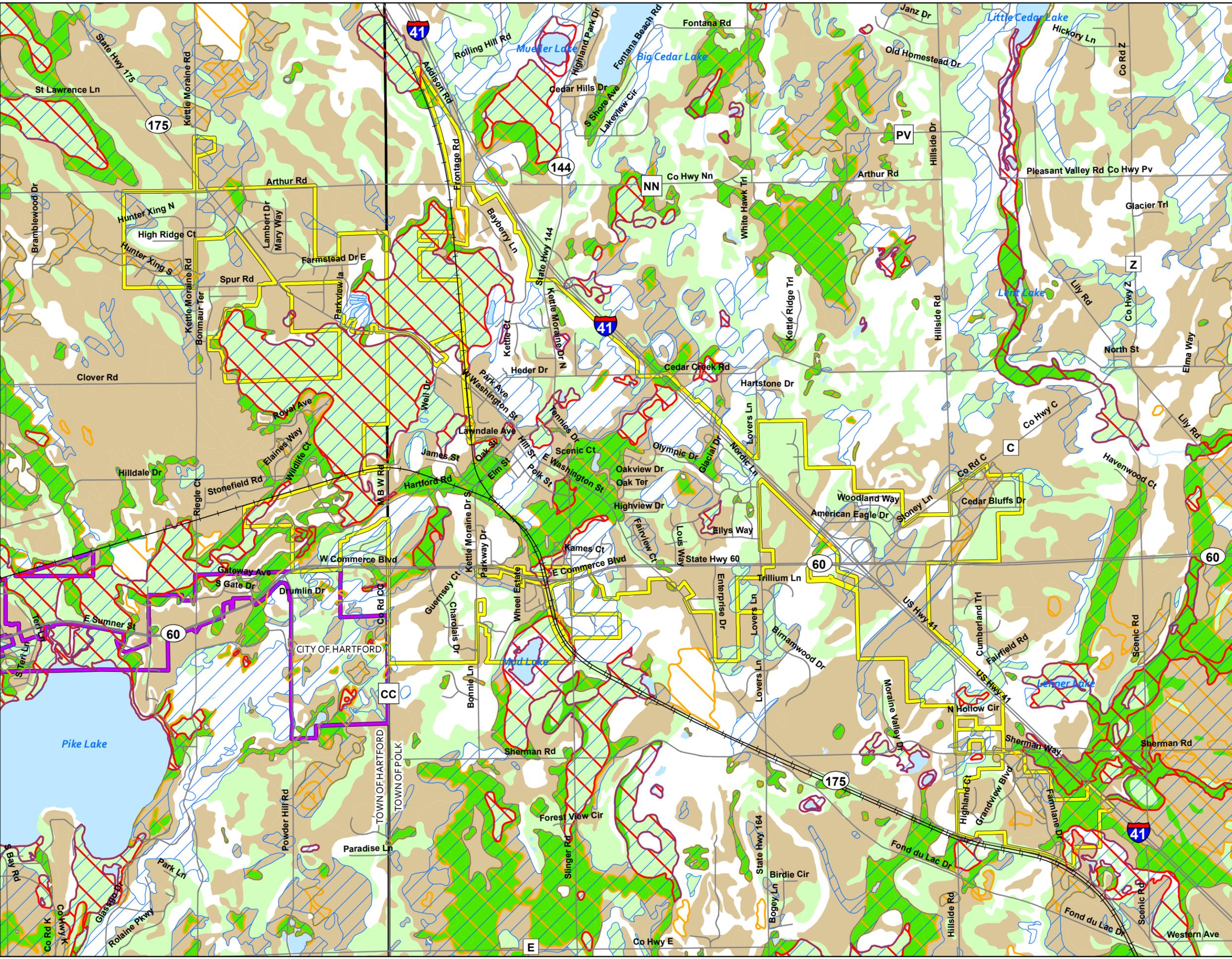
Hydric soils depicted on Map 6 generally have seasonal depth to water table of one foot or less and are capable of supporting wetland vegetation. A comparison to the Map 7: Natural Resources shows that many of these soils are currently mapped as wetlands, and as such, land use may be restricted by various environmental regulations. Development should avoid all hydric soils due to the severe risks to buildings, roads and other infrastructure. Poorly drained soils have seasonal depth to water table of less than 4 feet but greater than one foot. These soils are often located in transitional areas between hydric and well drained upland soils. The risks of wetness for dwellings with basements are still very significant on these soils. To improve soil productivity for farming, subsurface drainage systems have historically been installed in both the hydric and poorly drained soil categories. These systems artificially lower the water table, allowing deeper root growth for crops and easier access for farming equipment.

Map 8 shows a compilation of all soils mapped within a slope range greater than 12 percent. As noted earlier, slopes this steep may increase grading and construction costs and present higher risks for soil erosion during land development activities. Woodlands are often associated with these steep slopes as well, as shown earlier. Development on steep slopes should be limited, and when it does occur, must be carefully planned to minimize the environmental impacts. Map 8 shows that there is a concentration of steep slopes in the Kettle Moraine topography, which runs in a southwest to northeast direction through the center of the Slinger planning area.

It should be noted that in Washington County, saturated soils are often encountered in other soil map units not shown on the Map 6. Conditions can only be confirmed through more detailed on-site soil investigations prior to development.

Map 6 Soil Content

Village of Slinger Comprehensive Plan 2040



Depth to Water Table
 Less than 2 Meters to Water Table

Hydric Soils
 Partially Hydric Soil
 Hydric Soil

Prime Farmland
 Farmland of Statewide Importance*
 Prime Farmland if Drained
 Prime Farmland

*Farmland of Statewide Importance is a designation given to land that does not qualify as "Prime Farmland" but is still considered to be of statewide importance for the production of food, feed, fiber, forage, and oilseed crops.

Roads
 Rail
 Village of Slinger (May 2017)
 City of Hartford
 Town Boundary
 Surface Water

Adopted: November 20, 2017
 4,000
 Feet

VANDEWALLE & ASSOCIATES INC.
 Shaping places. shaping change

Sources: SEWRPC, Washington County, US Census Bureau, WisDOT, USDA-NRCS

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Natural Resources and Environmental Concerns

Natural resources help to determine the potential for development. Geology, topography, drainage patterns, floodplains, wetlands, and soil characteristics are among the natural and environmental features that determine if an area is physically suitable for specific types of development. Preservation of natural resources (wetlands, surface and groundwater, woodlands, shorelines) is an important local and regional priority. These resources provide recreation opportunities that help to sustain the area economy and enhance the quality of life.

GEOLOGY AND TOPOGRAPHY

The topography, or relative elevation of the land surface, in the Village of Slinger and surrounding areas has been determined, generally, by the configuration of the bedrock geology, and, more specifically, by the overlying glacial deposits. In general, the topography of the area is level to gently rolling, with the low-lying areas associated with the perennial stream valleys and wetland areas.

Slope is an important determinant of land uses on a given parcel of land. Lands with steep slopes are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained as natural cover for wildlife habitat and erosion control. Lands with less severe slopes may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential areas. Lands, which are gently sloping or nearly level, are best suited to agricultural production and to high-density residential, industrial, or commercial uses. It should also be noted that slope is directly related to water runoff and erosion hazards and, therefore, the type and extent of both urban and rural land uses should be carefully adjusted to the slope of the land. In general, slopes of 12 percent or greater should be considered unsuitable for urban development and most types of agricultural land uses and, thus, should be maintained in essentially natural, open uses. Slopes of 12 percent or greater within Slinger and the surrounding area are depicted on Map 8.

The geology of the area reveals that glacial deposits range in depth from 20 to 200 feet, and there are no known areas of shallow bedrock or bedrock outcrop. The glacial deposits consist primarily of till, a mixture of material including clay, silt, sand, gravel, and boulders. The bedrock formation underlying the surface deposits in the area consists of Precambrian crystalline rocks, Cambrian sandstone, Ordovician dolomite, sandstone, shale and Silurian dolomite. The bedrock formations generally dip eastward at a rate of 10 feet per mile.

WATERSHEDS AND DRAINAGE

A subcontinental divide traverses the southeastern Wisconsin region and also the eastern portion of the greater Slinger area. Slinger is located largely within the Rock River watershed, in turn a part of the larger Mississippi River drainage system. The Rock River watershed in the Slinger study area can be divided into two subwatersheds: the Rubicon River and Oconomowoc River subwatersheds. These subwatersheds are depicted on Map 8: Floodplains.

The easternmost portion of the Village is located within the Milwaukee River watershed, which is part of the Great Lakes – St. Lawrence River drainage system. The two subwatersheds in the Milwaukee River watershed in Slinger and surrounding areas include the Cedar Lake and Cedar Creek subwatersheds. All of the subwatersheds, in turn, may be further subdivided into individual drainage areas known as subbasins.

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Map 7 Natural Resources

Village of Slinger Comprehensive Plan 2040

Planned Environmental Corridors (SEWRPC)

-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Resource Area

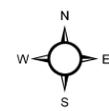
Other Natural Resources

-  Woodlands
-  Wetlands

-  Roads
-  Rail
-  Village of Slinger (May 2017)
-  City of Hartford
-  Town Boundary
-  Surface Water

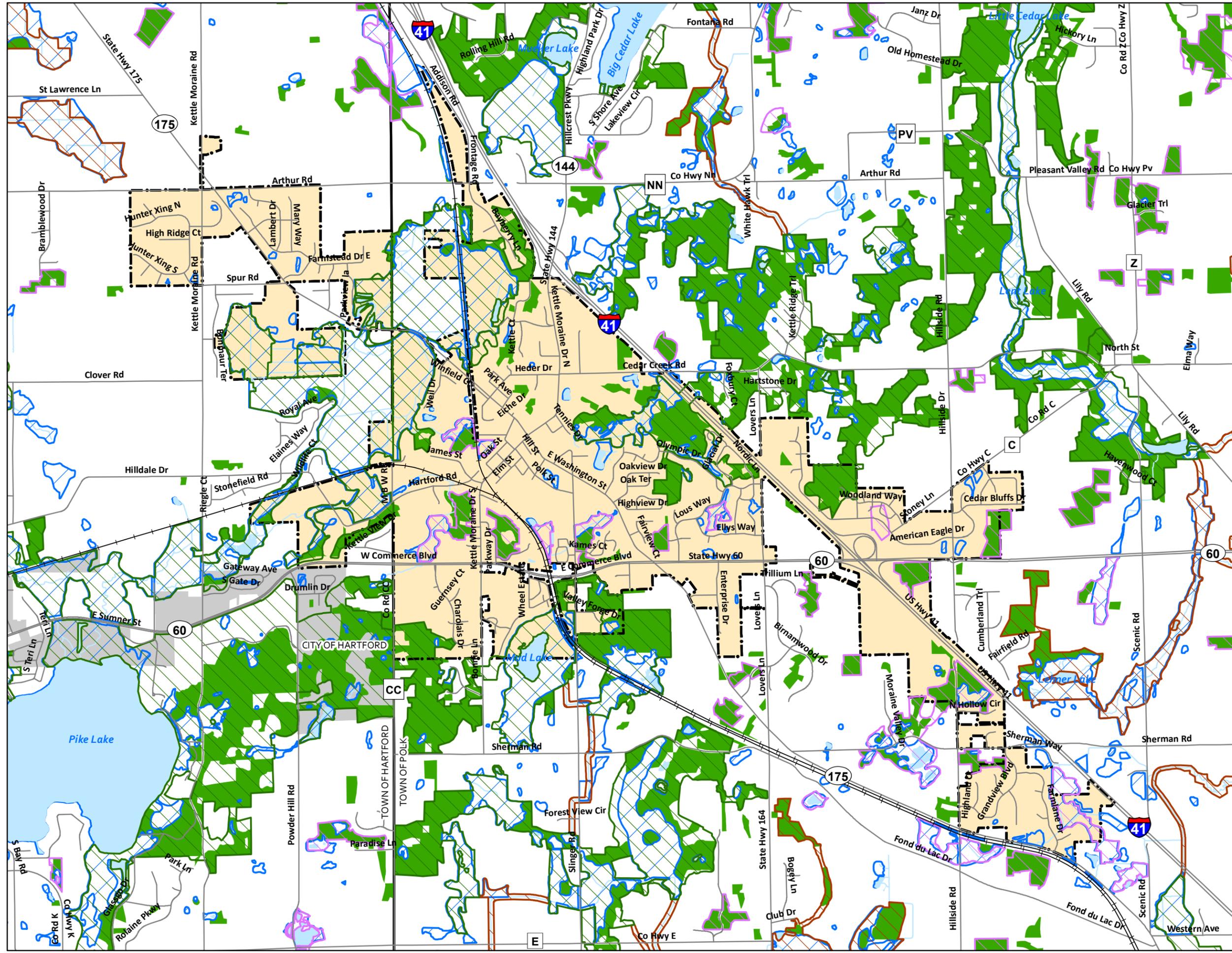
Adopted: November 20, 2017
4,000

 Feet



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Sources: SEWRPC, Washington County, US Census Bureau, WisDOT, WI DNR



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Map 8 Floodplains

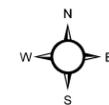
Village of Slinger Comprehensive Plan 2040

-  Steep Slopes Above 12%
-  Sub-Watersheds
-  FEMA 100 Year Floodplain

-  Roads
-  Rail
-  Village of Slinger (May 2017)
-  City of Hartford
-  Town Boundary
-  Surface Water

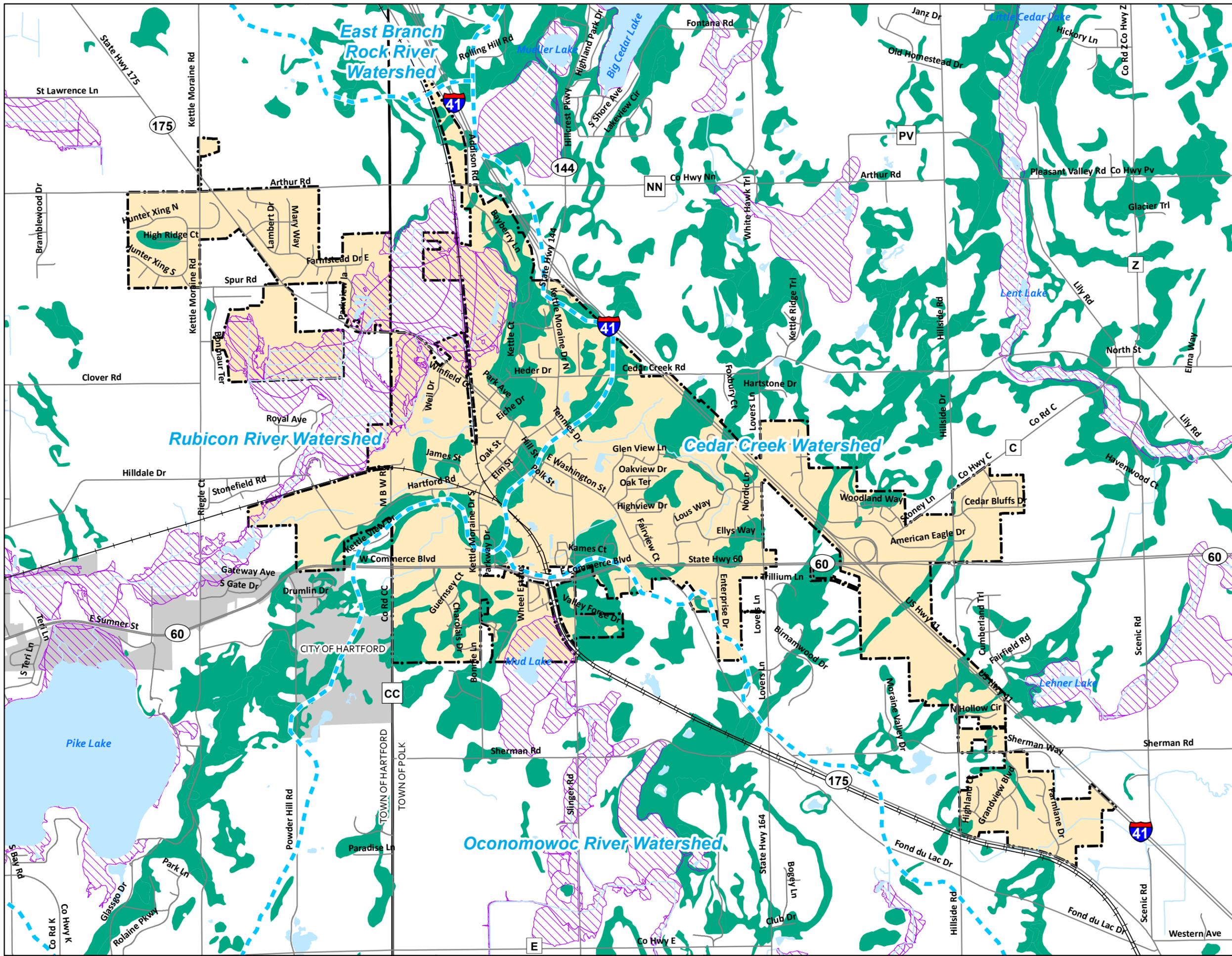
Adopted: November 20, 2017
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 Feet



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Sources: SEWRPC, Washington County, US Census Bureau, WisDOT, WI DNR, FEMA, USDA-NRCS



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SURFACE WATER (NAVIGABLE WATERS)

Surface water resources, consisting of lakes, rivers, streams, and associated floodlands and wetlands, form a particularly important element of the natural resource base. Surface water resources influence the physical development, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes and streams constitute a focal point for water-related recreational activities, provide an attractive setting for properly planned residential development, and, greatly enhance the aesthetic quality of the environment. Lakes and streams are readily susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, by malfunctioning and improperly located onsite sewage disposal systems, by sanitary sewer overflows, urban runoff, including runoff from construction sites, and careless agricultural practices. The water quality of lakes and streams may also be adversely affected by excessive development of riverine areas in combination with the filling of peripheral wetlands, which removes valuable nutrient and sediment traps while adding nutrient and sediment sources.

Surface water resources within the Slinger study area are shown on Map 8.

- **Lakes.** There are no major lakes that is, lakes having a surface area of 50 acres or more, within Slinger or the surrounding area. There are, however, two major lakes located nearby, Big Cedar Lake and Pike Lake, respectively. Mud Lake, located to the south of the Village, is classified as a minor lake, that is, a lake or pond having a surface area of less than 50 acres. Mud Lake has a surface water area of about 23 acres.
- **Rivers and Streams.** Perennial and certain intermittent streams in the area are shown on the Map 8. Perennial streams are defined as watercourses, which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Intermittent streams are defined as watercourses, which do not maintain such a continuous flow throughout the year. Within the Village of Slinger study area, a total of about 11 linear miles of perennial and intermittent rivers and streams were identified.

SHORELINES

Shoreland areas in the Village of Slinger are limited to stream banks. The Shoreland/Wetland Ordinance adopted by Washington County regulates shoreland uses and development by requiring a permit for any filling or grading activity within 300 feet of any navigable stream as a minimum to protect the stream from harmful impacts. The Village of Slinger supports the county's efforts to protect shorelands with similar regulations.

GROUNDWATER

The Village of Slinger is located in an area of generally shallow depths to the groundwater table. The groundwater reservoir provided by the glacial till deposits and underlying undifferentiated Platteville, Decorah, and Galena limestone bedrock formations are the source supply for on-site wells in the area and are also the principal supply source for the Slinger area public water supply system.

Contamination risks from land use practices are a threat to groundwater resources. Potential contaminant sources include old, unregulated landfills, nitrates from failed septic systems or farm runoff, pesticides, and leaking underground storage tanks. All of these sources are presently regulated through ordinances or technical assistance services by various county and state agencies.

WETLANDS

Wetlands act as a natural filtering system for sediment and nutrients such as phosphorus and nitrates. They also serve as a natural buffer, protecting shorelines and stream banks from erosion. Wetlands are also essential in providing wildlife habitat, flood control, and groundwater recharge. Due to these benefits, local, county and state regulations place limitations on the development and use of wetlands and shorelands.

Wetland areas are generally unsuited or poorly suited for most agricultural or urban development purposes. Wetlands, however, have important recreational and ecological values. Wetlands contribute to flood control and water quality enhancement, since such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows and to trap sediments, nutrients, and other water pollutants. Wetlands located in the Village and surrounding areas are identified on Map 7: Natural Resources.

Additional important natural functions of wetlands which make them particularly valuable resources, include the provision of breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife. They also serve as groundwater recharge and discharge areas. As shown on the Map 7, wetlands are distributed throughout the area. It should be noted that such areas as tamarack swamps and other lowland wooded areas are classified as wetlands, rather than woodlands, because the water table is located at, near, or above the land surface and such areas are generally characterized by hydric soils which support hydrophytic trees and shrubs.

FLOODPLAINS

Floodplains serve many important functions related to flood and erosion control, water quality, groundwater recharge and fish and wildlife habitats. Areas susceptible to flooding are considered unsuitable for development because of risks to lives and property. The floodlands of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel. For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence, usually, of high water tables and of soils poorly suited to urban use. The floodland areas, however, generally contain important elements of the natural resource base such as high-value woodlands, wetlands, and wildlife habitat and therefore, constitute prime locations for needed park and open space areas. Every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, and to encouraging compatible park and open space use.

The floodlands in and around Slinger are shown on Map 8.

WOODLANDS

Woodlands are defined as those upland areas one acre or more in size having 17 or more deciduous trees per acre each measuring at least four inches in diameter at breast height and having 50 percent or more tree canopy coverage. Coniferous tree plantations and reforestation projects are also identified as woodlands. Woodlands located in the Village and surrounding areas are identified on Map 7.

Woodlands have value beyond any monetary return for forest products. Under good management woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water, and regulating surface water runoff, the maintenance of woodlands within the area can contribute to the preservation of a diversity of plant and animal life in association with human life. Woodlands can and should be maintained for their total values; scenic, wildlife habitat, open space, educational,

recreational, and air and water quality protection. Inventories of woodlands in and around Slinger were conducted by SEWRPC as part of its land use and cover inventories.

Map 7 illustrates that woodlands are scattered throughout the area. As previously noted, lowland wooded areas such as tamarack swamps were classified as wetlands.

REGIONAL NATURAL AREAS AND CRITICAL SPECIES HABITAT

Natural areas are tracts of land or water minimally modified by human activity, or sufficiently recovered from effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. In the Village of Slinger and surrounding vicinity, there are three natural areas of local significance:

- 1) STH 60 Swamp (T10N/R18E Sections 14 & 23 of the Town of Hartford) - Lowland hardwood swamp containing northern elements dominated by yellow birch and black ash.
- 2) Pike Lake Sedge Meadow (T10N/R18E Section 23 of the Town of Hartford) - Southern sedge meadow and shallow marsh at north end of Pike Lake.
- 3) Pike Lake Woods (T10N/R18E Section 24 of the Town of Hartford) - Dry-mesic woods with irregular kettle moraine topography including prominent wooded kame.

Critical species habitats are those areas, outside of natural areas, where the chief value lies in their ability to support rare, threatened, or endangered species. Such areas constitute “critical” habitat that is important to ensure survival of a particular species or group of species of concern. Mud Lake, a 23-acre undeveloped seepage lake encompassed by the Mud Lake Meadow is the only critical habitat area within the Village of Slinger planning area.

THREATENED AND ENDANGERED SPECIES

In order to protect rare species and fragile ecosystems, there are no maps that specifically identify habitat or rare species locations. The state and federal government have programs and laws in effect to protect threatened and endangered plant and animal species in the Village of Slinger and beyond.

According to WDNR’s Natural Heritage Inventory data, threatened and endangered birds in the Slinger planning area could include Red-shouldered hawk, Yellow-breasted Chat, Least Bittern, Acadian Flycatcher, and Black Tern. Other threatened and endangered wildlife in the area may include Blanding’s Turtle and the Swamp Metalmark butterfly, among others. For a more current picture a field analysis by the DNR would need to be completed.

In addition, WDNR’s *Ecological Landscapes of Wisconsin* contains a chapter for the Southeast Glacial Plains, the region/ecological landscape in which Slinger is located. This chapter contains an up-to-date list of significant, rare, threatened, and endangered species in the region, but does not specify if they are located in Slinger. A list of important species in this ecological landscape can be found in Appendix 18 in Chapter 18 of that plan.

WILDLIFE HABITATS

Wildlife in Slinger and the surrounding area include upland game (such as squirrel), game birds (including pheasant), and waterfowl. The remaining wildlife habitat areas provide valuable recreational opportunities and constitute an invaluable aesthetic asset.

The WDNR is concerned about loss of wetlands, aquatic habitat and open land to development as well as pollution to surface and groundwater, and there has been a significant increase in nutrient loading and algae blooms in lakes throughout the state in recent years. Moreover, simplification of diverse

habitat and loss of special places that support rare species are also major concerns. The Village supports WDNR programs to protect wildlife habitats.

SEWRPC's 2010 publication *Natural Areas and Critical Species Habitat Protection and Management Plan for the Southeastern Wisconsin Region* identified Slinger Upland Woods, located in the Town of Polk, as an "NA-3" site, or a natural area of significance. NA-3 sites represent native biotic communities determined to have been substantially altered by human activities, but which are of local significance. Often, they contain good wildlife habitat or provide refuge for a number of native plant species which no longer exist in the surrounding area. The Slinger Upland Woods is a large area of disturbed southern mesic and dry-mesic hardwoods on kettle and kame topography. The site contains the significant geologic feature known as "Polk Kames." The site is partially under protective ownership by Wisconsin Department of Natural Resources and Cedar Lakes Conservation Foundation. The *Natural Areas and Critical Species Habitat Protection and Management Plan* and the *Washington County Park and Open Space Plan* both recommend that the remainder of the site be acquired in order to protect this important natural resource.



EXOTIC AND INVASIVE SPECIES

Non-native, or exotic, plant and animal species have been recognized in recent years as a major threat to the integrity of native habitats and species, as well as a potential economic threat (damage to crops, tourist economy, etc.). The WDNR requires that any person seeking to bring a non-native fish or wild animal for introduction in Wisconsin obtain a permit. The Village of Slinger can help combat exotic species by educating residents about non-native species and encouraging residents to use native plants in landscaping.

METALLIC AND NON-METALLIC MINING RESOURCES

As part of NR 135, Wisconsin Administrative Code, adopted in December 2000, any community in Wisconsin could adopt an ordinance to establish requirements for reclamation of non-metallic mines, such as gravel pits and rock quarries. If a community decided not to develop its own ordinance, a county could develop one that would also regulate operations. Likewise, regional planning agencies can develop ordinances for counties within their region. The ordinances must establish reclamation requirements to prevent owners and operators of quarries and gravel pits from abandoning their operations without proper reclamation of the mines. Washington County has adopted such an ordinance.

The process of siting a mine continues to be a local matter governed under existing zoning procedures by local authorities. The new reclamation requirements through NR 135 add to the status quo but do not replace or remove any other current means of regulation. The requirements neither regulate active mining process nor have any effect upon local zoning decisions related to the approval of new mine sites.

Currently, a sand and gravel mining operation is located north of the Village, about a half mile north of Arthur Road on the southern edge of the Village's planning area. Wisconsin Sand & Gravel operates a sand and gravel mining operation south of the Village's planning area, east of Hillside Road.

AIR QUALITY

The Village of Slinger, being relatively small in comparison to the City of Milwaukee, and also situated in a relatively rural environment, has not experienced the particulate matter and carbon monoxide air quality problems associated with the more highly industrialized areas of Southeastern Wisconsin. Six of the seven counties comprising the Southeastern Wisconsin region, including Washington County, were formerly classified as ozone nonattainment areas. Despite a stricter EPA threshold of 70 ppm, Washington County is no longer designated an ozone nonattainment area due to air quality improvements.

The following information is from the Wisconsin Department of Natural Resources:

*“A few common air pollutants are found all over the United States. These pollutants can injure health, harm the environment and cause property damage. EPA calls these pollutants **criteria air pollutants** because the agency has regulated them by first developing health-based **criteria** (science-based guidelines) as the basis for setting permissible levels. One set of limits (**primary standard**) protects health; another set of limits (**secondary standard**) is intended to prevent environmental and property damage. A geographic area that meets or does better than the primary standard is called an **attainment area**; areas that don't meet the primary standard are called **nonattainment areas**.”*

It is believed that the problems concerning ozone within Southeastern Wisconsin were from the industrial urban areas of Milwaukee and Chicago. The air quality of the region was also historically affected by flow of polluted air from the northeastern part of the United States. While no WDNR air quality monitoring stations are located near Slinger, every county surrounding Washington County contains at least one station.

