

## **Chapter VI**

# **RECOMMENDED PARK AND OPEN SPACE PLAN**

### **INTRODUCTION**

This park and open space plan for Washington County consists of two major elements. The first is an open space preservation element, which sets forth recommendations related to the protection of environmental corridors; natural areas and related resources; lands within State parks, forests, and wildlife areas and associated project boundaries; and prime agricultural land. The second element addresses the need for new County parks, park facilities, lake and river access areas and facilities, and trails.

### **PUBLIC INFORMATIONAL/INPUT MEETINGS**

The Washington County Planning and Parks Department held another series of public informational meetings at the following locations: Glacier Hills County Park in the Town of Richfield on September 9, 2003; the Kewaskum Municipal Building Annex on September 10, 2003; and the Washington County Public Agency Center in the City of West Bend on September 11, 2003. The purpose of the meetings was to acquaint public officials and interested citizens with the key recommendations of the plan and to receive comments on and answer questions pertaining to the plan. Twenty-three people attended the public informational meeting on September 9, 11 people attended on September 10, and 22 people attended on September 11. In addition, three letters were received from interested County residents and are included in Appendix E with a summary of comments from all public informational meetings.

Public comment on the draft County park and open space plan included positive feedback on issues such as the preservation of farmland and the provision of lands for hunting, as well as the development of facilities including: trails; a nature center; water access facilities; and a dog park. Of these issues, farmland preservation and the development of trails were the overall most mentioned at the informational meetings. Based on comments received and further consideration of the draft plan by the Technical Advisory Committee, the following recommendations and additions were incorporated into the plan:

- The recommendation to protect a significant geological area consisting of a cluster of kames located in the Town of Barton.
- Expanded text relating to farmland preservation in the County, the role of local governments in protecting farmland, and the success of the transfer and purchase of development rights of agricultural land.
- The recommendation to develop a dog park to serve residents in the central portion of the County.

- The addition of farmland education as a possible activity at the proposed nature center at Glacier Hills Park.
- The recommendation for the development of horse trails at County parks if suitable land is obtained in the future.
- Additional text describing alternative methods available to preserve land, such as easements and the purchase of development rights.
- The inclusion of the Milwaukee Metropolitan Sewerage District's Conservation Plan as it relates to the Village and Town of Germantown.
- The inclusion of maintenance cost estimates for a major and other County park.
- The recommendation of hunting as a possible management measure.
- The addition of DNR stream protection project areas on Map 19.

In addition to the public informational/input meetings, a public hearing for public comment was held at a meeting of the Washington County Planning, Conservation and Parks Committee on February 3, 2004 at the Moraine Park Technical College-Applied Manufacturing Technology Center. Based on comments received at the public hearing, text relating to environmental corridors and prime agricultural land was clarified and the data used for land values in Washington County was updated. The minutes from the public hearing and any written comments received from interested County residents are included in Appendix E.

## **RECOMMENDED OPEN SPACE PRESERVATION ELEMENT**

The open space preservation element consists of four major components. The first is the preservation of primary environmental corridors, secondary environmental corridors, and isolated natural resource areas. The preservation of natural areas, critical species habitat sites, and geological and archeological areas in accordance with the recommendations set forth in the regional natural areas protection and management plan<sup>1</sup> is the second component. The third component calls for the protection of open space lands located within established Department of Natural Resources project boundaries, which in Washington County include the Loew Lake, Northern, and Pike Lake Units of the Kettle Moraine State Forest, the North Branch Milwaukee River Wildlife and Farming Heritage Area, and the Allenton Marsh, Jackson Marsh, and Theresa Marsh Wildlife Areas. The North Branch Milwaukee River Wildlife and Farming Heritage Area is a recently established Department of Natural Resources project boundary which will facilitate the implementation of the County park and open space plan as it relates to the preservation of open space lands and prime agricultural lands within the project area. The final component calls for the protection of prime agricultural land.

Recommended actions with respect to the preservation of open space lands, other than prime agricultural lands, are graphically summarized on Map 14. It is recommended that a total of 77,334 acres of open space lands, or about 28 percent of Washington County, be protected through a combination of public or nonprofit conservation organization ownership<sup>2</sup> or through the application of protective zoning. These 77,334 acres include planned primary and secondary environmental corridors, planned isolated natural resource areas, and areas outside corridors but within the Department of Natural Resources project boundaries. All natural areas and critical species habitat sites recommended to be preserved are contained within the planned primary or secondary environmental corridors or the planned isolated natural resource areas.

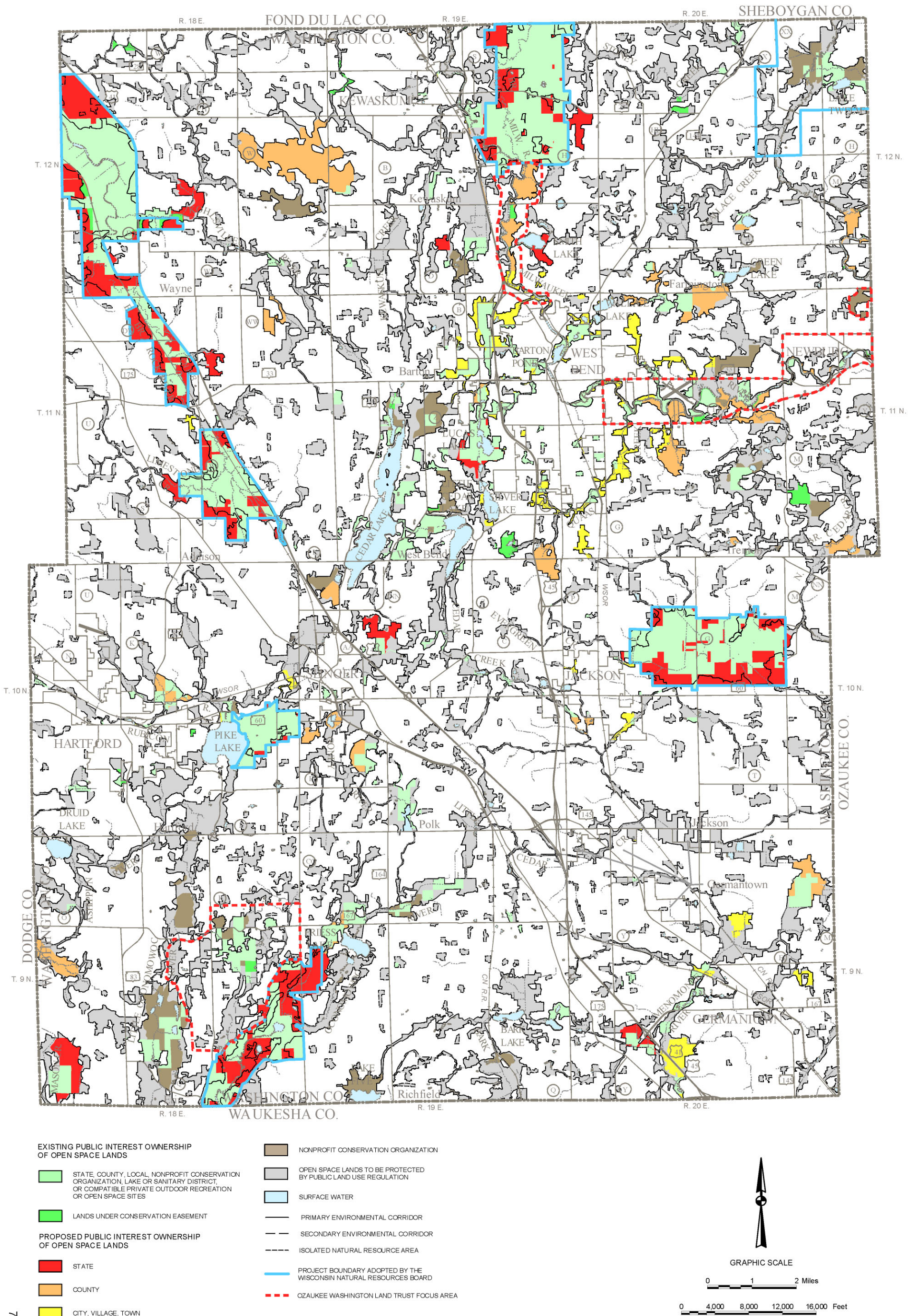
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<sup>1</sup>*Documented in SEWRPC Planning Report No. 42, A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.*

<sup>2</sup>*Public ownership includes lands owned by Federal, State, county, or local units of government, school districts, or lake districts.*



OPEN SPACE PRESERVATION ELEMENT OF THE WASHINGTON COUNTY PARK AND OPEN SPACE PLAN





Of the total 77,334 acres of recommended open space lands, 17,758 acres, or about 23 percent, were in public ownership, nonprofit conservation organization ownership, conservation easements, or in compatible private outdoor recreation uses such as golf courses or camps in 2002. These areas are recommended to be preserved in current ownership or, for lands in compatible private outdoor recreation use, maintained in recreational or open space uses. It is recommended that an additional 16,228 acres, or about 21 percent of proposed open space lands, be acquired by public agencies for natural resource protection preservation purposes or for public park or trail use. The estimated cost of acquiring such lands is about \$72.7 million. A summary of the existing and proposed public and nonprofit conservation organization ownership of open space lands, and associated acquisition costs, is presented in Table 23.

The remaining 43,348 acres of open space lands should be placed in protective zoning districts to prevent incompatible development. Such protective zoning districts include floodland, lowland conservancy and, for upland portions of the corridor, upland conservancy which limits development to rural residential development with an overall density of no more than one dwelling unit per five acres. Protective zoning districts can be a very flexible tool and does not necessarily prohibit any development. Local municipalities are encouraged to consider the wide variety of protective zoning district options that are in use such as creating overlay districts, conservation subdivision ordinances or density bonus incentives for development. Beyond zoning, there are a number of stewardship methods that can also protect environmentally sensitive lands such as conservation easements and the purchase or transfer of development rights programs. Local municipalities will need to determine the best method of preserving these areas based on their needs and concerns. These methods are discussed in greater detail later in the chapter.

Each component of the open space preservation plan element is discussed separately below. There is considerable overlap between these components, and, accordingly, between the acreages cited in conjunction with each component. For example, all of the natural areas and critical species habitat areas identified and recommended for public interest acquisition under the natural areas plan component are also recommended for acquisition under the environmental corridor preservation plan component. The tabular summary of the open space preservation plan element (Table 23) thus represents the composite of the environmental corridor, natural area, and DNR project area plan components, which are described individually below.

## **Environmental Corridor and Isolated Natural Resource Area Plan Component**

### ***Primary Environmental Corridors***

The primary environmental corridors contain almost all of the best remaining woodlands, wetlands, wildlife habitat, lakes and streams, and associated shoreland and floodland areas remaining in the County. The protection of the primary environmental corridors from additional intrusion by urban development, thereby preserving such lands in natural, open uses for resource protection, scenic value, and outdoor recreation and education purposes, is one of the primary objectives of this plan. The planned extent and location of primary environmental corridors in Washington County under the adopted 2020 regional land use plan are shown on Map 14. The permanent preservation of the primary environmental corridors in essentially natural, open space uses is most certain when the corridor lands are acquired in the public interest for resource preservation or compatible outdoor recreation uses. The following measures should be taken to protect the primary environmental corridors:

1. Primary environmental corridors that contain natural area sites or critical species habitat sites should be acquired by a public agency or nonprofit conservation organization.
2. Primary environmental corridors needed to accommodate parks or trail facilities proposed under the recommended outdoor recreation plan element described later in this chapter should be acquired in public ownership.
3. Primary environmental corridors that are in existing private recreational uses should be maintained in such uses.

Table 23

**PROPOSED OWNERSHIP OF OPEN SPACE LANDS UNDER  
THE PARK AND OPEN SPACE PLAN FOR WASHINGTON COUNTY<sup>a</sup>**

Ownership	Existing <sup>b</sup> (acres)	Plan (acres)	Planned Change (acres)	Estimated Acquisition Cost <sup>c</sup>
State of Wisconsin .....	11,302	18,476	7,174	\$ 36,339,100
Washington County .....	687	4,684	3,997	14,942,700
Local Government <sup>d</sup> .....	1,639	3,667	2,028	9,124,200
Nonprofit Conservation Organization .....	1,758	4,787	3,029	12,308,000
Compatible Private Recreation Use .....	1,777	1,777	0	0
State of Wisconsin and Nonprofit Conservation Organization Easements .....	595	595	0	0
<b>Total</b>	<b>17,758</b>	<b>33,986</b>	<b>16,228</b>	<b>\$ 72,714,000</b>

NOTE: Cost estimates are expressed in 2002 dollars.

<sup>a</sup>Includes planned primary environmental corridors, planned secondary environmental corridors, planned isolated natural resource areas, and lands within a Wisconsin Department of Natural Resources project boundary. These figures do not include associated surface water areas.

<sup>b</sup>Includes existing ownership in 2002.

<sup>c</sup>Unit costs used to estimate acquisition costs were \$2,500 per acre of wetlands, \$7,500 per acre of woodlands, and \$6,500 per acre of other open lands. As noted in the text, the protection of these areas could be accomplished through conservation easements, conservation subdivisions, donations, and purchase/transfer of development rights.

These costs are based on purchasing all recommended land for parks and open spaces. The acquisition of all land is unlikely to occur before the plan year 2020 since acquisitions occur only on a willing-seller, willing-buyer basis, and only when funds are available. All past major land acquisitions by Washington County have been subsidized by state and federal grants, which are not always available.

<sup>d</sup>Includes cities, villages, towns, school districts, and lake and sanitary districts.

Source: SEWRPC.

Primary environmental corridors located outside natural area sites or critical species habitat sites, corridors which are not needed for future park or trail development, and corridors which are developed with compatible recreational uses, should be protected through appropriate zoning.

A total of 57,221 acres of land are encompassed in the planned primary environmental corridors. Map 14 depicts those primary environmental corridors which are currently in, and are recommended to remain in, public or nonprofit conservation organization ownership. Such areas currently encompass a total of 14,019 acres, or about 24 percent of planned primary environmental corridors. Additional such areas recommended for acquisition in the public interest are also shown on Map 14, and encompass a total of 13,217 acres, or about 23 percent of planned primary environmental corridors. An additional 1,600 acres, or about 3 percent of planned primary environmental corridors, are in compatible private recreational use. The remaining 28,385 acres of planned primary environmental corridors, or about 50 percent, are proposed to be protected through zoning. Local municipalities are encouraged to use appropriate land use regulations or other methods as discussed later in this chapter. It should be noted that primary environmental corridors are already provided with some level of protection through regulation in the *Wisconsin Administration Code*.

In addition to specific recommendations above, the plan includes the following general recommendations with respect to the public acquisition of primary environmental corridors:

1. Should primary environmental corridor lands not specifically recommended for acquisition in this plan become available for acquisition and use for public open space purposes, it is recommended that the appropriate public agency consider the acquisition of such lands.
2. Those primary environmental corridor lands located within the identified urban service areas in the County not recommended for acquisition by the County or State should be acquired for park and open space purposes by the appropriate city or village park agency, as determined in local park and open space plans.
3. Should urban development not proposed or envisioned to occur under this plan threaten to destroy or degrade natural resources located within the primary environmental corridors, an appropriate public agency should consider the acquisition of, or other protective measures for, such lands for resource preservation and open space purposes.

In addition to those primary environmental corridors which are considered protected because they are currently in public or nonprofit conservation organization ownership, other areas of primary environmental corridors can also be considered protected by other means. Thus, in addition to protection through public interest ownership, primary environmental corridor areas can be considered to be protected if: the area is under a conservation easement; the area consists of wetlands; the area is located within an adopted sewer service area; or the area is within a conservancy or protective floodland zoning district. As shown on Map 15, approximately 48,335 acres, or 84 percent of primary environmental corridors are currently protected from urban development.