ENVIRONMENTAL CORRIDORS

Environmental corridors encompass those areas in southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur, and which, therefore, should be preserved and protected in essentially natural, open uses. Preservation of the natural resource base-related elements, especially where these elements are concentrated in identifiable geographic areas, is essential to the maintenance of the overall environmental quality of an area, to the continued provision of certain amenities that provide a high quality of life for resident population, and to the avoidance of excessive costs associated with the development and operation and maintenance of urban land uses in the area.

What are Environmental Corridors?

As defined by the SEWRPC, environmental corridors are linear areas that contain concentrations of high-value elements of the natural resource base.

Seven elements of the natural resource base are considered by the SEWRPC to be essential to the maintenance of the ecological balance and overall quality of life in an area. These elements include:

- 1) Lakes, rivers, streams, and associated shorelands and floodlands;
- 2) Wetlands;
- 3) Areas covered by wet, poorly drained, and organic soils;
- 4) Woodlands;
- 5) Wildlife habitat areas;
- 6) Rugged terrain and high relief topography having slopes exceeding 12 percent; and
- 7) Prairies.

These elements are described earlier in this chapter as they relate to the study area. There are no significant prairies in Slinger or the surrounding vicinity.

Other elements that support or contribute to a community's natural resource base include:

- Existing parks and outdoor recreation sites;
- Potential park, outdoor recreation, and related open space sites;
- Historic and archeological sites;
- Scenic viewpoints; and
- Scientific and natural areas.

The primary and secondary environmental corridors, as well as the other environmentally significant isolated natural areas in Slinger and the surrounding vicinity, are shown on Map 7.

- **Primary Environmental Corridors.** The primary environmental corridors in the Slinger study area are generally located along the perennial and intermittent streams. These corridors contain the best remaining woodlands, wetlands, and wildlife habitat areas within the study area and are, in effect, a composite of the best individual elements of the natural resource and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses and possible attendant degradation or destruction should be one of the principal objectives of a local development plan. Preservation of these primary corridors in an essentially open, natural state, including park and open space, limited agricultural, and country estate residential uses, will serve to maintain a high level of environmental quality in the area, protect its natural beauty, and provide valuable recreational opportunities. Such preservation will also avoid the creation of serious and costly environmental and developmental problems, such as flood damage, poor drainage, wet basements, failing pavements and other structures, excessive infiltration of clear waters into sanitary sewers, and water pollution.
- **Secondary Environmental Corridors.** The secondary environmental corridors in the Slinger area are also generally located along perennial and intermittent streams or serve as links between segments of primary environmental corridors. These secondary environmental corridors often contain remnant resources from former primary environmental corridors, which have been developed for intensive agricultural purposes, or urban land uses. These environmental corridors facilitate surface water drainage, maintain pockets of natural resource features, and provide for the movement of wildlife, and for the movement and dispersal of seeds for a variety of plant species. Such corridors should be preserved in essentially open, natural uses as urban development proceeds within the study area, particularly when the opportunity is presented to incorporate such corridors into urban storm water detention areas, associated drainageways, and neighborhood parks and open spaces.
- **Isolated Natural Features.** In addition to the primary and secondary environmental corridors, other small concentrations of natural resource base elements exist within the study area. These elements are isolated from the environmental corridors by urban development or agricultural uses and, although separated from the environmental corridor network, may have important residual natural values. Isolated natural features may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area. Important isolated natural features within the Slinger area include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat. These isolated natural features should also be protected and preserved in a natural state whenever possible.

HISTORICAL AND CULTURAL RESOURCES

Cultural resources, like natural resources, are valuable assets, which should be preserved. At this time, recognized historic and cultural resources in the Village are somewhat limited.

Much of the information that is available is dated. Accordingly, an objective has been added to this chapter to complete a historical survey.

Historic sites are classified into three general categories: structures, archaeological features, and other cultural features. In general, historic structures include architecturally or historically significant homes, churches, government buildings, mills, schools, and museums. Archaeological sites consist of areas occupied or utilized by humans in a way and for such a length of time as to be marked by certain features, such as burial or effigy mounds, or to contain artifacts. Such sites within Southeastern Wisconsin are usually, but not always, associated with early American Indian settlements. Other cultural features include sites of early European settlements or are closely related to such settlements, and include the location, for example, of old plank roads, cemeteries, and settlement sites.

HISTORIC PRESERVATION PLANNING

Historic preservation planning, as it relates to local units of government such as the Village of Slinger, may be defined as an effort to ensure that the community's historic resources are protected and enhanced over time. Preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The elements necessary for effective historic preservation planning are:

- 1) A thorough survey of historic resources,
- 2) Community support for historic preservation, and
- 3) Integration of the historic preservation planning into the comprehensive community planning process.

The principal means for implementing historic preservation planning include:

- 1) A local landmarks or historic preservation commission created by municipal ordinance,
- 2) Proper districts and district regulations for protecting historic sites and structures in the zoning ordinance, and
- 3) A demolition control ordinance. These principal means may be supplemented using easements and certain taxation policies.

The importance of historic preservation planning is based on the assumption that the historic resources of a community are valuable and should be carefully considered in planning for both community development and redevelopment. Historic preservation can help maintain the unique identity of a community, especially within a community's central business district, as newer buildings may lack architectural interest or historic value. Other benefits of historic preservation include: promotion of tourism, increased real estate values and municipal tax revenues, revitalization in declining areas, creation of community pride, and conservation of cultural resources. Despite these potential benefits, economics, attitudes, and existing laws can sometimes work against historic preservation, justifying the need for proper planning.

At this time, the Village of Slinger does not have a formal historical society, but the Village's history is available on the Village website. Washington County Historical Society, located in West Bend, may hold additional historical information about the area.

EXISTING HISTORIC PRESERVATION INVENTORIES

The Wisconsin Architecture and History Inventory (AHI) has several listings in the Village of Slinger. Properties listed in the AHI are part of the State of Wisconsin official historic catalogue. The AHI is comprised of written text (and some photographs) of each property, which documents the property's architecture and history. Most of the properties became part of the AHI because of systematic architectural and historical surveys. Inclusion in the AHI conveys no special status or advantage; it is merely a record of the property. The AHI inventory is housed at the Wisconsin Historical Society in Madison and is maintained by the Society's Division of Historic Preservation. For a complete list of catalogued historic sites in the Village of Slinger, visit the AHI on the Wisconsin Historical Society website (wisconsinhistory.org)

Based on AHI records, properties in the Village that may be eligible for listing in the National Register of Historic places include:

- The Slinger House – a fieldstone barn located at 100 W. Washington Street
- E. Penoske Residence – 315 S. Kettle Moraine Drive
- Prairie School House – 304 S. Kettle Moraine Drive
- Slinger Railroad Depot – 414 S. Kettle Moraine Drive
- A house at 601 S. Kettle Moraine Drive
- A house at 113 Stork Street
- A house at 208 S. Kettle Moraine Drive
- Commercial building at 200 W. Washington St
- St. John's U.C.C. – 116 S. Kettle Moraine Dr.
- Former Odd Fellows Hall – 309 S. Kettle Moraine Dr.
- Commercial building – 101 W. Washington Street
- Commercial building – 101 E. Washington Street
- Reichert House – 308 S. Kettle Moraine Drive
- Commercial building – S. Kettle Moraine Drive and Chestnut Street

In 1997, WisDOT District 2 completed a survey of cultural resources for STH 144 between STH 60 and I-41. This project was completed in accordance with National Historic Preservation Act requirements for obtaining federal funding for highway improvement projects. What is interesting about the report, is that while eight properties were profiled in detail, each of the properties had been so altered (i.e. re-sided, additions added, porches added, etc.) that none of the properties documented were recommended for inclusion in the national or state historic records database.

MUSEUMS

Museums protect valuable historic resources for community enjoyment. While there are no museums located in Slinger, residents have access to a variety of museums available nearby in Hartford, West Bend and other nearby communities, including premier facilities in Milwaukee.

Current Policies and Trends

SHORELAND/WETLAND ZONING

The Washington County Shoreland Wetland Zoning Ordinance regulates “shoreland” areas, defined as those lands lying within 1,000 feet of the ordinary high-water mark of natural lakes, ponds, or flowages, or 300 feet of the ordinary high-water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater. Lakes, ponds, flowages, rivers and stream are presumed navigable if they are listed in the Wisconsin Department of Natural Resources publication, Surface Water Resources of Washington County, or are shown on the United States Geological Survey quadrangle maps.

The Washington County regulations apply to areas in surrounding townships, as well as areas in the Village of Slinger annexed after May 7, 1982. Section 59.971(7) of the Wisconsin Statutes requires county shoreland regulations to remain in effect in areas annexed after that date unless the city or village has adopted shoreland regulations that are at least as restrictive as the county’s regulations. County regulations are almost always more restrictive than city or village regulations, because state regulations require the adoption of shoreland zoning ordinances specify more restrictive standards for county ordinances than for city and village ordinances. Some of the standards that must be included in county shoreland ordinances but are not required in city and village ordinances are larger minimum lot sizes, 75-foot minimum setback requirements from the ordinary high-water mark of rivers, streams, and lakes; limitations on the removal of shore cover within 35 feet of the ordinary high-water marks; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating in shoreland areas.

FARMLAND PRESERVATION PLAN/EXCLUSIVE AGRICULTURAL ZONING

The Washington County farmland preservation plan identifies farmland preservation areas within the unincorporated areas of the County. The farmland preservation areas identified under that plan are further categorized as “primary” farmland and “secondary” farmland. Primary farmlands, as defined under the County plan, with minor exceptions, meet the criteria for prime agricultural land established by the SEWRPC and, accordingly, all primary farmlands identified under the County plan are included in the configuration of prime agricultural land shown on Map 6. Some areas identified under the County plan as secondary farmland; however, include farmland, which does not meet the SEWRCP criteria for prime agricultural land. Only those secondary farmlands, which meet the SEWRPC criteria, have been included in the configuration of prime agricultural land identified on the map at the beginning of this chapter.

Agricultural, Natural & Cultural Resources Issues and Concerns

REGIONAL AWARENESS

The Village of Slinger supports compact, urban development within its boundaries to accommodate area population growth without sacrificing the rural character and prime farmland in surrounding towns. The Village strongly supports that agricultural land be continued in agricultural production.

This sense of regional awareness, with respect to Agricultural, Natural and Cultural Resources, also extends to an understanding that Slinger residents enjoy natural and cultural resources available in the region, including: Holy Hill, the Kettle Moraine, Pike Lake State Park, and the many cultural amenities available in Milwaukee. Accordingly, the Village values its central location with respect to abundant nearby Agricultural, Natural and Cultural Resources.

DESIRE TO INCREASE LOCAL CULTURAL OFFERINGS

The Village supports private investments in local cultural offerings such as a local movie theater, a community festival and a teen/community center, particularly as the population grows to increase the need and use of such facilities.

COMMITMENT TO HISTORIC PRESERVATION

Slinger is a great community with some fine historic architecture and historic sites. Slinger has some properties that are likely eligible for the National Register of Historic Places.

Unfortunately, without a preservation code these buildings are being lost and/or altered (or neglected) in a way that is detrimental to their historic fabric. In addition, economic trends that have led to the trend of moving commercial interests out to Hwy 60 have hurt the historic downtown business district.

Numerous opportunities in the downtown exist. The *Village of Slinger Economic Opportunity Analysis* adopted in 2016 recommended recruiting businesses to the downtown, focusing on businesses related to healthy lifestyle activities, food and beverage, entertainment, children, arts and crafts, and niche retail. The plan also recommended establishing a façade/building improvement program and evaluating the potential for a TIF district in the downtown.

What is the Main Street Program?

The Wisconsin Main Street Program was established in 1987 to encourage and support the revitalization of downtowns in Wisconsin. Each year, the Wisconsin Department of Commerce selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. The program is based on the 1980 National Trust for Historic Preservation Main Street Center and its four-point approach:

- Organization
- Design
- Economic Restructuring
- Promotion

For more information, visit www.commerce.state.wi.us/CD/CD-bdd-overview.html

OPEN SPACE PRESERVATION

There are many methods to protect open space. For example, development areas can be restricted through zoning setbacks and buffer requirements. Another option available to landowners seeking to protect natural areas is through the activities of land trusts. Land trusts provide landowners with advice on protection strategies that best meet the landowner's conservation and financial needs. Land trusts accept lands donated by landowners for conservation purposes. Land trusts can also work with landowners to establish conservation easements.

A conservation easement is a voluntary legal agreement between a landowner and a land trust or government agency that limits present and future development of a parcel. The landowner retains ownership of the land (within the terms of the easement – i.e. only for farmland or natural space, not for development) and the land trust takes the responsibility for protecting the land's conservation values. Donated conservation easements that meet federal tax code requirements can provide significant tax advantages to landowners because their land will be taxed as undevelopable land, which is a much lower rate than developable land.

Yet another method to natural areas and farmland, while minimizing conflicts with residential development, is conservation or cluster subdivisions. *Conservation subdivision designs encourage the preservation and protection of open space, natural areas and farmland resources.* In a conservation subdivision, homes are “clustered” together on smaller lots so that a greater proportion of the land is protected from development.

- Typically, a conservation subdivision will require 30% - 50% of a site be protected from further development.
- Protection and maintenance of the conserved area can be accomplished through a conservation easement with an appropriate conservation organization, land trust, homeowners association or government body, or through deed covenants.
- The areas to be conserved must be protected indefinitely.
- The land designated for protection should either be left as natural habitat, open space, or farmland.
- In conservation subdivisions, the development of walking and bicycle trails is encouraged, particularly to provide limited access to protected natural areas.

How is a Conservation/Cluster Subdivision Created?

1. Develop a Yield Plan. This plan essentially shows how many homes could be developed if a traditional subdivision layout were used.
2. Identify Primary and Secondary Conservation Areas. Primary conservation areas include: poor soils, steep slope, wetlands, waterways and floodplains that are not conducive to development. Secondary conservation areas include other areas of local importance targeted for protection (i.e. farmland, woodlands, scenic views, etc.).
3. Locate the Home Sites.
4. Include Roads, Sidewalks and Trails.
5. Draw the Lot Lines. This is usually the first step in a traditional approach.



PRESERVING ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

It is important to note that, because of the many interacting relationships between living organisms and their environment, the deterioration or final destruction of any one element of the total natural resource base may lead to a chain reaction of deterioration and destruction. The drainage and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration action and flood water storage functions which contribute to maintaining high levels of water quality and stable stream flows and lake stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid storm water runoff and attendant increased flood flows and stages, as well as destruction of wildlife habitat.

Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge, and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors and environmentally significant lands thus becomes apparent. The adopted regional land use plan accordingly recommends that the remaining primary environmental corridors be maintained in essentially natural, open uses, which may, in some cases, include limited agricultural and low-density residential uses.

Coordination with Other Comprehensive Plan Elements

The development of the Agricultural, Natural and Cultural Resources Element required coordination with all of the required plan elements. Below is a description of the critical issues addressed with respect to the Transportation, Land Use and Housing Elements. These elements are profiled because their coordination with the Agricultural, Natural and Cultural Resources Element is critical to the success of the plan.

TRANSPORTATION

Development and subsequent transportation improvements may impact the natural resources (i.e. wetlands) and wildlife habitat areas in the Village. To minimize this impact, it will be important for the Village to monitor this situation and utilize easements and buffers to protect natural resources and wildlife habitats. Also, by promoting compact development patterns, the Village can provide opportunities for residents to walk, bike and use other alternative transit options to get to their destinations. This may help to offset the impact of dispersed development patterns that force people to make more automobile trips each day. Increased vehicle trips generate pollutant emissions, greenhouse gas emissions and noise that negatively impact the environment.

LAND USE

When the Future Land Use Map was developed, special consideration was given to natural resource protection and expansion of urban development to protect surrounding rural, farming areas from development pressure, as well as soil characteristics as they relate to building site limitations.

HOUSING

Housing, if not carefully located and planned for, can have a severe impact on natural resources and farming operations. Rural housing development can fragment farming operations and wildlife habitat areas. If not carefully planned, additional traffic, people, and services associated with housing development can quickly destroy rural character. The Village of Slinger would like to encourage development in the Village in order to concentrate development where services are readily available. Directing development to the Village will help to protect area natural resources and farmlands. Development around the Village should be encouraged in conservation subdivisions, and extremely low-density patterns to protect natural resources and farmland. This strategy for housing development is reflected on the Future Land Use Map.

Agricultural, Natural, & Cultural Resources Goals, Objectives, and Policies

It is the vision of the Village of Slinger that the community will retain its character by continuing to enjoy a mix of scenic, open, natural, undeveloped areas through 2040 and beyond. Natural resources will be protected and serve as an environmental, recreational, and economic asset to the Village. Residential and commercial development will be in harmony with the Village's natural environment. The Village will also work, in accordance with the Intergovernmental Cooperation Element of the Wisconsin Comprehensive Planning Law, with neighboring communities, the school district, Washington County, SEWRPC and the State of Wisconsin to ensure that natural resources are adequately protected for future generations.

The Village of Slinger believes natural resources are important and should be protected because they:

- Support a wide variety of desirable and sometimes unique plant and animal life;
- Assist in the stabilization of lake levels and stream flows;
- Trap and store plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and obnoxious weed and algae growth;
- Contribute to the oxygen and water supply;
- Reduce stormwater runoff by providing area for floodwater impoundment and storage;
- Wetlands and floodplains trap soil particles suspended in runoff and thus reduce stream sedimentation; and
- Provide the resource base for forest product industries.
- Provide the population with opportunities for certain scientific, educational, and recreational pursuits.
- Provide a desirable aesthetic setting for certain types of land use development.

GOALS

1. The Village should assist in the preservation of agricultural lands for long-term agricultural use.
2. The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreation corridors to meet the resident demand for extensive trail-oriented recreational activities.

POLICIES

The Village of Slinger encourages development within its corporate limits, connected to Village sanitary and water systems, to promote efficient urban development patterns that maximize available services.

Accordingly, to protect farmland and natural areas, the Village will discourage land divisions or subdivision development outside of the Village limits in certain areas designated on the Village's Comprehensive Land Use Plan.

It is the policy of the Village to preserve natural resources, water resources, and wildlife habitat areas to maintain the Village's character and quality of living.

It is the policy of the Village of Slinger to discourage habitat fragmentation by maintaining environmental corridors.

It is the policy of the Village to preserve the most significant aspects of the natural resource base, that is, primary environmental corridors and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, agricultural production and economic well-being of the Village and environs.

It is the policy of the Village of Slinger to carefully consider soil types and limitations when approving development projects to avoid costly environmental and developmental problems and aid in the establishment of better settlement patterns. Accordingly:

- Sewered urban developments should not be located in areas covered by soils identified as having severe limitations for such development. When development is proposed on soils exhibiting severe limitations, careful attention must be given in the design to properly overcome these limitations.
- The Village will communicate and coordinate with neighboring communities, particularly when enforcing extra-territorial zoning, to prevent unsewered suburban and rural residential developments in areas covered by soils identified as being unsuitable for such developments.
- When development is proposed on soils exhibiting unsuitable conditions, careful attention be given in the design to properly overcome these limitations.
- Slinger uses the classifications by the Soil Conservation Service or USDA to determine the suitability of soils for development.

It is the policy of the Village to protect Inland lakes and streams and their associated shorelands and floodlands. Therefore:

- Floodlands should not be allocated to any urban development that would cause or be subject to flood damage;
- The floodwater storage capacity of natural floodlands should not be reduced by urban or rural development;
- The flow capacity of perennial stream channels and associated floodlands should not be reduced below existing conditions; and
- Adequate stormwater drainage facilities should be provided for all urban development.

It is the policy of the Village to protect its wetlands. Therefore,

- Wetland areas adjacent to streams or lakes, wetlands within areas having special wildlife and other natural values, and wetlands having an area of five acres or more should not be allocated to any urban development except limited recreation and should not be drained or filled but can be used for density allocation; and
- To the extent practicable, areas immediately adjacent to and surrounding wetlands should be developed to minimize effects on wetlands.

It is the policy of the Village to protect primary and secondary environmental corridors and isolated natural areas. Therefore,

- All remaining undeveloped lands within designated primary environmental corridors should be preserved in essentially natural, open uses, or developed as five-acre minimum residential lots, low density development, or low impact development; and
- To the extent practical, undeveloped lands identified as secondary environmental corridors and isolated natural areas should be considered for preservation, utilized as drainage ways, floodwater detention areas, and parks.

It is the policy of the Village of Slinger to provide sufficient open space lands to accommodate a system of resource-oriented recreation corridors to meet the resident demand for extensive trail-oriented recreational activities. Therefore,

- Resource-oriented recreation corridors should maximize use of environmental corridors for extensive trail-oriented recreation activities; outdoor recreation facilities provided at existing public park sites; and existing recreational trail facilities.
- The maximum travel distance to recreation corridors should be five miles in urban areas.

Natural Resources Strategic Initiative

Economic Opportunity Analysis Strategic Initiative: Capitalize on Natural Setting

One of the Village's biggest assets in attracting activity, investment, residents, and interest is its natural setting. Developing trails, parks, and connections that make it easier to not only take advantage of natural recreation, but to navigate the terrain of the Kettle Moraine will help make the Village a more attractive place for recreation and activity.

PROJECTS:

- 1) Reroute Ice Age Trail through Community Park
- 2) Enhance Community Park as a major Ice Age Trail trailhead where users can park, use public facilities, gather necessary supplies and resources, and visit local establishments before and after hiking.
- 3) Encourage expansion of summer recreation activities at Little Switzerland to include year-round programming and activities for the active lifestyle crowd.
- 4) Develop trail/greenway system along Rubicon River turning undevelopable wetland corridors into recreational amenities for residents, employees, and visitors. Tie the Greenway trail loop into Breuer Park, the Ice Age Trail, and Polk Kames to build a local, off-street trail network.
- 5) Loop greenway trail back to Ice Age Trail at Polk Kames to create a trail network with potentially miles of interconnected multi-use trails for recreational enjoyment and for residents to utilize as an alternative means to reach their destinations.

PROGRAMS:

- A. Meet with the Washington County Convention and Visitors Bureau and the Ice Age Trail Alliance to discuss long term plans to create an outdoor recreation personality for the Village.
- B. Explore opportunities to partner with the Slinger School District to develop outdoor education programming and curriculum to better connect educational opportunities in the environmental sciences with real world experiences utilizing the natural resources in or near the Village.
- C. Develop a relationship with the Moraine Park Technical College to engage their students and faculty in efforts to cultivate an outdoor recreational activity center in the Village.

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ECONOMIC DEVELOPMENT

Introduction

According to Wisconsin's Planning Law, the purpose of the Economic Development Element is to promote the stabilization, retention and expansion of the economic base, and quality employment opportunities. To address this requirement, this chapter includes:

- Highlights of the labor force information from Chapter 3;
- An assessment of strengths and weaknesses with respect to attracting and retaining business and industry;
- An overview of programs that deal with environmentally contaminated sites for commercial or industrial uses; and
- A list of organizations (and contact information) providing economic development programs at the county, regional, state and federal levels.

In terms of the 14 state comprehensive planning goals, those listed below relate specifically to planning for Slinger's economic development:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Building community identity by revitalizing major arterial corridors and the Village's traditional central business district.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.

Labor Force and Economic Base

Chapter 3 provided a detailed analysis of the local and county economy as well as the labor force. Highlights from that chapter include:

- Village workers are very mobile. Residents take advantage of the Village's location and highway access to seek employment opportunities throughout the region. 95.6% of Slinger residents drive to work, and 41.7% work outside of Washington County.
- According to the 2015 American Community Survey, the three primary areas of employment reported by residents were in manufacturing (24.8%), education, health and social services (17.5%), and retail trade (16.4%).
- Compared to the State of Wisconsin and nearby communities, Slinger has a strong capacity for manufacturing, utilities, information, management, arts/entertainment/recreation, and service industries.
- Incomes reported by Slinger residents compare favorably to state averages and are competitive with county and nearby community figures. The median household income in Slinger is \$70,503, compared to \$53,357 for the State.
- Education attainment levels in the Village of Slinger are comparable to surrounding communities in Washington County. The Village has slightly higher rates of high school and college graduates than

the County, State, and National averages. Slinger has slightly lower rates of graduate and professional degree holders than State and National averages.

These facts and statistics indicate that Slinger has a solid economic foundation from which to expand. Areas of commercial and industrial development are found along the state highways and railroad corridors, as well as in the downtown. The population projections and regional economic information suggest that the business development opportunities will continue in Slinger. Accordingly, the Future Land Use Map indicates areas for new business development.

Current Business Inventory and Business Environments

There are essentially four existing business environments in Slinger: the downtown, Washington Street/South Kettle Moraine, the STH 60 Corridor, and the I-41/STH 60 interchange. What follows is a profile of each of these business environments.

DOWNTOWN

Concentrated along South Kettle Moraine Drive, Slinger's downtown includes a collection of commercial buildings that were once the economic focal point of the Village. The downtown is in a state of transition, accommodating a mix of residential, small business, and vacant storefronts. On-street parking is provided, but additional parking is needed, particularly if new businesses are to locate in the area.

WASHINGTON STREET/SOUTH KETTLE MORAINÉ DRIVE

Businesses along these corridors, which pass through the heart of the Village, offer residents basic services and shopping choices, including restaurants, hardware store, post office, daycare, banks, laundromat, gas station, hairstylists, etc. Future opportunities could include additional shops and restaurants, bakery, and live-work spaces. Schools and Village Hall are also near this corridor, as well as many residences. This concentrated area of development provides residents the opportunity to walk from their homes to local businesses. These corridors also connect to STH 60 and I-41.

HIGHWAY 60 CORRIDOR

The businesses along this corridor have more square footage than those in other Village business environments. The businesses along STH 60 are set back further from the roadway and include an abundance of free parking. Businesses in this area include fast food restaurants, gas stations, a grocery store, and shopping centers.

I-41/STH 60 INTERCHANGE

The businesses in this area cater to highway traffic (i.e. gas stations) as well as residents of Slinger and surrounding towns. Businesses along this corridor are particularly well-located to serve commuters passing between I-41 and Hartford.

HOME OCCUPATION USES

Home occupation uses also exist in the Village. The nature of these businesses presents no noticeable impact or nuisance to adjacent properties, so their location is difficult to detect. Moreover, some residents may work at home utilizing the internet and telecommuting technologies. The Village supports a resident's right to have a small business operation on his/her property or work at home, provided that the business activity or establishment does not create a nuisance for neighboring property owners by generating excessive traffic, noise, lighting, visual structural obstructions, etc.

Economic Development Vision

ECONOMIC DEVELOPMENT OPPORTUNITIES AND CHALLENGES

Assets

The Slinger Economic Opportunity Analysis, conducted in 2016, developed an economic and community vision for the Village of Slinger. In order to achieve the economic and community vision, the Economic Opportunity Analysis presented five main strategic initiatives to serve as key areas of focus. These initiatives were rooted in community assets identified in the planning process.

These assets included:

- Natural setting/topography
- Community expansion potential
- Proximity/accessibility to multiple employment centers
- Easy access to I-41 at three interchanges
- School district
- Small town feel
- Intact downtown
- Outdoor recreation opportunities
- Available development sites

The Vision and Strategic Initiatives relevant to Economic Development are included in this Plan at the end of this chapter.

In terms of attracting and retaining businesses, the Village of Slinger has several positive attributes to offer potential businesses. Specifically, the Village has:

- A competitive tax rate;
- A great location in Washington County with easy access to Milwaukee, West Bend, Fox Valley and Madison;
- Properties with State and US Highway frontage;
- The existence and availability of professional economic development assistance from countywide, regional, and statewide economic development organizations; and
- Land available for development with access to utilities.

Challenges

While the Village certainly enjoys its share of advantages, there are challenges that the Village must address when seeking to attract new businesses and industry. In particular:

- Lack of a Slinger “brand.”
- Lack of diverse shopping and dining opportunities within Slinger.
- Physical condition of commercial corridors and lack of unique identity for each area.
- Lack of downtown destinations.
- Lack of local employment.
- Residents of the Village of Slinger are very mobile and can easily drive to nearby communities to purchase services and products.

ECONOMIC DEVELOPMENT VISION:

Nestled in the hills of the Kettle Moraine, and in close proximity to several major employment centers, Slinger offers an outstanding way of life with abundant outdoor recreation assets and excellent schools. The downtown is the hub of community activity while the Commerce Boulevard commercial corridor serves residents’ daily needs, and new business parks provide local employment opportunities and a diversified tax base. Working with its economic development partners, the Village is leading the way in making strategic investments in public facilities and infrastructure to secure the fiscal stability of the community for decades to come.”

- Lack of organizations to support economic development (i.e. chamber of commerce, business association, downtown development authority, local economic development staff).
- Lack of a Village industrial development program for the retention and attraction of industrial establishment.
- Competition from other industrial parks in Southeastern Wisconsin.