#### ***Secondary Environmental Corridors and Isolated Natural Resource Areas***

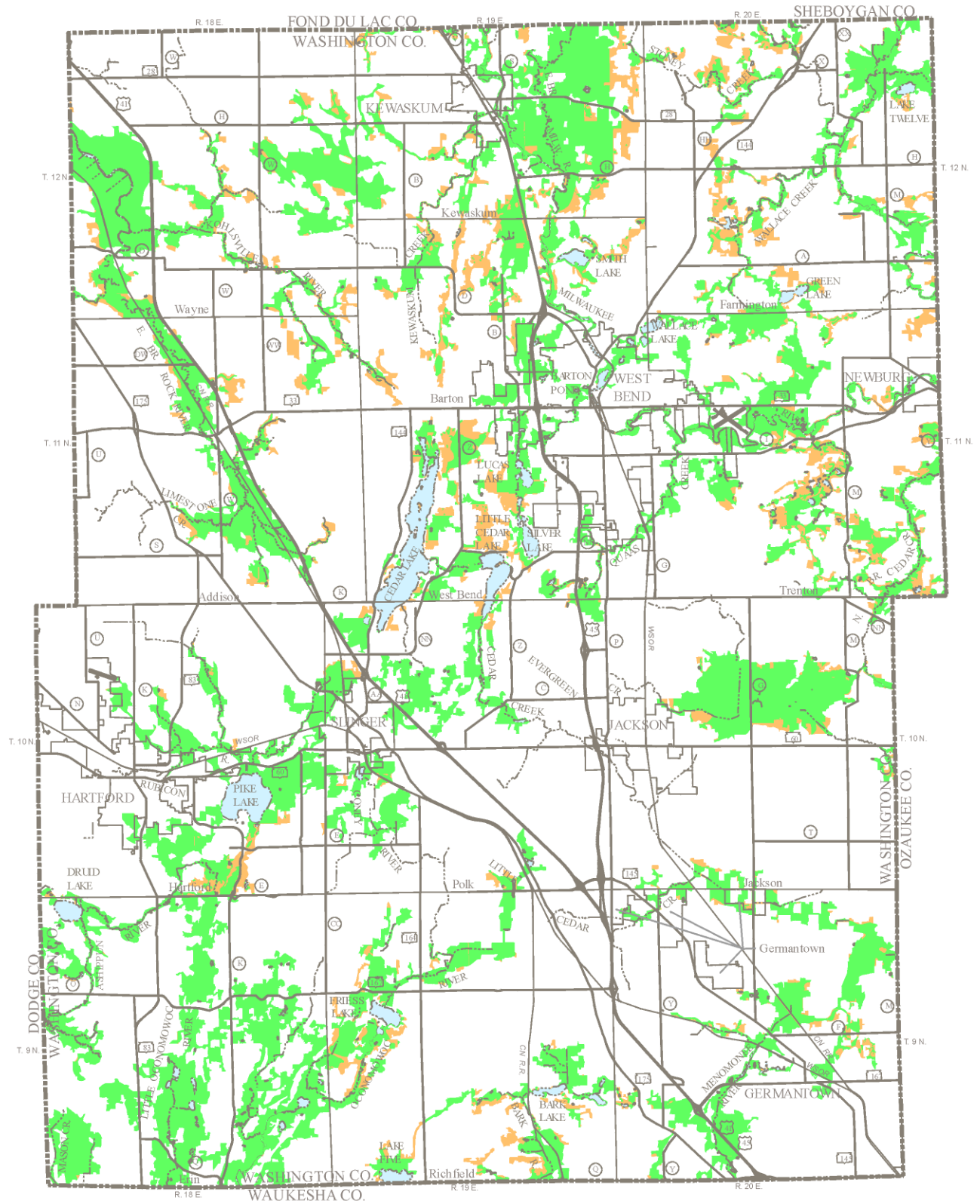
It is recommended that secondary environmental corridors and isolated natural resource areas be considered for preservation based on local needs and concerns. Within developing areas, these areas may be retained in natural, open use, or incorporated as drainageways, stormwater detention or retention areas, or as local parks or recreation trail corridors. This plan further recommends that all secondary environmental corridors or isolated natural resource areas containing natural area or critical species habitat sites be protected through acquisition by a public agency or nonprofit conservation organization.

A total of 9,652 acres of land are encompassed in the planned secondary environmental corridors, and 6,379 acres are encompassed in the planned isolated natural resource areas, for a combined total of 16,031 acres. Map 14 depicts those secondary environmental corridors and isolated natural resource areas which are currently in, and are recommended to remain in, public or nonprofit conservation organization ownership. Such areas currently encompass a total of 542 acres, or about 4 percent of planned secondary environmental corridors and isolated natural resource areas. An additional 176 acres, or about 1 percent of secondary environmental corridors and isolated natural resource areas, are in existing compatible outdoor recreation use.

Additional secondary environmental corridors and isolated natural resource areas recommended for acquisition in the public interest are shown on Map 14. Such areas encompass a total of 374 acres, or about 2 percent of secondary environmental corridors and isolated natural resource areas, including 304 acres of planned secondary environmental corridors and 70 acres of planned isolated natural resource areas.

The remaining 14,939 acres, or 93 percent, of planned secondary environmental corridors and isolated natural resource areas are not anticipated to be needed for future park or trail development, and do not encompass natural area or critical species habitat sites. These areas may be retained in private ownership, but local municipalities may consider using appropriate land use regulations or other methods discussed later in this chapter to prevent their conversion to urban use. It should be noted that the portions of secondary environmental corridors or isolated natural resource areas consisting of wetlands, 100-year recurrence interval floodplains, shoreland areas and areas of steep slopes (slopes of 12 percent or greater) are already provided with some level of protection through

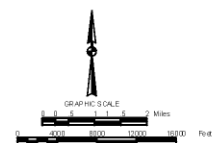
PROTECTED PRIMARY ENVIRONMENTAL CORRIDORS IN WASHINGTON COUNTY



PRIMARY ENVIRONMENTAL CORRIDORS

- PROTECTED
- UNPROTECTED
- SURFACEWATER

Source: SEWRPC.



regulations in the *Wisconsin Administrative Code*. Should such lands be needed for local park or recreation purposes or for another public purpose, such as stormwater detention, it is recommended that the appropriate public agency consider the acquisition of such lands.

### **Natural Areas and Critical Species Habitat Protection and Management Plan Component**

The regional natural areas protection and management plan sets forth a number of recommendations related to the preservation of identified natural areas, critical species habitat sites, and important geological and archeological sites. The plan also set forth recommendations for the re-establishment of tracts of grasslands and forest interior to provide additional bird habitat areas. Pertinent recommendations from that plan have been incorporated into this park and open space plan, and are described in the following paragraphs.

As noted in Chapter II, a total of 91 natural areas were identified in Washington County in 1994 as part of the regional natural areas management plan. Seven of the sites, encompassing about 1,659 acres, are classified as natural areas of statewide or greater significance (NA-1). An additional 29 sites, encompassing about 6,350 acres, are classified as natural areas of countywide or regional significance (NA-2). The remaining 55 sites, encompassing about 7,961 acres, are classified as natural areas of local significance (NA-3). In addition, a total of 13 critical species habitat sites, located completely or partially outside a natural area, were identified. These sites together encompassed about 332 acres.

Combined, there are 104 natural areas and critical species habitat sites identified in the County, with a total area of 16,302 acres. It is recommended that 96 of these areas, which encompass 15,949 acres in 87 natural areas and nine critical species habitat sites, be protected through ownership by public agencies or by nonprofit conservation organizations. Sites proposed to be acquired are shown on Map 16.

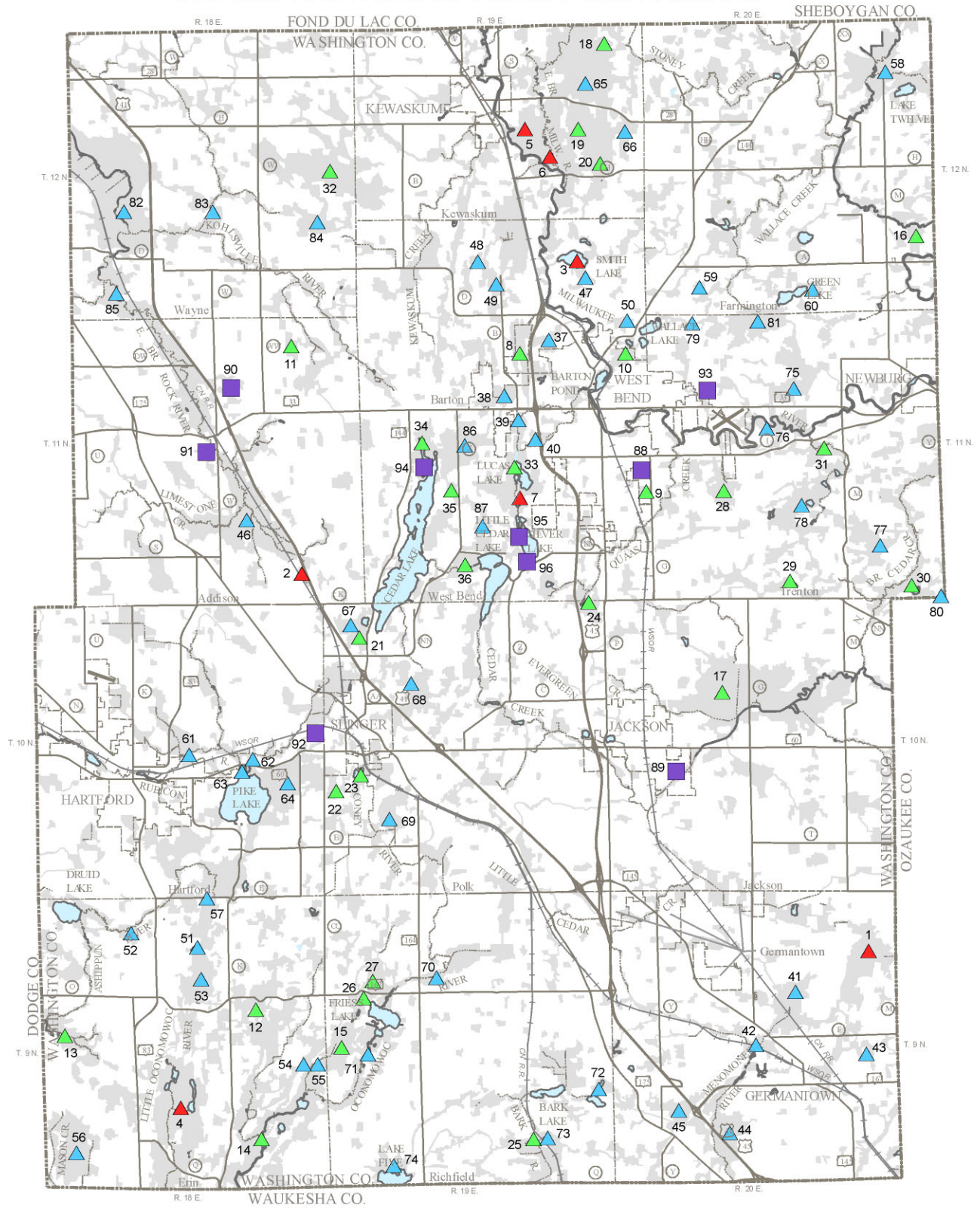
Natural areas and critical species habitat sites recommended to be protected through acquisition meet one of the following criteria: 1) the site lies within a primary environmental corridor; 2) the site supports rare, threatened, or endangered plant, bird, or mammal species; and 3) the site is already at least partially in public interest ownership.

Table 24 lists each natural area site and critical species habitat site proposed to be preserved through protective ownership and the proposed acquisition agency. In all, these sites encompass 15,949 acres, including 15,727 acres within natural areas and 222 acres within critical species habitat sites. Of the total 15,949 acres to be preserved, about 6,179 acres, or about 39 percent, are under existing public or nonprofit conservation organization ownership. An additional 9,770 acres, or about 61 percent, are proposed for public or nonprofit conservation organization ownership or management. All of these areas are encompassed by the planned primary or secondary environmental corridor or by planned isolated natural resource areas. The cost of acquiring these areas is included in Table 23.

The recommendations made in this plan differ somewhat from those made in the regional natural areas protection and management plan. The regional plan anticipated that such refinements would be made when the County park and open space plans were updated. Specifically, the proposed acquisition agency differs for the following natural area sites in Table 24: Germantown Swamp (Site No. 1) is recommended to be acquired by Washington County, rather than by the Village of Germantown; Holy Hill Woods (Site No. 12) and Fellenz Hardwood Swamp (Site No. 76) are recommended to be acquired by the Ozaukee Washington Land Trust, rather than by Washington County; Wildwood Hardwood Swamp Natural Area (Site No. 49) and Ziegler Woods Natural Area (Site No. 87) are recommended to be acquired by a nonprofit conservation organization, rather than by the Wisconsin Department of Natural Resources. An additional site on Table 24, Newark Road Wetland Natural Area (Site No. 50) was not recommended to be acquired in the regional natural areas management plan, but is recommended to be acquired by this County plan. Finally, a portion of the Murphy Lake McConville Lake Wetland Complex (Site No. 4) lies within a proposed new Washington County park. The natural area is therefore proposed to be acquired by both Washington County and by The Nature Conservancy. Adoption of the County park and open space plan by Washington County and the Regional Planning Commission will amend the regional natural areas protection and management plan in these respects.



# NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES IN WASHINGTON COUNTY PROPOSED TO BE PROTECTED THROUGH PUBLIC ACQUISITION



PRIMARY ENVIRONMENTAL CORRIDOR, SECONDARY ENVIRONMENTAL CORRIDOR, AND ISOLATED NATURAL RESOURCE AREA



NATURAL AREA OF STATEWIDE OR GREATER SIGNIFICANCE



NATURAL AREA OF COUNTYWIDE OR REGIONAL SIGNIFICANCE



NATURAL AREA OF LOCAL SIGNIFICANCE



CRITICAL SPECIES HABITAT SITE

15

REFERENCE NUMBER (SEE TABLE 24)

NOTE: FROM SEWRPC PLANNING REPORT NO. 42, A REGIONAL NATURAL AREAS AND CRITICAL SPECIES HABITAT PROTECTION AND MANAGEMENT PLAN FOR SOUTHEASTERN WISCONSIN, SEPTEMBER 1997, PREVIOUSLY ADOPTED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS.

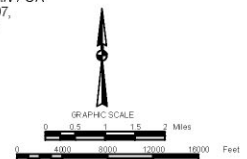


Table 24

## PROTECTION OF NATURAL AREA AND CRITICAL SPECIES HABITAT SITES IN WASHINGTON COUNTY

Number on Map 16	Site Identification			Site Area (acres)			Proposed Acquisition
	Civil Division	Name	Classification <sup>a</sup>	Already under Protective Ownership	Proposed to Be Acquired	Total	
1	Village of Germantown	Germantown Swamp	NA-1	190	184	374	Washington County
2	Town of Addison	Aurora Road Fen	NA-1	--	22	22	Wisconsin Department of Natural Resources
3	Town of Barton	Smith Lake and Wetlands	NA-1	85	45	130	Wisconsin Department of Natural Resources
4	Town of Erin	Murphy Lake-McConville Lake Wetland Complex	NA-1	279	611	890	The Nature Conservancy and Washington County
5	Town of Kewaskum	Kewaskum Maple-Oak Woods State Natural Area	NA-1	46	40	86	Wisconsin Department of Natural Resources
6	Town of Kewaskum	Milwaukee River Floodplain Forest State Natural Area	NA-1	130	5	135	Wisconsin Department of Natural Resources
7	Town of West Bend	Paradise Lake Fen	NA-1	11	11	22	Wisconsin Department of Natural Resources
8	City of West Bend	Blue Hills Woods	NA-2	105	161	266	City of West Bend
9	City of West Bend	Muth Woods	NA-2	21	--	21	City of West Bend
10	City of West Bend	Lac Lawrann Conservancy Upland Woods and Wetlands	NA-2	78	23	101	City of West Bend
11	Town of Addison	St. Anthony Beech Woods	NA-2	--	68	68	Washington County
12	Town of Erin	Holy Hill Woods	NA-2	--	256	256	Ozaukee Washington Land Trust
13	Town of Erin	Toland Swamp	NA-2	--	193	193	Washington County
14	Town of Erin	Loew Lake Wetland Complex	NA-2	280	201	481	Wisconsin Department of Natural Resources
15	Town of Erin Town of Richfield	Friess Lake Tamarack Swamp	NA-2	--	228	228	Wisconsin Department of Natural Resources
16	Town of Farmington	North Branch Woods	NA-2	--	96	96	Washington County
17	Town of Jackson	Jackson Swamp	NA-2	1,221	350	1,571	Wisconsin Department of Natural Resources
18	Town of Kewaskum	Kettle Moraine Drive Bog	NA-2	29	10	39	Wisconsin Department of Natural Resources
19	Town of Kewaskum	Glacial Trail Forest	NA-2	212	11	223	Wisconsin Department of Natural Resources
20	Town of Kewaskum	St. Michael's Woods	NA-2	81	3	84	Wisconsin Department of Natural Resources
21	Town of Polk	Big Cedar Lake Bog	NA-2	--	89	89	Washington County
22	Town of Polk	Mud Lake Upland Woods	NA-2	--	54	54	Washington County
23	Town of Polk	Mud Lake Meadow	NA-2	23	36	59	Washington County
24	Town of Polk Town of West Bend	Mud Lake Swamp <sup>b</sup>	NA-2	7	179	186	Washington County
25	Town of Richfield	Colgate Fen-Meadow	NA-2	--	23	23	The Nature Conservancy
26	Town of Richfield	Glacier Hills Park Bogs and Upland Woods	NA-2	49	11	60	Washington County
27	Town of Richfield	Daniel Boone Bogs	NA-2	13	8	21	Washington County
28	Town of Trenton	Schoenbeck Woods	NA-2	--	195	195	Washington County
29	Town of Trenton	Bellin Bog	NA-2	2	15	17	Washington County
30	Town of Trenton	Reinartz Cedar Swamp	NA-2	9	110	119	Washington County
31	Town of Trenton	Myra Wetlands	NA-2	--	69	69	Washington County
32	Town of Wayne Town of Kewaskum	Wayne Swamp	NA-2	--	1,126	1,126	Washington County
33	Town of West Bend	Silverbrook Lake Woods	NA-2	148	256	404	Wisconsin Department of Natural Resources
34	Town of West Bend	Gilbert Lake Tamarack Swamp	NA-2	54	76	130	Cedar Lakes Conservation Foundation
35	Town of West Bend	Hacker Road Bog	NA-2	25	--	25	Wisconsin Department of Natural Resources