Downtown Slinger

Downtown Slinger offers a collection of buildings with established character. The area is built to a pedestrian scale, meaning that it is easy to walk from business to business. The downtown is also centrally located in the Village, making it well-connected to surrounding neighborhoods, schools, and other business areas by sidewalks.

To revitalize the downtown, the following actions are recommended:

- Promotion of mixed business development (i.e. niche/specialty retail, café's, restaurants, taverns, real estate offices, travel agencies, and similar service businesses).
- Encouraging second story residential development to add apartment-housing choices that bring people downtown.
- Development of a marketing strategy to promote the area as a specialty, local market, and a point of community pride. This effort should include encouraging residents to walk to local businesses.
- Evaluation of parking availability and consider opportunities to establish parking on vacant lots, as well as shared parking areas.
- Develop and implement a streetscape plan for the area. This effort would include façade improvements for local businesses, as well as, street amenities like sidewalk improvements (i.e. pavers), lighting improvements, signage and canopies, street furniture (i.e. waste receptacles and benches), as well as landscaping. Implementation measures could include tax increment financing, grant acquisition, as well as the creation and management of a revolving loan fund to help local businesses finance improvements.

For additional recommendations for the Downtown, refer to the *Economic Development Strategic Initiatives* at the end of this chapter.

Industrial Development and Business Parks

This *Plan* recommends industrial development and business parks in the following areas:

1. South of STH 60, extending from Enterprise Drive and Corporate Drive
2. South of STH 60, east of Bonnie Lane
3. Along Weil Drive
4. In the area of MBW Road, Hilldale Drive and Hartford Road
5. In a new business park development planned for north of Arthur Road

The Future Land Use Map in this *Plan* illustrates potential future industrial areas and business parks. For additional recommendations relating to business/industrial parks, refer to the *Economic Development Strategic Initiatives* at the end of this chapter.

DESIRED BUSINESS AND INDUSTRY

The Village wants to ensure that new development does not jeopardize the local quality of life. Therefore, businesses and industries that locate in the Village should:

- Be environmentally friendly
- Have limited outdoor storage (if any) to control unsightliness
- Generate minimal noise and traffic that can be easily accommodated by the existing transportation network
- Require only minimal lighting (on-site lighting only, no beams, or other protruding light sources)
- Require only on-site signage (no billboards)
- Have generous landscaping to improve the façade from the roadway and buffer the development from adjacent land use

The Village intends to target the following types of development:

LIGHT INDUSTRY

Light industry (i.e., manufacturing, assembly, warehousing, production facilities) that can capitalize on local railroad access, highway access, and the planned industrial park is desired in Slinger. Industry is a means to provide quality jobs for residents and generate tax revenue for the Village. Environmentally-friendly operations that complement the community character and its high quality of living are desired.

PLANNED RETAIL/BUSINESS PARK DEVELOPMENT

Retail development is desired along STH 60, including the STH 60 and I-41 interchange. Development should be designed to serve passing motorists (i.e. chain and fast food restaurants, hotels), as well as the regional marketplace. Development in this area should incorporate walking paths or sidewalks from nearby residential areas (including the mobile home park) to the shopping centers. Because this corridor is a gateway into the Village, it is the first and sometimes the only impression visitors will have of Slinger. To ensure that development in this area is attractive, a unifying theme is recommended which would incorporate common elements in signage, lighting, building materials, rooflines and colors. A theme based on natural setting is one potential for this area. The area should have a coordinated appearance that is well designed, attractively landscaped, and encouraging building with brick, stone and decorative block exteriors. By presenting an attractive, cohesive business environment, the area will be a high-value, welcoming destination for residents and visitors.



Examples of attractive entrance signage that establishes a theme, or character for a development. Similar monument style signs are recommended for development in the Village's industrial park, as well as along the STH 60 corridor. The use of pylon signs is not recommended.

Design Standards for Big Box Stores

It is anticipated that development along STH 60, including in the vicinity of the STH 60/I-41 interchange may include “big box” stores. “Big-box” retail can be defined as large-scale retailers such as Wal-Mart, Kohls, Target, Best Buy, or Home Depot that have buildings over 20,000 square feet and derive their profits from high sales volumes. They may operate as stand-alone facilities, or more commonly they are located in a “power center.”

Power centers usually have some common characteristics such as large rectangular single-story structures, a reliance on auto traffic, large areas of parking, limited mass transit service, and a no-frills site plan with little unique community character, mixed-use, or pedestrian amenities. Power centers generally bring together various branches of the “big-box” family, for example, a discount department store, a warehouse club, a supermarket, and smaller outlots.

To accommodate these types of businesses without jeopardizing community character, design standards are necessary. The intent of these types of standards is to require architectural features and patterns that provide visual interests, reduce massive aesthetic effects, and recognize local character. The design elements should be integral parts of the building fabric -- not superficially applied trim, graphics, or paint.

To achieve this purpose, building facades should include a repeating pattern to include the elements listed below.

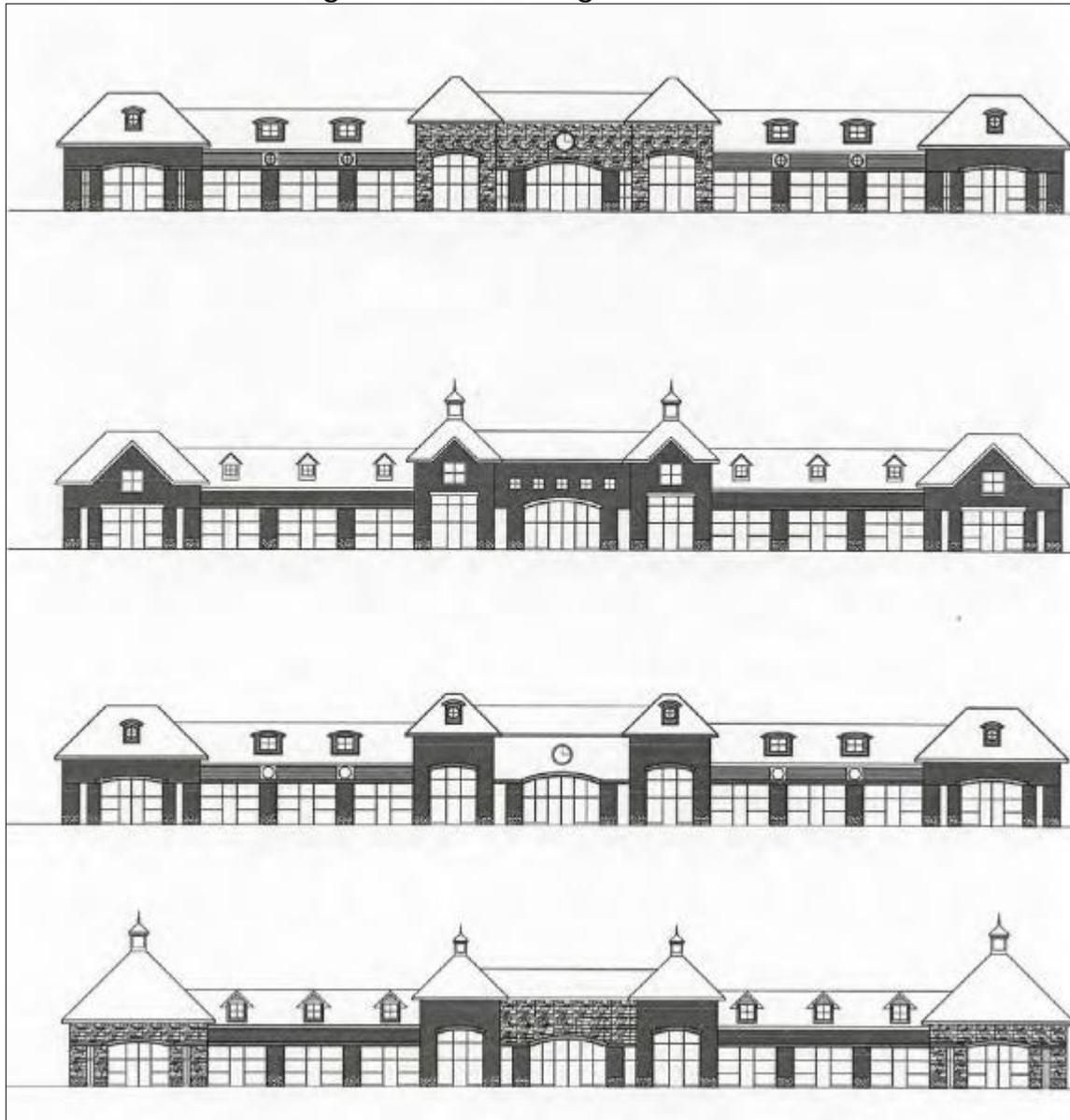
- Color change
- Texture change
- Material module change
- Expression of architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib

In addition, standards are necessary to require variations in rooflines to add interest to and reduce the massive scale of large buildings. Parapets, mansard roofs, gable roofs, hip roofs, or dormers should be used to conceal flat roofs and roof top equipment from public view.

Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods. Predominant exterior building materials shall be high-quality materials. These include brick, wood, sandstone or other native stone, decorative masonry, and similar materials.

Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring some of the following design features: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over entryways, peaked roof forms, arches, outdoor patios, display windows, architectural details, or integral planters or wing walls.

Figure 4: Attractive Big Box Facades



The examples above illustrate shopping centers and “big box” facades that have been designed to present an attractive, welcoming environment for customers.

Expanded Local Businesses

Additional local retail and service businesses (i.e. restaurant, coffee shop, grocery, hardware, daycare, video rental, etc.) along Kettle Moraine and Washington Streets are desired to maintain local shopping choices. These businesses would rely on a local customer base, as compared to regional users and travelers that are targeted more to the STH 60 corridor.

TOOLS TO PROMOTE ECONOMIC DEVELOPMENT

Tax Incremental Financing (TIF) helps the Village undertake public projects to stimulate beneficial development and redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition and needed public works.

The Village currently has two TIF districts. One is located on the east side, largely east of the interstate. It includes the School District property and the American Eagle Drive area. The second TIF district is located in the north central part of the Village, at STH 175 and the railroad tracks; it includes the EH Wolf site.

Industrial Revenue Bond

The State of Wisconsin's Industrial Revenue Bond (IRB) Program allows all Wisconsin cities and villages to support industrial development through the sale of tax-exempt bonds. The proceeds from the bond sale are loaned to businesses to finance capital investment projects at, primarily, manufacturing facilities. Even though IRBs are municipal bonds, they are not general obligations of the municipality. The company or business that will use the facilities provides the interest and principal payments on the loan. The local government is in partnership with the business, lending its name, but not its credit, to the bond issue. The Wisconsin Economic Development Corporation (WEDC) administers this program.

Capital Improvements Program (CIP)

The Village of Slinger has a CIP, which it updates annually. The Village's CIP is an important planning tool for implementation of this plan, as well as other community objectives. The Village should continue to use its CIP to plan for future expenditures, thereby linking planning to the annual budgetary process. Through its CIP, the Village can responsibly plan for future improvements that may generate additional development in Slinger. For example, as part of its CIP, Slinger can budget for industrial park and business park infrastructure to support future development.

PROGRAM AND ORGANIZATION ASSISTANCE

Planning for sound economic development strategies requires an assessment of the past economic development activities of a community to determine which efforts have been successful.

Local community economic development activities can be broadly categorized into five major functional areas:

1. Organizational development activities
2. Industry retention activities
3. Industry attraction activities
4. Small business development activities
5. Development of public facilities and services

This section categorizes the existing economic development activities in the Village by these broad functional areas.

GENERAL PROCEDURE FOR ESTABLISHING A TIF

The Village defines a TIF district. It may range in size from a single block to the entire Downtown area.

1. Tax assessments for the district are frozen at their current value.
2. The Village, through its tax-increment finance authority, can acquire land and make capital improvements in the district (e.g. streets, lighting, landscaping, etc.) to make it more desirable to developers.
3. When development occurs, the value of the land in the district increases. This increased value is taxed, but for a period of time while the TIF district is in effect, the additional tax revenues go to the TIF.
4. This additional tax revenue is used to pay off the expenses incurred by the Village in land acquisition and installation of capital improvements.

1. ORGANIZATIONAL DEVELOPMENT ACTIVITIES

The successful implementation of a local economic development program requires that the program be coordinated by an economic development organization consisting of public and private sector representatives who are knowledgeable regarding local economic conditions. The purpose of this organization should be to identify economic development problems in the Village, to identify solutions to these problems, and to coordinate the implementation of activities that will help to improve economic conditions. While a number of economic development organizations can exist in a community, it is critical that a single organization be identified to lead the community's economic development efforts. Examples of economic development organizations include:

- **Economic Development Washington County (EDWC).** EDWC is Washington County's official Economic Development Organization (EDO). EDWC's website can be found at <https://businessreadywi.com/>. This website has many resources that include a search engine for available properties, as well as in-depth economic and demographic descriptions of the county. EDWC's programs include:
 - Economic Gardening. This concept provides tools for businesses to stay competitive by helping them understand markets and competition strategies.
 - Revolving loans and other funds and initiatives
 - Marketing programs
 - Talent pipeline programs to ensure a skilled workforce
- **Milwaukee 7 (M7).** M7 was founded in 2005 to pool resources and ideas from the seven counties that comprise SEWRPC's jurisdiction (Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha). Its purpose is to attract and grow businesses and workers as a region in order to successfully compete globally. It engages economic development entities, government agencies, and the business community in sharing regional data and working together on economic development programs and expansion and attraction leads.
- **Slinger Advancement Association.** This volunteer organization consisting of business representatives and residents of Slinger has been around since 1949. The organization raises funds that it invests back into the community. Throughout Slinger's history, the money has been invested in a variety of ways, including lights for the community Christmas tree, other holiday decorations, a park pavilion, and other park improvements. Events sponsored by the Slinger Advancement Association include the End of summer Brat Fry and All-Star Games, and Taste of Slinger.
- **Southeastern Wisconsin Regional Planning Commission (SEWRPC).** SEWRPC provides economic data and planning services necessary to solve regional problems. In 2014-2015, SEWRPC partnered with Milwaukee 7 (M7), county economic development organizations (EDOs), and Wisconsin Economic Development Corporation (WEDC) to develop a Comprehensive Economic Development Strategy for the region by involving both private and public institutions.
- **Village of Slinger.** The Village of Slinger is responsible for responding to comments and complaints from business owners, as well as inquiries about available land or facilities for new businesses. The Village President, together with the Village Board and the Village staff, have a responsibility for maintaining public facilities and services, such as the sanitary sewerage system, the public water supply, public parks and related recreational areas. These services, while often taken for granted, are an important component of a local economic development program.
- **Village of Slinger Redevelopment Authority (RDA).** The Village of Slinger RDA acts as the financing agency for the TIF districts in the Village.
- **Washington County.** The Washington County Planning Department has a variety of economic development resources, including past surveys and studies about the county's economic conditions.

- **Wisconsin Economic Development Corporation (WEDC).** WEDC was created in 2011 to administer a range of economic development programs such as public lands loans, brownfield grants, capacity building grants, community development investment grants, downtown revitalization assistance, economic development funding, workforce development grants, redevelopment and historic preservation tax credits, historic preservation seed money, site assessment grants, rural development assistance, coastal management grants, water and sewer grants and loans, environmental cleanup assistance, and transportation project grants.

2. INDUSTRY RETENTION ACTIVITIES

Local economic development activities designed to assist in the expansion of local employers are important to a comprehensive local economic development program. In addition to the informal efforts of the Village leadership and staff, the Wisconsin Economic Development Corporation (WEDC) plays a key role in formal business retention activities. In addition, other entities contribute to workforce training and business retention.

- **Wisconsin Department of Workforce Development (DWD).** The DWD is the lead State agency for building and strengthening Wisconsin's workforce. The Department's primary responsibilities include providing job services, training and employment assistance to people looking for work, at the same time as it works with employers on finding the necessary workers to fill current job openings. Under DWD, a variety of employment programs can be found which range from securing jobs for the disabled, assisting former welfare recipients as they make a transition into work, promoting 72 job centers and linking youth with the jobs of tomorrow.
- **Federal Assistance.** Federal agencies also offer programs for local business retention. These agencies include:
 - Department of Agriculture Rural Development
 - US Small Business Administration: provides financial, technical and management assistance to help Americans start, run and grow their businesses.
 - US Department of Commerce

3. INDUSTRY ATTRACTION ACTIVITIES

While the retention and expansion of existing business is an important economic development activity, a comprehensive community economic development program should also include activities that will result in the attraction of new business establishments. A description of the activities of these organizations, as well as a description of available promotional materials is provided on the next page.

- **Wisconsin Economic Development Institute (WEDI).** WEDI is a nonprofit committed to research and education. This institution is a clearinghouse for economic development data.

4. SMALL BUSINESS DEVELOPMENT

Currently, there are no specific economic development activities in the Village relative to the development and expansion of small business establishments. However, the University of Wisconsin-Extension and Wisconsin's Small Business Development Centers seek to fill this role.

- **UW-Extension.** The UW-Extension provides a range of business development services and tools, such as free workshops, classes, and data.
- **Wisconsin Small Business Development Centers.** These centers help ensure the state's economic health and stability. They offer formative business education, counseling, and technology training. The Small Business Development Center serving the Village of Slinger is in Milwaukee.

5. COMMUNITY FACILITIES & SERVICES

While maintaining economic development organization activities, as well as industry attraction, retention, and small business development activities are important components of local economic development, the maintenance of the community's public facilities and services is also important. For more information about local infrastructure and facilities, refer to the Utilities and community Facilities Chapter of this plan.

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR THE M-7 REGION (CEDS)

The 7-County Regional Economic Partnership (REP), Milwaukee 7 (M7), Wisconsin Economic Development Corporation (WEDC), and Southeastern Wisconsin Regional Planning Commission (SEWRPC) adopted the *Comprehensive Economic Development Strategy (CEDS)* in December 2015 in order to improve jobs, incomes, investment, and innovation in the region. The plan provides in-depth economic data, as well as the identification of eight business clusters in the region:

- Energy, power, and controls
- Water technologies
- Food and beverage manufacturing
- Finance and insurance services
- Headquarters and business services
- Medical technology and bioscience
- Machinery manufacturing
- Printing

CEDS highlights several strategies that will allow the region to expand these economic drivers, such as upgrading the regional infrastructure, encouraging regional collaboration, investing in workforce development, and increasing export capacity, especially for small and medium-sized businesses. The action plan element of CEDS focuses on promoting cluster development, helping existing companies to thrive in the region, and networking to attract new businesses to the area. Additional strategies include implementing talent recruitment, promoting education in entrepreneurship, and supporting public policies that incentivize economic development.

To gauge the success of CEDS, M7 plans to keep a quarterly "scorecard" that measures new businesses or existing business expansion, number of total jobs, and payroll and capital investment statistics. CEDS contains two tables of proposed projects, one for Tier 1 and another for Tier 2. The 45 Tier 1 projects impact the region, and the 66 Tier 2 projects impact the region at a community level. The adoption of CEDS was the first step in becoming designated as an Economic Development District (EDD) by the United States Economic Development Administration (EDA). The EDD designation qualifies the region to receive support to implement and update CEDS, with the possibility of receiving EDA grants. If the region is designated as an EDD, SEWRPC will likely become the governing body with M7 implementing the recommendations found in CEDS.

ENVIRONMENTALLY CONTAMINATED SITES

Development efforts can sometimes encounter the challenge of potentially contaminated properties, which are commonly referred to as brownfield sites (see box at right). Brownfield sites vary in size, location, age, and past use. A brownfield site can be a former corner gas station or an empty manufacturing plant. There are an estimated 10,000 brownfields across Wisconsin. These sites pose a number of problems for communities, including:

- Neighborhood deterioration and community blight
- Potential harm to human health and the environment
- Reduced tax revenue and economic growth
- Attraction for vandalism, open dumping and other illegal activity

BROWNFIELD SITES

The United States Environmental Protection Agency (EPA) defines brownfield sites as "With certain legal exclusions and additions, the term brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

The term "brownfield" was first used to distinguish developed land from unused suburban and rural land, referred to as "greenfield" sites. The EPA, states, and municipalities believe that choosing brownfield redevelopment over greenfield development yields several benefits for communities and for commerce. Brownfield redevelopment encourages the cleanup of contaminated sites. This is the major goal of most modern environmental regulations. The fewer the number of contaminated sites, the less the cumulative impact to the environment. Another benefit of brownfield redevelopment is that it revitalizes urban areas. (Many brownfields are centrally located in urban areas.) This leads to another perceived benefit -- the minimization of green space development. When brownfields are redeveloped or revitalized in urban areas, less farmland on the urban fringe is developed, maintaining green space and reducing the need for expanding infrastructure and utilities. Finally, when brownfields are redeveloped, and new businesses begin operating, these properties return tax base and provide jobs. This is a major financial incentive for municipalities to develop and encourage programs for brownfield redevelopment.

In 2014, Washington County received an EPA grant to assess brownfields in the County. As part of that grant, the Village of Slinger was allocated \$40,000 to assess the condition of the Niphos Coating building and site. Additional funds will be allocated to allow the Village to develop conceptual reuse plans/strategy for the intersection of East Washington Street and East Commerce Boulevard. EPA funding can be leveraged to create a redevelopment opportunity with less Village and private resources needed for the project.

Using one of several databases, interested residents can search for properties in Slinger that have been impacted by environmental contamination (and have been reported). The WDNR Bureau for Remediation and Redevelopment Internet web site tracking list is one such database. This database is available at: www.dnr.state.wi.us/org/aw/rr/brrts/index.htm. This database tracks identified sites from first reporting through closure or no further action. Records are kept in perpetuity regardless of whether or not contamination was actually found, the size of the incidence, and whether or not the site has been cleaned. The database lists 59 sites in the Village.

Governments at all levels have recognized that brownfield redevelopment is an important issue. Numerous programs have been created to encourage brownfield redevelopment including grants, loans, and tax incentives. In the future, Slinger will encourage residents and landowners to pursue the cleanup and redevelopment of any contaminated or brownfield site. Likewise, to minimize future environmental impacts, the Village will encourage environmentally friendly business development that is properly permitted and regulated to protect the Village's natural environment.

RELATIONSHIP TO OTHER REQUIRED PLAN ELEMENTS

Economic Development in Slinger directly affects the other elements of this comprehensive plan. Specifically, the Economic Development Element impacts the Land Use, Transportation, Housing and Intergovernmental Cooperation Elements. Therefore, it is important that the elements are consistent and support one another.

Land Use Element

New commercial and industrial development must be located in areas that the market will support (typically clustered together). Furthermore, new commercial and industrial development should not create a nuisance for neighboring properties. As such, new development should have a minimal environmental impact and be located in areas that have access to needed infrastructure. These concerns were carefully considered during the development of the Future Land Use Map.

Transportation Element

Additional economic development may result in increased truck traffic for deliveries and more local traffic from customers frequenting businesses. This situation, if not carefully planned for, may create congestion. The Village must work with the county and WisDOT to monitor traffic flows to ensure that new development is appropriately planned and sited to minimize impact on adjacent roadways. Pedestrian access must also be considered in terms of access to business destinations. Potential improvements to CTH K will also have impacts on the Village's economic development options.

Housing Element

New economic development typically creates more jobs and increases demand for more housing in the Village. To accommodate a growing housing demand, the Village strives to provide a variety of housing choices to serve new industrial and commercial development.

Intergovernmental Cooperation

Many examples of successful economic development endeavors have required cooperation with neighboring units of government to market the overall economy of an area and, in turn, promote economic development within each participating community. There is a potential opportunity to coordinate and market economic development with Hartford and other nearby communities, particularly in relation to tourist parks in the region such as Holy Hill, Slinger Speedway, and Little Switzerland.

Economic Development Goals, Objectives, & Policies

In 2040, Slinger expects to have a thriving downtown, industrial park, and regional shopping choices to support the local tax base without jeopardizing the residential character of the Village. The goals, objectives, and policies needed to expand the economic base are provided below, along with Strategic Initiatives from the Village of Slinger Economic Opportunity Analysis are provided below. Locations for business and industrial development are illustrated on the Future Land Use Map.

GOALS

1. Expand commercial and industrial development opportunities to “grow” and diversify the local economy.
2. Create employment opportunities by attracting new employers to the community.
3. Develop and maintain a physical, cultural, educational, and recreational environment in the Village that is conducive to business and residential development.
4. Revitalize Downtown.

OBJECTIVES

1. Assist in creating new employment opportunities by providing assistance to persons interested in developing new, or expanding existing, small businesses in the Village.
2. Continue to utilize the Village’s Capital Improvement Program to anticipate future budget expenses and support infrastructure investments that are necessary for economic development.
3. Support development proposals that provide a mix of uses in the downtown, including residential, retail, and service establishments.
4. Work with the Washington County Economic Development Division on business retention / expansion opportunities.
5. Coordinate with county and regional organizations to market the Village of Slinger for economic growth opportunities.

POLICIES

1. Continue efforts of the Village Board to further promote economic development to implement the recommendations of the Village of Slinger Economic Opportunity Analysis (2016).
2. Use tools like the Planned Unit Development Overlay District to accommodate desired development downtown and along STH 60.
3. Support the historic design/character of the Downtown by investing in needed lighting, signage, pedestrian amenities, plantings and other improvements.
4. Coordinate with Washington County to establish a revolving loan fund for façade improvements of individual downtown businesses.
5. Evaluation of parking availability in the downtown and consider opportunities to establish parking on vacant lots, as well as shared parking areas.
6. Developing and implement a streetscape plan for the downtown. This effort would include façade improvements for local businesses, as well as, street amenities like sidewalk improvements (i.e. pavers), lighting improvements, signage and canopies, street furniture, as well as landscaping.

Economic Development Strategic Initiatives

Economic Opportunity Analysis Strategic Initiative: Make Downtown a Destination

A healthy and thriving downtown will provide unique activities, events, and entertainment for Village residents and draw visitors from outside the community. The more opportunities and compatible uses there are in or near downtown the greater the center of gravity to attract people on a regular basis. Creating buzz through community events and serving tourist and niche market opportunities will position downtown as a destination and focal point of community activity offering activities and services for all members of the family.

PROJECTS:

1. Work with adjoining properties to enhance Community Park
2. Work with property owners to accelerate development north of Glen View Ln. and Olympic Dr.
3. Create more “everyday use” facilities in Community Park.
4. Work with property owner to determine potential for hillside multi-family development at the end of Eiche Drive.
5. Work with property owners to explore a mixed-use “base village” at the foot of Little Switzerland.
6. Work with Washington County to investigate the potential reuse strategies for former Niphos Coatings property.
7. Explore upgrading parking facilities along Kettle Moraine Drive, East Washington Street and the adjacent side streets.
8. Work with property owners and the Village to develop a plan to consolidate and share off street parking at key locations downtown.

PROGRAMS:

- A. Partner with civic organization to create additional community events in Community Park.
- B. Recruit businesses focused on food & beverage, entertainment, children, arts & crafts, and other niche retail.
- C. Recruit businesses focused on healthy lifestyle activities.
- D. Establish façade/building improvement program.
- E. Evaluate potential for TIF district.
- F. Meet with downtown property owners to discuss their long-term plans for their property and involvement in downtown.
- G. Create downtown business association/local chamber
- H. All efforts in the downtown should be closely coordinated, and lead by local business owners.

Economic Opportunity Analysis Strategic Initiative: Diversify Tax Base & Create Jobs

To keep tax rates down and diversify tax portfolios, communities must balance residential development with industrial and commercial development. This balance provides diverse tax streams capable of withstanding external pressures as well as a balance in the intensity and level of services demanded. Adding more jobs not only provides employment opportunities for Village residents but also stimulates local spending from those traveling to the community for work.

PROJECTS:

- 1) Evaluate potential for new business park development north of Arthur Rd.
- 2) Expand existing business park by extending Corporate Dr. west across East Washington Street.
- 3) Continue working with the DOT to secure access to school district property at East Commerce Boulevard and I-41.
- 4) Aggregate school property with adjoining vacant parcels and East Commerce Boulevard frontage to maximize visibility and development potential.

PROGRAMS:

- A. Develop an industrial recruitment and marketing plan in partnership with Economic Development Washington County to position industrial park land and prepare for interest in developing land for industrial uses.

9.0

LAND USE

Introduction

Land use is the central element of a comprehensive plan. Previous elements have discussed the Village's projected population, housing, and economic growth; documented needs for increases in transportation and other utilities and community facilities, and profiled Slinger's natural resources. This element assesses land use trends by pulling together the recommendations from the previous chapters.