Table 24 (continued)

Number on Map 16	Site Identification			Site Area (acres)			Proposed Acquisition
	Civil Division	Name	Classification <sup>a</sup>	Already under Protective Ownership	Proposed to Be Acquired	Total	
36	Town of West Bend	Little Cedar Lake Wetlands	NA-2	126	11	137	Cedar Lakes Conservation Foundation
37	City of West Bend	Sunset Park Wetlands	NA-3	--	85	85	City of West Bend
38	City of West Bend	Albecker Park Wetlands	NA-3	31	60	91	City of West Bend
39	City of West Bend	Silver Creek Marsh	NA-3	10	17	27	Washington County
40	City of West Bend	University Fen	NA-3	1	--	1	City of West Bend
41	Village of Germantown	Hoelz Swamp	NA-3	--	109	109	Village of Germantown
42	Village of Germantown	Lake Park Swamp	NA-3	9	45	54	Village of Germantown
43	Village of Germantown	Schoessow Woods	NA-3	--	51	51	Village of Germantown
44	Village of Germantown	USH 41 Swamp	NA-3	--	228	228	Village of Germantown
45	Village of Germantown	Kleinman Swamp	NA-3	38	33	71	Wisconsin Department of Natural Resources
46	Town of Addison	Allenton Swamp	NA-3	844	247	1,091	Wisconsin Department of Natural Resources
47	Town of Barton	Smith Lake Swamp	NA-3	--	38	38	Wisconsin Department of Natural Resources
48	Town of Barton	Lange Hardwoods	NA-3	--	53	53	Wisconsin Department of Natural Resources
49	Town of Barton	Wildwood Hardwood Swamp	NA-3	--	98	98	Nonprofit Conservation Organization
50	Town of Barton	Newark Road Wetland	NA-3	--	9	9	City of West Bend
51	Town of Erin	Hults Bog and Marsh	NA-3	--	14	14	Nonprofit Conservation Organization
52	Town of Erin	Erin Sedge Meadow	NA-3	--	17	17	Nonprofit Conservation Organization
53	Town of Erin	Thompson Swamp	NA-3	--	182	182	Nonprofit Conservation Organization
54	Town of Erin	Donegal Road Woods	NA-3	26	111	137	Wisconsin Department of Natural Resources
55	Town of Erin	St. Augustine Road Sedge Meadow	NA-3	--	11	11	Wisconsin Department of Natural Resources
56	Town of Erin	Mason Creek Swamp	NA-3	131	301	432	University of Wisconsin-Milwaukee
57	Town of Erin Town of Hartford	CTH E Wetlands	NA-3	--	28	28	Nonprofit Conservation Organization
58	Town of Farmington	Milwaukee River Swamp	NA-3	72	474	546	Nonprofit Conservation Organization
59	Town of Farmington	Lizard Mound Woods	NA-3	22	6	28	Washington County
60	Town of Farmington	Green Lake Bog	NA-3	--	19	19	Green Lake Association
61	City and Town of Hartford	Rubicon Lowlands	NA-3	4	26	30	Washington County
62	Town of Hartford	STH 60 Swamp	NA-3	--	32	32	Nonprofit Conservation Organization
63	Town of Hartford	Pike Lake Sedge Meadow	NA-3	11	3	14	Town of Hartford
64	Town of Hartford	Pike Lake Woods	NA-3	131	--	131	Wisconsin Department of Natural Resources
65	Town of Kewaskum	Kettle Moraine Drive Woods <sup>c</sup>	NA-3	287	--	287	Wisconsin Department of Natural Resources
66	Town of Kewaskum	STH 28 Woods	NA-3	--	145	145	Wisconsin Department of Natural Resources
67	Town of Polk	Mueller Woods	NA-3	4	93	97	Nonprofit Conservation Organization
68	Town of Polk	Slinger Upland Woods	NA-3	--	196	196	Wisconsin Department of Natural Resources
69	Town of Polk	Heritage Trails Bog	NA-3	41	53	94	Washington County
70	Town of Richfield	CTH J Swamp	NA-3	33	67	100	Nonprofit Conservation Organization
71	Town of Richfield	Hubertus Road Sedge Meadow	NA-3	--	7	7	Nonprofit Conservation Organization



**Table 24 (continued)**

Number on Map 16	Site Identification			Site Area (acres)			Proposed Acquisition
	Civil Division	Name	Classification <sup>a</sup>	Already under Protective Ownership	Proposed to Be Acquired	Total	
72	Town of Richfield	Amy Bell Lake and Lowlands	NA-3	6	14	20	Nonprofit Conservation Organization
73	Town of Richfield	Colgate Shrub-carr	NA-3	--	38	38	Nonprofit Conservation Organization
74	Town of Richfield	Lake Five Woods	NA-3	--	152	152	Nonprofit Conservation Organization
75	Town of Trenton	Poplar Road Lacustrine Forest	NA-3	--	177	177	Nonprofit Conservation Organization
76	Town of Trenton	Fellenz Hardwood Swamp	NA-3	41	17	58	Ozaukee Washington Land Trust
77	Town of Trenton	Paradise Drive Tamarack Swamp	NA-3	--	81	81	Nonprofit Conservation Organization
78	Town of Trenton	Camp Wowitan Wetlands	NA-3	10	99	109	Nonprofit Conservation Organization
79	Town of Trenton	Sandy Knoll Wetlands	NA-3	17	30	47	Washington County
80	Town of Trenton	Cedar-Sauk Low Woods <sup>d</sup>	NA-3	--	14	14	Nonprofit Conservation Organization
81	Town of Trenton Town of Farmington	Sandy Knoll Swamp	NA-3	70	269	339	Washington County
82	Town of Wayne	Theresa Swamp	NA-3	879	65	944	Wisconsin Department of Natural Resources
83	Town of Wayne	Wayne Creek Swamp	NA-3	--	178	178	Wisconsin Department of Natural Resources
84	Town of Wayne	Stockcar Swamp	NA-3	--	240	240	Nonprofit Conservation Organization
85	Town of Wayne	Rock River Marsh	NA-3	186	140	326	Wisconsin Department of Natural Resources
86	Town of West Bend	CTH Z Upland Woods and Wetlands	NA-3	41	240	281	Cedar Lakes Conservation Foundation
87	Town of West Bend	Ziegler Woods	NA-3	--	170	170	Nonprofit Conservation Organization
88	City of West Bend	High School Woods	CSH	7	--	7	West Bend School District
89	Village of Jackson	Jackson Woods	CSH	3	21	24	Village of Jackson
90	Town of Addison	St. Anthony's Maple Woods	CSH	--	90	90	Wisconsin Department of Natural Resources
91	Town of Addison	Doll Woods	CSH	--	22	22	Town of Addison
92	Town of Hartford	Unnamed Wetland	CSH	--	40	40	Village of Slinger
93	Town of Trenton	Cameron Property	CSH	--	12	12	City of West Bend
94	Town of West Bend	Gilbert Lake	CSH	--	10	10 <sup>e</sup>	Cedar Lakes Conservation Foundation
95	Town of West Bend	Silver Lake	CSH	--	7	7	City of West Bend
96	Town of West Bend	Silver Lake Swamp	CSH	--	10	10	City of West Bend
Total	--	--	--	6,179	9,770	15,949	--

NOTE: This table is a refinement of the recommendations made in SEWRPC Planning Report No. 42, *A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*.

<sup>a</sup>NA-1 identifies natural areas of statewide or greater significance, NA-2 identifies natural areas of countywide or regional significance, NA-3 identifies natural areas of local significance, and CSH identifies critical species habitat sites

<sup>b</sup>Seven acres are within the right-of-way of USH 41 and are owned by the Wisconsin Department of Transportation.

<sup>c</sup>An additional 30 acres of this natural area are located in Fond du Lac County.

<sup>d</sup>An additional 204 acres of this natural area are located in Ozaukee County.

<sup>e</sup>Does not include 100 acres of this critical species habitat site located within the Gilbert Lake Tamarack Swamp Natural Area (see Site No. 34).

Source: SEWRPC.

### ***Reestablishment of Forest Interior Sites***

In addition to setting forth recommendations for the protection of existing areas with important biological resources, the regional natural areas protection and management plan also recommends that efforts be made to reestablish relatively large tracts of grasslands and forest interiors in the Region. Reestablishment of such tracts would serve to provide additional habitat for bird populations, which have been adversely affected by loss of habitat due to development in the Region.

Two sites in Washington County were identified for reestablishment of forest interior and are shown on Map 17. The first site is located in the Town of Addison and would use as its core the St. Anthony Maple Woods, recommended for preservation and protection as a critical species habitat site. The entire project is envisioned to cover approximately 160 acres after reforestation, of which about 94 acres, or 59 percent, would meet the definition of forest interior, that is, that portion of a forest lying at least 300 feet from the forest edge. It is recommended that Washington County assume responsibility for reestablishing this forest interior.

The second forest-interior reserve site lies in the Town of Trenton. This site would use as its core an existing wooded area near Shady Lane; it encompasses approximately 147 acres. After forest restoration, this area would include about 80 acres, or about 54 percent, of the site classified as forest interior. It is recommended that the Ozaukee Washington Land Trust assume responsibility for reestablishing this forest interior. This represents a change from the regional natural areas management plan, which recommended that the Wisconsin Department of Natural Resources acquire and reforest the Shady Lane site.

### ***Protection of Geological Areas***

The inventory of geological areas identified as part of the regional natural areas protection and management plan and reported in Chapter II identified 11 sites of geological importance in the County, including four bedrock geology sites and seven glacial features. The 11 sites include two sites of statewide significance (GA-1), four sites of regional or countywide significance (GA-2), and five sites of local significance (GA-3).

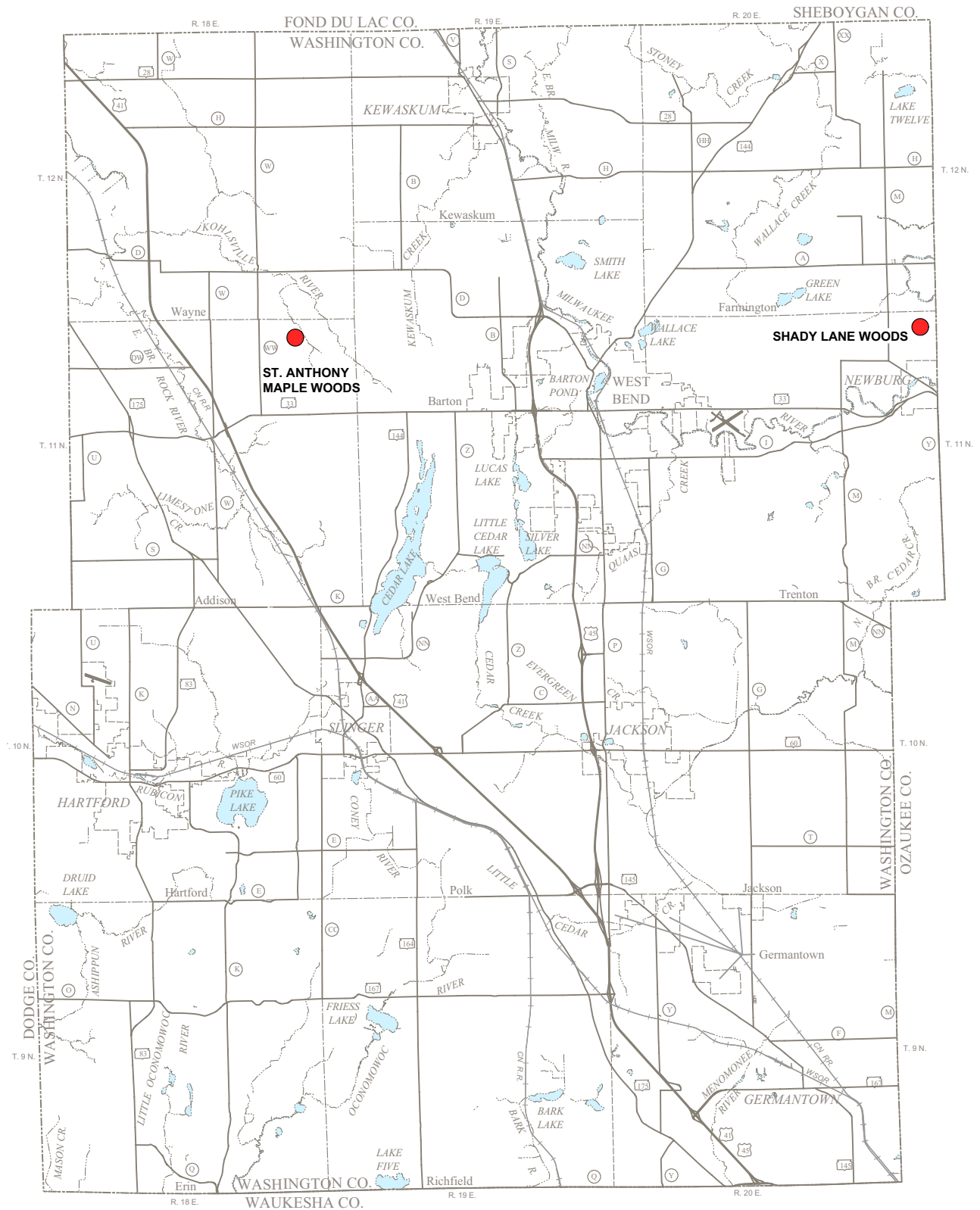
Map 18 shows the general location of geological areas recommended to be preserved through public agency or nonprofit conservation organization acquisition. Table 25 lists each site and the proposed acquisition agency. It is recommended that nine of the 11 geological area sites be preserved. Together, the nine areas encompass 5,747 acres. Of this total, 2,741 acres are within existing public ownership, with a remaining 3,006 acres, or about 52 percent, proposed for acquisition by a public agency or private conservancy organization.

Recommendations relating to the acquisition of geological areas were based on the following considerations. First, some sites overlap in whole or in part with identified natural area sites and critical species habitat sites, and would be protected and preserved under prior recommendations. Second, many geological area sites are either already in public ownership, or would be brought under public ownership upon implementation of existing State, regional, and county plans. Third, some of the sites lie within primary environmental corridors and are deserving of protection and preservation for that reason. Finally, the Kettle Moraine interlobate moraine extends over a large area and includes lands already developed for urban use. Recommended acquisition of the Kettle Moraine was limited to lands lying within established project boundaries for the three units of the Kettle Moraine State Forest, the Loew Lake, Northern, and Pike Lake Units.

The geological areas were chosen based on a list of criteria including: scientific importance; significance in industrial history; natural aesthetic quality; ecological qualities; educational value; and public access potential. There may be additional areas that did not meet the criteria, and therefore were not included in the natural areas plan, but may still include a geological formation of importance. An example of this includes a cluster of kames located in the Town of Barton east of Glacier Drive between STH 33 and Schuster Drive. It is recommended that this geological area be considered for protection. This geological area should also be considered for inclusion in the update of the regional natural areas protection and management plan.