This chapter discusses existing and future land uses, regulations, trends and opportunities. The chapter includes information pertaining to desired development patterns, community design standards, coordination with other required plan elements, and supporting goals, objectives and policies. This chapter concludes with the Future Land Use Map (Maps 10a and 10b), which reflect the goals, objectives, visions and policies expressed throughout this plan.

Land Use Vision

In 2040, the Village of Slinger takes pride in its hometown atmosphere, quality housing, and first-class services. Village development patterns encourage residents to walk to places of interest (i.e. stores, schools, parks, downtown, etc.). The Village has an established industrial development sector that takes advantage of the Village's proximity to important rail and highway corridors. Quality industrial and business park space brings new development to the Village at a steady pace. Commercial areas have expanded to provide a choice of goods and services for residents. Beyond the Village, the landscape presents a balance of farming, scenic natural areas, and low-density rural residential development.

Of the 14 local planning goals described in the Comprehensive Planning law, Slinger believes that the goals listed below specifically relate to planning for land use:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open space and ground water resources.
- Protection of environmentally productive areas.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
- Preservation of cultural, historical and archaeological sites.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
- Balancing individual property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Existing Land Use Inventory & Pattern

The Village of Slinger has grown significantly since completing its last plan in 2007, increasing from 2,804 acres in 2004 to 3,367 acres in 2017. An inter-municipal services agreement with the City of Hartford has been established to delineate where each municipality will install infrastructure in the future to accommodate their respective growth (refer to the Utilities and Community Facilities Chapter). The Existing Land Use Map (Map 9) illustrates the location of existing and approved development and Table 21 provides a more complete description of the different land uses in the Village. Land use categories include:

Single Family Residential: detached single-family residential development

Two-Family Residential: detached single-family, two-family, and attached townhomes, which may be up-and-down, side-by-side, or front-and-rear

Multi-Family Residential: residential buildings with three or more dwelling units and associated off-street parking

Mobile Homes: detached, manufactured homes fixed to a steel chassis located within mobile home subdivisions or parks

Governmental and Institutional: large-scale public buildings, such as governmental buildings, hospitals, and schools

Commercial: office and retail uses

Industrial: indoor and outdoor industrial uses

Open Lands: undeveloped, uncultivated land

Recreational: park space devoted to playgrounds, play fields, play courts, trails, picnic areas, and related recreational activities

Agricultural: agricultural uses, farmsteads, and single family residential development on rural lots (typically 35 acres or more)

Communication and Utilities: communication and utility facilities, including radio and TV transmission stations and antennas, incinerators, and utility plants such as sewage disposal plants and treatment lagoons, water towers, and water supply plants

Parking or Other Transportation-Related: lands dedicated to parking or any other transportation-related, not including street or railroad right-of-way

Right-of-way: publicly-owned land for transportation uses, including roads, highways, and railroads

Table 21 lists the number of acres for each land use type and the percent of total Village acres that each land use category comprises. The net density (total number of dwelling units divided by all residential acres) in the Village of Slinger is 3.5 dwelling units/acre (2,187 housing units/620 acres).

Map 9 Existing Land Use

Village of Slinger Comprehensive Plan 2040

Existing Land Use Categories

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Mobile Home
- Government and Institutional
- Commercial
- Industrial
- Open Lands
- Recreational
- Agricultural
- Communication and Utilities
- Parking or Other Transportation Related

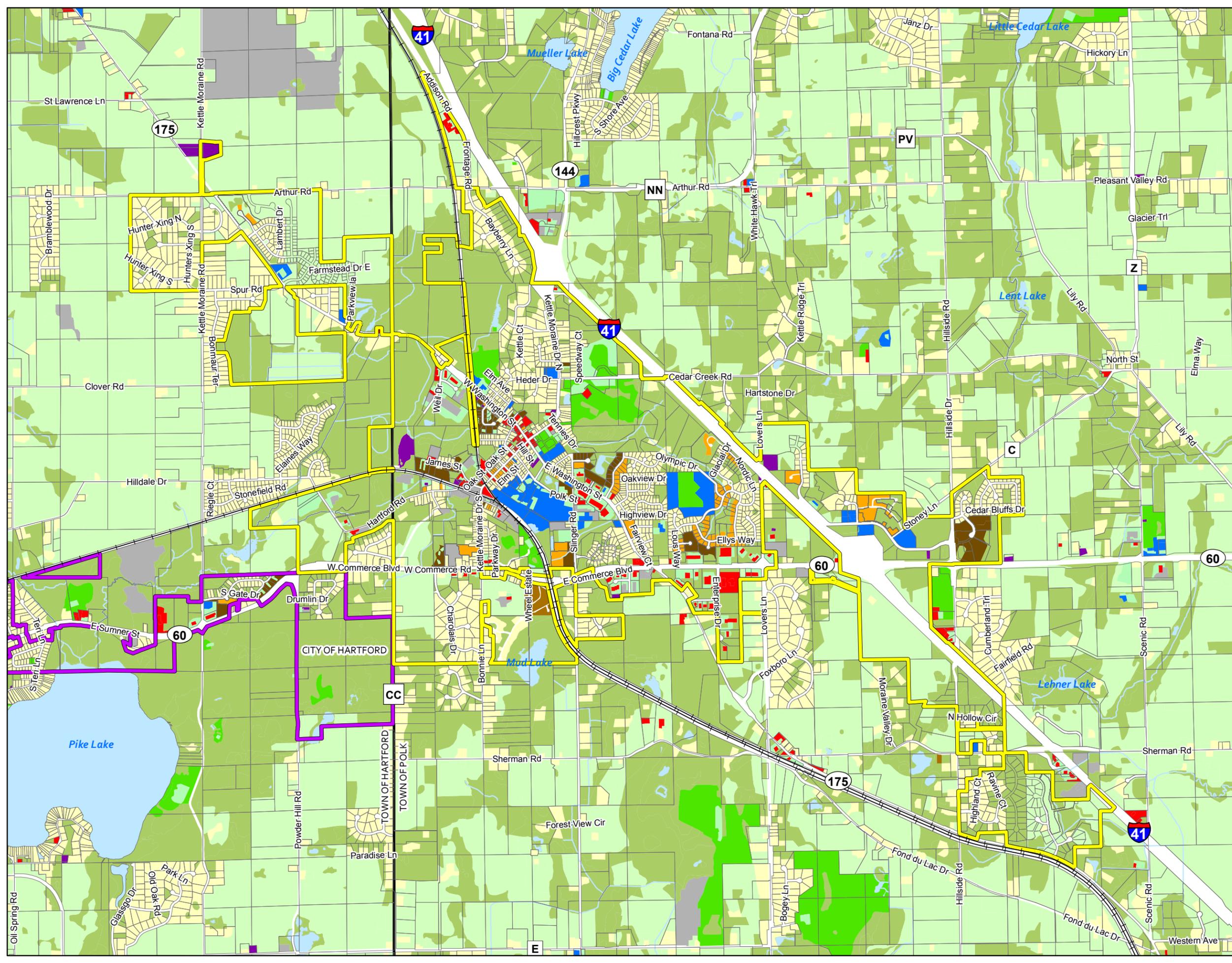
- Rail
- Village of Slinger (May 2017)
- City of Hartford
- Town Boundary
- Surface Water

Adopted: November 20, 2017
4,000

Feet



Sources: SEWRPC, Washington County, US Census Bureau, WisDOT



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Table 21: Existing Land Use

Land Use	Acres	Percent of Village Land Area
Agricultural	543	16.11%
Commercial	49	1.47%
Communication and Utilities	20	0.58%
Government and Institutional	89	2.64%
Industrial	41	1.23%
Mobile Homes	12	0.34%
Multi-Family Residential	64	1.90%
Open Lands	1213	36.03%
Parking or Other Transportation Related	119	3.54%
Recreational	77	2.29%
Road	460	13.67%
Single Family Residential	620	18.42%
Two-Family Residential	60	1.78%
Total	3367	100.00%

Table 21 indicates that open lands make up over one-third of the Village of Slinger's total acreage (36 percent), and agricultural lands account for another 16 percent of total Village acreage. When looking at land use categories that reflect highly-developed locations (residential, commercial, and industrial), it is clear that Slinger is primarily a residential community, comprising over 18 percent of the Village's total acreage, while commercial and industrial uses combined account for less than three percent of the Village's total acreage. The following is a summary of the development patterns depicted on the existing land use map:

1) Residential Development

Adding up all residential types of land use (single family, two-family, multi-family, and mobile homes) results in 22.44 percent of all Village acreage being dedicated to housing, considerably more than commercial (1.47 percent) or industrial (1.23 percent) land use. Older homes arranged on a traditional grid-style street pattern can be found downtown. These neighborhoods are more dense and walkable than newer subdivisions that generally have larger lots and curving roads, many of which branch off of State Highways 60 and 175. This pattern of development is very common for a municipality of Slinger's size, due to the rise of the automobile and the resulting increase in commuters. However, the unique topography of the Kettle Moraine makes straight roads challenging to construct due to the numerous slopes.

2) Commercial/Office Development

About 49 acres, roughly one and a half percent of the Village's total area, consist of commercial development. Similar to residential development in Slinger, historic storefronts can be found in the area surrounding the intersection of Kettle Moraine Drive and Washington Street in a traditional, walkable setting. New developments can be found along the STH 60 corridor, where businesses have easy access to I-41, the Village of Jackson, and the City of Hartford. Other commercial areas can be found along I-41, particularly at the STH 60 and Kettle Moraine Drive interchanges.

3) **Industrial Development**

Industrial areas are scattered throughout the Village, with smaller clusters of development found along the railroad, and larger clusters of development near the fringe of Slinger's municipal boundary.

4) **Other Land Uses**

Several institutional land uses such as schools, churches, and a library are located throughout the Village and vary in age and architectural style. The Slinger Speedway and Little Switzerland Ski Area are two unique properties located near I- 41 and Cedar Creek Road that draw visitors from outside the Village. Various parks and open spaces are scattered throughout the Village, and a segment of the Ice Age National Scenic Trail runs through the Village.

Trends in Supply, Demand, and Price of Land

The Village of Slinger has a strong desire to carefully plan for future development to ensure that future growth will not have a negative impact on the Village's character, unduly interfere with area farming operations, or result in significant increases in local service needs and costs.

RESIDENTIAL DEVELOPMENT

Given that the Village's population is projected to steadily increase over the planning period, new housing development is imminent. In fact, given historic building trends, and projections, it is anticipated that residential demand will be strong over the planning period. To accommodate this demand, the Village is planning for housing development, including associated water, sewer, and other infrastructure.

As stated in the Housing Element, the Village intends to maintain a residential balance of 60 percent single family, 10 percent two-family, and 30 percent multi-family dwelling units. The Village's housing inventory is very close to this goal, with a slightly higher share of single-family homes.

Table 14 in the Housing Element provides a comparison of housing values in Slinger to those of surrounding communities. This information reveals that the Village's housing supply has a lower median value than surrounding towns and the county, but a higher value than Hartford and West Bend. These figures reflect the amount of multi-family units available in Slinger. Generally, the more multi-family units available in a community, the lower the median household value. Accordingly, neighboring towns, with few housing choices other than single family, have a higher median home value than do the cities and villages with more alternative housing choices.

Between 2000 and 2015, the Village's housing values increased by 35 percent. The Village expects its housing values to continue to remain competitive with area housing values. Likewise, the Village expects its housing values and choices will be attractive to people seeking a rural community setting, a variety of housing choices, and a reasonable commute to the employment opportunities available in Milwaukee and surrounding employment centers.

NONRESIDENTIAL DEVELOPMENT

Nonresidential growth has occurred primarily along the STH 60 and I-41 corridors, with relatively little new development or redevelopment occurring in the downtown and older commercial areas along Washington Street and Kettle Moraine Drive. The value of commercial lands in the Village is competitive with other incorporated communities in Washington County. Slinger has not experienced the same level of growth as experienced by Hartford, given its industrial park and business incubator facility, but Slinger has many opportunities for growth in large part because of access to I-41 and STH 60.

Opportunities for Redevelopment

LITTLE SWITZERLAND BASE VILLAGE

There is an opportunity for mixed use development on the underutilized land located at the foot of the Little Switzerland ski hill. A mixed use “base village” could be located along Kettle Moraine Drive, which could include high-quality multi-family development, entertainment, dining, and other uses that take advantage of the nearby downtown and recreational amenities.

NIPHOS COATING SITE

The Washington County Site Redevelopment Program (see sidebar) allocated funds to the Village to assess the condition of the Niphos Coating building, a shuttered manufacturing site on Oak Street. The property is owned by the County and has some onsite contaminants that would need to be remediated prior to redevelopment or reuse. The environmental assessment was completed in 2017 and, when this Plan was being written, the project was moving into the cleanup phase. Potential uses for the site could include medium-density residential such as townhomes or duplexes. The Village will pursue redevelopment of the site during the planning period.

DOWNTOWN MIXED-USE DEVELOPMENT

The primary opportunity for redevelopment within Slinger is the downtown. This Comprehensive Plan provides recommendations for improvements to accommodate redevelopment, particularly in the Economic Development, Land Use and Implementation Chapters. The vision for the downtown is a blending of uses to include residential, professional offices, as well as entertainment/dining choices. It is important to create density in the downtown in order to sustain downtown small businesses and restaurants. There are several opportunities in or near downtown to add additional high-quality, market rate multi-family housing to attract empty nesters, retiring boomers, and millennials interested in living close to downtown amenities. The ski hill may provide a one-of-a-kind experience for future residents and a market segment interested in both skiing and the downtown experience. Currently, property is owned by a wide variety of owners in the downtown. In order to assemble redevelopment sites that enable larger-scale and transformative redevelopment projects, the Village should look to acquire downtown property as it becomes available.

In order to improve parking in the downtown, the Village should explore upgrading parking facilities along Kettle Moraine Drive, East Washington Street and the adjacent side streets. The Village should work with property owners to develop a plan to consolidate and share off-street parking at key locations downtown.

To further support redevelopment of the downtown, streetscaping to revitalizing the gateways that lead into the downtown is also recommended. The businesses along these corridors offer residents basic services and shopping choices and also welcome visitors to the downtown. Attractive streetscape investments along these corridors can:

- Bring new customers to Slinger;
- Enhance community awareness and pride, which will help the Village keep residents using the businesses and services available in these areas;
- Serve as a catalyst for new business development to infill vacant storefronts and redevelop older, underutilized structures along these corridors.

This streetscaping effort should include landscaping and façade improvements along Washington Street and South Kettle Moraine Drive (as discussed later in this chapter). These efforts may be financed through the use of TIF districts, revolving loan funds, and private investment.

Important Development Opportunities

I-41/ STH 144 VICINITY

Development at this interchange is limited today. The potential exists to expand commercial uses near this interchange to accommodate the needs of the growing Village population, residents in surrounding communities, and motorists passing along the highway corridors. This interchange will be an important factor in the development of the future business park near Arthur Road.

I-41/STH 60 VICINITY

Over the last decade, the Village has grown to include lands along STH 60. Much of this development has been highway-oriented commercial development. Infill development in this area is encouraged in accordance with the recommendations presented in the Economic Development Element of this Plan (e.g. planned retail business park). The northwest quadrant of the interchange is currently in the Town of Polk and would need to be annexed in order to provide municipal services to the site. Access is a challenge in the southwest quadrant of the interchange, near land owned by school district, as the frontage is still unincorporated. Both areas are shown for Planned Mixed Use on the Future Land Use Map.

STH 60 INFILL SITES

The Economic Opportunity Analysis recommended that future development along STH 60/Commerce Boulevard corridor be concentrated on commercial “nodes” located at key intersections. This type of development enhances the corridor’s development potential, maximizes values, and creates unique and interesting places. A reuse plan should be developed for lands at the intersection of East Washington Street and East Commerce Boulevard. The Washington County Site Redevelopment Program has committed to provide funding through a USEPA Brownfield grant to study the environmental considerations and/or market potential and develop concepts for this area. Developing reuse concepts could position the site for developer recruitment and ultimately redevelopment. Similar opportunities for commercial node development may be present near Kettle Moraine Drive and East Commerce Boulevard.

NEW COMMUNITY PARKS

Based on expected population increases and National Park and Recreation Associations Standards (see Utilities and Community Facilities Element Chapter), the Village will experience a shortage in playlots, neighborhood parks and community parks. To address these shortages, additional park and recreation areas are included on the Future Land Use Map. Given budget constraints, grant funds and private partnerships will be important to local park development efforts. The Village owns land which is planned for a Breuer Park on the northwest side of the community. This is reflected on the Future Land Use Map.

The Village should also consider a park fee to assess to new lot development to finance the acquisition and maintenance of parks. The Village has a Park and Recreation Facilities Impact Fee.

In order to accomplish the goal established in the Economic Opportunity Analysis of creating more “everyday” uses in Community Park, the Village may consider moving one of the Little League diamonds

in Community Park to another park. This would provide more flexibility in Community Park, allowing it to serve a community/downtown/town square purpose rather than a baseball-only purpose.

The following new parks are reflected on the Future Land Use Map:

- Breuer Park (Park "A") is a new community park site located to accommodate the recreation needs of development on Slinger's west side and to act as a buffer between nearby residential land uses and the environmental corridor to the east. It is located north of STH 175, at the eastern terminus of Farmstead Drive. The southerly portion of the site includes several ponds and wetland areas, and the northerly portion would include athletic fields and active play areas. A conceptual master plan for this proposed park includes multi-use trails, a restroom and shelter facility, an outdoor educational classroom, playgrounds, athletic fields and off-street parking.
- Proposed Park "B" is located on the east side of I-41, north of STH 60. This park is recommended to preserve a heavily wooded area as a public arboretum and to buffer adjacent residential uses. A nature trail may be developed within the park to accommodate walkers who work in the nearby commercial areas, as well as residents of the adjacent multi-family and single family residential neighborhoods. In the winter, the trail could potentially be used for cross-country skiing. A site development plan should be prepared for this park.
- Proposed Park "C" is a proposed neighborhood park site to serve nearby residential neighborhoods. It is located on the west side of the Village's planning area, generally between Kettle Moraine Road and Kings Way. The site may include picnic tables and playground equipment. Sports fields are not recommended for this site given its limited size and location.
- Proposed Park "D" is a potential neighborhood park site. It is located on the east side of the Village, at the southwest corner of the intersection of Stoney Lane and Hillside Drive. The site may include picnic tables and playground equipment. Sports fields are not recommended for this site given its limited size.
- Expand Fireman's Park by purchasing additional adjacent lands located south of Baehring Drive. The subject lands which are currently referred to as the Blank property would be purchased for future park use.



VILLAGE COMMUNITY FACILITIES

In December 2015, the Village of Slinger conducted a facility analysis and needs assessment focused on Village Hall, the Police Department, Community Library, and Department of Public Works. The study examined the opportunities and challenges of the existing locations and proposed several solutions to address the Village's facility needs. The study proposed a connected building on the existing site which involved renovation of the Police Department, Village Hall, and Library facilities. An addition to the Library was proposed to the north of the existing Village Hall/Library building, and a second addition was proposed to connect the Police Department building and Village Hall/Library building with a shared main entry/plaza and meeting rooms. The study also presented several potential locations for a new Department of Public Works building/garage and yard.

INDUSTRIAL AND BUSINESS PARK DEVELOPMENT

Business parks tend to add significant tax base while demanding lower levels of service relative to residential development, as businesses do not use schools and other daily services residents use.

Slinger's numerous access points along I-41 and areas of undeveloped land within the Village limits make it well positioned for business park development. A business park can be master planned and phased in over several years. The Village is currently working to promote business park development in three key locations in the Village's planning area.

Lands north of Arthur Road are planned for a high-quality business park that will add to the Village's tax base. Consultants met with property owners along Arthur Road to discuss their future plans for their property. Some property owners intend to farm indefinitely, while others are open to other ideas. The Future Land Use Map reflects a concept for a business park in the general vicinity of Arthur Road. The Village envisions this as a slow land use transition over time. As development occurs, the Village will continue to respect property rights and will plan and design the developing business park area in a sensitive manner so as to minimize disruption to adjacent agricultural areas.

A second business park is recommended at STH 60 (East Commerce Boulevard) and I-41. This interchange is an important economic development opportunity. There is school district-owned property at that location which is planned to be part of the business park development. This property currently has access issues, as the Commerce Boulevard frontage is located in the Town of Polk. The school district -owned property should be assembled with vacant parcels and East Commerce Boulevard frontage to maximize visibility and development potential of the business park. The village should continue working with WisDOT to secure access to school district property at East Commerce Boulevard and I-41.

Finally, an existing business park at Enterprise Drive should be expanded. This could be supported by extending Corporate Drive west across East Washington Street.

SCHOOLS

Slinger schools are centrally located, making them walkable destinations for many students. Future school locations should be equally integrated into the community and surrounded by residential uses. Given projected population increases, new schools will be needed. Since schools are a natural draw for new residential development, locations must be carefully planned in central (not periphery locations) in order to prevent sprawling, unsewered residential development in surrounding townships and the associated loss of agricultural lands and rural character that is important to these communities.

Special Considerations

ENVIRONMENTAL CORRIDORS

Environmental corridors are components of the landscape connecting natural areas, open space, and wildlife habitat. They provide physical linkages between fragmented habitat areas and provide animals and insects a means of travel to and from feeding and breeding places. Fish and wildlife populations, native plant distribution, and even clean water all depend upon movement through corridors. Most native species decline when habitat areas are fragmented due to agricultural operations or residential and commercial development. Wildlife populations

What is Habitat Fragmentation?

Habitat fragmentation is the alteration or fracturing of wildlife habitat into discrete or tenuously connected islands. This results from modification or conversion of the landscape due to development or agricultural operations. Carefully planned environmental corridors provide opportunities to reconnect fragmented natural areas and improve habitat for important plant animal and insect species.

isolated in one location, like a stand of trees or a secluded wetland, can overpopulate or die out without adequate corridors allowing free and unimpeded movement.

The functional effectiveness of a corridor depends on the type of species that use it, its size and shape, and its edge effects. Larger corridors offer greater habitat diversity. Linear corridors tend to be less diverse but offer important migration routes. Edge effects include the penetration of wind, light, and sound, as well as visibility beyond and into surrounding areas. They are crucial in determining the type of habitat a corridor will provide.

One way to think of environmental corridors is to compare them to hallways. A building contains hallways, which are places of concentrated movement back and forth; and rooms, which are destination points where people eat, work, play, and sleep. The hallways serve to link places of activity. Just as hallways enhance the operation of a building, environmental corridors increase the value of natural resource areas. Areas of concentrated natural resource activity ("rooms"), such as wetlands, woodlands, prairies, lakes, and other features, become more functional when linked by environmental corridors ("hallways").³

Conservation design and open space development patterns in urbanizing areas have begun to address the importance of maintaining and restoring environmental corridors. Economic benefits of preserving and enhancing these habitat areas include increasing the value of nearby housing sites, reducing the risks of building in areas with soils rated poor for development, providing flood protection, reducing the cost of stabilizing eroding stream banks, and protecting water quality. Several counties in southeastern Wisconsin have endorsed the protection of environmental corridors through the Southeastern Wisconsin Regional Planning Commission. As a result, about seventy-five percent of the primary corridors in that part of the state are now protected.

Participants in the Village of Slinger planning effort clearly indicated they consider natural features a very important part of the community. Resident support for protecting natural areas, including woodlands, floodplains, wetlands and creeks is strong. To that end, the Future Land Use Map delineates environmental corridors based on the natural resources illustrated in the Agricultural, Natural and Cultural Resources Chapter of this plan. Environmental corridors should be preserved using conservation by design where practical.

ANNEXATION AS A DEVELOPMENT TOOL

As documented in the Community Profile Chapter, the Village is expecting to grow. This growth will require annexation. Villages cannot initiate annexations. Usually, town landowners have to petition for annexation; then villages determine whether or not they are willing to annex those parcels.

The Village of Slinger's municipal boundaries are very irregular, making provision of services and transportation access a challenge. The greatest potential for annexation exists along the eastern, southern, and northern boundaries of the Village. It is anticipated that over the life of this plan, residents in these areas will seek annexation to the Village to support development opportunities associated with available (and planned) water and sewer services.

Growth Boundary

A growth boundary between Slinger and neighboring Towns should be first verbally agreed to and then mapped. A growth boundary represents the planned limit of Village growth for a 10- and 20-year period. These growth lines help the neighboring Town to plan for its own growth and development and help limit conflicts between Slinger and surrounding Towns.

³ Environmental Corridors: "Lifelines for Living"; University of Illinois Extension; Fact Sheet Series, 2001-013.

INFRASTRUCTURE AND COMMUNITY SERVICES

Between 2015 and 2040, Slinger's population is expected to increase by 42 percent, or approximately 2,100 residents. To prepare for this growth, the Village has completed several infrastructure plans (e.g. water, sewer, stormwater). Given the rapid rate of growth, it is imperative that the Village pursue implementation of these plans in a timely manner. Likewise, the Village must continue to monitor its staffing (and contract staffing) to ensure that needed operations, public safety, and administration staff are adequate to meet the growing community's needs over time. In recognition of the importance of these plans, the limits of planned sewer and water service are shown on Maps 4 and 5. These limits were used as guides for determining the extent of future Village development.

Community Design Considerations

Ensuring that Slinger's developed and natural areas are attractive and well maintained is an important priority. To that end, the Village supports the continued enforcement of zoning regulations, including sign ordinances. Likewise, the Village supports the use of a detailed site plan review process, including lighting, sidewalk, building material and sign proposals, to ensure that new development is compatible with surrounding land uses and the visions, goals, objectives and policies expressed in this plan.

OUTDOOR ADVERTISING

The highway corridors, particularly I-41, but also the other state highway corridors, offer opportunities for billboard advertising and the use of tall pylon signs. To preserve and enhance the scenic character of Slinger, billboards and tall pylon signs should be prohibited. Billboards and tall pylon signs distract from the scenic quality of the community. Moreover, these signs are not major tax generators and are not highly effective for bringing customers to local businesses. As an alternative, the Village supports the use of WisDOT signs that identify food, gas, and lodging options at each exit along the highway corridors.

DOWNTOWN SLINGER

The heart of Slinger is its downtown. The buildings located at the intersection of Kettle Moraine Drive and Washington Street are built to the street with no setbacks. These structures are an important part of the Village's history. Today, the area is not as effective as possible as a source of community identity and pride. By enhancing this resource, a distinctive positive image of the Village can be projected upon pedestrians, bicyclists, and visitors traveling through the downtown.

Downtown is where many different land uses are located within close proximity to one another. Accordingly, this is also the area of the community where people are more likely to walk to their destinations (or between destinations) rather than drive. Similarly, the schools and nearby senior housing developments accommodate populations that do not have access to vehicles and must walk or bicycle.

Given the two-story style of many of the downtown buildings, there is an opportunity to use the second-floor space to accommodate residential, studio, and office spaces. This strategy, combined with the Downtown's proximity to important destination points (e.g. Community Park) can help to sustain the area with a reliable customer base. As long as people continue to have a reason to travel Downtown, they will. What is important is to ensure that destination points remain in the area to attract more visitors and shoppers.

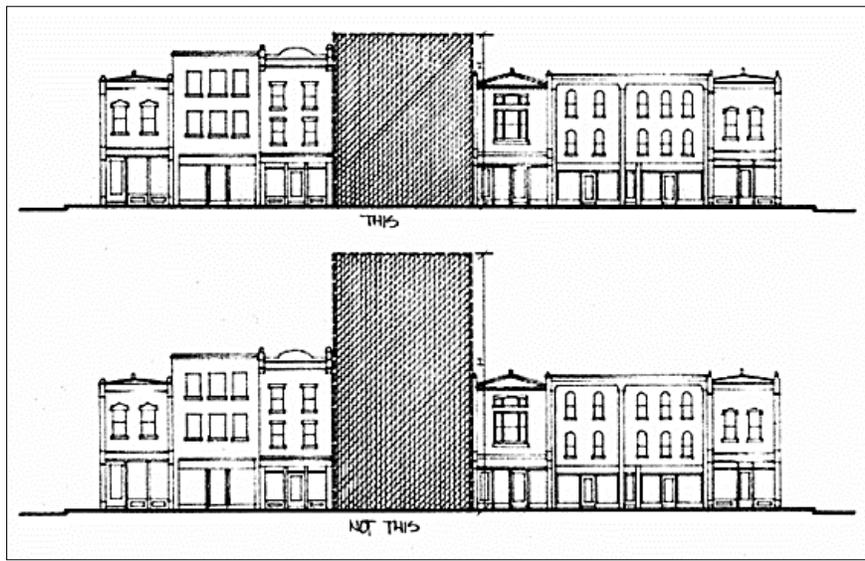
In cases where conditions are poor or unsafe, some aging buildings may need to be razed. However, where possible, the reuse and rehabilitation of these historic buildings is desired. To help finance façade and other improvements, many communities have established improvement programs that provide low

interest loans or grants to property owners seeking to restore the historic character of their building to promote its successful use.