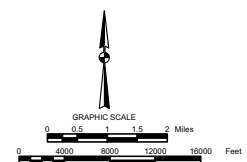
Map 17

LOCATION OF RECOMMENDED SITES TO REESTABLISH FOREST INTERIORS IN WASHINGTON COUNTY



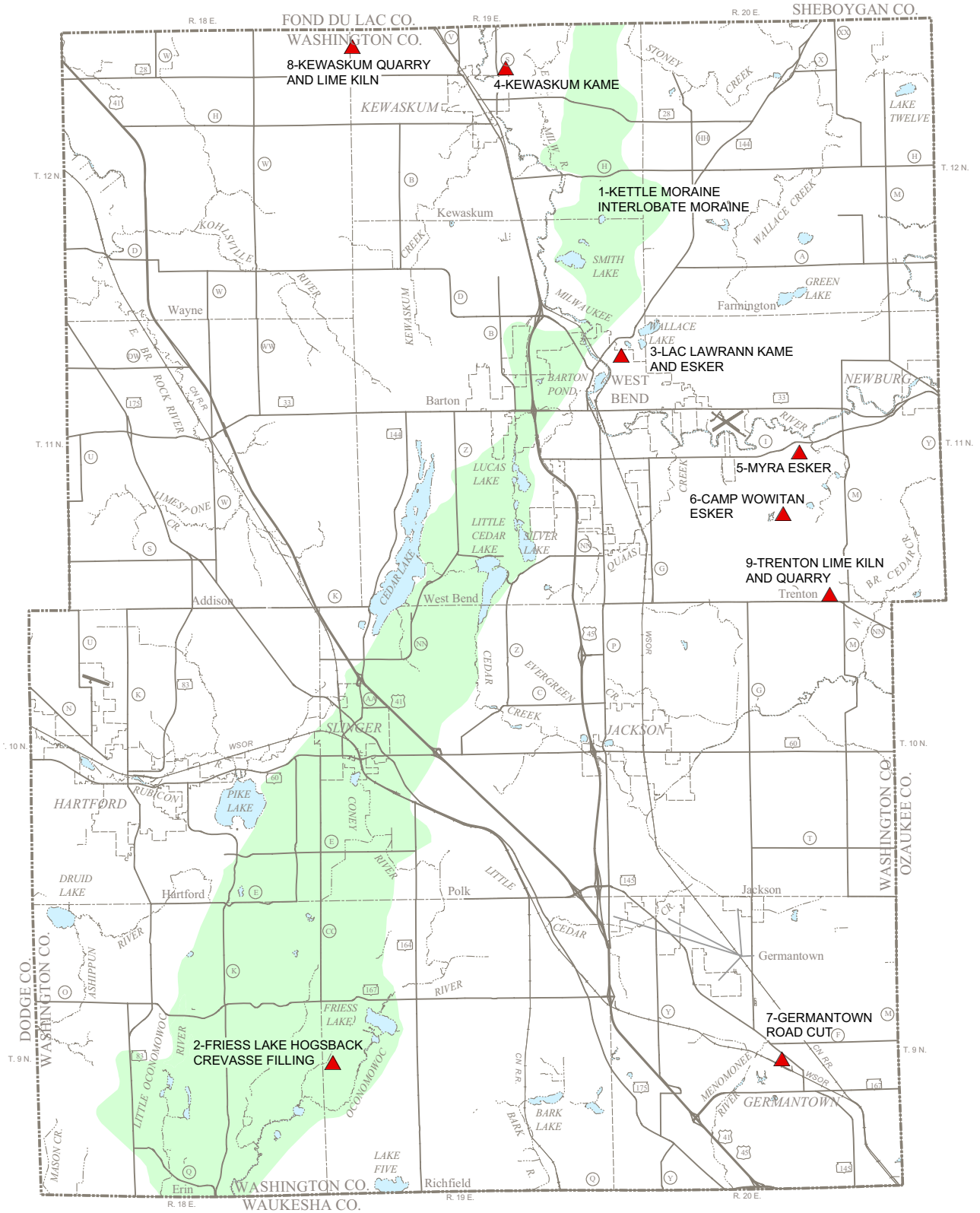
● FOREST INTERIOR SITES

NOTE: FROM SEWRPC PLANNING REPORT NO. 42, A REGIONAL NATURAL AREAS AND CRITICAL SPECIES HABITAT PROTECTION AND MANAGEMENT PLAN FOR SOUTHEASTERN WISCONSIN, SEPTEMBER 1997, PREVIOUSLY ADOPTED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS.





**RECOMMENDED ACQUISITION AND OWNERSHIP OF  
SELECTED GEOLOGICAL AREAS IN WASHINGTON COUNTY**



- ▲ GEOLOGICAL AREA SITE PROPOSED TO BE ACQUIRED FOR PROTECTIVE OWNERSHIP
- KETTLE MORaine INTERLOBATE MORaine
- 5 REFERENCE NUMBER (SEE TABLE 25)

NOTE: FROM SEWRPC PLANNING REPORT NO. 42, A REGIONAL NATURAL AREAS AND CRITICAL SPECIES HABITAT PROTECTION AND MANAGEMENT PLAN FOR SOUTHEASTERN WISCONSIN, SEPTEMBER 1997, PREVIOUSLY ADOPTED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS.

Source: SEWRPC.

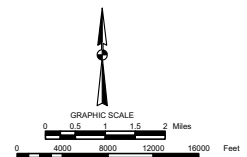


Table 25

**GEOLOGICAL AREAS IN WASHINGTON COUNTY RECOMMENDED  
TO BE FULLY OR SUBSTANTIALLY PRESERVED THROUGH ACQUISITION**

Type of Geological Area	Site Identification				Total Site Area (acres)	Portion of Area to Be Acquired for Protective Ownership	Responsible Agency	Remarks
	Civil Division	Name	Geological Area Class	Number on Map 18				
Glacial	Town of Erin, Town of Kewaskum, and Town of Richfield	Kettle Moraine Interlobate Moraine	GA-1	1	5,577 <sup>a</sup>	2,876	Wisconsin Department of Natural Resources	The area contains two Natural Areas of Statewide or greater significance (221 acres), five Natural Areas of county-wide or regional significance (990 acres), and three Natural Areas of local significance (435 acres), for a total of 1,646 acres within such sites
	Town of Richfield	Friess Lake Hogsback Crevasse Filling <sup>b</sup>	GA-1	2	25	- -	Wisconsin Department of Natural Resources	The entire area is within the established project boundary of the Loew Lake Unit of the Kettle Moraine State Forest, although none of the area is in existing State ownership. The area is wholly contained within the Friess Lake Tamarack Swamp Natural Area (NA-2)
	City of West Bend	Lac Lawrann Kame and Esker	GA-3	3	12	- -	City of West Bend	The entire area is located within the Lac Lawrann Conservancy Upland Woods and Wetlands Natural Area (NA-2) and is currently in City ownership
	Town of Kewaskum	Kewaskum Kame	GA-2	4	47	47	Village of Kewaskum	This site is adjacent to a proposed neighborhood park located in the Village of Kewaskum urban service area
	Town of Trenton	Myra Esker	GA-2	5	16	16	Washington County	This site is adjacent to the Myra Wetlands Natural Area (NA-2)
	Town of Trenton	Camp Wowitan Esker	GA-3	6	57	54	Local Conservation Group	About three acres, or 5 percent of this area, are located within the Camp Wowitan Wetlands Natural Area (NA-2)
Bedrock	Village of Germantown	Germantown Road Cut	GA-3	7	5	5	Wisconsin Department of Transportation	This site is within the right-of-way of STH 145
	Town of Kewaskum	Kewaskum Quarry and Lime Kiln	GA-3	8	5	5	Local Conservation Group	- -
	Town of Trenton	Trenton Lime Kiln and Quarry	GA-3	9	3	3	Local Conservation Group	- -
Total	- -	- -	- -	- -	5,747	3,006	- -	- -

<sup>a</sup>Includes all of the area within the Loew Lake Unit of the Kettle Moraine State Forest and that portion of the Northern Unit of the Kettle Moraine State Forest located in Washington County.

<sup>b</sup>This geological area lies within that portion of the Kettle Moraine Interlobate Moraine geological area already proposed to be acquired for public ownership.

Source: SEWRPC.

### ***Archeological Sites***

The inventory of significant archeological areas completed as part of the natural areas management plan identified one such site in Washington County, the Lizard Mound Park effigy mound group. The site is listed on the National Register of Historic Places. The site encompasses about 28 acres, and is coincident with a natural area of local significance. About 22 acres of the archeological site and natural area are located within Lizard Mound County Park. The park encompasses 28 of the 30 intact effigy mounds remaining from the group of 60 mounds originally recorded.

It is recommended that Washington County acquire additional lands to the east of the existing park boundary, which would expand Lizard Mound park by about six acres. The expansion would include that portion of the natural area extending outside of the park and would also include the two remaining effigy mounds associated with the Lizard Mound group.

Subsequent to preparation of the natural areas management plan, two additional archeological sites within Washington County were added to the National Register of Historic Places. These two sites, known as the Glass and Susen-Backhaus mound groups, should be protected through conservation easements or public acquisition by the County.

According to the State Historical Society, there is one additional mound group still existing within the County. This group, known as the Joedike Mound group, is located along the Milwaukee River on the east side of the City of West Bend. The City is acting to acquire the site as part of the Milwaukee River parkway.

### **Department of Natural Resources Site Plan Component**

The open space preservation element of this plan includes lands which have been acquired or which are proposed to be acquired by the Wisconsin Department of Natural Resources, within the project boundaries of the Loew Lake, Northern, and Pike Lake Units of the Kettle Moraine State Forest and the Allenton Marsh, Jackson Marsh, and Theresa Marsh Wildlife Areas. In addition, a new project area has been designated by the Wisconsin Department of Natural Resources, the North Branch Milwaukee River Wildlife and Farming Heritage Area, which is located in Ozaukee, Sheboygan, and Washington Counties, and includes lands in the Town of Farmington. Project boundaries for each of these areas have been approved by the Wisconsin Natural Resources Board and are reflected on Maps 14 and 19. It is recommended that the Department continue to acquire additional land within the approved project boundaries for open space or outdoor recreation purposes. Currently, the Department owns about 1,408 acres outside planned primary or secondary environmental corridors or isolated natural resource areas, but within the approved project boundaries. An additional 2,627 acres of such areas are proposed to be acquired.

With respect to the North Branch Milwaukee River Wildlife and Farming Heritage Project Area, the Department does not intend to rely as heavily on fee simple acquisition as it does in the other project areas in the County. Rather, the Department anticipates implementing the long term plan of preserving both natural resource and agricultural lands within the project area through a combination of public ownership, conservation easements, and purchase of development rights. Consequently, the acquisition of lands within the project area are not reflected on Map 14, or in Table 23.

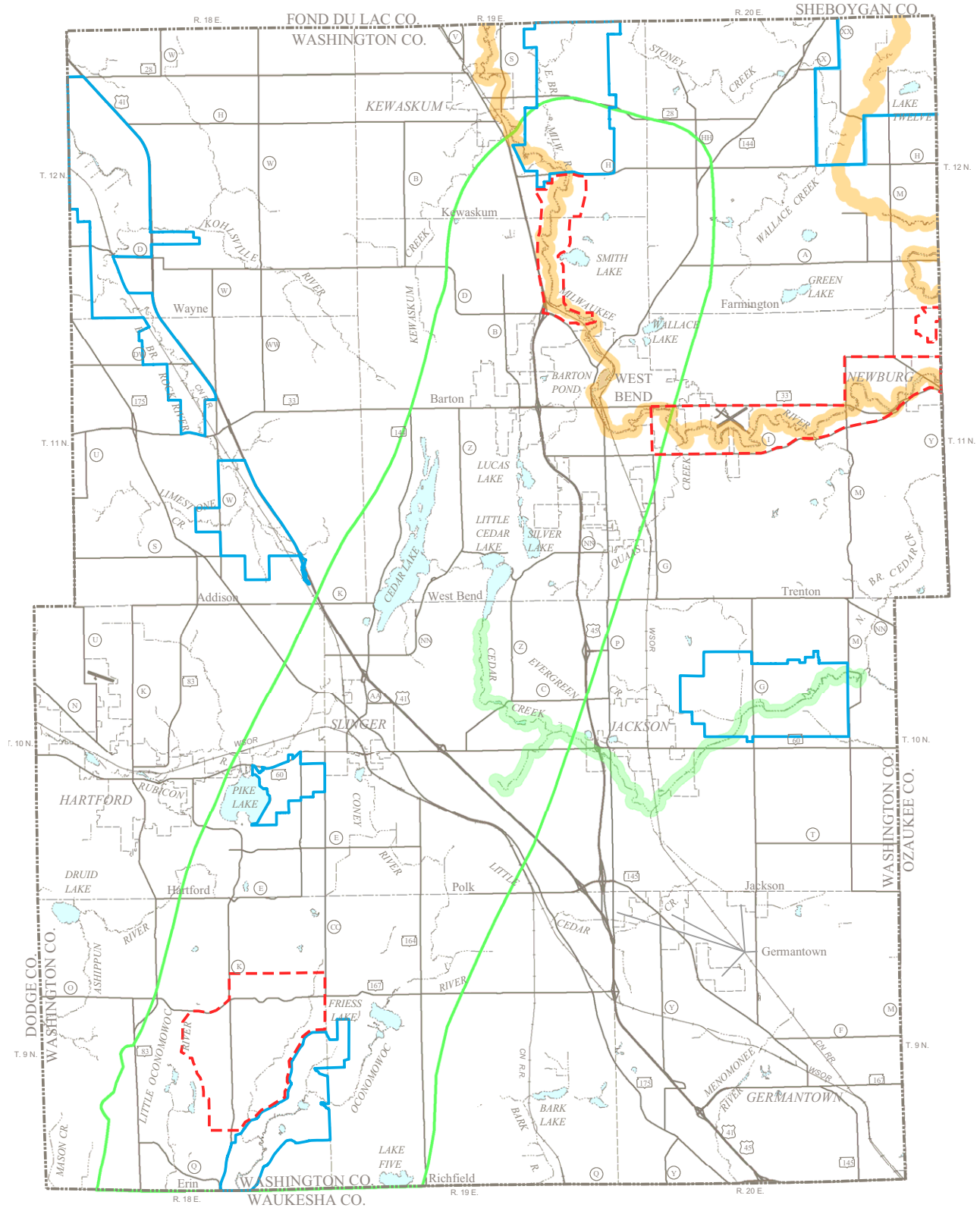
In addition to the Department's project areas, there is also a study area shown on Map 19—the Mid Kettle Moraine. The study area was identified by the Mid Kettle Moraine Partners Group, a coalition of public and private organizations (including the Department) with a common interest in protecting the best remaining natural and scenic areas of the Kettle Moraine in Washington and Waukesha Counties.

Also included on Map 19 are the Department's stream protection corridors. The Department has established two stream bank programs to protect the scenic, fishery, and water quality of waterways in Washington County, which are primarily funded through the State Stewardship Program, including: the Cedar Creek Stream Bank Protection program, which allows the Department to acquire, by fee simple title or easement, lands along the Cedar Creek and its major tributary from CTH M upstream to the outlet of Little Cedar Lake; and the Milwaukee River Watershed Stream Bank Easement program, which allows the Department to acquire, by easement only, lands along the main stem and major tributaries and along the upper reaches and smaller tributaries of the Milwaukee River. These acquisition efforts may or may not include public fishing access opportunities and are obtained only on a willing-seller basis.

It should be noted that nine natural areas and one forest interior restoration site, which includes a critical species habitat site, are located partially within or partially outside existing State project boundaries. These sites are listed on Table 26 and encompass about 768 acres. It is recommended that the Department of Natural Resources



**WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT AREAS  
AND OTHER FOCUS AREAS IN WASHINGTON COUNTY**



- WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY
- MID KETTLE MORaine STUDY AREA
- OZAUKEE WASHINGTON LAND TRUST FOCUS AREA
- CEDAR CREEK STREAM BANK PROTECTION PROGRAM CORRIDOR
- MILWAUKEE RIVER WATERSHED STREAM BANK EASEMENT PROGRAM CORRIDOR

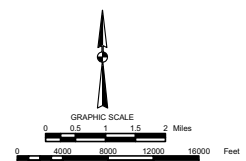


Table 26

## RECOMMENDED ADDITIONS TO WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARIES

Number on Map 16	Wisconsin Department of Natural Resources Project	Location	Area (acres)	Comment <sup>a</sup>
46	Allenton Marsh Wildlife Area	T11N, R18E Section 28, 35 Town of Addison	105 <sup>b</sup>	Expansion is recommended to include that portion of the Allenton Swamp Natural Area (NA-3) which currently lies partially outside the existing project boundary
2	Allenton Marsh Wildlife Area	T11N, R18E Section 35 Town of Addison	12 <sup>c</sup>	Expansion is recommended to include that portion of the Aurora Road Fen Natural Area (NA-1) which currently lies partially outside the existing project boundary
17	Jackson Marsh Wildlife Area	T10N, R20E Sections 12, 17 Town of Jackson	32 <sup>d</sup>	Expansion is recommended to include that portion of the Jackson Swamp Natural Area (NA-2) which currently lies partially outside the existing project boundary
83	Theresa Marsh Wildlife Area	T12N, R18E Sections 22, 28 Town of Wayne	178	Expansion is recommended to include the Wayne Creek Swamp Natural Area (NA-3) within the project boundary. The Natural Area is outside, but adjacent to, the existing project boundary
85	Theresa Marsh Wildlife Area	T12N, R18E Section 32 Town of Wayne	20 <sup>e</sup>	Expansion is recommended to include that portion of the Rock River Marsh Natural Area (NA-3) which currently lies partially outside the existing project boundary
90 <sup>f</sup>	Theresa Marsh Wildlife Area	T11N, R18E Sections 9, 10 Town of Addison	160	Expansion is recommended to include a recommended forest interior site within the project boundary. The forest interior site encompasses the St. Anthony Maple Woods Critical Species Habitat site. The forest interior site is located about 0.25 miles outside the project boundary
54	Kettle Moraine State Forest–Loew Lake Unit	T9N, R18E Section 24 Town of Erin	28 <sup>g</sup>	Expansion is recommended to include that portion of the Donegal Road Woods Natural Area (NA-3) which currently lies partially outside the existing project boundary
15	Kettle Moraine State Forest–Loew Lake Unit	T9N, R18E Section 24 Town of Erin  T9N, R19E Sections 18, 19 Town of Richfield	66 <sup>h</sup>	Expansion is recommended to include that portion of the Friess Lake Tamarack Swamp Natural Area (NA-2) which currently lies partially outside the existing project boundary
5	Kettle Moraine State Forest–Northern Unit	T12N, R19E Sections 10, 15 Town of Kewaskum	22 <sup>i</sup>	Expansion is recommended to include that portion of the Kewaskum Maple-Oak Woods State Natural Area (NA-1) which currently lies partially outside the existing project boundary
66	Kettle Moraine State Forest–Northern Unit	T12N, R19E Sections 12, 13 Town of Kewaskum	145	Expansion is recommended to include the STH 28 Woods Natural Area (NA-3) within the project boundary. The Natural Area is outside, but adjacent to, the existing project boundary
Total	--	--	768	--

<sup>a</sup>NA-1 identifies a Natural Area of statewide or greater significance, NA-2 identifies a Natural Area of countywide or regional significance, and NA-3 identifies a Natural Area of local significance.

<sup>b</sup>An additional 986 acres of the natural area are located within the existing project boundary. The natural area is about 1,091 acres in total.

<sup>c</sup>An additional 10 acres of the natural area are located within the existing project boundary. The natural area is about 22 acres in total.

<sup>d</sup>An additional 1,539 acres of the natural area are located within the existing project boundary. The natural area is about 1,571 acres in total.

<sup>e</sup>An additional 306 acres of the natural area are located within the existing project boundary. The natural area is about 326 acres in total.

<sup>f</sup>The St. Anthony Maple Woods Critical Species Habitat site is shown as No. 90 on Map 16. The St. Anthony Maple Woods forest interior site is shown on Map 17.

<sup>g</sup>An additional 109 acres of the natural area are located within the existing project boundary. The natural area is about 137 acres in total.

<sup>h</sup>An additional 162 acres of the natural area are located within the existing project boundary. The natural area is about 228 acres in total.

<sup>i</sup>An additional 64 acres of the natural area are located within the existing project boundary. The natural area is about 86 acres in total.

Source: SEWRPC.

consider expanding existing project boundaries to include these sites when the master plans for the applicable State forest units and wildlife areas are updated. As an alternative to expanding the existing project boundaries, the Department may consider establishing new project boundaries to encompass the natural areas listed on Table 24. In cases where the natural areas are located within a larger primary environmental corridor, the Department should consider including the entire primary environmental corridor within the project boundary.

### **Ozaukee Washington Land Trust**

Similar to the Department's project areas, the Ozaukee Washington Land Trust has identified several focus areas throughout the County in their ongoing efforts of protecting and preserving important natural resource areas. These focus areas are shown on Map 19 and include the Holy Hill Woods, Milwaukee River, and Shady Lane Woods areas.

### **Prime Agricultural Land Plan Component**

Under this plan, it is recommended that Washington County and local units of government preserve to the extent practicable the remaining prime agricultural lands recommended for preservation under the Washington County farmland preservation plan,<sup>3</sup> other than those lands located within the planned urban service areas. Prime agricultural lands recommended to be preserved are shown on Map 20. The preservation of agricultural lands will help protect the rural character and scenic vistas throughout Washington County and will also help to maintain agriculture as a significant economic activity and way of life.

The Washington County Board of Supervisors adopted the Washington County Farmland Preservation Plan in August 1981. It is anticipated that this plan will be replaced by the agricultural section of the Agricultural, Natural and Cultural Resources Element of the Washington County Comprehensive Plan. It is further anticipated that the upcoming Washington County comprehensive plan will discuss, in greater detail, farmland preservation in the County. Current farming data in Washington County will be compiled and a detailed analysis and evaluation of possible farmland preservation options will be conducted as part of this planning process.

Planning for the preservation of agricultural lands and protection of such lands through zoning received impetus in 1977 with the passage of the Wisconsin Farmland Preservation Program, a program that combines planning and zoning provisions with tax incentives for the purpose of ensuring the preservation of farmland. The program is intended to help counties and local units of government preserve farmland through local plans and zoning and to provide tax relief, in the form of State income-tax credits, to farmland owners who participate in the program. General zoning authority in Washington County—which designates districts with land uses such as agricultural, residential, commercial, etc.—is regulated by the local municipalities.

The Washington County Farmland Preservation Plan was compiled to identify the best agricultural land in the County and to qualify farmers for tax credits under the State's Farmland Tax Credit Program. To qualify, the farmland must be a minimum of 35 acres and be in an exclusive agricultural zoning district or be subject to a preservation agreement between the farmland owner and the State. Several townships in Washington County currently participate in this program.

It is important to note that the exclusive agricultural zoning required as a condition for receipt of tax credits under the Farmland Preservation Program does not ensure the preservation of land held by participating farmers. Landowners can petition the concerned county or local unit of government for a change in zoning to accommodate development, although those who have claimed a tax credit would be liable to pay back at least a portion of the credits. Thus, even with the Farmland Preservation Program, the effectiveness of preserving farmland through exclusive agricultural zoning is dependent upon the level of commitment of the county and local units of government to such zoning.

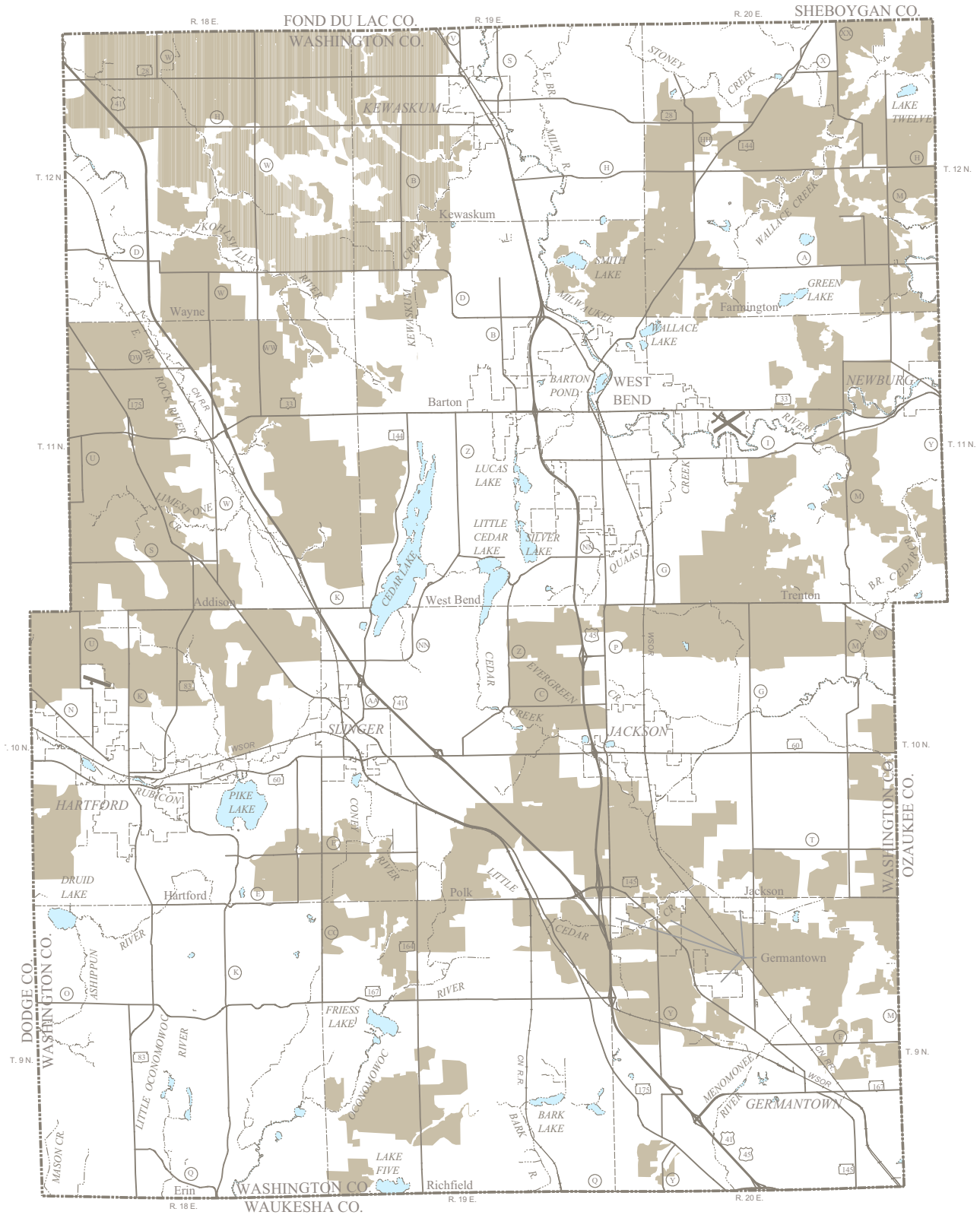
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<sup>3</sup>Farmland Preservation Plan, Washington County, Wisconsin, August 1981, prepared by the firm of Stockham and Vanderwalle under the direction of the Washington County Park and Planning Commission and the Washington County Farmland Preservation Planning Technical Advisory Committee.



# Map 20

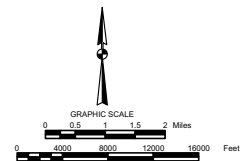
## PRIME AGRICULTURAL LANDS UNDER THE 2020 REGIONAL LAND USE PLAN PREPARED BY THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AND ADOPTED BY THE WASHINGTON COUNTY BOARD



PRIME AGRICULTURAL LANDS

NOTE: PRECISE BOUNDARIES SHOWN VARY FROM THE OFFICIAL WASHINGTON COUNTY FARMLAND PRESERVATION PLAN PREVIOUSLY ADOPTED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS

Source: SEWRPC.



In 1995, the Wisconsin Legislature took an additional action to lessen the property tax burden on farmers by mandating the "use-value" assessment of agricultural land. Under this system, agricultural land is assessed based solely on its value for farming, without regard for its development potential. The legislation froze the assessed value of agricultural land at 1995 levels through 1997, and provided for a phased reduction to "use" values over a ten-year period. In 1999, the Wisconsin Department of Revenue adopted an emergency rule which fully implements use-value assessments beginning in 2000.

Under the 1995 legislation, agricultural land is assessed at use-value, regardless of existing zoning. Landowners who sell their land after owning the land for less than five years are required to pay a modest penalty to the Wisconsin Department of Revenue, an amount equal to five percent of the difference between the sale price and the use-value during the last year of ownership. Thus, while the new program may be expected to provide substantial property tax relief to owners of farmland, it will do so without attaching any additional restrictions to the land, so that there is no guarantee that the land will not be converted to urban use.

If the opportunity should arise, the Washington County Board should consider a pilot purchase of development rights program for land surrounding Washington County parks which are located outside planned urban service areas and monitor the success of the transfer and purchase of development rights of agricultural lands within the North Branch Milwaukee River Wildlife and Farming Heritage Project area.

## **RECOMMENDED PARK AND OUTDOOR RECREATION ELEMENT**

The outdoor recreation sites and trail facilities recommended under the County park and open space plan are shown on Map 21. The sites and facilities proposed to be provided include major parks and resource-oriented recreational facilities, trails, and boat access facilities. The recommendations are based on the needs identified from the application of the per capita and accessibility standards in Chapter V. The recommended recreation sites and facilities are intended to meet the need for such sites and facilities in the County through the year 2020. A description of the recommended sites and facilities follows.

### **Major Parks**

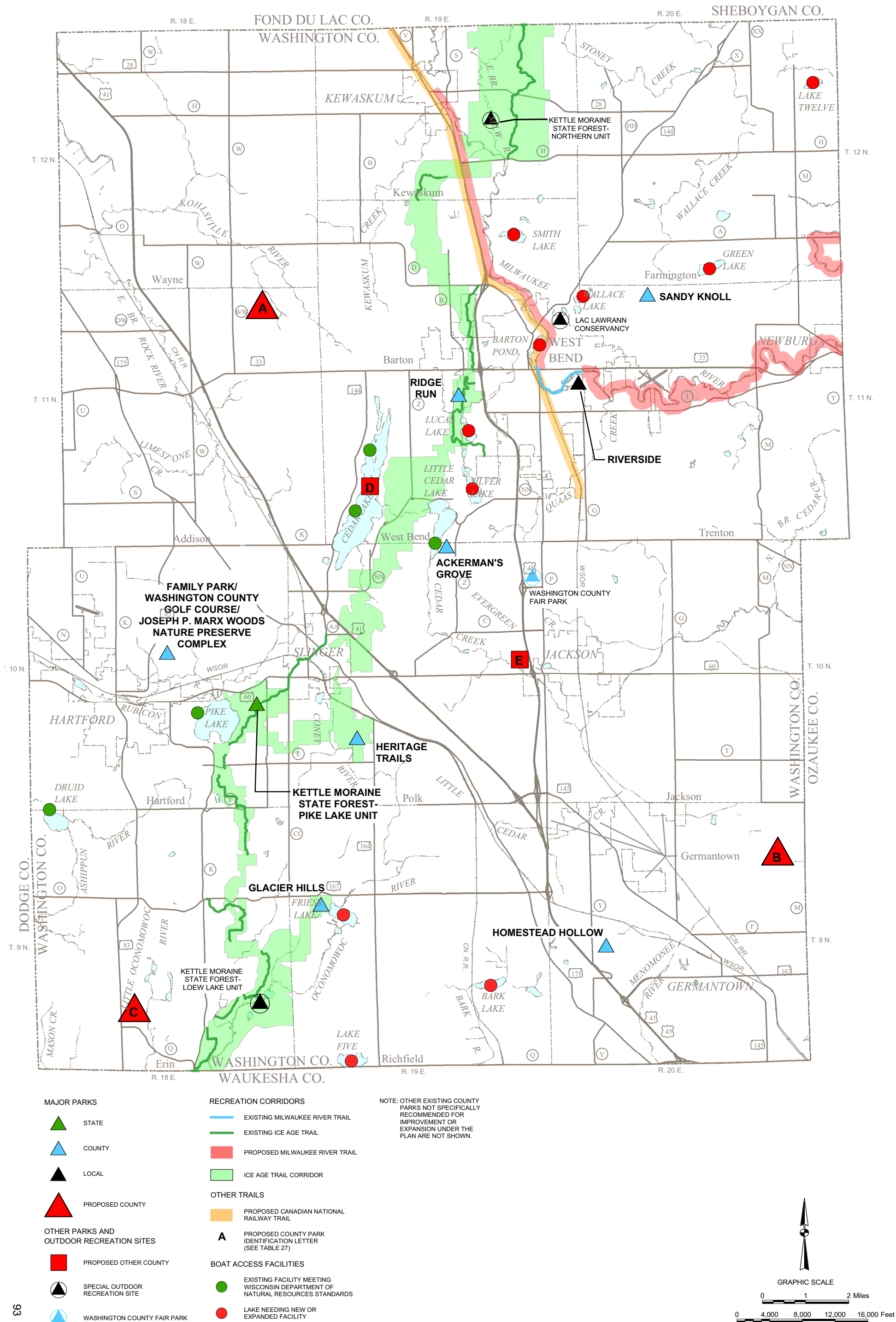
Under the park and open space plan for Washington County, 12 major parks would be provided. Of the 12 major parks, nine are existing parks and three would be new parks to be acquired and developed by Washington County. The nine existing major parks are: the Pike Lake Unit of the Kettle Moraine State Forest, owned by the Wisconsin Department of Natural Resources; Ackerman's Grove Park, Family Park/Washington County Golf Course/Marx Woods Nature Preserve Complex, Glacier Hills Park, Heritage Trails Park, Homestead Hollow Park, Ridge Run Park, and Sandy Knoll Park, owned by Washington County; and Riverside Park owned by the City of West Bend. The special regional outdoor recreational sites are: the Lac Lawrann Conservancy, owned by the City of West Bend; the Loew Lake and Northern Units of the Kettle Moraine State Forest, owned by the Wisconsin Department of Natural Resources; and the Washington County Fair Park, owned by the County, but not part of the County park system.