Streetscape Roofline

The upper edges of building roofs, or rooflines, visually define the height of the building and/or streetscape. The visual continuity of these urban design elements should be maintained, if warranted, and building development or redevelopment with nonconforming rooflines should be discouraged.

Figure 5: Appropriate Building Height Example



Selection of Materials and Colors

Selection of materials and colors for both architectural and landscape design should be based upon material and color unity, the atmosphere and character desired, the material and color composition of surrounding buildings and landscape features, the material's and color's compatibility with other materials and colors, and climatic considerations. Conflicting material use and relationships should be avoided.

Architectural Details

Architectural details and building ornamentation (if present) often represent historic elements of architecture and are important components of the overall character of a community. The distinctiveness of older residential and commercial buildings is directly associated with their architectural details. Unsympathetic design changes can destroy both the architectural character of a building and the overall community streetscape. Significant architectural details, where they exist, should not be lost in rehabilitation or "modernization" of buildings. Remodeling efforts should attempt to retain architectural details. However, efforts to transform an existing building into an earlier period through the use of details that were not originally used on the structure do not maintain any original architecture. Consequently, an introduction of modern detail or a mixture of old and new parts on buildings should be avoided, to preserve the overall visual character of the building.

DOWNTOWN GATEWAY DESIGN

The development along Kettle Moraine Drive and Washington Streets leading into Downtown Slinger does not capitalize well on its central location. Development in this area is in a state of transition. Its auto-dependent style (e.g. shopping centers with large parking lots) is not competing well with similar

uses situated along STH 60. Evidence of this can be seen in the high turnover rates for small businesses. The STH 60 corridor is a more auto-friendly business environment with larger parcels, more parking, greater setbacks, and more visibility from passing traffic.

Development along Kettle Moraine Drive and Washington Street has the potential to cater more to pedestrians and cyclists. Redevelopment of these corridors to orient development toward the street leading into the downtown can enhance Slinger as a community with a walkable village-center. It can provide a distinguishable business environment that brings customers to the area seeking a different shopping experience. Furthermore, enhancement of these corridors can only strengthen Downtown Slinger. Streetscape improvements should be applied. Streets within the Village have minimal landscaping in the form of street trees, unique lighting features, or distinctive street signs.

Landscaping, especially trees along the gateways leading to Downtown, can help to define the street lines visually, add texture and natural color, provide needed optical screening and fill spaces currently void of design significance.

Some streets in the Village, such as East Washington Street lack the clearly defined paved edges and terraces that should separate sidewalks from street pavements to vehicular traffic. Parking lots discourage pedestrian separating sidewalks from vehicular traffic help to reduce this perception of hazard and promote a more pleasant pedestrian environment by furnishing an area off the sidewalk for the maintenance of street trees and other landscape plants, colorful patterned brick or stamped concrete, street furniture, decorative lights and benches, driveway aprons, snow storage, and a refuge from water splashed by passing vehicles.

Beyond municipal investment in streetscape improvements, private investment in building facades will be important. Form based codes for downtown and gateways could be utilized to allow for a great mix of uses within a close proximity, but under the guidance of design rich zoning standards.

There are a number of new uses that could be established along the gateways including, a community center, restaurants, cafes, pubs, food for the home businesses (e.g. bakeries, wine shop, candy store, etc.) and services like travel agencies, hairstylists, real estate agents, accountants, etc. Some of these businesses exist already. Others can be added over time.

An important means for revitalization of these corridors will be to update the zoning code to include additional provisions for accessory parking lot uses to bring development closer to the street (e.g. farmers markets, cafes, separated pedestrian walkways through parking lots). Where large parking areas exist, the lots should be reorganized to provide a clear pedestrian path into store entrances.

By reclaiming the parking areas for pedestrian, as well as vehicular uses, these areas become viable spaces to sell merchandise.

By creating walkable gateways leading into Downtown Slinger, residents and visitors will have a place to gather. By providing places to purchase food and beverages for consumption on site (including outdoor dining), unique shopping, as well as, needed local services in a beautiful setting (e.g. parks, landscaping, public art, street and/or sidewalk arches, with buildings located close to the sidewalk to make them easy to walk to), people will visit the area with more frequency and the community will be a destination for visitors.

Images depicting how the gateways could potentially look after streetscaping efforts are included in the appendix of this Plan. These images were included in the 1995 Land Use and Street System Plan prepared by SEWRPC.

NEW URBANISM

New Urbanism is an international planning movement to reform the design of the built environment. Its goals are to raise the quality of life and standard of living by creating better places to live. New Urbanism is the revival of the lost art of place making, not just developing. The seven primary principals of New Urbanism are highlighted below along with their relationship to the Village of Slinger.

Principle

Relationship to Slinger

1. **Walkability**

Most things are within a 10-minute walk (1/4 mi). Pedestrian friendly street design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation

The layout of the Village, particularly the areas near and along STH 175 and STH 144 are compact. Destinations (e.g. schools, parks, shopping) are concentrated in this area. The Village has sidewalks throughout the community to make walking a safe choice.

2. **Connectivity**

An interconnected network of grid streets

As is discussed in the Transportation Element, connectivity is something that needs to be improved in Slinger. The rolling hills of the Kettle Moraine setting entice developers to provide cul-de-sacs. Connectivity can be improved by providing additional roadway connections and also pedestrian and cycling connections through trails and sidewalks between developments.

3. **Mixed Uses**

The Village has a wonderful array of different land uses in the older areas of the community. Newer developments have tended to segregate uses in accordance with Euclidian zoning principals.

4. **Mixed Housing Types**

The Village has a policy to provide a balance of housing choices. This policy has resulted in a mix of housing choices that will continue to be expanded upon in the future as additional growth occurs.

5. **Quality Architecture & Design**

Emphasis on beauty, aesthetics, human comfort, and creating a sense of place

There are limited design requirements for development in Slinger. The requirements that do exist are included in the Zoning Ordinance related to setbacks, building height, and density requirements.

6. **Traditional Neighborhood Structure**

Discernable center and edge Public space at center

Slinger has done a great job concentrating public spaces and facilities (e.g. parks, Village Hall, library, schools) at the center of the community.

Historically, I-41 and an undeveloped area between Hartford and Slinger defined the edge of the community. Given extensive growth, these boundaries have changed. The Village will need to coordinate with neighboring Towns, through the use of extraterritorial authority, to ensure that Town residential development does not impede Village growth or erode the boundary between communities making it difficult to tell if one is in Slinger or a neighboring township.

7. **Sustainability**

Energy efficient design. More walking less driving.

There are a growing number of Wisconsin Energy Star homes in Slinger. The opportunity exists to expand this number and further improve energy efficiency in older homes. Likewise, through planning, the Village can promote development patterns and amenities that encourage walking and cycling as viable transportation alternatives to driving.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)⁴

The comprehensive planning law defines "traditional neighborhood development" (TND) to mean: compact, mixed-use neighborhood where residential, commercial and civic buildings are in close proximity to each other. TND is a planning concept based on the principles of new urbanism to promote traditional small towns. TND is found in the older parts of Wisconsin's cities, villages, and hamlets.

Principles of TND include:

- **Compact.** TND areas have a higher density than traditional single-family subdivision (i.e. duplexes, apartments, etc. as well as single family homes in a single area). Compact development also means that the developed area is designed for human scale, not always the automobile. This includes being sensitive to walking distances, heights of buildings, design of streetlights, signs, sidewalks and other features. Compact development includes parks, public buildings, and retail development within a close proximity. These features serve as destination points for surrounding residential areas in the immediate vicinity (1/2 mile or less).
- **Mixed Use.** TND includes a mixture of land uses. This means that nonresidential land uses, such as commercial areas, are mixed with residential development. Mixing uses helps promote walking throughout the community. Mixing land uses can also broaden the tax base. Furthermore, mixed uses can mean that different means of transportation are promoted in the community (walking, bicycling, automobiles). Mixed use also means promoting varied housing types and sizes to accommodate households of all ages, sizes and incomes. This translates into varying lot sizes and allowing varied types of housing such as attached single-family residences, town homes, duplexes, and housing for seniors. Mixed use may also mean that residential uses are provided above or in the same building as commercial uses such as shops or offices.
- **Street Patterns, Sidewalks, and Bikeways.** TND provides for access through an interconnected network of streets, which facilitate walking, bicycling and driving.
- **Cultural and Environmental Sensitivity and Design.** TND can foster a sense of community identity. The design of buildings and their placement receives special attention. Provision of adequate open spaces, use of indigenous vegetation and the use of environmentally responsive storm water management systems are equally important.

Development Philosophy for Better Livability

There are three guiding principles recommended for future development in Slinger: conservation, connectivity, and walkability. These approaches can work harmoniously to provide profitable new development patterns that respect the natural setting and promote a high quality of living. These principals combat harmful sprawling practices. Sprawl (e.g. scattered, low density, separation of uses, unconnected development) forces people to drive. Sprawl encourages a sedentary lifestyle where residents are forced to drive to destinations. An increasingly sedentary lifestyle is one reason why heart disease, obesity and stroke have increased in American Society.

CONSERVATION-BASED DEVELOPMENT

Conservation development and design involves protecting the area's natural environmental features and typically includes half or more of the land area as permanently-protected open space. Conservation-based development approaches are highlighted in the Agricultural, Natural and Cultural Resources element of this *Plan*. In the Village of Slinger, conservation-based development is recommended adjacent to environmental corridors (illustrated in the Future Land Use Map) and in areas between

⁴ Model Traditional Neighborhood Development Ordinance, UW-Extension, 2000

Slinger and Hartford to create a discernable edge between these communities as growth continues.

Beyond Slinger, this approach is desirable in outlying areas of the Towns of Hartford and Polk as a means to preserve farmland, open space, natural areas and associated rural character.

WALKABLE COMMUNITY PRINCIPLES

Modern planning approaches recommend:

- Walkable neighborhoods to promote social interaction, community safety and physical fitness.
- Ideally, walkable neighborhoods should be within a quarter mile, or a 5- to 10-minute walk, of a destination point (e.g., school, shopping, park, church, etc.).
- Trail development to provide connection between neighborhoods, communities, and regional destinations.

The Village of Slinger is fortunate to have the basic elements of a walkable community (see sidebar). To enhance "walkability," the Village can provide walkable connections from new retail business park development along STH 60 to nearby residential areas (including the mobile home park). In addition, efforts to provide pedestrian connections on both sides of I-41 will also be an important challenge as development continues on the east side of the highway. To provide a walkable environment, the following actions are recommended:

- 1) Revitalization of development along the gateways into Downtown Slinger, to improve the overall design and mix of businesses.
- 2) Maintaining the Village's network of neighborhood parks, open spaces and schools. This effort must include a commitment to continuing to provide these spaces in new neighborhoods and access to existing facilities via trails and walkways.
- 3) Providing many linkages to neighborhoods (including walkways, trails, and roadways). People need to have choices for traveling. Offering well-maintained roads, walkways, and trails are important to provide access for residents (refer to the Transportation Element for recommended routes and needed improvements).
- 4) Enforce low-speed streets. Speed limits in neighborhoods and downtown should be 20-25 mph. To promote a walkable community, motorists must respect speed limits in all areas, but particularly near schools, neighborhoods, parks and other public areas, yielding to pedestrians.
- 5) Providing convenient, safe, and easy street crossings. Pedestrians using these areas should rarely have to walk more than 150 feet to reach crossings. People crossing at intersections, whether signalized or not, should rarely wait more than 30 seconds to start to cross.
- 6) Provide attractive and well-maintained public streets, particularly downtown and along highways and gateways.
- 7) Integrate land use and transportation.
- 8) Promote Planned Neighborhood developments with a mix of residential densities and promote new mixed-use areas.

What is a Walkable Community?

Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of smart growth. Their desirability comes from two factors.

Walkable communities locate within an easy and safe walk of goods (such as housing, offices, and retail) and services (such as transportation, schools, libraries) that a community resident or employee needs on a regular basis.

By definition, walkable communities make pedestrian activity possible, thus expanding transportation options, and creating a streetscape that better serves a range of users -- pedestrians, bicyclists, transit riders, and automobiles.

Source: Smart Growth Network, 2004.
Available online at
www.smartgrowth.org.

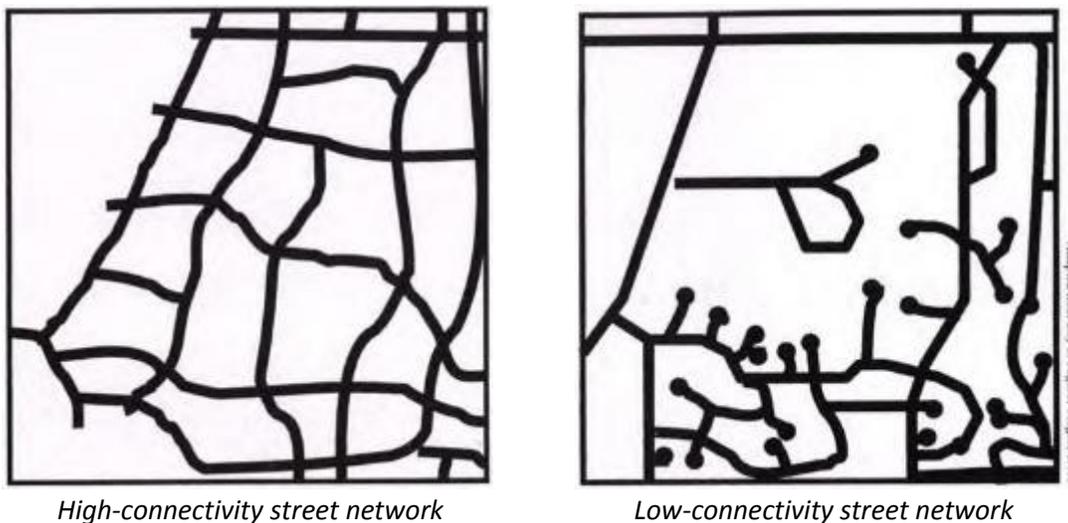
- 9) Prefer rectilinear or grid street patterns in new developments where topography allows.
- 10) Provide landscaped buffers/strips, landscaping, and trees along street frontages, particularly state highway corridors.
- 11) Integrate streetscape design.
- 12) Incorporate bike lanes on wider streets.

CONNECTIVITY

The purpose of a street network is to connect spatially separated places and to enable movement from one place to another. With few exceptions, a local street network connects every place in a community to every other place in the community. But, depending on the design of the network, the quality of those connections will vary.

The rolling topography and abundant natural resources of Slinger challenge the layout of roads. Many areas of the Village have developed in a separated fashion with poor connectivity. Slinger is not alone in this predicament. After decades of promoting residential street networks characterized by low connectivity, a growing number of U.S. cities are beginning to consider the potential benefits of improved street connectivity. See illustration below.

Figure 6: High and Low Connectivity Street Network Comparison



SOURCE: *Planning for Street Connectivity, PAS Report 515, by Sulln Handy, Robert G. Patnon & Kent Butler, 2003*

This *Plan* recommends improving connectivity in the Village by connecting American Eagle Drive to Lovers Lane, which will provide a critical connection between the east and west portions of the Village. Scenic Ave to Tennes Drive. Improvements to bicycle and pedestrian connections will also support this goal.

Increasing street connectivity will:

- Decrease traffic on arterial streets
- Provide for continuous and more direct routes that facilitate travel by nonmotorized modes such as walking and bicycling and facilitate more efficient transit service
- Provide greater efficiency vehicle access and reduced response time, and conversely, provide multiple routes of evacuation in case of disasters such as tornadoes
- Improve the quality of utility connections, facilitate maintenance, and enable more efficient trash and recycling collection and other transport-based community services

How Was the Recommended Land Use Plan for 2040 Developed?

The Future Land Use Map (Maps 10a and 10b) serves as the Village's Recommended Land Use Plan for 2040. This map was developed through the following process:

- Natural resource areas were identified to understand development limitations. This process required a review of the maps provided in the Agricultural, Natural and Cultural Resources Element, as well as air photos of the community.
- Future population and household projections, in conjunction with zoning requirements, were examined to understand the extent of future residential development needed in the Village.
- Utility and community facility capacities were reviewed to ensure new development would be adequately serviced (See Slinger Sewer Service Area Plan recommendations section).
- Existing development plans were incorporated into the plan map.
- Planned and anticipated road and trail network changes were incorporated into the plan map.
- The latest SEWRPC plans and the Village Zoning Ordinance were referenced to understand past planning objectives.
- The updated zoning map was used as a baseline for understanding development patterns within the existing Village Limits.

The result of this process is the detailed Future Land Use Map presented at the end of this chapter.

How Should the Recommended Land Use Plan for 2040 Be Used?

The Future Land Use Map is a planning tool for the Village of Slinger. In accordance with the Comprehensive Planning law, it should be used to guide official mapping, local subdivision regulation, and zoning actions. Village appointed and elected officials should use the plan map as a guide for making future land use decisions. Developers and residents should understand the Future Land Use Map is intended to direct development to certain areas where facilities and services are available.

It is important to remember that a plan is not a static document. It must evolve to reflect current conditions. If not regularly reviewed and amended, it will become ineffective.

Applications for rezoning and development that are inconsistent with the Future Land Use Map must still be considered. In some situations, it may be desirable to amend the plan (and maps) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological changes, or environmental changes may also impact the plan.

Any change to the Comprehensive Plan (including the plan maps) must be considered in the context of all nine required plan elements, including the visions, goals and policies expressed in this document. If an amendment is to be approved, the process must include a formal public hearing and distribution per the requirements of the Wisconsin Comprehensive Planning Law. Any amendment must be recommended by the Planning Commission and approved by the Village Board before development is permitted.

The Recommended Land Use Plan for 2040

The Future Land Use Map illustrates the anticipated amount, location, and intensity of new development. The areas outlined for future residential development exceed the areas needed, based solely on the population projections. Additional areas were added to provide choices for residential

development so as to prevent the inflation of land values. Likewise, by outlining additional areas, the longevity of the plan is further ensured.

As with any long-term planning document, as proposals are presented, amendments may be necessary to reflect market forces that shift land use patterns.

PROJECTED LAND USE DEMAND

Wisconsin statutes require comprehensive plans to include projections, in five-year increments, for future residential, agricultural, commercial, and industrial land uses in a community over the planning period. Table 22 shows the total projected demand for land needed for development. Demand for residential land is a function of population, household size, and density of housing. As described in Chapter Three, Slinger's population change over the next 20 years will be based on the Wisconsin Department of Administration (WisDOA) Household and Population Projections through 2040. (See Chapter 3, Table 2.) The projected number of households is based on the projected population increase and the projected in household size. Projected growth in the number of households for purposes of this Plan is found in Chapter 3, Table 4. This projection is based on WisDOA projected population growth and WisDOA projected household size. WisDOA projects that household size will decrease from 2.40 to 2.31 between 2020 and 2040. The final component of residential land use demand is the anticipated density of housing. The Village's current pattern of development has yielded a net density of 3.5 dwelling units per acre. Future housing density is anticipated to be approximately the same as the current density.

Other land use categories are also expected to increase. While difficult to predict, this plan assumes that the overall proportion of commercial and industrial development to residential development will increase slightly. The current makeup is 11 percent commercial and industrial and 89 percent residential, and this Plan anticipates that commercial and industrial will increase to 15 percent. This is based on the projected increase in demand for commercial and industrial uses primarily in the north business park and south business park.

Table 22 shows that the projected total minimum land use needed for residential and non-residential development is 286.2 acres. The projections in Table 22 are based on net demand exclusive of the need for additional land for street right-of-way, stormwater facilities, and utilities necessary to serve new development. A common rule of thumb for predicting additional land needed is 0.3- 0.4 acres for every net acre of residential, commercial, or industrial development. In addition, the Village's standard for parkland is 10 acres of parkland for every 1,000 residents. Factoring these into total demand, Total Demand for development is projected to be 392.6 acres. The projections also do not include land needed for natural resource protection areas and special community facilities, which often vary greatly depending on characteristics unique to the locale.

For purposes of mapping future growth areas on the Future Land Use Map (Map 10) it is recommended to have a plan for potential development over a larger area than total land area projected in Table 22 above. The reason for this is to provide a degree of flexibility and competitiveness in the local land market, so that the Village's ability to accommodate development is not dependent on the willingness of a very few land owners to sell for development. Another reason to plan for additional lands is to acknowledge a degree of uncertainty over the development potential of a given parcel. For example, an undeveloped parcel that appears to be able to accommodate relatively high intensity of development may in fact be more severely restricted than anticipated owing to subsurface water levels or poor soils. Increasing the projected land use demand by 100 percent to provide this flexibility yields a total projected land use demand for planning purposes of **785.2 acres through 2040**.

Table 22: Land Use Demand

	2015- 2020	2020- 2025	2025- 2035	2030- 2035	2035- 2040	Total 2015- 2040
A. WisDOA Projected Number of New Residents	565	525	490	300	175	2,055
B. WisDOA Projected Household Size	2.40	2.37	2.35	2.32	2.31	n/a
C. Projected Number of New Housing Units (A/B)	236	222	209	129	76	871
D. New Residential Acreage Demand (C/3.5 units per acre)	67.3	63.3	59.7	36.9	21.7	248.9
E. New Non-Residential Acreage Demand (D*15%)	10.1	9.5	9.0	5.5	3.2	37.3
F. Total New Residential and Non-Residential Acreage Demand (D+E)	77.4	72.8	68.6	42.4	24.9	286.2
G. Land needed for streets, utilities, and stormwater associated with new development (F*30%)	23.2	21.8	20.6	12.7	7.5	85.9
H. Land needed for parks associated with increased population (A*10 acres/1,000 people)	5.7	5.3	4.9	3.0	1.8	20.6
I. Total Preliminary Acreage Demand (E+F+G)	106.3	99.9	94.1	58.2	34.1	392.6
J. Flexibility Factor (I*100%)	106.3	99.9	94.1	58.2	34.1	392.6
K. Total Acreage Demand with Flexibility Factor (I+J)	212.6	199.8	188.2	116.3	68.2	785.2

FUTURE LAND USE CATEGORIES

What follows is a general description of the land use categories illustrated on the Future Land Use Map. Appropriate zoning districts are provided for each future land use category. Planned Unit Development zoning may be appropriate in any location, provided the proposed development is consistent with the future land use category recommended by this *Plan*.

Environmental Corridor: Areas classified by SEWRPC as Environmental Corridor, including wetland, floodplain, and areas of severe slope. On-site delineation of environmental features is required to determine the precise location of the environmental corridor. This is an overlay category: where developable land exists, the underlying future land use category applies.

Rural/Agriculture: Agricultural uses, farmsteads, open lands and single family residential development with densities at 1 dwelling per 35 or more acres. The appropriate Village zoning district is A-1.

Green Space/Conservation: Areas outside Environmental Corridors that are either forested or have other natural vegetation that should be considered for conservation (e.g. prairie, isolated natural areas). It is possible that these areas may remain as open space within planned unit developments, serve as a natural buffer between different land uses, or remain undeveloped portions of residential lots or other appropriate uses (e.g. park). The appropriate Village zoning district is A-1.

Low Density Single Family Residential: These residential areas are expected to develop as 20,000-40,000 square foot lots. Much of the area designated for Low Density Single Family Residential is beyond the planned sewer service area and municipal water service area. As a result, these lands will likely be developed with on-site sewer and water systems. Moreover, development in these areas will likely utilize conservation subdivision design techniques to retain natural features, contiguous open spaces, and respect nearby environmental corridors. The appropriate Village zoning districts are R-1 and R-2.

Single Family Residential: Sewered residential areas intended to accommodate detached single-family development with 7,200-14,000 square foot minimum lots. The appropriate Village zoning districts are R-3, R-4, R-5, and R-6.

Two-Family Residential: Sewered residential areas intended to accommodate two-family and townhome development with a 14,000-square foot minimum lot area. The appropriate Village zoning district is Rd-1.

Multi-Family Residential: Sewered residential areas intended to accommodate multi-family development with a minimum lot area of 14,000-18,000 square feet. The appropriate Village zoning districts are Rm-1 and Rm-2.

Mobile Home Park: The existing mobile home park located adjacent to STH 60. It is anticipated that this site may be redeveloped in the next 20 years. No additional mobile home parks are proposed. The appropriate Village zoning district is Mh-1.

Planned Neighborhood: This future land use category is intended for a carefully planned mix of primarily single family residential development, including some two-family, mixed residential, and neighborhood business uses consistent with the residential character of the area and retaining the Village's existing balance of residential types.

Planned Neighborhoods should be more than merely an assemblage of subdivisions. To accomplish this, they should not only include a variety of housing options, but also offer a mix of non-residential uses such as parks, community facilities, and small-scale shopping and service areas.

Map 10 depicts several proposed Planned Neighborhood areas. These are indicated by the yellow and orange cross-hatching on the map. The mix of new housing development in these areas is intended to mirror the village-wide historic mix of residential uses. This planning strategy will help to disperse different types of development and different housing types throughout the Village and will limit the concentration of any one type of development in any one area.

Areas shown for Planned Neighborhood on Map 10 enable a mix of the following future land use categories:

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Institutional
- Parks

The following policies and programs are recommended for this future land use category in areas on Map 10 where this category is shown:

- 1) Maintain a balance of housing types, with single family residences comprising a minimum of 60 percent of all housing, two-family or duplex units comprising a maximum of 10 percent, and multi-family units comprising a maximum of 30 percent of the total dwelling units in all future Planned Neighborhood growth areas. (Slinger's balance as of 2015 was 69 percent single family, 6 percent two-family, 25 percent multi-family.)
- 2) Establish a minimum gross density standard of 4 to 5 dwelling units per acre for Planned Neighborhood areas, with 3 to 4 dwelling units per acre for single family components of these neighborhoods.
- 3) Utilize natural features to act as buffers between different land uses, when necessary.
- 4) The existing Village zoning districts that are most appropriate to implement this future land use category include PUD, R-3, R-4, R-5, R-6, Rd-1, Rm-1, Rm-2, B-3, I-1, and P-1. The Village should carefully control the actual selection and pattern of these eligible zoning districts through the Zoning Map amendment process, rather than allowing any of the above-listed zoning districts in any proposed location.
- 5) Encourage traditional neighborhood design principles for new neighborhood development. See a detailed description of this concept in Chapter 9.
- 6) For duplex, townhouse, and multi-family residential development in these areas, follow the design principles described in Chapter 9.

- 7) For commercial and office developments in these areas, follow the policies for Neighborhood Commercial areas in Chapter 9.
- 8) In advance of subdivision platting, prepare or require detailed neighborhood plans in advance of development, and adopt these plans as components of the Comprehensive Plan. Such plans should specify the desirable mix of land uses, the density of development, street layouts, and the amount and general location of open space areas.

Institutional: Large-scale public buildings and facilities, municipal service buildings, hospitals, schools, telecommunications, and special-care facilities. Small institutional uses may be permitted in other land use categories. The appropriate Village zoning district is I-1.

Commercial: Mix of highway-oriented retail and offices uses. This category is generally planned for areas along STH 60. It is expected that additional auto-oriented commercial uses will locate along the STH 60 corridor. All commercial uses will be required to adhere to local sign, landscaping, lighting, and height ordinances to ensure that development in these areas is attractive and well planned. However, the buildings will likely reflect the individual nature of the uses proposed rather than adhere to a more uniform appearance as would be found in a business park setting. As a result, this area will likely accommodate a combination of strip malls and freestanding businesses (e.g. chain stores, restaurants, etc.) to expand local shopping choices. The appropriate Village zoning districts are B-2 and B-3.

Neighborhood Commercial: Areas intended to accommodate local shopping needs (e.g. bank, daycare, drycleaners, bakeries, gyms, etc.) to serve nearby residential areas. These areas may also accommodate a second-story residential or office use. Two areas are included in this designation, one is located at the intersection of STH 175, Arthur Road and Kettle Moraine Road and the other is adjacent to CTH C to serve the adjacent single-family residential neighborhoods and multiple family/senior housing development site. The appropriate Village zoning district is B-3.

Office and Professional Services: Professional, financial, medical, and legal office development areas. These locations are identified along major highway corridors and in locations intended to act as a development buffer between more intensive land uses (e.g. industrial development) and residential areas. The appropriate Village zoning district is B-3.

Downtown: Pedestrian-oriented indoor commercial, retail, office, service, entertainment, institutional, and infill multi-family residential in a “downtown” setting, with streetscaping, low-key signage, on-street parking, and minimal building setbacks. The downtown land use category is shown on Map 10 around the intersection of Kettle Moraine Drive and East Washington Street.

The following policies and programs are recommended for this future land use category in areas on Map 10 where this category is shown:

- The existing Village zoning districts that are most appropriate to implement this future land use category are B-1, Rm-1, Rm-2, and I-1.
- Preserve and enhance the character of the downtown by encouraging compatible new development and redevelopment, where appropriate.
- Promote the use of first-floor spaces for specialty retail, restaurants, and commercial service uses, and upper-story spaces for housing and offices.
- Promote the downtown as a commercial, civic, and social center of the community.
- Provide more functional, safe, and attractive connections between the downtown and the rest of the community.
- Work with downtown property owners and businesses to preserve and renovate historically significant buildings (also see the Cultural Resources section in Chapter 7).

- Use marketing, investment, and incentive strategies to promote and retain specialty retail and dining businesses and services in the downtown. Additional recommendations for the downtown are in Chapter 9.

Business Park: Blend of office, high-quality indoor manufacturing, assembly, storage, retail, and service uses developed in a park-like setting with extensive landscaping, limited signage, and high-quality building materials and design. This category includes both existing and planned industrial areas, including future industrial park to be located between Arthur Road and CTH K. While this entire area may not develop within the 20-year planning timeframe, the Village believes it is important to delineate the ultimate development plan for this property so as to avoid potential conflicting development in this area (e.g. residential subdivision development). The appropriate Village zoning districts are B&LM-1 and M-1.

Industrial: Indoor and outdoor industrial land uses and controlled and screened outdoor storage and activity areas, with moderate landscaping and signage. The appropriate Village zoning districts are M-1 and M-2.

Parks: Existing and proposed park facilities are illustrated on the Future Land Use Map. The appropriate Village zoning district is P-1.

Ski Hill & Race Track: Existing ski hill and race track. The appropriate Village zoning district is P-1.

Planned Mixed Use: This future land use category is designed for redevelopment sites within the Village and its extraterritorial jurisdiction. It is intended to grow the Village's economic and employment base by providing flexibility in redevelopment areas and future growth areas. This category is oriented to light industrial, commercial, and residential uses, as it includes a carefully designed blend of future land categories described in detail elsewhere in this chapter. Areas shown for Planned Mixed Use on Map 10 enable a mix of the following future land use categories:

- Office and Professional Services
- Commercial
- Business Park
- Multi-Family Residential
- Parks
- Institutional

Approvals for such projects should be granted only after submittal, public review, and Village approval of detailed site, landscaping, signage, lighting, stormwater, erosion control, and utility plans – usually as part of a Planned Development or a combination of individual development projects. This land use category is shown on Map 10 along Washington Street and the STH 60/I-41 interchange.

The following policies and programs are recommended for this future land use category in areas on Map 10 where this category is shown:

- 1) The existing Village zoning districts that are most appropriate to implement this future land use category include B-1, B-2, B-3, Rm-1, Rm-2, M-1, M-2, B&LM-1, I-1, and P-1. The Village should carefully control the actual selection and pattern of these eligible zoning districts through the Zoning Map amendment process, rather than allowing any of the above-listed zoning districts in any proposed location.
- 2) Although several future land use categories are enabled by the Planned Mixed-Use category, the Village is not compelled to approve zoning map amendments simply because they are consistent with those six potential categories. In reviewing zoning map amendment requests, the Village will consider the following factors: highest and best use, adjacent land uses, the presence of sensitive environmental features, existing and future traffic patterns, timing concerns related to “leapfrog” development, the Village's desire to remain a predominately single-family community, and the goals of Planned Mixed-Use developments (described under b., below). Furthermore, the Village will also

consider whether a particular site should be reserved for a specific use. For example, the Village may choose to deny a request for zoning map amendment for a residential use (for which there may be high market demand) in favor of future nonresidential tax base in a particular location. It is not the intent of the Planned Mixed-Use category to enable spot zoning of any particular land use, particularly those land uses proposed in response to temporary market conditions.

- 3) Planned Mixed Use are intended to be vibrant urban places containing a mix of quality commercial uses, office, light industrial, higher-intensity residential development, and community gathering spots. The Village should generally adhere to the following design guidelines when reviewing proposals for Planned Mixed Use developments:
 - Walking relationship between uses
 - Regular street activity
 - Multi-story buildings, generally with more active uses on the first floor
 - Minimal front setbacks
 - Buildings and sites designed for pedestrians
 - Parking located on streets and to rear of buildings
 - Building entrances oriented to the street
 - Intensive landscaping
 - Modest and coordinated signage
 - Pedestrian and bicycle accommodations, connecting with other locations in the Village
- 4) A conceptual plan for proposals for Planned Mixed Use developments may be required to ensure that the objectives described in this Plan can be achieved.
- 5) Promote opportunities for a live/work development in the Village that effectively and appropriately combines residential uses with jobs. Such a development project should advance entrepreneurialism in the community and promote affordable options for residents to expand their home-based businesses. The development should also be designed in the context of adjacent developments.
- 6) Integrate multi-family developments within surrounding developed areas through site design, pedestrian connections, landscaping, and scale.
- 7) Unlike the Planned Neighborhood category, which is designed to achieve a certain percentage of dwelling unit types, the Planned Mixed-Use category is not associated with a formula directing the balance of uses. The Village should carefully monitor the development of multi-family housing within Planned Mixed-Use areas in order to support the Village's goal of maintaining its predominately single-family character.

Lands Beyond 2040 Plan Limits: These areas are expected to remain rural and largely undeveloped during the planning period. The lands will be continued as farmland, undeveloped open space and natural areas. These areas are considered agricultural preservation areas with very limited development (e.g. density of 1 home per 35 acres). This plan is consistent with the extraterritorial plat review authority enforced by the Village and the need to provide future land in close proximity to the Village for long-term urban expansion. Any change in land use from the agricultural preservation status would require an amendment to the Comprehensive Plan.

Year 2040 Planning Area Boundary: Areas for new Village development delineated within the Year 2040 Planning Area Boundary are based on:

- 1) The planning limits approved by Slinger as part of its water service study
- 2) The planned services boundary with the City of Hartford
- 3) SEWRPC's Sewer Service Planning Area
- 4) The Village's Sewer Service Planning Area

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Map 10a Future Land Use - Planning Area

Village of Slinger Comprehensive Plan 2040

- Hartford Boundary Agreement Line
- 2040 Planning Area
- Environmental Corridor or Isolated Natural Resource Area
- Redevelopment Sites
- Intersection Improvements

Future Land Use Categories

- Rural/Agriculture
- Green Space/Conservation
- Low Density Single Family Residential
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Mobile Home Park
- Planned Neighborhood
- Institutional
- Commercial
- Neighborhood Commercial
- Office and Professional Services
- Downtown
- Business Park
- Industrial
- Parks
- Ski Hill & Race Track
- Planned Mixed Use

1. Single Family Residential
2. Two Family Residential
3. Multi-Family Residential
4. Neighborhood Commercial
5. Institutional
6. Parks

1. Commercial
2. Institutional
3. Parks
4. Multi-Family Residential
5. Office and Professional Services
6. Business Park

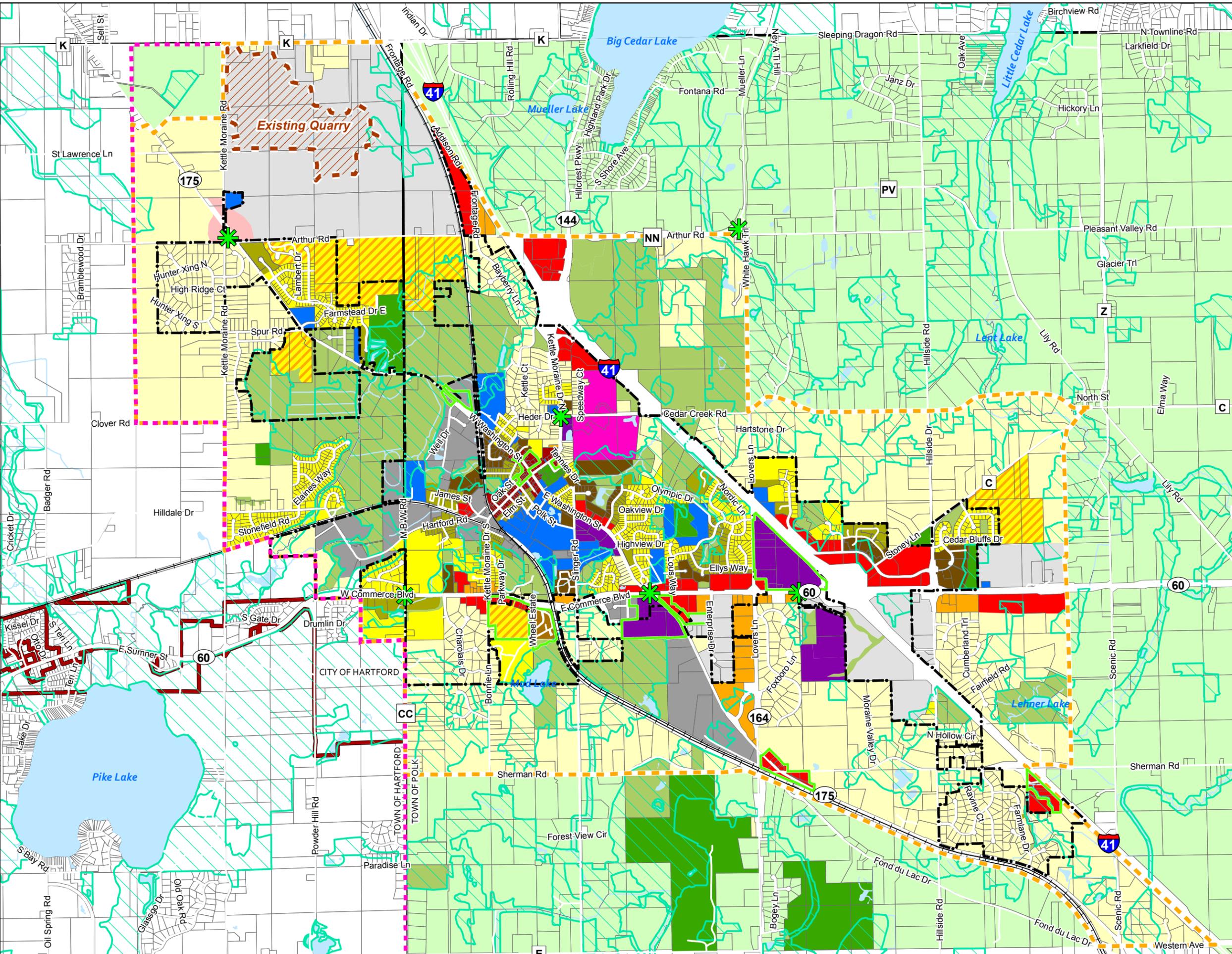
- Rail
- Village of Slinger (May 2017)
- City of Hartford
- Town Boundary
- Surface Water

Adopted: November 20, 2017

0 2,000 4,000 Feet

VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change

Sources: SEWRPC, Washington County, US Census Bureau, WisDOT



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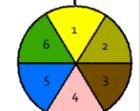
Map 10b Future Land Use - Downtown

Village of Slinger Comprehensive Plan 2040

- Hartford Boundary Agreement Line
- 2040 Planning Area
- Environmental Corridor or Isolated Natural Resource Area
- Redevelopment Sites
- Intersection Improvements

Future Land Use Categories

- Rural/Agriculture
- Green Space/Conservation
- Low Density Single Family Residential
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Mobile Home Park
- Planned Neighborhood
- Institutional
- Commercial
- Neighborhood Commercial
- Office and Professional Services
- Downtown
- Business Park
- Industrial
- Parks
- Ski Hill & Race Track
- Planned Mixed Use



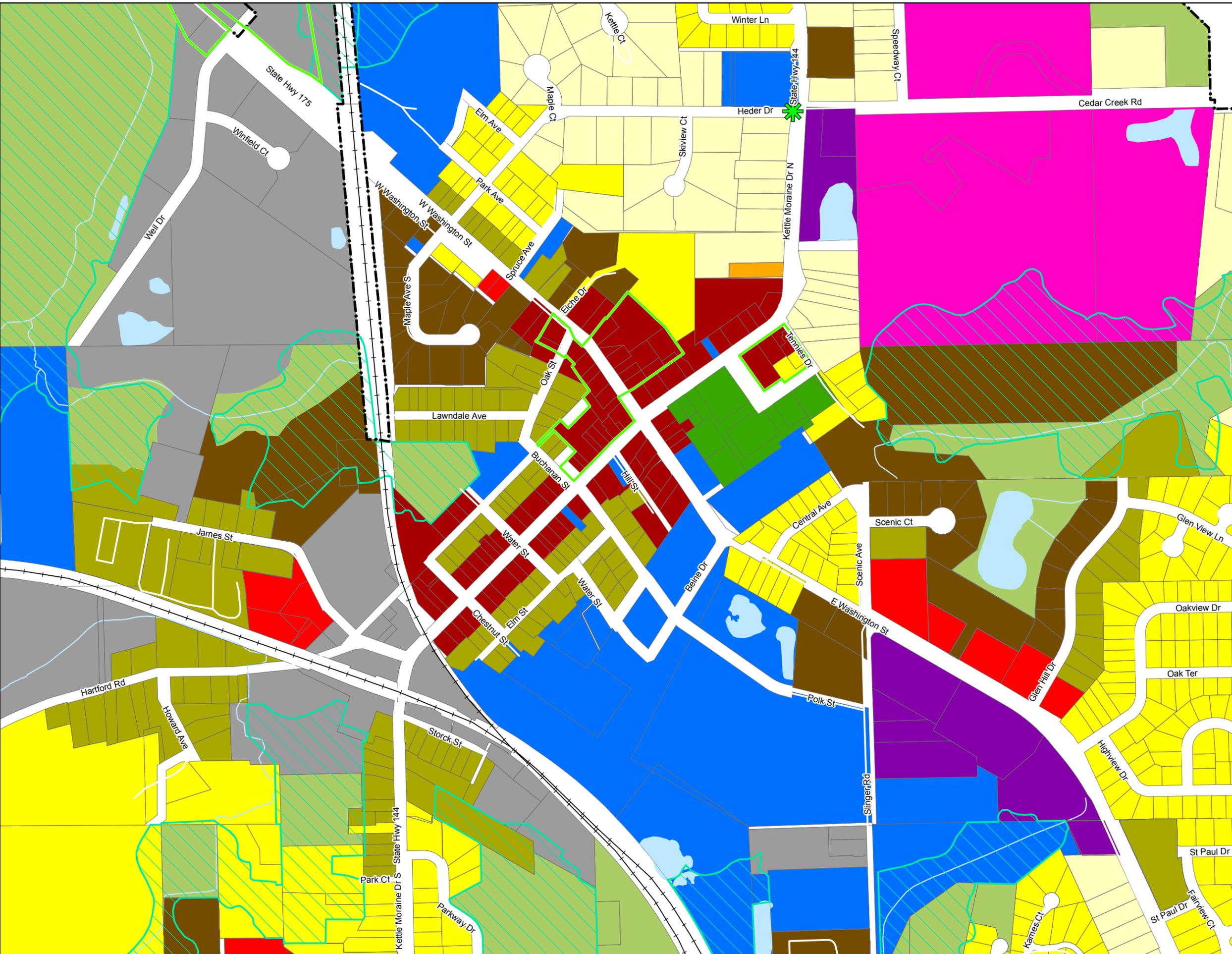
- Rail
- Village of Slinger (May 2017)
- City of Hartford
- Town Boundary
- Surface Water

Adopted: November 20, 2017 1 inch = 500 ft

0 500 1,000 Feet

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Shaping places. shaping change

Sources: SEWRPC, Washington County, US Census Bureau, WisDOT



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It is anticipated that future annexation to the Village will occur within these limits and that SEWRPC will use this boundary as a guide when updating future sewer service area plans.

Redevelopment Uses: Several potential redevelopment sites are identified on the Future Land Use Map. The Village encourages development proposals in these specific locations.

Land Use Goals, Objectives, & Policies

The Village of Slinger anticipates that it will grow over the next 20 years. To ensure that this development will not destroy the character of the community, negatively impact the natural environment, or create undue congestion on Village, county and state roads, the Village of Slinger, will pursue the goals and objectives provided below. Supporting policies are provided below.

GOALS

1. Create a healthy, livable community that attracts residential and business development.
2. Protect the Village's abundant and high quality natural resource areas to maintain the Village's natural atmosphere and community character.
3. Make Slinger a destination for residents and visitors.

OBJECTIVES

1. Support the development of cluster or conservation subdivisions adjacent to environmental corridors to maintain open spaces, wildlife habitat, scenic vistas and to create a buffer between Slinger and Hartford and a buffer between Slinger and nearby agricultural areas.

POLICIES

It is the policy of the Village of Slinger to review all development proposals in accordance with this Comprehensive Plan. Decisions will be based on the guidelines provided in the plan and further discussed in the Implementation Chapter.

1. Complete a critical review of the local zoning ordinance to consider the potential for revitalizing the ordinance to one based more on form and performance based zoning.
2. Develop connectivity standards within the subdivision and zoning ordinance to promote better connectivity through the community.
3. Seek to establish a business incubator building (using a lease structure), modeled after the facility in Hartford, as part of the new industrial park on the north side of Slinger.
4. Continue to provide sidewalks, trails, and other pedestrian and cycling connections throughout the community to offer a walkable environment.
5. Promote energy efficiency building and design practices by encouraging development that complies with the Wisconsin Energy Star program.
6. Promote conservation subdivision design where practical to incorporate environmental corridors and to preserve green space conservation areas.
7. Promote compact development served by public sanitary sewer and water service where such services are cost-effective.

8. Improve Slinger's Downtown and adjacent gateways so that they may become a community focal point for quality development using TIF, grants, and private investment.
9. Encourage economic redevelopment of the Village through marketing, zoning, and other incentives.
10. Revitalize lighting to meet the needs of both motorists and pedestrians and enhance the downtown.
11. Improve landscaping of the gateways, particularly the installation of street trees.
12. Establish identification signage, directional signage, and historic street signage for the downtown.

Land Use Strategic Initiative

Economic Opportunity Analysis Strategic Initiative: Improve Commercial Corridors & Nodes

To increase the development potential, maximize values, create unique and interesting places, development should be concentrated on "nodes" located at key intersections along the commercial corridors. Nodal development may include multi-story buildings that are located closer to the street and that face the intersection, thus creating a greater sense of place and serve as gateways to other parts of the community. This type of development creates intensified land use and density around key intersections to provide more goods and services and to create context and character that is often missing from traditional strip mall design. This results in more shopping options for residents, creates a sense-of-place, improves the community image, and creates additional tax base.

PROJECTS:

- 1) Explore access and control of land in the area around school district property to provide development opportunities at a key Village interchange.
- 2) Develop a reuse plan for the site at the intersection of East Washington Street and East Commerce Boulevard.
- 3) Install community gateway features at both ends of East Commerce Boulevard and utilize consistent streetscape design along the East Commerce Boulevard corridor.
- 4) Establish Kettle Moraine Drive at I-41 as the primary entry to Downtown and promote additional visitor/highway-oriented businesses complimentary to Held's Market.
- 5) Install downtown directional signage at key intersections and utilize consistent streetscape design along the gateway corridors.
- 6) Work with adjoining property owners on potential development of public/private town square.

PROGRAMS:

- A. Determine the desired development form for the corridor at each node and explore the possibility for zoning code alterations to accommodate this new land use direction.
- B. Develop a marketing package for the East Commerce Boulevard corridor to conduct outreach to the development community on opportunities in the corridor.

10.0 INTERGOVERNMENTAL COOPERATION

Introduction

In the context of Wisconsin's Comprehensive Planning law, intergovernmental cooperation involves working with neighboring communities and agencies to understand how their future planning activities will impact the Village of Slinger. At a minimum, this involves sharing this plan with neighboring communities and agencies and vice versa.

However, Slinger believes intergovernmental cooperation should not end with the sharing of plans. Instead, this process should be the beginning for joint planning, conflict resolution, and other actions to promote regional coordination.

The Comprehensive Planning Law requires that the Village of Slinger coordinate with:

- City of Hartford
- Town of Hartford
- Town of Polk
- Town of Addison
- Southeastern Wisconsin Regional Planning Commission
- Washington County
- Slinger School District
- Wisconsin Department of Transportation
- Wisconsin Department of Natural Resources

Intergovernmental Cooperation Vision

By 2040, intergovernmental cooperation efforts have enabled Slinger to establish partnerships with neighboring communities, state agencies, Washington County, and the Slinger School District to provide coordinated, cost-effective services. Annexations are planned, based on service demands, in a fashion to sustain the growth needs of the Village and protect the rural character of surrounding communities.

Existing Intergovernmental Activities and Partners

ADJACENT/NEARBY GOVERNMENTAL UNITS

- Towns of Hartford, Polk, Addison
- City of Hartford

The Village of Slinger is located adjacent to the Town of Hartford and Town of Polk. The Town of Addison is an outlying community within the Village's extraterritorial plat review authority. The City of Hartford is located west of Slinger. Slinger and Hartford have an agreement for the planned extension of services by each community at a future common boundary.

Communities around Slinger share a common rural character, with abundant farmland. Residents of nearby communities enjoy access to Slinger's parks, library, businesses and attend Slinger Schools. As a result, Slinger is an important destination point for residents of surrounding rural communities.

At this time, surrounding communities manage their own public service programs (e.g., road maintenance and construction, garbage collection, snowplowing). However, as mutually beneficial opportunities for shared service contracts arise, the Village of Slinger is open to considering these options.

Slinger annexes properties from adjacent towns to accommodate development requests that require municipal water and sewer. This situation sometimes strains the relationship between Slinger and surrounding towns. On April 22, 2004, the Governor signed SB 87 (2003 Wisconsin Act 317), which prohibits a City or Village from annexing any Town territory unless the City or Village agrees to pay the Town, for five years, an amount equal to the amount of property taxes that the Town imposed on that territory in the year in which the annexation is final. However, a city or village is not required to make payments to towns if the parties have entered into a boundary agreement as permissible through State Statutes 66.0307. Additional information about boundary agreements is provided on the following page.

An opportunity exists to establish extraterritorial zoning to encourage growth in the Village that will utilize municipal services, versus rural development in surrounding towns that will have a greater impact on farmland and surrounding rural character. An effective extraterritorial zoning ordinance can:

- Provide for smoother transitions between rural and urban land uses;
- Reduce conflicting land uses, which reduces citizen complaints and protects property values;
- Promote intergovernmental cooperation and communication;
- Avoid multiple communications towers and similar duplications; and
- Protect natural areas and agricultural lands to retain rural character and urban buffer.

SCHOOL DISTRICT

The Village's relationship with the Slinger School District can be characterized as cooperative. The Village appreciates the quality service provided by the school district and the fact that the schools are a major draw to the area for new residents. Regular and open communication is critical to ensure that this cooperative relationship will continue and be strengthened as growth continues.

With respect to intergovernmental cooperation, several opportunities were identified during the planning effort to strengthen relations between Slinger and the Slinger School District. Through intergovernmental efforts, it is believed that operating efficiencies of both the Village and the school district can be improved and additional services can be made available to area residents. Specific goals and objectives are included later in this plan to help realize several of these opportunities.

What is a Boundary Agreement?

What is it? Such an agreement is a formal contract between municipalities and/or towns to set ultimate boundaries and other provisions related to shared municipal services. It is different from traditional intergovernmental cooperation agreements using s. 66.0301, Stats., and municipal boundaries fixed by judgment - stipulations and orders, s.66.0225, Stats. This relatively new tool (1992) is a legal, binding plan and agreement for maintaining or changing the natural and developed uses of a combination of town, village and city territory for a period of 10 or more years. About 9 cooperative boundary agreements under the new statute have been approved in Wisconsin thus far.

How long can an Agreement last? An Agreement under 66.0307 can last up to 20 years. In some cases, parties to an Agreement have included language stipulating that the Agreement will last forever. The important point is that new town, city or village administrations cannot unilaterally dissolve or amend an Agreement without the consent of all the government units involved.

How is the state involved? Besides providing technical support, and mediation services in special cases, the Department of Administration reviews and approves the Agreement before it can take effect.

How are annexations affected after an Agreement is approved? Once an Agreement is approved, annexations initiated by individual property owners are no longer possible. Annexations (then more properly called attachments) occur only as specified in the Agreement.

Are residents "forced" into attaching to a city or village if the approved Agreement specifies so? Basically yes. Keep in mind, however, that no Agreement can be approved without town and city/village approval and the required public hearings. In many cases, attachments are phased in over a period of several years to give residents ample lead-time. Frequently, properties with failing septic systems or wells are earmarked for the initial phases.

Can utilities, road maintenance, easements, and revenue sharing be parts of an Agreement? Absolutely.

Does the state "Smart Growth" law require cooperative boundary agreements? No. It merely requires intergovernmental cooperation to be addressed in a comprehensive plan. There are no specifics about how such cooperation takes place.

What type of content does an Agreement contain? Current land use; agreement duration; proposed boundary changes; conditions that may trigger future boundary changes; a physical plan for the agreed upon area, including public improvements; proof of consistency with existing plans and ordinances; environmental, economic, and social impact analysis; plan for providing public services to area; summary of public comments.

What are the advantages to working out an Agreement?

- Avoid lengthy, bitter, costly, time-consuming lawsuits. Towns can tie up cities and villages for a long time in boundary disputes.
- Avoid potential loss of discretionary state aids.
- Cooperation and shared services can save taxpayers money.
- Developers and businesses have a stable, peaceful political climate.
- Stable borders and specific timetables allow for easier planning.
- Cities and villages can grow without opposition.
- Residents know what the future will hold.
- Allows communities to decide boundary issues and related development matters, rather than be put in the position of reacting to often unpredictable private proposals.

Sources: "Boundary Agreements and Cooperative Plans" by Atty William White; "County & Local Government Land Use Planning & Regulation" by James Schneider, J.D.; "Process and Statutory Elements of Cooperative Boundary Agreements" by George Hall, Municipal Boundary Review - WDOA Compiled by Kevin Struck, Growth Management Educator, Sheboygan & Washington Counties. Additional information also available online at www.doa.state.wi.us.

WASHINGTON COUNTY

The Village of Slinger is located in Washington County. Washington County provides many programs, services, and facilities (e.g., parks) that are available to Slinger residents. Washington County programs that most directly impact Slinger include county highway maintenance and improvement programs; library funding support (to help cover the costs of county residents who use the library); and social services.

In those areas where Washington County has jurisdiction, the County attempts to get input from the Village before making decisions affecting the Village. Likewise, the Village has attempted to maintain communication with Washington County by providing recommendations. During the planning process, additional communication with the County was identified as a priority, particularly with respect to County road improvement projects. Future communication will also be especially important as it relates to:

- Stormwater management
- Coordination with the Washington County Comprehensive Plan
- Economic development
- Public safety

STATE AGENCIES

- Wisconsin Department of Natural Resources (WDNR)
- Wisconsin Department of Transportation (WisDOT)

WDNR and WisDOT are the primary state agencies with which Slinger must coordinate to achieve the goals and objectives of this plan.

WDNR takes a lead role in wildlife protection and the sustainable management of woodlands, stormwater regulations, wetlands and other natural wildlife habitat areas. Management of the Pike Lake State Park, south of the Village, is also an important area for cooperation between the Village and the WDNR.

WisDOT is a key player in the planning and development of highways and pedestrian/cycling facilities in the Village and region.

During planning programs across the state, WisDOT has indicated that it wanted even more opportunities to coordinate with communities to better anticipate the impacts of development on state highway corridors. Open communication and participation in land use and transportation decisions that impact the Village will remain important priorities for intergovernmental cooperation.

Intergovernmental Comprehensive Planning Process

In the 2007 planning process, Slinger sent adjacent municipalities (including representatives from extraterritorial zoning committees in existence through February of 2005), the WDNR, WDOT, the Slinger School District, and Washington County an invitation to participate in the Slinger planning program. These stakeholders were extended an open invitation to plan meetings and asked to periodically review and provide feedback related to the draft plan elements posted on the web page.

On an element-by-element basis, the Village (through its consultant) also contacted regional planning officials, local school district representatives, neighboring communities, and state agencies to complete inventories of available services, facilities and programs. Throughout the plan development process, the Village also coordinated with Washington County and SEWRPC to obtain mapping resources.

More than 30 days prior to the public hearing, all intergovernmental agencies/communities were provided a copy of the Recommended Plan and asked to provide comments, as is required by state statutes. Comments received were addressed at the Public Hearing and in the Final Adopted Plan.

Existing and Proposed Plans

ADJACENT/NEARBY GOVERNMENTAL UNITS

Nearby municipalities have adopted comprehensive plans per Wisconsin's smart growth law. The Towns of Addison, Polk, and Hartford each adopted plans in 2015, and the City of Hartford adopted its comprehensive plan in 2010.