Under this plan, the Wisconsin Department of Natural Resources should continue to acquire lands at and provide additional facilities in accordance with the master plans for the Loew Lake, Northern, and Pike Lake Units of the Kettle Moraine State Forest. The City of West Bend would maintain existing outdoor recreation facilities at Riverside Park and at the Lac Lawrann Conservancy Area. Washington County would continue to acquire lands and provide additional facilities at Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex, Glacier Hills Park, Heritage Trails Park, Ridge Run Park, and Sandy Knoll Park, and provide additional facilities at Ackerman's Grove Park and Homestead Hollow Park. Washington County would be responsible for the provision of three new major parks in the County, including a 200 acre park in the northwestern portion of the County, a 304 acre park in the northern portion of the Village of Germantown, and a 325 acre park in the southwestern portion of the County.

Major recommendations for outdoor recreational facilities at the major County parks include the development of: a nature center at Glacier Hills Park; additional formal picnic areas at Heritage Trails Park, Ridge Run Park, and

Map 21

OUTDOOR RECREATION ELEMENT OF THE WASHINGTON COUNTY PARK AND OPEN SPACE PLAN: 2020



Sandy Knoll Park; formal picnic areas at Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex and at the three new major park sites; additional picnic shelters at Ackerman's Grove and picnic shelter improvements at Homestead Hollow Park; boat access facilities at Glacier Hills Park; and a swimming beach at Heritage Trails Park.

In addition, the application of the per capita and accessibility standards for golf courses as described in Chapter V identified the need for an additional public golf course facility in the County. The County should consider providing additional public golf course facilities in the County through acquisition of a new site or through acquisition of an existing private site should one become available.

Specific recommendations for each of the major parks are presented below.

- **Pike Lake Unit of the Kettle Moraine State Forest**

The Pike Lake Unit of the Kettle Moraine State Forest presently consists of 705 acres, and is located in the Town of Hartford. Under the plan, it is recommended that the State acquire an additional 53 acres of land within the project area and continue to provide additional facilities in accordance with the master plan. It should be noted that the Department anticipates updating the master plan for this park in the near future. This update will likely consider an expansion of existing camping facilities to meet the future needs of the County.

- **Ackerman's Grove County Park**

Ackerman's Grove County Park presently consists of 78 acres, and is located in the Town of Polk. Under the plan, it is recommended that the County improve the trail system and provide additional picnic shelters, a playground, and a sled hill.

- **Family Park/Washington County Golf Course/  
Joseph P. Marx Woods Nature Preserve Complex**

Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex presently consists of 323 acres, and is located in the Town of Hartford. The plan recommends that the County acquire an additional 200 acres and provide formal picnic areas and necessary support facilities, a playground, playfields, boardwalks with associated trails, nature trails, and paved trails. It should also be noted that it is anticipated that this park site will connect to the proposed Rubicon River recreation corridor being developed by the City of Hartford.

- **Glacier Hills Park**

Glacier Hills Park, located in the Town of Richfield, presently consists of 140 acres. Under the plan, it is recommended that the County acquire an additional 36 acres of primary environmental corridor adjacent to the park. This acquisition will connect the park with the Loew Lake Unit of the Kettle Moraine State Forest to the south and protect a bog to the north of the park. The plan recommends that the County provide upgraded restrooms, a lighted sled hill, improved electrical service to existing picnic shelters, a fishing pier and boat access facilities on Friess Lake, a boardwalk with improved trails, and a nature center. The plan recommends that the nature center provide education opportunities not only relating to natural resources, but also farmland practices and preservation. In addition, the proposed nature center should not provide the same services as nature centers in the surrounding area.

- **Heritage Trails Park**

Heritage Trails Park presently consists of 234 acres, and is located in the Town of Polk. It is recommended under the plan that the County acquire an additional 90 acres of land, which would protect the Heritage Trails Bog Natural Area (NA-3) and adjacent primary environmental corridor. It is proposed that the County provide additional formal picnic areas and shelters, a playground, upgraded restrooms, a swimming beach, an archery range, mountain bike trails, and a boardwalk with improved trails.



- **Homestead Hollow Park**  
Homestead Hollow Park, located in the Village of Germantown, consists of 105 acres. Under the plan, it is recommended that the County improve picnic shelters, redevelop the playground, provide nature trails, and pave existing trails.
- **Ridge Run Park**  
Ridge Run Park presently consists of 148 acres, and is located in the City and Town of West Bend. It is recommended under the plan that the County acquire an additional 25 acres, which would protect the remainder of the Silver Creek Marsh Natural Area (NA-3) and adjacent primary environmental corridor. The plan recommends that the County provide additional formal picnic areas and shelters, redevelop the playground, improve existing trails, and provide nature trails.
- **Sandy Knoll Park**  
Sandy Knoll Park presently consists of 257 acres, and is located in the Town of Trenton. Under the plan, it is recommended that the County acquire an additional 463 acres, which would protect the Sandy Knoll Wetlands Natural Area (NA-3) to the west of the park, the Sandy Knoll Swamp Natural Area (NA-3) to the east of the park, and would provide a connection with the Lizard Mound County Park located one-half mile to the north. The plan recommends that the County provide additional formal picnic areas and shelters, pave existing trails, redevelop playgrounds, and provide nature trails.
- **Riverside Park**  
Riverside Park presently consists of 99 acres, and is located in the Town of Trenton. The plan does not recommend any additional land acquisition or facility development.
- **Proposed County Park A**  
It is recommended that the County acquire a new 200-acre park site in the northwest portion of the County, which would include the St. Anthony Beech Woods Natural Area (NA-2). The plan recommends that the County provide formal picnic areas and necessary support facilities, a playground, playfields, and nature trails.
- **Proposed County Park B**  
It is recommended that the County acquire a new 304-acre park site in the northern portion of the Village of Germantown. This acquisition will protect the Germantown Swamp Natural Area (NA-1). Under the plan, it is recommended that the County provide formal picnic areas and necessary support facilities, a playground, playfields, and nature trails.
- **Proposed County Park C**  
It is recommended that the County acquire a new 325-acre park site in the southwest portion of the County. The plan recommends that the County provide formal picnic areas and necessary support facilities, a playground, playfields (not to include soccer fields), and nature trails.

#### **Other County Park and Outdoor Recreation Sites**

In addition to the seven major parks owned by the County, five other park and outdoor recreation sites were owned by Washington County in 2002. Under the recommended plan, Washington County would continue to maintain all of these sites and provide additional facilities as needed.

Specific recommendations for other Washington County parks include: the development of facilities and acquisition of an additional 45 acres at Leonard J. Yahr County Park; the acquisition of an additional six acres of land at Lizard Mound Park, which would protect the remainder of the Lizard Mound Woods Natural Area (NA-3) and two additional effigy mounds adjacent to the east boundary of the park; and additional development at Goeden Park and Henschke Hillside Lake Access. It is also recommended that the County acquire and develop a

10-acre dog park to serve residents in the central portion of the County. In addition, it is recommended that the County acquire and develop two new other County park sites. These two new sites are described as follows:

- **Proposed County Park D**

It is recommended that the County acquire a new 10-acre park site on Big Cedar Lake. The plan recommends that the County provide formal picnic areas and necessary support facilities and a swimming beach.

- **Proposed County Park E**

It is recommended that the County acquire a new 20-acre park site on Tilly Lake near the Village of Jackson. Under the plan, it is recommended that the County provide formal picnic areas and necessary support facilities and a swimming beach.

#### ***Acquisition and Development Costs—County Parks***

The acquisition and development costs related to County owned parks envisioned under the plan are presented in Table 27. As indicated in Table 27, such costs are estimated at about \$27.8 million. Of this amount, about \$8.6 million, or about 31 percent, would be required for the acquisition of additional park lands; and about \$19.2 million, or 69 percent, would be required for the development of County park land.

Development costs related to County owned parks envisioned under the County's currently proposed Park Capital Improvement Plan are listed in Appendix F. The costs shown in Appendix F may not match those shown for individual sites and facilities in Table 27 due to installation cost adjustments. The Capital Improvement Plan and costs are subject to change based on a yearly review and approval by the Washington County Board of Supervisors.

#### **Areawide Recreation Trails**

Under the recommended plan, about 52 miles of recreation trails would be provided to enable participation in such activities as bicycling, hiking, nature study, and ski touring. The recommended trails, which are shown on Map 21, are part of a larger, region-wide trail system. The recommended trail system within Washington County is comprised of two trails, including 27 miles of existing trails and 25 miles of proposed new trails. The trail locations shown on Map 21 are general in nature and are subject to refinement based on detailed facility planning and on negotiations with landowners to purchase land for the trails.

Of the recommended 52 mile trail system within Washington County, about 12 miles, or about 23 percent, would be provided by Washington County, and about three miles (including two existing miles), or about 6 percent, by the City of West Bend, as part of the Milwaukee River Corridor. The Milwaukee River recreation corridor would connect to a proposed Milwaukee River Corridor in Ozaukee County on the east and to the Kettle Moraine State Forest—Northern Unit on the north. It should be noted that approximately eight miles of the Milwaukee River Corridor coincides with the Canadian National Railway trail described below.

The Department of Natural Resources and the Ice Age Park and Trail Foundation would be responsible for about 37 miles (including 25 existing miles), or about 71 percent, of the recommended trail system as part of the Ice Age trail, which would connect to the Ice Age trail segments in Fond du Lac County on the north and in Waukesha County on the south. The trail provides opportunities for hiking and ski-touring. Biking is not permitted on the trail.

The development of 52 miles of trails in the Milwaukee River and the Ice Age Trail corridors in the County is estimated to cost about \$930,000; with the Department of Natural Resources and the Ice Age Park and Trail Foundation responsible for about \$630,000; with Washington County responsible for approximately \$230,000; and the City of West Bend responsible for about \$70,000. The development costs associated with that portion of the Milwaukee River trail to be developed by Washington County are included on Table 27. It should be noted that where the Milwaukee River trail coincides with the Canadian National Railway trail, the cost of that segment is included with the development costs of the Canadian National Railway trail.

Table 27

**ESTIMATED ACQUISITION AND DEVELOPMENT COSTS FOR  
COUNTY PARKS AS SET FORTH BY THE RECOMMENDED PARK PLAN**

County Park	Proposed Acquisition (acres)	Acquisition Cost	Proposed Facility Development	Development Cost	Total Cost
Major Parks Ackerman's Grove	--	--	Picnic shelters (3) Playground Sled hill Improve trail system General development <sup>b</sup>	\$ 240,000 70,000 20,000 20,000 158,000	\$ 508,000
Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex	200	\$ 887,900	Picnicking Playground Playfields Boardwalks/nature trails Nature trail Paved trail General Development <sup>c</sup>	\$ 190,000 70,000 330,000 247,500 9,000 23,000 1,490,000	\$ 3,247,400
Glacier Hills Park	36	\$ 164,100	Light sled hill Upgrade restrooms Upgrade electrical service to shelters (4) Fishing pier Boat access facilities Boardwalk/improve trail system Nature center General development <sup>d</sup>	\$ 50,000 175,000 60,000 30,000 110,000 125,000 500,000 110,000	\$ 1,324,100
Heritage Trails Park	90	\$ 416,200	Additional picnic areas and shelters Playground Upgrade restrooms Swimming beach Archery range Mountain bike trails Boardwalk/improve trail system General development <sup>e</sup>	\$ 25,000 70,000 175,000 50,000 1,000 63,000 100,000 1,490,000	\$ 2,390,200
Homestead Hollow Park	--	--	Picnic shelter improvements Playground redevelopment Nature trail Pave existing trail The development of the soccer complex was completed in the summer of 2003	\$ 130,000 50,000 9,000 55,000 --	\$ 244,000
Ridge Run Park	25	\$ 107,600	Additional picnic areas and shelters Playground redevelopment Improve trail system Nature trail General development <sup>f</sup>	\$ 25,000 50,000 35,000 9,000 165,000	\$ 391,600
Sandy Knoll Park	463	\$1,811,000	Additional picnic areas and shelters Playground redevelopment (2) Nature trail Pave existing trail	\$ 25,000 100,000 9,000 90,000	\$ 2,035,000
Proposed Site A <sup>a</sup>	200	\$1,238,600	Picnicking Playground Playfields Nature trail General development <sup>c</sup>	\$ 190,000 70,000 330,000 9,000 1,490,000	\$ 3,327,600
Proposed Site B <sup>a</sup>	304	\$1,437,600	Picnicking Playground Playfields Nature trail General development <sup>c</sup>	\$ 190,000 70,000 330,000 9,000 1,490,000	\$ 3,526,600
Proposed Site C <sup>a</sup>	325	\$1,921,000	Picnicking Playground Playfields Nature trail General development <sup>c</sup>	\$ 190,000 70,000 330,000 9,000 1,490,000	\$ 4,010,000
Subtotal – 10 Sites	1,643	\$7,984,000	--	\$13,020,500	\$21,004,500
Other Parks Dog Park	10	\$ 65,000	General development <sup>g</sup>	\$ 53,400	\$ 118,400
Goeden Park	--	--	Improve canoe launch Accessible fishing pier Paved ADA trail	\$ 15,000 30,000 12,000	\$ 57,000

**Table 27 (continued)**

County Park	Proposed Acquisition (acres)	Acquisition Cost	Proposed Facility Development	Development Cost	Total Cost
Henschke Hillside Lake Access	--	--	Restrooms Boat access facilities General development <sup>c</sup>	\$ 128,100 182,500 359,400	\$ 670,000
Leonard J. Yahr County Park	45	\$ 312,700	Picnic shelter Playground Restrooms Fishing pads Finish remodeling home and adjoining parking Boardwalk/trails Phase 1 – General development <sup>h</sup> Phase 2 – General development <sup>i</sup>	\$ 70,000 70,000 175,000 6,000 125,000 54,000 -- 125,000	\$ 937,700
Lizard Mound Park	6	\$ 49,500	Picnic shelter Restrooms Design and construction of historic site interpretive center	\$ 80,000 175,000 150,000	\$ 454,500
Proposed Site D <sup>a</sup>	10	\$ 65,000	Picnicking Swimming beach General development <sup>c</sup>	\$ 190,000 50,000 1,490,000	\$ 1,795,000
Proposed Site E <sup>a</sup>	20	\$ 130,000	Picnicking Swimming beach General development <sup>c</sup>	\$ 190,000 50,000 1,490,000	\$ 1,860,000
Subtotal – 7 Sites	91	\$ 622,200	--	\$ 5,270,400	\$ 5,892,600
Trails					
Milwaukee River Trail	-- <sup>j</sup>	-- <sup>j</sup>	4 miles of crushed gravel/stone <sup>k</sup>	\$ 230,000	\$ 230,000
Subtotal – 1 Trail	--	--	--	\$ 230,000	\$ 230,000
Other County Trail					
Canadian National Railway	--	--	12 miles of crushed gravel/stone	\$ 633,600	\$ 633,600
Subtotal – 1 Trail	--	--	--	\$ 633,600	\$ 633,600
Total	1,734	\$8,606,200	--	\$19,154,500	\$27,760,700

NOTE: Cost estimates are expressed in 2002 dollars.