Several, more specific inconsistencies can be found between the Village of Slinger's future land use maps and surrounding land use maps. For example, Both the Town of Hartford and City of Hartford future land use maps depict agricultural uses for the same area that the Village of Slinger plans residential development on the northwest side. The Town of Polk future land use map sets aside land for agriculture in several places where the Village of Slinger's land use map is planning for other future uses. These include:

- Additional medium-density residential and business park near the intersection of STH 60 and I-41
- Residential throughout the large area south of the Village of Slinger, east of the City of Hartford, and west of I-41
- Office and professional services near the intersection of STH 144 and I-41
- Low and medium residential just northeast of the intersection of I-41 and STH 60
- Additional industrial and office/professional services near the intersection of STH 175 and Lover's Lane

In some cases, there *appear* to be inconsistencies among each municipality's land use maps, but this is primarily because each plan classifies future land use somewhat differently. For example, the Town of Polk refers to one area as "mixed-use", but the Village of Slinger refers to the same areas as either "commercial" or "business park" uses. While these names are different from each other, the same types of development could easily fall under any of these descriptions.

The City of Hartford's development strategy involves redeveloping land within the municipal boundary in order to protect farmland, improve walkability, and decrease infrastructure costs. The City is exploring the implementation of a Traditional Neighborhood Design (TND) ordinance as well as a mixed-use ordinance in order to retain the character of older neighborhoods.

WASHINGTON COUNTY

Washington County's 2015 Comprehensive Plan provides a map of all conflicts between each municipality's future land use maps (found on page 33 of that plan). Washington County's future land use map appears to have no conflicts with the Village of Slinger's future land use map. Other Washington County publications include a Parks and Open Space Plan, Bicycle and Pedestrian Plan, and Agriculture Preservation Plan. As a local unit of government, Slinger will participate in any county planning effort to provide information about this plan, including local goals, objectives, policies and visions for the future.

SLINGER SCHOOL DISTRICT

The Slinger School District has a long history of planning for improvements and expansion in response to the Village's growth rate. The district has built facilities to accommodate a significant number of new students coming to the district.

District officials anticipate, given growth projections it is likely that the district will need to build an additional school at some time in the future. Since the district boundaries extend well beyond Slinger, it is possible that the school may be constructed beyond the Village limits.

SOUTHEASTERN WISCONSIN REGIONAL PLAN COMMISSION (SEWRPC)

On July 28, 2016, SEWRPC adopted its regional land use and transportation system plan known as Vision 2050 for the 7-county area surrounding and including Milwaukee. Vision 2050's future land use map sorts the Village of Slinger into broad land use categories. Areas towards the middle of the Village are designated as traditional neighborhoods, surrounded by suburban and exurban neighborhoods as well as rural open space and environmental corridors. This is consistent with the goal of retaining the Village's small-town character while promoting sustainable development.

The Village of Slinger Plan seeks to respect these themes to the greatest extent possible by planning for future growth in areas that can be served with water and sewer. By seeking to accommodate new development within its urban setting, the Village helps to conserve rural farmland and woodlands.

Moreover, this comprehensive plan respects the environmental corridors delineated by SEWRPC and provides additional areas of green space/conservation.

STATE AGENCIES

In recent years, WisDOT has completed a series of statewide planning documents for use in the development of local comprehensive plans. These documents include plans for the state highway corridors, bicycle corridors, rail corridors, and air transportation. These plans were used as an important reference when preparing the Transportation Chapter of this plan. Furthermore, WisDOT's 6-Year Capital Improvement Plan was used for identifying immediate projects in the Village of Slinger and surrounding areas. Refer to the Transportation Element of this *Plan* for details.

Intergovernmental Challenges

The primary challenge with respect to intergovernmental cooperation relates to the annexation of land. Over the years, Village growth and expansion has challenged its relationship with surrounding towns. Village growth is necessary to accommodate the expanding population base. By maintaining its vitality, Slinger serves as an important destination point for outlying rural residents in need of local employment, shopping, and entertainment choices. To address conflict around annexation, the Village believes:

- This plan will help to mitigate conflict by clearly illustrating planned future Village development patterns based on available infrastructure, population projections, and visions for the future.
- Effective tools, particularly extraterritorial zoning, will help to alleviate conflict between Slinger and surrounding towns.
- A continued open discussion by all parties on this matter is critical to success for all communities involved.

Relationship to Other Required Plan Elements

Intergovernmental Cooperation weaves its ways into every element of this plan. For example, regional housing supply and demand helps to determine the market for housing in the Village. Similarly, transportation improvements made to County and State Highways impact local land use and development patterns. Similarly, Village's ability to experience economic growth depends, in part, on quality services being provided, not only by the Village, but also its intergovernmental partners (e.g. schools, county, etc.). Finally, the ability to support development opportunities at the perimeter of the Village must be coordinated with neighboring communities to ensure compatibility with adjacent land uses.

Intergovernmental Cooperation Goals, Objectives, & Policies

The goals, objectives, and policies provided below generally seek to enhance the lines of communication between area governments. This approach will help to create an environment where cooperation is possible and conflicts are minimized.

GOALS

1. The Village Board will maintain and seek additional opportunities to improve communication with neighboring communities, the Slinger School District, the WDNR, WisDOT, Washington County and other intergovernmental partners.
2. Resolve annexation and boundary disputes in a mutually beneficial manner.
3. Seek new ways to coordinate and share community facilities and services with neighboring communities, the Slinger School District and Washington County.

OBJECTIVES

1. Investigate opportunities for the Slinger Community Library and the Slinger School District libraries to collaborate in ways that will allow them to provide additional services and reduce costs.
2. Coordinate with communities in Washington County, as well as area chambers of commerce, and non-profit organizations, to promote economic development by pooling resources and talents in an effort to market the economic opportunities available in Slinger and Washington County.

POLICIES

1. Explore a potential boundary agreement with adjacent towns.
2. The Village of Slinger will seek to cooperate with all neighboring municipalities, the county, state agencies, and school district for mutual benefit.
3. Participate in the comprehensive planning activities of neighboring communities and Washington County.
4. Participate in the planning activities of the Slinger School District, particularly with respect to expansion and building of new facilities.
5. Investigate opportunities to provide garbage collection and recycling more efficiently by cooperating with neighboring communities and the school district to coordinate collection times and contract negotiations with private providers to secure costs savings.
6. Coordinate on the development and maintenance of public parks and related recreational facilities, including a new regional park facility on the west side of Slinger.

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11.0

IMPLEMENTATION

Introduction

The Implementation Element is the “how to” portion of the plan. It prescribes those actions necessary to realize the visions, including proposed changes to the zoning ordinance, sign regulations, site plan regulations, design review ordinances and subdivision ordinances. This chapter includes all of the goals, objectives supporting the policies provided in each element chapter of the plan. In this way, this chapter serves as the master “to do” list for implementing the plan.

Relationship Between Elements

Throughout the plan, coordination between the nine required elements has been highlighted as a special section of each element chapter. This text within each chapter was developed to highlight the interconnectedness of the elements. Moreover, in several instances in this chapter, a single goal or supporting objective applies to more than one element of the plan – highlighting the relationship between the nine required elements.

Measuring Progress

To track planning progress and help to ensure that the plan is implemented, milestone dates (see definition in box) are provided for each objective. Special attention has been given to the milestone dates to ensure that individual objectives act in harmony with other stated goals and objectives.

To effectively implement this plan, Village Staff and the Village of Slinger Planning Commission will periodically review the goals and objectives against their milestone dates, remove objectives as they are completed, and add additional objectives as needed. Part of this effort, will also include addressing conflicts which may arise between the nine elements.

Milestone Date

A specific date, after the adoption of the Comprehensive Plan, when the Village will review the plan implementation action to see if the objective has been met and consider additional implementation strategies to achieve the stated goal.

Responsibilities

Implementation of the Village of Slinger Comprehensive Plan will be the primary responsibility of the Village of Slinger Planning Commission. The Planning Commission will make recommendations pertaining to development issues, in accordance with the Comprehensive Plan, for the Village Board to consider when making final decisions.

Updating the Comprehensive Plan

As is stipulated in state law, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that the Village’s plan is an effective management tool, the Planning Commission will review the plan goals and objectives periodically to track those activities that have been completed and add additional objectives as needed to accomplish the stated goals.

Primary Implementation Tools

VILLAGE ZONING

The Village of Slinger initially adopted its zoning ordinance on June 7, 1983. The Village has subsequently updated it as problems arose concerning its application (e.g. added districts to accommodate additional uses, etc.). The ordinance was redrafted in 1995. Slinger's zoning ordinance follows a traditional Euclidean model that seeks to segregate uses by type and establishes dimensional requirements related to lot size, setbacks and building height. As new uses are created over time, they are listed specifically in the zones in which they are permitted. To be effective, this type of ordinance must list every possible use and establish a zone in which that use would be appropriate. Euclidean ordinances are based on a philosophy that separation of uses will create a safer, healthier environment.

In recent years, the planning profession has developed alternative zoning models based on performance standards and building form. Form-based zoning codes regulate a community based on the appearance (e.g. building line, landscaping, lighting, signage, building size, building materials, building design) rather than the type of use. Ordinances based on performance standards seek to regulate based on a particular set of operational standards rather than on particular type of use. Performance standards provide specific criteria for limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts and visual impacts of a use. In this approach, the proposed use is not a factor in development. If most operational standards can be met, most uses can be permitted adjacent to one another. The Village's business and light manufacturing district was amended to incorporate performance standards, which require indoor operations for uses within this district. Some communities are also using hybrid-zoning codes that combine performance and form-based zoning criteria to regulate land use. The Village of Slinger Ordinance does include some performance standards in the Business & Light Manufacturing-1 Zoning District.

These two new approaches offer the advantage of regulating the impact and design characteristics of different uses, rather than limiting the types of uses allowed in a community. As a result, communities relying on these newer models are creating mixed-use communities with a variety of different land uses established in close proximity. This pattern of development provides a walkable environment in which a person can walk to neighborhood shopping, school, and employment destinations as opposed to a Euclidian model that separates uses and often results in the need to drive to different destinations. More information about walkable communities is provided in the Community Design portion of Chapter 10.

Table 23 provides a breakdown of the different zoning districts found in the Village of Slinger. For additional information refer to the Village of Slinger Zoning Ordinance.

Table 23: Summary of Existing Zoning for the Village of Slinger

Zoning District	Principal Permitted Uses	Conditional Uses	Green Space	Minimum Lot Size			Minimum Yard Requirements		
				Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
A-1 Agricultural Transitional	Forest Preserves; Game Management	Agricultural Related Uses; Single Family Dwellings	NA	10 acres	10 acres	NA	50	25	50
R-1 Single-Family Residential	Single-family dwellings; foster homes; family day care; community living (< 8 persons)	Community living arrangement for 9-15 people	80%	40,000 sf	40,000 sf	200	40	15 on all sides	25
R-2 Single-Family Residential	Same as R-1	Same as R-1	75%	20,000 sf	20,000 sf	90	40	15 on one side; 30 aggregated	25
R-3 Single-Family Residential	Same as R-1	Same as R-1	70%	14,000 sf	14,000 sf	90	35	15 on one side; 30 aggregated	25
R-4 Single-Family Residential	Same as R-1	Same as R-1	65%	12,000 sf	12,000 sf	80	35	10 on one side; 25 aggregated	25
R-5 Single-Family Residential	Same as R-1	Same as R-1	55%	9,600 sf	9,600 sf	80	35	10 on one side; 25 aggregated	25
R-6 Single-Family Residential	Same as R-1	Same as R-1	45%	7,200sf	7,200 sf	60	35	6 on one side; 18 total	25
Rd-1 Two-Family Residential	Single-and two-family homes; Foster homes	All Rs-1 conditional uses	70% for Single Family 50% for Two Family	14,000 sf	14,000 sf	90	35	10	25
Rm-1 Multi-Family Residential	Multi-family dwellings (4-unit max); Foster Homes; Family Day Care homes; Community living 9-15 persons	Elderly Housing (23 max) Community Living (+15)	55%	18,000 sf	Eff. & 1-bedroom, 3,500 sf; 2-bedroom or more, 4,500 sf	90	35	Greater than 15ft or the height of the structure at its highest pt from the final grade of the sideyard	25
Rm-2 Multi-Family Residential	Same as Rm-1	Same as RM-1 – plus Multi Family (+4 units) Cellular & Digital Towers & Antennas	55%	18,000 sf	Eff. & 1-bedroom, 3,500 sf; 2-bedroom or more, 4,500 sf	90	35	Same as Rm-1	25

Zoning District	Principal Permitted Uses	Conditional Uses	Green Space	Minimum Lot Size			Minimum Yard Requirements		
				Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
B-1 Community Business	Retail stores, offices, shops, professional services, medical clinics, theaters, restaurants/taverns, services, hotels & motels, financial & banking	Drive-thru facilities, fuel/automotive service stations, Derma graphics, multi-family residential, retail sales/rental of sexually explicit materials, veterinary services, funeral homes, child care, vehicle sales	--	7,200 sf	--	70	--	None between buildings; otherwise 10 ft	--
B-2 Highway Business	All B-1 permitted uses plus – Fuel/automotive services stations (Est. prior to 7/1/02)	Vehicle sales, drive-thru facilities, antique & second-hand merchandise sales, veterinary services, funeral homes, contractors offices, child care facilities, athletic clubs/assoc., facilities/uses permitted in M-1 district, cellular & digital antennas and towers; fuel and automotive (Est. after 7/1/02)	25%	20,000 sf	--	90	40	20	--
B-3 Commercial	Offices, Professional Services, Medical Clinics	Labs, veterinary clinics, child care facilities, financial/banking, drive- in banking, athletic clubs/associations, Cellular & Digital communication, uses permitted in B-2	25%	20,000 sf	--	90	40	20 ft off any lot line; adjacent to residential 40 feet	--
B/LM-1 Business and Light Manufacturing	Offices, professional services, medical clinics, research labs, veterinary clinics, child care facilities, financial/banking, athletic clubs & facilities, schools & training centers, light mfg, printing & related uses, dry cleaning, restaurants, hotel/motels	New car dealerships, nursing homes & RCAC's as defined by the State, Cellular & Digital Comm. Towers & Antennas, any uses not identified in permitted uses, but allowed in M-1 w/no outside storage or allowed in B-1, B-2 and B-3	25%	20,000 sf	--	90	40	20 ft off any lot line; adjacent to residential 40 feet	--
C-1 Conservancy	Fishing and trapping, preservation of scenic/historic & scientific areas, public fish hatcheries, public and private open space areas, recreation trails, sustained yield forestry, stream bank and lakeshore protection, water retention & wildlife preserves, continuation of farming uses	Limited Recreation Uses	--	--	--	--	--	--	--

Zoning District	Principal Permitted Uses	Conditional Uses	Green Space	Minimum Lot Size			Minimum Yard Requirements		
				Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
F-1 Floodplain Conservancy	Drainage, movement of floodwater, navigation, stream bank protection, water measurement control facilities	Navigational structures, bridges, and approaches, marinas, permitted uses in the P-1 (excluding structures), Munc. Water supply and sanitary sewer systems	--	--	--	--	--	--	--
I-1 Institutional	Schools, churches, hospitals, nursing homes, clinics, uses under public ownership	Airports, sewage treatment plants, landfills, incinerators, cemeteries, crematories, disciplinary and health institutions, community living arrangements	--	7,200 sf	--	70	25	6 on one side; 18 total	25
M-1 Limited Manufacturing	Processing and manufacturing with no outside storage, warehousing of non-hazardous materials	Communication towers/stations, freight service terminals, mini-warehousing, athletic clubs/assoc. facilities, salvage yards	25%	20,000 sf	--	90	40	20 off any lot line, adjacent to residential 40 feet	--
M-2 General Manufacturing	All M-1 permitted uses plus outdoor storage	Sewage treatment plants, incinerators, warehousing, bulk fuel storage, mini warehousing, salvage yards, cellular and digital communication equipment	25%	40,000 sf	--	150	40	20 off any lot line, adjacent to residential 40 feet	40
Mh-1 Mobile Home Park Residential	Mobile homes on lots in mobile home subdivisions	Mobile-home parks	45%	7,200 sf	7,200 sf	70	25	10 ft each side	25
P-1 Park and Recreation	Fairgrounds, libraries, museums, amphitheaters, golf courses, zoos, see extended list	Cellular and digital communication antenna towers	--	--	--	--	40	40	40
PUD Planned Unit Development	Underlying Zoning District uses in clustered development	Underlying zoning district conditional permitted uses in clustered development	--	Res – 2 Bus – 3 Ind – 10 Mix 5	Depends on Underlying Zoning District Requirements				
HP Historic Preserve	Reserved for Future Use								
GP Groundwater Protection	See Village Code								

TOWNS OF POLK AND HARTFORD ZONING ORDINANCES

The neighboring Towns of Polk and Hartford each have adopted zoning ordinances. Polk’s zoning ordinance permits single-family residential development on parcels as small as 60,000 square feet, which can be reduced via the Planned Unit Development (PUD) process to a size of 40,000 square feet with no sewer connection, or 8,000 square feet with a sewer connection. The ordinance does not provide for the siting of multi-family development. The Town of Hartford’s Zoning Ordinance includes several single-family districts, a commercial and an industrial district, and additional districts for

agriculture, wetland conservancy, and outdoor recreation. Neither town has a zoning district oriented to multi-family residential development.

WASHINGTON COUNTY FLOODPLAIN AND SHORELAND ZONING ORDINANCES

The floodplain and “shoreland” areas in all townships surrounding Slinger are regulated by the Washington County floodplain and shoreland ordinances. The Washington County Floodplain Zoning Ordinance is characterized by the provision of a floodway district, a flood fringe district, and general floodplain district which protect floodplain areas by regulating proposed developments within the 100-year recurrence interval floodplains as delineated in the federal [Flood Insurance Study, County of Washington, Wisconsin, Unincorporated Areas: March 1, 1983](#). An interactive map depicting floodplains can be found on the County website.

The Shoreland and Wetland Zoning Ordinance of Washington County regulates “shoreland” areas, defined as those lands lying within 1,000 feet of the ordinary high-water mark of natural lakes, ponds, or flowages, or 300 feet of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Lakes, ponds, flowages, rivers, and streams are presumed to be navigable if they are listed in the Wisconsin Department of Natural Resources publication, [Surface Water Resources of Washington County](#), or are shown on the United States Geological Survey quadrangle maps.

The Washington County shoreland and wetland zoning regulations also apply to areas in the Village of Slinger that were annexed after May 7, 1982. Section 59.971(7) of the Wisconsin Statutes requires county shoreland regulations to remain in effect in areas annexed after that date unless the city or village has adopted shoreland regulations that are at least as restrictive as the county’s regulations. County shoreland regulations are almost always more restrictive than city or village regulations, because state regulations requiring the adoption of shoreland zoning ordinances specify more restrictive standards for county ordinances than for city and village ordinances. Some of the standards that must be included in county shoreland ordinances, but are not required in city and village ordinances are larger minimum lot sizes; 75-foot minimum setback requirements from the ordinary high-water mark of rivers, streams, and lakes; limitations on the removal of shore cover within 35 feet of the ordinary high-water marks; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating in shoreland areas.

Shoreland areas annexed after May 7, 1982 are subject to the Washington County Shoreland regulations. County shoreland zoning regulations are essentially “frozen” in place once those lands are annexed to the Village. Wetlands five acres or more in area in the shoreland jurisdiction area are protected by the regulations established for the Shoreland-Wetland Zoning District.

Extraterritorial Zoning

Extraterritorial zoning is not currently being utilized by the Village of Slinger, but it is an available tool that the Village could use to secure land use control within its 1.5-mile extraterritorial jurisdiction. An extraterritorial zoning ordinance must be approved with cooperation from the town(s). There are many benefits to approving an extraterritorial zoning ordinance, including:

- Provides for smoother transitions between rural and urban land uses.
- Reduces conflicting land uses, which lessens citizen complaints and protects property values
- Promotes intergovernmental cooperation and communication.
- Helps avoid multiple communications towers and similar duplications.
- Makes planning for roads, utilities, recreation facilities, etc. easier.
- Coordinates mutual protection of sensitive areas and valued natural resources.

The process for adopting an extraterritorial zoning ordinance is as follows:

- 1) Joint Extraterritorial Zoning Committees must be established for each participating community. Specifically, a Joint Extraterritorial Zoning Committee that includes three members from the Village of Slinger and three members from the Town of Polk would need to be established. A separate Joint Extraterritorial Committee would be created that includes three Village members and three members from the Town of Hartford. Likewise, a similar committee would be created for the Town of Addison.
- 2) An initial draft extraterritorial zoning ordinance is developed. The draft prepared concurrent with the development of this comprehensive plan can serve as the initial draft.
- 3) The initial draft extraterritorial ordinance must be reviewed by each Joint Extraterritorial Zoning Committee. Each Joint Extraterritorial Zoning Committee will comment on the initial draft and a second draft can then be produced.
- 4) A majority of each Joint Extraterritorial Zoning Committee must vote in favor of the proposed regulations prior to setting a public hearing.
- 5) After the hearing, the Village Board adopts the regulations. The final adopted Village ordinance for the extraterritorial area must also be approved by a majority of the Joint Extraterritorial Zoning Committee members. Consequently, the Extraterritorial Zoning Ordinance cannot be approved without at least one Town member vote.

Once in effect, the criteria for approving or denying extraterritorial zoning requests should include:

- 1) The location, nature, and size of the proposed use.
- 2) The size of the site in relation to the proposed use.
- 3) The location of the site with respect to existing or future road access.
- 4) The agricultural productivity of the lands involved and the acreage of productive agricultural land to be converted to non-agricultural use by the proposed use.
- 5) The compatibility of the proposed use with existing uses on adjacent land.
 - a. The proposed use shall not force a significant change in accepted practices on surrounding lands devoted to farm or forest use.
 - b. The proposed use shall not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.
- 6) The harmony of the proposed use with the future development of the district.
 - a. The proposed use shall not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.
 - b. Availability of adequate public facilities to accommodate the development shall either presently exist or be provided within a reasonable time.
 - c. The provision of public facilities to accommodate development will not place an unreasonable fiscal impact on the Village.
- 7) Existing topography, drainage, soil types, and vegetative cover.
- 8) The availability of alternative locations in districts other than Extraterritorial Zoning District to accommodate the requested development.
- 9) Whether development will result in undue water or air pollution, cause unreasonable soil erosion, stormwater runoff, or have an unreasonably adverse effect on environmental corridors and unique Kettle Moraine features.
- 10) Compatibility with the Village of Slinger Comprehensive Plan.

VILLAGE LAND DIVISION ORDINANCE

The land division ordinance is a public law regulating the dividing of land. Such regulation is necessary to ensure that:

- The subdivision of land will fit properly into the existing and proposed land use pattern and overall plan for the physical development of the community;
- Adequate provision is made for necessary community and neighborhood facilities, e.g., parks, schools, walkways, roads, so that a harmonious and desirable environment will result;
- Adequate standards are met in the design of land divisions and the improvement of the land being subdivided, with particular attention to such requirements as utilities, stormwater drainage, street improvements, and lot improvements;
- A sound basis is provided for clear and accurate property boundary or lot line records; and
- The health, safety and general welfare of all citizens in the community, as well as of the future occupants of the land to be subdivided, are protected.

Ideally, land division regulations are a means of implementing or carrying out a community comprehensive plan. As such, land division regulations should coordinate and integrate development with the comprehensive plan, and they are, therefore properly prepared within the context of such a plan. Since land division is not merely a means of marketing land, but rather the first step in the process of building a community, substantial benefits are derived from sound subdivision regulations. Much of the form and character of a community is determined by the quality of its land divisions and the standards that are built into them. Once land has been divided into blocks and lots, streets established, and utilities installed, the development pattern is permanently established and unlikely to be changed. For generations, the entire community, as well as the individuals who occupy these subdivisions, will be influenced by the quality and character of the subdivision design.

The Village of Slinger Land Division Ordinance is intended to regulate divisions of land within the Village and its extraterritorial area. Specifically, this ordinance regulates the creation of “subdivisions” and “minor land divisions”. “Subdivision,” as defined by the Wisconsin Statutes, is the act of creating five or more parcels of one and one-half acres or less in area at any one time or by successive divisions within a period of five years. “Minor land divisions” are defined by the Village as the division of lands into not more than four parcels, or the re-division of not more than four parcels within a recorded subdivision. Such minor land divisions are created by the use of a certified survey map.

The Village Land Division Ordinance requires that design standards and other specific data be provided on all preliminary plats, final plats, and certified survey maps. This ordinance requires the subdivider to install subdivision improvements such as streets, utilities, sidewalks, street lamps, street signs, and storm water drainage facilities, and to make provision for park sites or pay a fee in lieu of site dedication. The Village of Slinger Land Division Ordinance conforms to the procedures outlined in Chapter 236 of the Wisconsin Statutes for platting lands.

TOWNS OF HARTFORD AND POLK LAND DIVISION ORDINANCES

Washington County has adopted a Land Division Ordinance for unincorporated areas within the County. Any division of land that creates one or more parcels 5 acres or less is regulated by the Land Division Ordinance of Washington County. Specifically, this ordinance regulates “minor land divisions” and “subdivisions” five or more parcels five acres or less in size created at any one time or successive divisions within five years. The Towns of Polk and Hartford have also adopted town Land Division Ordinances.

The Town of Polk Land Division Ordinance regulates all divisions of land into parcels of 20 acres or less. This ordinance regulates “subdivisions” as defined in the Wisconsin Statutes and “minor land divisions,” defined by the Town as the division of lands into not more than four parcels, any of which is 20 acres or less in area, or the re-division of not more than four parcels within a recorded subdivision.

The Town of Hartford has adopted an ordinance setting forth requirements for the approval of “minor land divisions” of land into parcels of 10 acres or less. The Town of Hartford defines “minor land divisions” similarly to Town of Polk’s definition. Such land divisions are created in both Towns using a certified survey map. “Subdivisions” in the Town of Hartford are approved as set forth in Chapter 236 of the Wisconsin Statutes.

Similar to the Village of Slinger Land Division Ordinance, each of these ordinances sets forth detailed design standards and requires that specific data be provided on all preliminary plats, final plats, and certified survey maps. These ordinances also require the subdivider to install subdivision improvements prior to final plat approval. The Town of Hartford Land Division Ordinance requires subdividers to pay a park fee in lieu of site dedication, while the Town of Polk Land Division Ordinance does not require such a fee or site dedication. The Land Division Ordinance of Washington County requires that lands be dedicated for park purposes, and specifies that a fee in lieu of site dedication may only be required by a Town Board.

EXTRATERRITORIAL PLAT JURISDICTION

Wisconsin cities and villages have two means of regulating or affecting land use in unincorporated areas outside of the municipal boundaries. The first is through the exercise of extraterritorial zoning authority (discussed earlier in this chapter) and the second is through extraterritorial plat review authority.

To exercise extraterritorial plat jurisdiction under Chapter 236 of the Wisconsin Statutes, a village must adopt a subdivision ordinance or an official map. This allows the Village to review proposed plats and certified survey maps in the extraterritorial area in conjunction with its subdivision ordinance. Chapter 236 of the Wisconsin Statutes regulates the subdivision of land for the following purposes: Promoting the public health, safety and general welfare; furthering the orderly layout and use of land; preventing the overcrowding of land; lessening congestion in the streets and highways; providing for adequate light and air; facilitating adequate provision for water, sewerage and other public requirements; providing for proper ingress and egress; and promoting proper monumenting of land that is subdivided and conveying by accurate legal description.

Slinger currently has extraterritorial plat review authority. The objective of extraterritorial jurisdiction is to approve or deny land divisions proposed up to 1.5 miles beyond the Village to ensure that the Slinger Comprehensive Plan is being implemented and promoting the purposes established in Chapter 236 of the Wisconsin

What is Extraterritorial Plat Jurisdiction?

Extraterritorial jurisdiction allows the Village to approve or deny land divisions that are proposed up to 1.5 miles beyond the Village to ensure consistency with the adopted Village’s Land Use Plan and Subdivision Ordinance. The Slinger Ordinance requires 35 acres for a land division within the extraterritorial (1.5 mile) jurisdiction.

What’s the Difference Between Extraterritorial Plat Jurisdiction & Extraterritorial Zoning?

An extraterritorial zoning ordinance regulates the use of land within the extraterritorial jurisdiction of a municipality (e.g., the area surrounding Slinger within 1.5 miles of the Village boundary). Such regulations can be used to preserve farmland, protect the kettle moraine, minimize residential development, regulate commercial uses, mineral extraction, and signage. This extraterritorial zoning authority is different than the extraterritorial plat jurisdiction which regulates the division of land into smaller parcels.

Statutes. All lots created in the Village's extraterritorial plat review jurisdiction are required to be at least 35 acres in size except as follows: Lot or a remnant lot created by or for the benefit of any City, Town, Village, School District, or any Agency or Instrumentality of the State for public use shall have no minimum required lot size.

BASIS AND CRITERIA FOR REVIEWING EXTRATERRITORIAL LAND DIVISIONS

In 2003, the Wisconsin Supreme Court held in *Wood v. City of Madison*, that a city or village has statutory authority to reject a preliminary plat within its extraterritorial jurisdictional authority based upon a subdivision ordinance that considers the plat's proposed use. Based on this decision, all applications for land divisions in the extraterritorial jurisdiction should be evaluated for consistency with:

- Land uses proposed in the Slinger Comprehensive Plan; and
- The purposes established in Chapter 236 of the State Statutes.

Land divisions that support agricultural uses, natural resource preservation, protection of the rural character, and accommodate limited residential development should generally be considered for approval. Land divisions to accommodate non-agricultural uses on parcels less than 35 acres in size should generally be denied as they result in sprawling development patterns in rural, farm areas surrounding the Village, and may introduce residential uses in close proximity to agricultural operations. Such uses are also not likely to be served by public sanitary sewer and public water service.

Provided below are specific criteria for approval and or denial of agricultural land divisions. Approvable land divisions should meet the following criteria:

- 1) Assist and assure the continuation of agricultural land use of the property.
- 2) Have adequate public facilities available to accommodate the development or adequate public facilities will be provided within a reasonable time.
- 3) Not require provision of public facilities that place an unreasonable fiscal impact on the Village.
- 4) Not adversely impact adjacent farm operations.

Additional criteria for approving or denying non-agricultural land divisions are provided below based on the proposed use of the property.

Single-Family Non-Farm Residences

- 1) Privately sewered residential development shall be prevented on soils identified as having severe or very severe limitations for septic tank absorption fields and dwellings with basements.
- 2) Such development shall not be permitted on parcels less than 35 acres in size to maintain vast areas of open, undeveloped space; preserve the rural, kettle moraine setting; and maintain separation between residential and agricultural uses so as to minimize conflicts between these uses.
- 3) Should not be permitted in areas where high ground water could affect residential uses.

Commercial / Industrial

- 1) Commercial and industrial development requiring a full range of urban services should be directed to the areas identified on the Future Land Use Map. Specifically, businesses requiring high amounts of water usage, large septic tanks or needing fire protection provided by a public system with hydrants should be directed to the Village.
- 2) Land divisions to accommodate new commercial and industrial development within the extraterritorial area are generally considered incompatible with and would negatively impact agricultural lands within the extraterritorial jurisdiction. Exceptions may be made to accommodate

"infill" commercial uses between existing commercial / industrial uses, existing commercial and industrial uses, and limited rural businesses that are supportive of agricultural uses.

- 3) Land divisions serving a broad public purpose such as resource conservation or development of transportation related facilities may be approvable where there are significant public benefits.

Mineral Extraction

- 1) The establishment, maintenance or operation of the site shall not impair the uses, values, and enjoyment of other property in the neighborhood.
- 2) Establishment, maintenance or operation of the site will not be detrimental to or endanger the public health, safety, comfort or general welfare.
- 3) Establishment or expansion of the site will not impede the normal and orderly development of the surrounding property for uses permitted in the area.
- 4) Adequate access roads, drainage, noise, dust controls and other site improvements will be provided.
- 5) A reclamation plan shall be prepared and approved for the site.

OFFICIAL MAPPING

The official map is one of the oldest plan implementation devices at the disposal of the local communities. It is also one of the most effective and efficient devices to manage the problem of reserving land for future public use. Section 62.23(6) of the Wisconsin Statutes provides that the governing body of any local municipality may establish an official map for the precise identification of right-of-way lines and site boundaries of streets, highways, waterways, and parkways, the location and extent of railway rights-of-way, public transit facilities, parks and playgrounds. Such a map has the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, waterways, parkways, the location and extent of railway rights-of-way, public transit facilities, parks and playgrounds. The Statutes further provide that the official map may be extended to include areas beyond the corporate limits but within the extraterritorial plat approval jurisdiction of the municipality.

The official map is thus intended to implement the comprehensive plan of streets, highways, parkways, parks, and playgrounds. Its basic purpose is to inhibit the construction of buildings or structures and their associated improvements on land that has been designated for future public use. The official map is a plan implementation device that operates on a communitywide basis in advance of land development and can thereby effectively assure the integrated development of the street and highway system. Unlike subdivision control, which operates on a plat-by-plat basis, and acts on development proposals, the official map can operate over the entire Village in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans, since it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements. It thereby avoids the altogether too common situation of development being undertaken without knowledge or regard for the long-range plan. Thus it can help avoid public resistance when plan implementation becomes imminent.

Following adoption of this plan, an updated Official Map should be created to facilitate the proper implementation of this plan and supporting extraterritorial regulations. This updated official map should show:

- All existing property and street right-of-way lines within the Village and the extraterritorial jurisdiction
- Proposed right-of-way lines in accordance with Table 17 and Map 3 provided in the Transportation Element (Chapter 5) of this plan, particularly for arterial and collector streets or other transportation facilities.
- Proposed park sites in accordance with Future Land Use Map (Map 10) in this Plan and the Village of Slinger Park and Open Space Plan
- All Village-owned properties and school sites
- Planned cemetery sites and expansions
- Planned school expansion sites

Figure 7: Implementation Table

Implementation Step	Chapter Reference	Village Staff Lead	Potential Funding Source	Milestone Date
1. Evaluate (through survey and Census Data) and monitor the need for affordable housing for residents with incomes between 60% and 80% of the Village median household income to understand local need.	Housing	Planner & Building Inspector	Village Budget	2020, 2025
2. Encourage private, non-profit organizations like community housing development organizations (CHDOs) to develop affordable housing units in the Village of Slinger.	Housing	Administrator & Planner	Village Budget	ongoing
3. Market local desire for affordable, quality starter housing in the Village to area developers	Housing	Administrator & Planner	Village Budget	ongoing
4. Coordinate with Washington County and SEWRPC during the development of the County and Regional Comprehensive Plans to ensure that Village interests are represented, particularly with respect to road improvement schedules and rural transit opportunities.	Transportation	Administrator	WisDOT Transportation Enhancement Program	ongoing
5. Maintain a water distribution system that is capable of supplying and distributing potable water within the Village. In accordance with this objective, seek to loop water distribution facilities to ensure a continuous, adequate supply of water with pressures capable of supporting demands.	Utilities and Community Facilities	Public Works Director	Clean Water Fund Loan Program, Utility Revenue	ongoing
6. Maintain a sanitary system that is capable of serving the needs of the growing Village population by planning for the orderly extension of services as new development is proposed.	Utilities and Community Facilities	Public Works Director	Community Development Block Grants, Utility Revenue	ongoing
7. Update the recommendations in the Village of Slinger Park and Open Space Plan to evaluate progress and consider additional needs. Update the plan every five years to maintain WDNR grant eligibility.	Utilities and Community Facilities	Community Parks Director	Utility Revenue	2019, 2024
8. Implement the priority recommendations of the Village of Slinger Economic Opportunity Analysis (2016).	Economic Development	Administrator & Planner	Various	2017-2022
9. Complete a critical review of the local zoning ordinance to consider the potential for revitalizing the ordinance to one based more on form and performance based zoning	Land Use	Planner	Village Budget	2018
10. Develop connectivity standards within the subdivision and zoning ordinance to promote better connectivity though the community.	Land Use	Planner & Public Works Director	Village Budget	2018
11. Improve Slinger’s Downtown and adjacent gateways so that they may become a community focal point for quality development using TIF, grants, and private investment.	Land Use	Administrator & Planner	TIF Funds, Grants, Private Investments	Ongoing
12. Explore potential boundary agreements with adjacent towns addressing topics such as annexation, provision of municipal services, and long-term agricultural preservation.	Intergovernmental Cooperation	Administrator & Planner	Village Budget	2017-2018
13. Investigate opportunities to provide road maintenance and snow plowing services jointly, with neighboring communities and the school district, to reduce costs.	Intergovernmental Cooperation	Administrator & Public Works Director	Village Budget	Ongoing
14. Annually review the goals and objectives presented throughout this chapter to assess implementation success and consider additional objectives.	Implementation	Planner	Village Budget	Ongoing
15. Utilize the Extraterritorial Land Division Review authority to ensure development in the extraterritorial jurisdiction is coordinated with the Village's plans for development.	Implementation	Planner	Village Budget	Ongoing
16. Update the Official Map to include areas within the extraterritorial area of 1.5 miles beyond the Village Limits and other annual updates	Implementation	Engineer	Village Budget	Ongoing

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APPENDIX A: RECOMMENDED ZONING DISTRICTS

Future Land Use Categories and Appropriate Zoning Districts

Appropriate zoning districts are provided for each future land use category illustrated on the Future Land Use Map. Planned Unit Development (PUD) zoning and certain overlay zoning districts may be appropriate in any location, provided the proposed development is consistent with the future land use category recommended by this *Plan*.

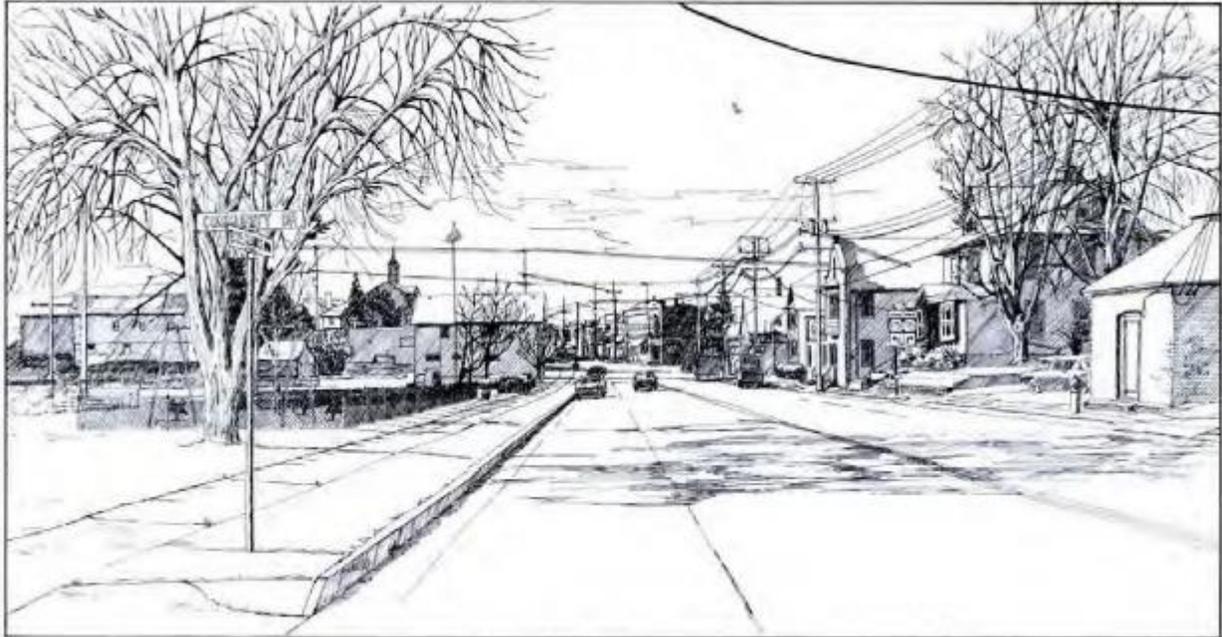
Future Land Use Category (Map11)	Appropriate Zoning Districts
Rural/Agriculture	n/a
Green Space/Conservation	A-1, C-1
Low Density Single Family Residential	R-1, R-2
Single Family Residential	R-3, R-4, R-5, R-6
Two-Family Residential	Rd-1
Multi-Family Residential	Rm-1, Rm-2
Mobile Home Park	Mh-1
Planned Neighborhood	PUD or a combination of zoning districts appropriate for Single Family Residential, Two-Family Residential, Multi-Family Residential, Park, Institutional, and Neighborhood Commercial future land use categories
Institutional	I-1
Commercial	B-2, B-3
Office and Professional Services	B-3
Downtown	B-1, Rm-1, Rm-2, I-1
Business Park	B & LM-1 and M-1
Industrial	M-1, M-2
Parks	P-1
Ski Hill & Race Track	P-1
Planned Mixed Use	PUD or a combination of zoning districts appropriate for Office and Professional Services, Commercial, Business Park, Multi-Family Residential, Parks, and Institutional future land use categories (B-1, B-2, B-3, Rm-1, Rm-2, M-1, M-2, B & LM-1, I-1, and P-1)
Environmental Corridor	n/a
Surface Water	n/a
Right-of-Way	n/a

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APPENDIX B: POSSIBLE STREETScape IMPROVEMENTS

Possible Streetscape Improvements applied to different locations in the Slinger Downtown

Figure 8a: Kettle Moraine Drive North (STH 144) Looking Southwest from Community Drive



1989 View

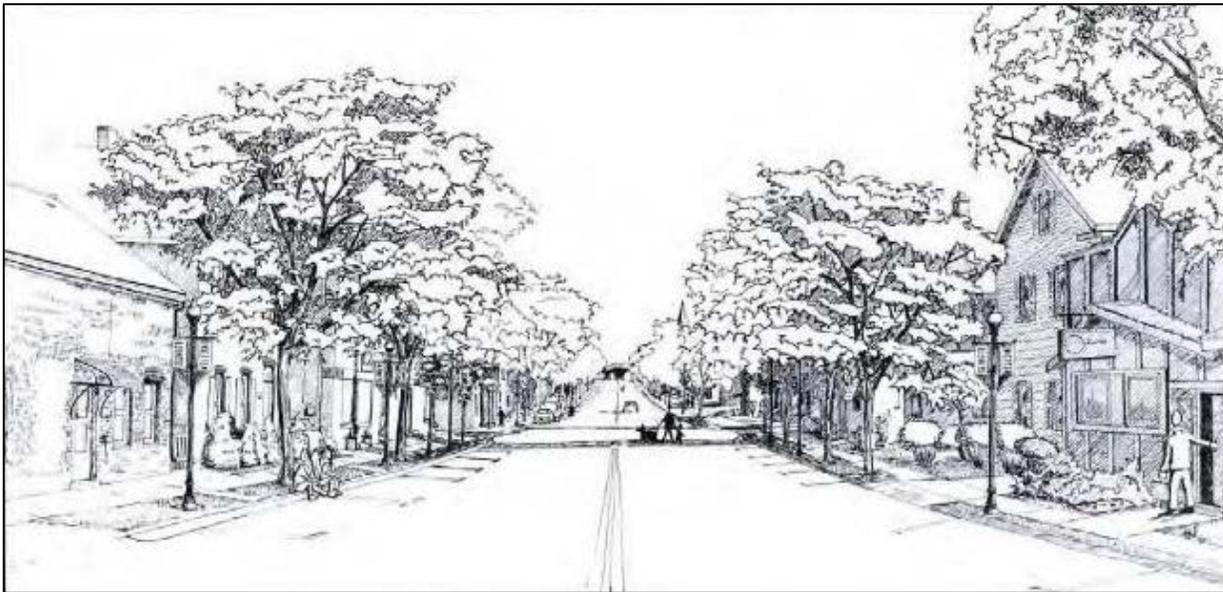


Potential View after Improvements

Figure 8b: Kettle Moraine Drive South (STH 144) Looking Northeast from Wisconsin Central Railway

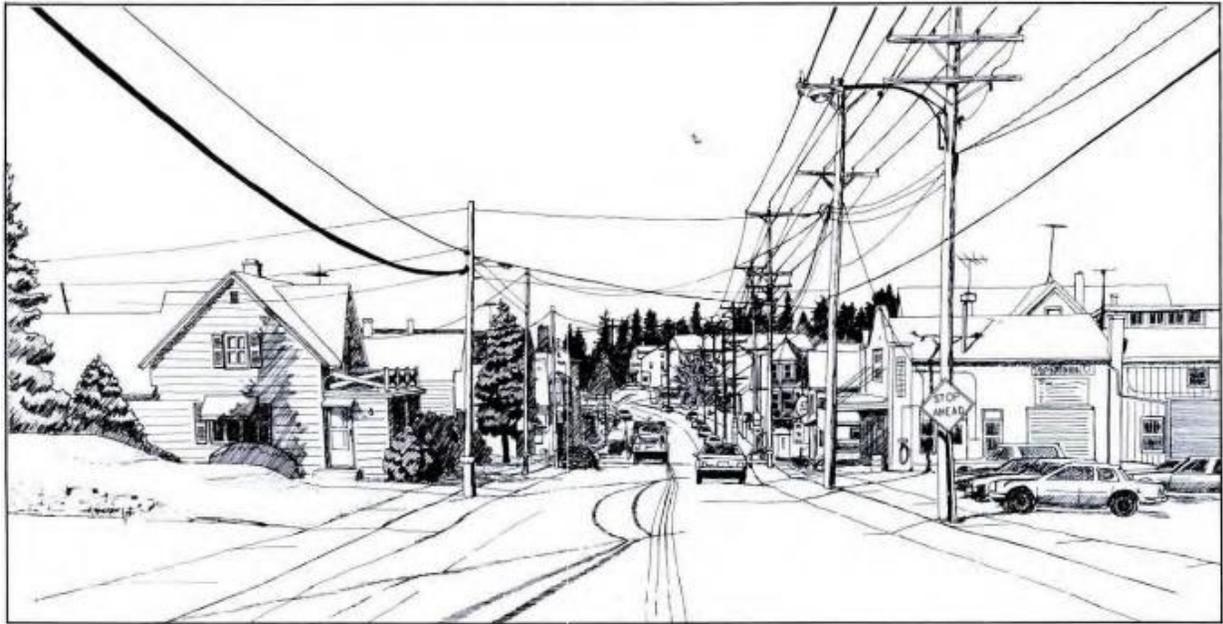


1989 View

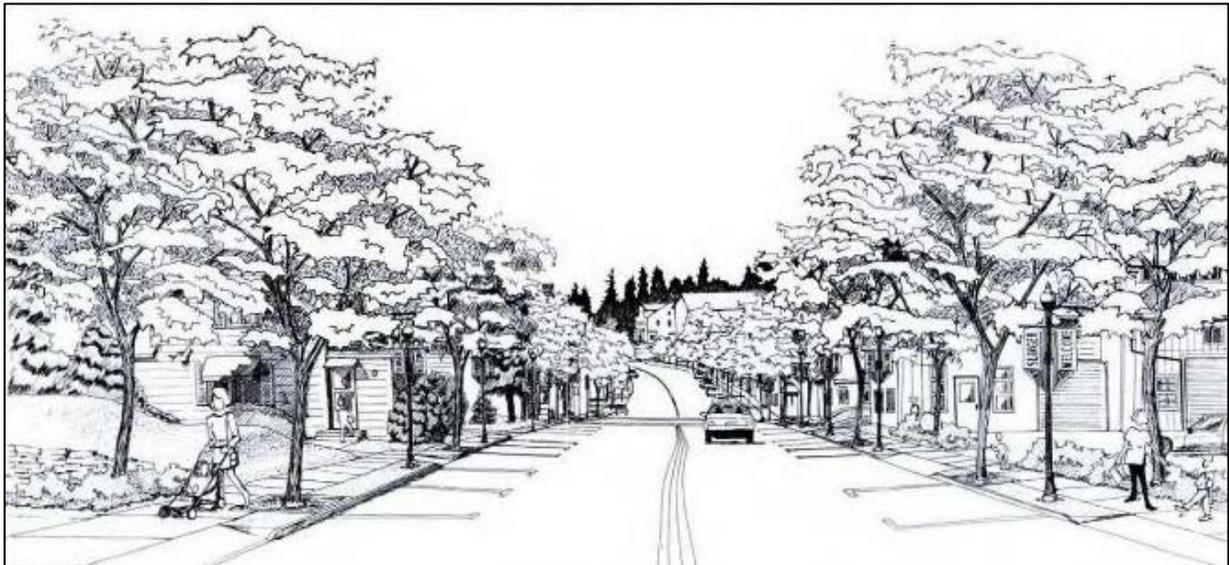


Potential View after Improvements

Figure 8c: East Washington Street (STH 175) Looking Northwest from St. Peter's Catholic Church

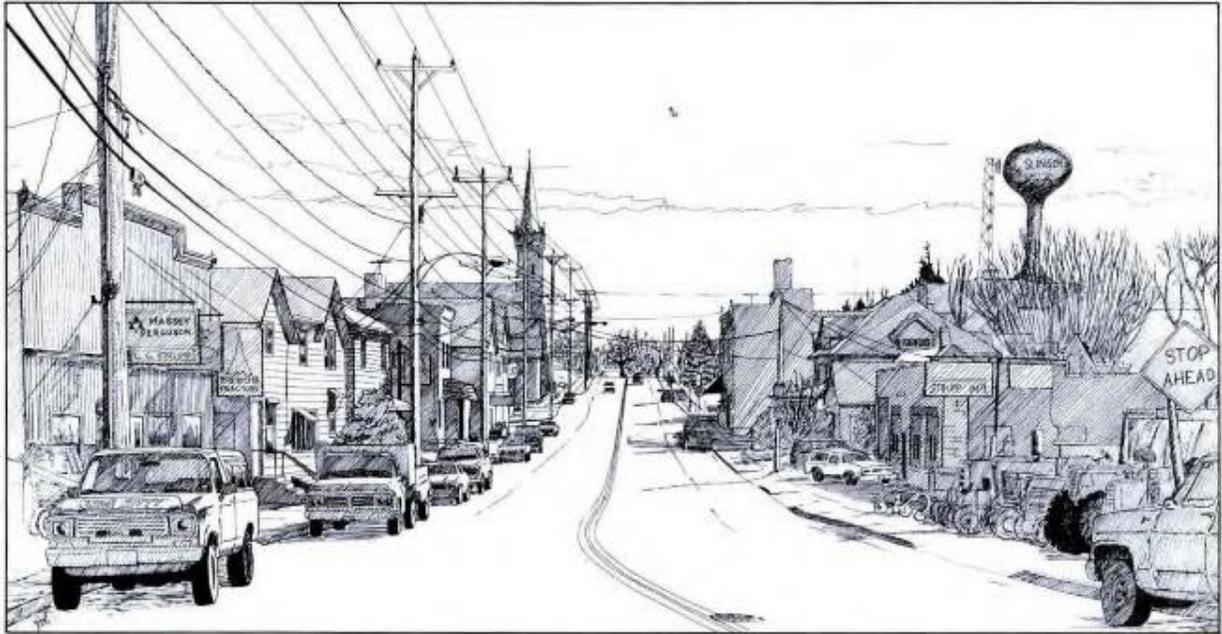


1989 View



Potential View after Improvements

Figure 8d: West Washington Street (STH 175) Looking Southeast from Buchanan Street



1989 View



Potential View after Improvements

APPENDIX C: 2007 PUBLIC PARTICIPATION EFFORTS

COMMUNITY SURVEY

In March and April of 1998 the Center for Urban Initiatives and Research (CUIR) at the University of Wisconsin-Milwaukee conducted a mail survey of Village residents. The purpose of the survey was to assess resident satisfaction with Slinger, including Village programs and services. The survey revealed most of the respondents were satisfied with Slinger. Nearly one in four respondents felt that the quality of the schools was the Village's best feature, while one in five listed the friendly people of the Village.

Other common responses included Slinger's proximity to other areas (including Milwaukee, Hartford and West Bend), low crime rate, quietness and the ski hill. All of these attributes are included in the value statements provided in the previous chapter. Additional survey results are highlighted throughout this plan.

VISIONING PROCESS

Rather than solely develop a series of policy statements, the Village participated in an extensive visioning process to establish a framework from which to make future land use decisions. The result of this process was a vision statement for each of the nine required plan elements. This process was critical to establish a unified vision for Slinger and provide a direction and focus for the planning effort.

To create visions a three-step process was utilized. This process included: a community SWOT meeting, cognitive mapping and element vision development. What follows is a description of the activities and the major issues and opportunities identified through planning process.

SWOT ANALYSIS

A SWOT meeting is a planning exercise used to get communities thinking about:

- where they have been;
- where they are;
- where they want to be in the future; and
- how they want to get there.

On June 30, 2003, the Village of Slinger hosted a SWOT exercise as part of the Kick-Off Meeting. The objective of the exercise was to find out how residents, business owners, appointed and elected officials, as well as, neighboring community residents viewed various aspects of the Village. This could include their feelings on physical things such as roads, utilities, etc., and "quality of life" issues.

At the meeting, each participant was asked to write down what he or she thought were the Village's strengths, weaknesses, opportunities and threats. Each person could list as many items as he/she wished under each category.

What is a Vision?

Webster's Dictionary, defines a vision as: (1) sense of sight; (2) something supposedly seen by other than normal sight; something perceived in a dream; (3) mental image; (4) The ability to perceive something not actually visible, as through mental acuteness or keen foresight [a project made possible by one man's vision].

In planning, the term "vision" is an expression or idea of the desired future.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Small Town Size • Served by Two Railroads • Schools • Sense of Community • Location • Access to Highways • Local Churches • Village Water, Sewer and Electric Utilities • Slinger Community Library • Responsive Village Government • Parks and Recreation Opportunities • Slinger Police Department • Infrastructure 	<ul style="list-style-type: none"> • Rapid Developer Driven Development • Affordable Housing – Young People Can’t Afford Housing • Lack of a Stormwater Utility • Lack of Vision for Planning • Sense of Over Development • Lack of Downtown Parking • Growth and Development along Roads • Lack of Attention to Architectural History • Failure to Attract Industries • Dying Downtown • Lack of a Trail System
Opportunities	Threats
<ul style="list-style-type: none"> • Two Railroads Bring Opportunity for Industrial Growth and Challenges with Respect to Stormwater Management • Community Willingness to Work Together • Managed Growth • Working with Neighboring Communities, County and Regional Plan Commission • Increased Commerce and Industry • Balance Economic Development and Natural Environment • Prime Location – Access to Highways • Land Available for Development • On-Going and Planned Improvements to Utilities and Infrastructure 	<ul style="list-style-type: none"> • City of Hartford Overgrowing the Village of Slinger • Conflicts with Neighboring Towns • Crowding – Growing Too Fast • High Taxes • Over Development • Milwaukee Growing Toward Village • Inexperience with Growth • Joint Utilities • Loss of State Shared Revenue

VISION DEVELOPMENT

To begin to develop vision statements for each of the nine required plan elements, a special meeting was held on July 30, 2003. During the meeting, participants were given a worksheet that included a series of open-ended statements to complete. The idea was to complete the sentences to describe conditions in the Village in 2025. What follows are the partial statements included on the worksheet.

- Residents of the Village take great pride in ...
- Attractive and desirable housing in the Village can be described as...
- The Village provides the following services for residents...
- The Village offers (may be provided by others i.e. schools) the following facilities for residents ...
- Recreational opportunities include...
- For entertainment and cultural activities, residents of the Village ...
- Downtown commercial development in the Village includes...
- Commercial development adjacent to STH 60, near USH 41, includes....
- Industrial development in the Village includes.... and is located
- The Village works harmoniously with neighboring towns to...
- Looking down at the Village from an airplane a resident would see ...
- The Slinger Comprehensive Plan was ...

In small groups, everyone shared their ideas. Each group then developed a consensus answer. The meeting adjourned after each group had the opportunity to share their answers. The planning staff and OMNI Associates used the ideas obtained during this meeting to create vision statements.

COGNITIVE MAPPING

A cognitive map, or mental map, is a map drawn by a person that geographically locates his or her memories, ideas and thoughts of a particular place. Since cognitive maps are based on individual's preferences and opinions there are no "right" or "wrong" maps. Cognitive maps are used to delineate geographic areas of a community people like, dislike, frequently visit, feel are important, travel through regularly, feel safe, etc.

At the January Public Meeting, participants were provided two maps of the Village of Slinger. On the first map, participants outlined portions of the Village based on their opinion of aesthetic appeal or special memories or experiences they have had. The most attractive places were colored in one shade and not attractive in another color. Areas with special meaning or memories were circled.

On the second map, participants outlined those areas where they would like to see new commercial/industrial development, new residential subdivision development, new recreation areas and open space in Slinger.

Next, participants broke into small groups to discuss their answers and decide on the most important strength, weakness, opportunity and threat. Prior to adjournment, each small group shared their answers with all participants. Many of the groups had identical ideas. A complete list of the ideas expressed is provided in the table. This information served as an action agenda for plan development.





PREPARED BY
 **VANDEWALLE &
ASSOCIATES, INC.**

THE VILLAGE OF
SLINGER