<sup>a</sup>Letter corresponds to designation on Map 21.

<sup>b</sup>General development includes parking areas and parking lot expansions, road extension, lighting, and picnic tables.

<sup>c</sup>General development includes landscaping, parking areas and access drives, and such furnishings as benches, waste containers, and signs.

<sup>d</sup>General development includes road improvement, parking areas, and grading.

<sup>e</sup>General development includes barn conversion, parking areas, road development, and gravel pit restoration.

<sup>f</sup>General development includes landscaping and rerouting of roads.

<sup>g</sup>General development includes chain link fence, parking, well, benches, signs, and water trough.

<sup>h</sup>Phase 1-General development (already approved under capital improvement plan) includes grading, entrance road, parking, demolition of buildings, starting conversion of home to shelter, paved trails, swimming beach, fishing pier, carry-in boat launch, utilities, electrical service, lighting, dry hydrant, lawn restoration, oak savanna restoration, picnic tables, signs, grills, bike rack, car stops, and playground.

<sup>i</sup>Phase 2-General development includes additional grading and parking, an overlook, bridge, landscaping, and site fixtures.

<sup>j</sup>The Milwaukee River trail is proposed to be developed within primary environmental corridor lands. The cost for acquiring such lands is included in Table 23.

<sup>k</sup>Where the Milwaukee River trail coincides with the Canadian National Railway trail, the cost of that eight mile segment is included with the development costs of the Canadian National Railway trail.

Source: SEWRPC.

The recommended trails shown on Map 21 are part of a region-wide system and may need to be refined based on detailed facility planning. The County should allocate \$40,000 to develop a detailed bike and pedestrian plan for Washington County. This plan would determine specific locations for bike and pedestrian trails and explore additional connections not shown in this plan. In addition, horse trails may be developed at Washington County parks if suitable land for this activity is obtained in the future. Horse trails currently exist at the Loew Lake and Northern Units of the Kettle Moraine State Forest.



### **Other Trails**

As shown on Map 21, the plan proposes that one other 12 mile trail be developed by Washington County—the Canadian National Railway trail. This trail provides connections to the recreation corridors and coincides with a portion of the Milwaukee River corridor as described above. The development of this trail is estimated to cost about \$633,600 (not including bridge development). The maintenance responsibility of this trail is yet to be determined.

### **Lake and River Access**

Boat access sites, both public and nonpublic, provide opportunities for individuals who do not own land contiguous to a body of water to participate in such water related recreation activities as motor boating, waterskiing, fishing, and canoeing. The regional park and open space plan recommends that rivers and major lakes—lakes with a surface area of 50 acres or more—be provided with adequate public boat access consistent with safe and enjoyable participation in various boating activities. The Wisconsin Department of Natural Resources, in keeping with State Statutes and regulations which seek to assure that all Wisconsin residents have access to publicly owned inland waters, recently adopted revised rules regarding lake access, and surveyed all the major lakes in the State to determine if adequate public access to each was provided and maintained. Table 22 in Chapter V lists the major lakes in the County and indicates whether or not public access is provided which meets Department requirements. As indicated in Table 22, in 2002, the following major lakes in Washington County had inadequate or no access provided which met Department standards: Bark Lake, Barton Pond, Lake Five, Friess Lake, Green Lake, Lucas Lake, Silver Lake, Smith Lake, Lake Twelve, and Wallace Lake. Under this plan, then, as shown on Map 21, it is recommended that public boat access sites at the aforementioned lakes be expanded or acquired and developed as appropriate by the Wisconsin Department of Natural Resources. The total estimated acquisition and development cost for the recommended lake access sites is about \$2.5 million.

It is recommended that public canoe access points with parking should be provided on major streams every 10 miles in Washington County. Major streams in Washington County are the Ashippun River, Cedar Creek, Little Cedar Creek, North Branch Cedar Creek, Coney River, Evergreen Creek, Kewaskum Creek, Kohlsville River, Limestone Creek, Mason Creek, Menomonee River, Milwaukee River, East Branch Milwaukee River, North Branch Milwaukee River, Oconomowoc River, Little Oconomowoc River, Quass Creek, East Branch Rock River, Rubicon River, Silver Creek, Stony Creek, and Wallace Creek. Public canoe access is currently provided at: Goeden County Park, Newburg Fireman's Park, River Hill Park, and Riverside Park, along the Milwaukee River; Centennial Park-Mill Pond, along the Rubicon River; Theresa Marsh Wildlife Area along the Rock River; the Loew Lake Unit of the Kettle Moraine State Forest along the Oconomowoc River; Jackson Marsh Wildlife Area along the Cedar Creek; and the West Bend Canoe Launch in the Milwaukee Riverfront Parkway on Barton Pond.

In addition to boating and canoeing, the County park plan recognizes the popularity of such activities as beach swimming, shore fishing, and other lake-oriented activities and the need for general public access to lakeshore areas for such pursuits. Lakeshore areas capable of accommodating additional outdoor recreational development are scarce in Washington County. As lakeshore property, either developed or undeveloped, becomes available in the years ahead, Washington County, or the appropriate municipality, should evaluate their recreational potential and consider their acquisition for public recreational use as appropriate.

### **Local Park and Outdoor Recreation Plan Element**

In addition to meeting resource-oriented outdoor recreation needs, a park plan must seek to provide sites and facilities for nonresource-oriented activities, such as baseball, tennis, and playground activities. In comparison to the resource-oriented outdoor recreation sites and facilities, sites and facilities for nonresource-oriented activities rely less heavily on natural resource amenities; generally meet a greater need in urban than rural areas; and have a relatively small service radius. For these reasons, responsibility for providing such sites and facilities generally rests with city, village, and town governments.

Within urban areas of the County, it is recommended that a full range of community and neighborhood park sites and facilities be provided. Recommendations for the provision of local park sites and facilities should

be identified through the preparation and adoption of local park and open space plans. As of the end of 2002, the Wisconsin Department of Natural Resources, which certifies local park and open space plans for purposes of reviewing applications for state Stewardship Fund and other recreational grant programs, had certified local park and open space plans for the City of West Bend, the Villages of Jackson, and Slinger, and the Towns of Erin and Hartford.

Within the rural areas of the County, it is generally recommended that one town-owned park and associated outdoor recreation facilities be provided in each town to serve the needs of town residents for local civic events and for organized recreational activities, such as softball and picnicking. As the community recreational facility, the town park should be located in conjunction with another community facility that serves as a focal point for town residents, such as a town hall, school, or fire station. Towns which currently lack park and outdoor recreation facilities should have the opportunity to acquire and develop, with available Federal and State grant-in-aid support, one town park and associated recreation facilities.

## **PLAN IMPLEMENTATION**

The recommended park and open space plan for Washington County consists of an outdoor recreation element providing recommendations for parks and other outdoor recreation sites and facilities, and an open space preservation element providing recommendations for the protection of important natural resources. The recommended plan described in the preceding sections of this chapter provides a design for the attainment of the park acquisition and development objectives and the open space preservation objectives presented in Appendix D of this report. In a practical sense, however, the recommended park and open space plan for the County is not complete until the steps required to implement the plan have been specified. This section is intended to serve as a guide for use in the implementation of the recommended plan, including a description of those actions required by the Wisconsin Department of Natural Resources and by Washington County. Also included is a description of the acquisition and development costs and priorities associated with the implementation of the recommended plan.

### **Wisconsin Department of Natural Resources**

The Wisconsin Department of Natural Resources has authority and responsibility for park development, natural resource protection, water quality control, and water use regulations. Because of this broad range of authority and responsibility, certain Department functions have particular importance in the implementation of the County park and open space plan. The Department has the obligation to prepare comprehensive statewide conservation and water resource plans; the authority to protect, develop, and regulate the use of State parks, forests, fish and game, lakes and streams, certain plant life, and other resources; and the authority to acquire conservation and scenic easements. The Department also has the obligation to establish standards for floodplain and shoreland zoning and the authority to adopt, in the absence of satisfactory local actions, shoreland and floodplain zoning ordinances. The Department also has the authority to administer the Federal grant program known as the Land and Water Conservation (LAWCON) Fund program within the State, and administers the State Stewardship Fund, which provides funding for county and local park and open space land acquisition and development.

It is important that the Wisconsin Department of Natural Resources: 1) approve and certify the Washington County park and open space plan in order to maintain the eligibility of the County to receive available State and Federal outdoor recreation grants in support of plan implementation; 2) use available regulatory authority to guide urban development in a way that protects important natural resources; 3) be directly responsible for the maintenance of existing State-owned recreation and open space sites in the County; 4) be responsible for the acquisition and development of lands within established State project boundaries in the County; 5) be responsible for the acquisition of resource preservation sites, including natural areas and critical species habitat sites as recommended in this plan; 6) be responsible for the acquisition and development of boat access sites; 7) be responsible for the acquisition and development, in cooperation with the Ice Age Park and Trail Foundation, of the Ice Age Trail. A summary of the costs associated with recommendations directed to the Department is included in Table 28.

Table 28

**SUMMARY OF PROPOSED OWNERSHIP OF PARK AND OPEN SPACE LAND AND ESTIMATED ACQUISITION AND DEVELOPMENT COSTS UNDER THE RECOMMENDED WASHINGTON COUNTY PARK AND OPEN SPACE PLAN**

Ownership	Planned Open Space Acquisition		Planned Park Land Acquisition		Total Planned Acquisition		Development Cost	Total Acquisition and Development Cost <sup>a</sup>
	Area (acres)	Cost	Area (acres)	Cost	Area (acres)	Cost		
State of Wisconsin.....	7,121	\$ 35,985,800	53	\$ 353,300	7,174	\$ 36,339,100	\$ 730,000	\$37,069,100
Washington County.....	2,895	10,451,900	1,734	8,606,200	4,629	19,058,100	19,154,500	38,212,600
Local Governments <sup>b</sup> .....	2,028	9,124,200	-- <sup>c</sup>	--	2,028	9,124,200	70,000	9,194,200
Nonprofit Conservation Organizations.....	3,029	12,308,000	--	--	3,029	12,308,000	--	12,308,000
Total	15,073	\$ 67,869,900	1,787	\$ 8,959,500	16,860	\$ 76,829,400	\$19,954,500	\$96,783,900

Note: Cost estimates are expressed in 2002 dollars. As noted in the text, the protection of these areas could be accomplished through conservation easements, conservation subdivisions, donations, and purchase/transfer of development rights.

<sup>a</sup>These costs are based on purchasing all recommended land for parks and open spaces. The acquisition of all land is unlikely to occur before the plan year 2020 since acquisitions occur only on a willing-seller, willing-buyer basis, and only when funds are available. All past major land acquisitions by Washington County have been subsidized by state and federal grants, which are not always available.

<sup>b</sup>Includes city, village, and town governments, school districts, and lake and sanitary districts.

<sup>c</sup>Additional local government park lands should be determined through the preparation and adoption of local park and open space plans.

Source: SEWRPC.

### Washington County

The authority and responsibility for the provision of areawide resource-oriented park and open space sites and facilities in the County rests primarily with the Washington County Planning, Conservation and Parks Committee. A summary of the costs of the park acquisition and development and open space preservation recommendations for the County is also included in Table 28.

Under the recommended park and open space plan presented in this chapter, Washington County should:

- 1) acquire additional land and/or develop additional facilities at seven existing major park sites—Ackerman's Grove Park, Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex, Glacier Hills Park, Heritage Trails Park, Homestead Hollow Park, Ridge Run Park, and Sandy Knoll Park;
- 2) acquire and develop three proposed new major County parks;
- 3) maintain and provide additional facilities as needed to all other County park sites;
- 4) acquire additional land at Leonard J. Yahr County Park and Lizard Mound Park;
- 5) acquire and develop a dog park in the central portion of the County;
- 6) acquire and develop two proposed new other County parks.

It is further recommended that Washington County pursue the acquisition and development of lands to provide the opportunity for public lake access for other recreational activities, such as beach swimming, shore fishing, and other passive uses, as opportunities become available.

Under the open space plan element recommendations, the County should acquire additional land to assure the preservation of important natural resources in the County, including the acquisition of an additional 3,903 acres of primary environmental corridors, about 86 acres of secondary environmental corridors, and about seven acres of

isolated natural resource areas. In addition to woodlands, wetlands, and other natural resources, the land recommended to be acquired by the County contains natural areas and critical species habitat sites providing habitat for rare plant and animal species.

The plan recommends the development by the County of about 12 miles of trail along the Milwaukee River and 12 miles along the Canadian National Railway. Approximately eight miles of the Milwaukee River trail coincides with the Canadian National Railway trail. Washington County should work cooperatively with the associated communities to identify and establish appropriate on- and off-street routes to connect these trails, including the implementation of the year 2020 regional bicycle and pedestrian plan amendment as shown on Map 11 in Chapter III, and provide proper signing and improvements such as safe drainage grates and improved railway crossings where necessary.

### **Local Units of Government**

While the provision of major parks, areawide trails, water access facilities, and certain important natural resource features are proposed to be County or State responsibilities, local units of governments should consult with the State and County to identify specific lands required for areawide park and open space preservation purposes. Once such lands are identified, local units of government should utilize their zoning and official map powers to reserve the needed lands for park and open space use. Further, it may be appropriate for local units of government to accept in dedication certain lands identified for State or County acquisition as the land subdivision process proceeds, and then transfer ownership of such lands to the County or State. Similarly, it would be appropriate for the County or State to assume the responsibility for the development of trail facilities in local park lands, as needed, to assure continuity and uniformity in the proposed continuous regionwide system of recreation trails.

In addition to maintaining and developing local park sites and facilities, local units of government should also support efforts relating to preservation of historic sites as identified in Chapter III.

Local units of government should also place lands identified as primary farmlands in an exclusive agricultural zoning district to preserve such lands in agricultural use. Primary farmlands are shown on Map 20.

## **PRESERVATION AND ACQUISITION CONSIDERATIONS**

It is the intent of the plan that all land acquisitions occur on a willing-seller, willing-buyer basis and that landowners receive fair market value for their property. Each transaction should follow the Wisconsin Department of Natural Resources acquisition procedures, which include an appraisal by the Department for all acquisitions undertaken by governmental units using Department grants.

While preserving park and open space land often consists of the purchase of fee-simple interest, there are other methods available to preserve and protect land. These other methods are described in this section and include protective zoning districts, overlay districts, conservation subdivisions, density bonus incentives, conservation easements, donations, and purchase/transfer of development rights.

### **Protective Zoning Districts**

A common way to protect environmentally sensitive lands from incompatible development is through the placement of protective zoning districts. The preservation recommendations may be achieved by using a variety of zoning districts and lot size distribution.

### **Overlay Districts**

An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts are created to protect natural resources in desired areas of a community.



### **Conservation Subdivisions**

In areas of residential development, land may be preserved by using conservation subdivisions. The Wisconsin Statutes defines the term conservation subdivision as housing development in a rural setting that is characterized by compact lots and common open space, where the natural features of the land are maintained to the greatest extent possible. Conservation subdivisions typically concentrate the permitted number of lots on a small portion of the tract, leaving the remaining portion, including the most significant natural features, in open space use. Conservation subdivisions provide inherent incentives in the form of lower infrastructure costs and higher sale prices that make them attractive to developers. The preserved open space may be owned by a homeowners' association, the State, County, or local unit of government, a private conservation organization, or the original landowner.

### **Density Bonus Incentives**

Incentive-based ordinances that offer density bonuses are gaining popularity. Subdivision ordinances with density bonuses allow developers to build more homes, with smaller lot sizes, on a given parcel than would have been allowed under traditional zoning as an incentive to develop conservation subdivisions. This allows for the protection of environmentally sensitive areas while still providing development to occur on the parcel.

### **Conservation Easements**

The recommended acquisition may occur in less-than-fee-simple interest, such as through the purchase of conservation easements. Where a conservation easement is utilized, the landowner retains title to the property; the easement typically precludes mowing or other disturbance of the area by the owner and provides access for site management purposes, such as the removal of woody vegetation which may shade out desired plant species and removal of other nuisance vegetation.

### **Donations**

The recommended acquisition may also occur through land subdivision dedication as well as through donations of fee simple title or of conservation easements. Donations may yield income-tax advantages to those who donate, since the value of the land or easement donated generally may be deducted from taxable income as an itemized deduction for Federal income-tax purposes and may be considered in calculating the itemized deduction credit for State income-tax purposes.

### **Purchase/Transfer of Development Rights**

Farmland and other open space may be preserved through the "purchase of development rights" (PDR) or "transfer of development rights" (TDR). Under a PDR program, the owner of farmland receives a payment for relinquishing rights to development. Deed restrictions are used to ensure that the lands concerned remain in agricultural or other open use. Such restrictions are attached to the land and remain in effect regardless of future sale or other transfer of the land. PDR programs may be administered and funded by State, County, or local units of government, land trusts and other private organizations, or combinations thereof. The amounts paid to farmland owners under PDR programs may be calculated on the basis of the number of dwelling units permitted under existing zoning, on the basis of the difference between the market value of the land and its value solely for agricultural purposes, or on some other basis. In addition, development rights can be donated by the landowner.

Under a TDR program, the right to develop a specified number of dwelling units under existing zoning may be transferred from one parcel, which would be maintained in open space use, to a different parcel where the number of dwelling units would be correspondingly increased. When the parcels are held by the same owner, the development rights are, in effect, simply transferred from one parcel to the other by the owner; when the parcels are held by different landowners, the transfer of development rights involves a sale of rights from one owner to another, at fair market value. The result is a shift in density away from areas proposed to be maintained in farming or other open use toward areas recommended for development. The transfer of development rights may be implemented only if authorized under zoning regulations.

### **Associated Costs**

As already noted, the associated costs for the acquisition and development of County park and open space sites, as set forth in Table 28, are estimated at about \$38.2 million. This amount distributed over the 18-year planning implementation period would approximate an expenditure of about \$2.1 million per year. Under the assumption that the population of the County would approximate 150,200 persons by the year 2020, the average annual acquisition and development costs would be about \$15.52 per capita<sup>4</sup> per year. It should be noted that, to the extent that such costs are reduced through the use of alternative methods of land acquisition, and through the use of available State funds for acquisition and development, the costs to the County could be significantly reduced.

### **MMSD Conservation Plan**

The Milwaukee Metropolitan Sewerage District's Conservation Plan identifies land parcels which are recommended to be protected for multiple purposes, including flood reduction potential and stormwater management benefits, as well as wildlife habitat, water quality, and recreational benefits. The Conservation Plan identified sites throughout the Menomonee River, Root River, and Oak Creek watersheds within the District and includes the Village and Town of Germantown in Washington County. Map 22 shows the MMSD's Conservation Plan and the open space preservation element of the plan as it relates to the Village and Town of Germantown. The partnering between MMSD and public or private agencies and organizations may increase the prospects for funding assistance through the Wisconsin Stewardship program in support of land acquisition or the purchase of conservation easements. It is envisioned that the sites acquired by the MMSD would eventually be conveyed to the appropriate county or local unit of government or private nonprofit conservation organization, with MMSD retaining a conservation easement on such lands. All land acquisitions or purchases of conservation easements by the MMSD or any other public agency would be on a willing-seller basis.

## **ACQUISITION AND DEVELOPMENT PRIORITIES FOR WASHINGTON COUNTY**

Priorities for the park and open space acquisition and development projects proposed for implementation by Washington County are presented in this section. It is necessary to establish priorities for park and open space acquisition and development because public financial resources available for acquisition and development are limited, and because implementation of the recommended plan will, as a practical matter, occur gradually over time.

It is recommended that the County give top priority to acquiring land for open space preservation purposes. Land acquisition is particularly important given the increasing urbanization occurring within the County. As urbanization occurs, development pressures inevitably cause an increase in property values, thus making land acquisition significantly more costly. Washington County should establish a fund to acquire park and open space lands at a reasonable cost before their development for urban uses. It is recommended that priority for land acquisition be given first to lands needed for new major parks or for expanding existing County parks, followed by lands within the Milwaukee River recreation corridor; and then by acquisition of other environmental corridor lands.

A summary of recommended acquisition and development activities for Washington County parks during the 18-year period from 2002 through 2020 are set forth in Table 27. These actions would allow the County to meet its long term goals of providing sites and facilities for outdoor recreation and for preserving important natural resource areas in Washington County.

### **Maintenance Impact**

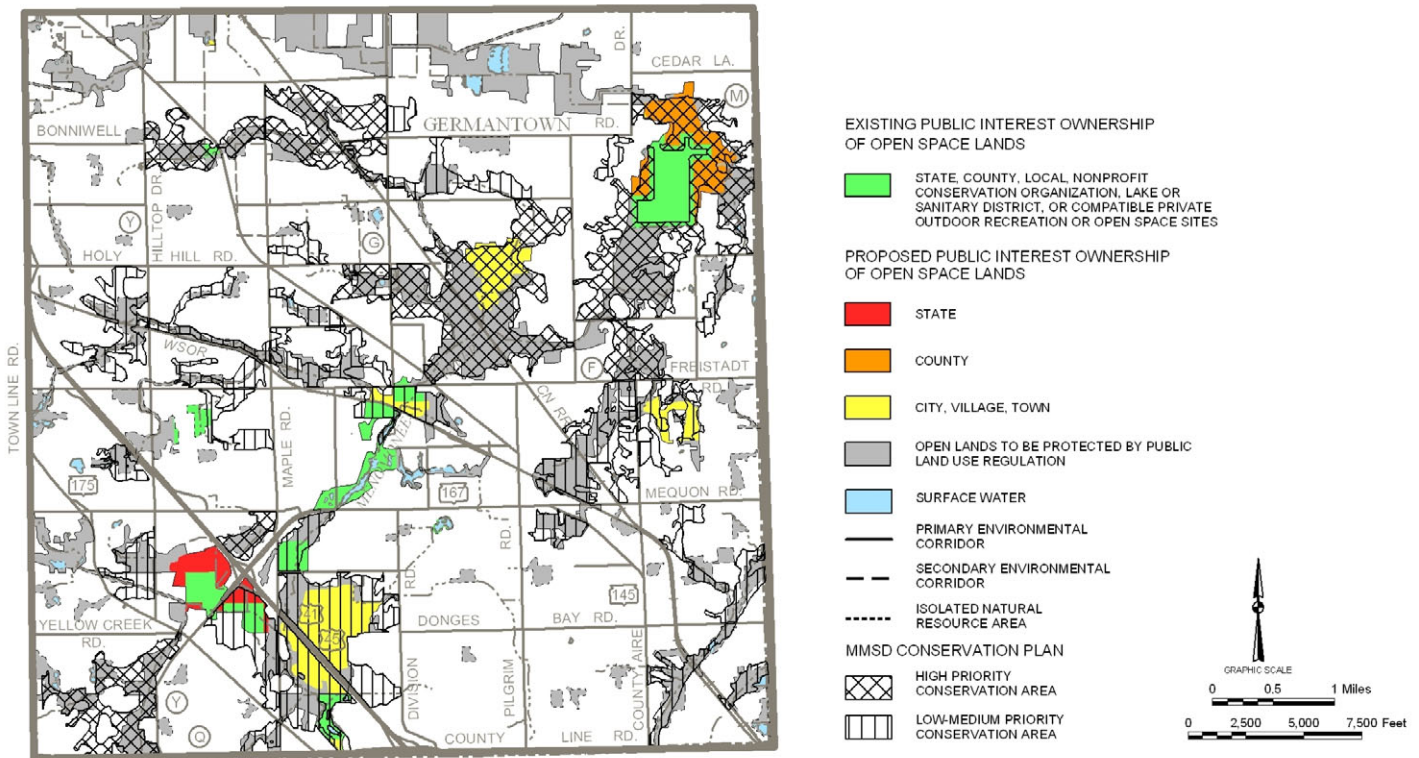
In addition to recommendations relating to the provision of new park sites and facilities, this plan anticipates the maintenance in continued recreational use of existing publicly owned recreation sites within the County. Maintenance

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<sup>4</sup>The average annual per capita costs were estimated by dividing the estimated average annual costs by the average annual population over the 18-year plan implementation period. The average population was determined by calculating the average of the 2002 population by the Wisconsin Department of Administration of about 120,500 persons and the plan design year 2020 population of about 150,200 persons, which is 135,350 persons.

Map 22

**OPEN SPACE ELEMENT OF THE WASHINGTON COUNTY  
PARK AND OPEN SPACE PLAN AND THE CONSERVATION AREAS IN THE MMSD  
CONSERVATION PLAN AS IT PERTAINS TO THE VILLAGE AND TOWN OF GERMANTOWN**



Source: SEWRPC.

nance activities at these sites should include, as necessary, such activities as the provision, paving, and resurfacing of parking lots and walkways; resurfacing of volleyball, basketball, and tennis court areas; provision, repair, or replacement of such support facilities as park benches, picnic tables, and drinking fountains; provision, repair, or replacement of restroom facilities, water supply facilities, maintenance buildings, and picnic shelters; and the maintenance of lawns and other landscape plantings. Maintenance activities also include, importantly, the retrofitting of facilities where necessary to accommodate access by persons with disabilities. Examples of maintenance costs in Washington County include an estimated \$53,800 per year for a major County park and an estimated \$5,800 for a smaller County park.

The Federal Americans with Disabilities Act, adopted by the U.S. Congress in 1990, requires that "reasonable accommodation" be made to provide persons with disabilities equal opportunities for access to jobs, transportation, public facilities, and services—including access to recreational facilities. All new or renovated park and recreation facilities within the County must be designed and constructed to comply with the requirements of the Act. Existing public park and recreation facilities should be evaluated by the unit of government concerned to determine if improvements are needed to meet Federal accessibility requirements.

### Management Plan

It is recommended that the County develop a natural resource management plan for the lands included in the evolving Washington County park system. This management plan would assure the long-term preservation of native species and communities by restoring and maintaining conditions to allow natural processes to function.

Management measures may include prescribed burning, control of exotic species, maintenance of natural water levels, noninterference of natural habitats, and hunting. Hunting is currently allowed on the following public lands: Allenton Marsh, Jackson Marsh, and Theresa Marsh Wildlife Areas; and the Loew Lake Unit of the Kettle Moraine State Forest. Deer hunting at the Loew Lake Unit is restricted to deer archery and muzzle loader seasons, and turkey hunting is limited to special permits. Washington County should allocate \$50,000 to the development of a natural resource management plan.

## **SUMMARY**

This Chapter has presented the recommended park and open space plan for Washington County, consisting of an open space preservation element and an outdoor recreation element. The key recommendations of these plan elements are summarized below.

### **Open Space Preservation Element**

The open space preservation element consists of four major components: preservation of primary environmental corridors, secondary environmental corridors, and isolated natural resource areas; preservation of natural areas and critical species habitat sites; protection of open space lands located within the Department of Natural Resources project boundaries for the Loew Lake, Northern, and Pike Lake Units of the Kettle Moraine State Forest, the North Branch Milwaukee River Wildlife and Farming Heritage Area, and the Allenton Marsh, Jackson Marsh, and Theresa Marsh Wildlife Areas; and protection of prime agricultural lands.

- Overall, the open space plan element recommends the preservation of environmentally significant open space lands encompassing a total of 77,334 acres—including primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and certain adjacent lands. Of this total, 17,758 acres, or about 23 percent, were in public ownership, nonprofit conservation organization ownership, conservation easements, or in compatible private outdoor recreation use in 2002, and are recommended to be preserved in current ownership. It is recommended that an additional 16,228 acres, or about 21 percent of proposed open space lands, be acquired by public agencies or nonprofit conservation organizations for natural resource protection or open space preservation purposes or for public park or trail use. Of the total of 16,228 acres, 7,174 acres would be acquired by the Wisconsin Department of Natural Resources; 3,997 acres by Washington County; 2,028 acres by local governments; and 3,029 acres by nonprofit conservation organizations.
- The plan recommends that 43,348 acres of environmentally significant lands be placed in protective zoning districts to prevent incompatible development. Such protective zoning districts include floodland, lowland conservancy, and upland conservancy with an overall density of no more than one dwelling unit per five acres. Local municipalities are encouraged to consider the wide variety of land use regulations that are in use such as zoning, overlay districts, conservation subdivision ordinances or density bonus incentives for development.
- The open space preservation element incorporates the recommendations of the regional natural areas protection and management plan as it applies to Washington County. Thus, the open space element recommends the preservation, through public-interest ownership, of 87 natural areas, nine critical species habitat sites, and nine geological areas.
- The open space preservation element also envisions the continued acquisition of land by the Wisconsin Department of Natural Resources for natural resource protection and recreational purposes—including lands located outside planned primary or secondary environmental corridors or isolated natural resource areas, but within approved project boundaries for the Loew Lake, Northern, and Pike Lake Units of the Kettle Moraine State Forest, the North Branch Milwaukee River Wildlife and Farming Heritage Area, and the Allenton Marsh, Jackson Marsh, and Theresa Marsh Wildlife Areas.

- Under this open space preservation element, it is further recommended that the County and local units of government protect existing prime agricultural lands. Specifically, it is recommended that all prime agricultural lands identified in the farmland preservation plan for Washington County be preserved insofar as practicable in agricultural use.

### **Outdoor Recreation Plan Element**

The outdoor recreation plan element seeks to provide sites and facilities needed to meet anticipated outdoor recreation site and facility needs in the County throughout the year 2020.

- Under the outdoor recreation element of the plan, 12 major parks would be provided within Washington County. Of the 12 major parks, nine are existing parks and three would be new major parks to be acquired and developed by Washington County. The nine existing major parks are: the Pike Lake Unit of the Kettle Moraine State Forest, owned by the Wisconsin Department of Natural Resources; Ackerman's Grove, Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex, Glacier Hills, Heritage Trails, Homestead Hollow, Ridge Run, and Sandy Knoll owned by Washington County; and Riverside Park owned by the City of West Bend. The three proposed major County parks include: a park in the northwestern portion of the County; a park in the northern portion of the Village of Germantown; and a park in the southwestern portion of the County.
- The plan also recommends the development of: a nature center at Glacier Hills Park; additional formal picnic areas at Heritage Trails Park, Ridge Run Park, and Sandy Knoll Park; formal picnic areas at Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex and at the three new major park sites; additional picnic shelters at Ackerman's Grove and picnic shelter improvements at Homestead Hollow Park; boat access facilities at Glacier Hills Park; and a swimming beach at Heritage Trails Park.
- Under the recommended plan, a 52-mile system of recreation trails would be provided within the County to enable participation in such activities as bicycling, hiking, nature study, and ski touring. A total of 37 miles of this system would be provided by the Wisconsin Department of Natural Resources and the Ice Age Park and Trail Foundation as part of the Ice Age trail. A total of 12 miles would be provided by Washington County and three miles by the City of West Bend as part of the Milwaukee River Corridor. In addition, the 12-mile Canadian National Railway trail would be developed by Washington County. Approximately eight miles of this trail coincides with the proposed Milwaukee River Corridor trail.
- Under the plan, it is recommended that a public boat access sites be acquired and developed by the Department of Natural Resources on the following lakes: Bark Lake, Barton Pond, Lake Five, Friess Lake, Green Lake, Lucas Lake, Silver Lake, Smith Lake, Lake Twelve, and Wallace Lake. It is further recommended that Washington County pursue opportunities to provide access to inland lakes for beach swimming, shore fishing, and passive recreational activities, as such opportunities arise.
- The site and facility recommendations in this County park and open space plan only slightly differ from the recommendations in the previous County park and open space plan. The significant differences from the previous plan include: the proposed major park recommended in the previous park and open space plan near the Village of Newburg has been removed because it was determined that this area is served by Hawthorne Hills County Park in Ozaukee County; the proposed location of the major park site recommended near the Village of Jackson has been moved to the northern portion of the Village of Germantown; the new County park and open space plan recommends the development of a nature center at Glacier Hills Park; a proposed dog park to serve residents in the central portion of the County is recommended; two new other County parks are recommended, one to the west of the Village of Jackson on Tilly Lake and one on Big Cedar Lake; and



the new plan identifies the proposed development of a new recreation trail along the former Canadian National railway in the north central part of the County.

### **Plan Implementation**

- Implementation of the County park and open space plan would involve the acquisition by public agencies and nonprofit conservation organizations of a total of about 16,860 acres of land. Of this total, 7,174 acres, or 43 percent, would be acquired by the Wisconsin Department of Natural Resources; 4,629 acres, or 27 percent by Washington County; 2,028 acres, or 12 percent, by local units of government in the County; and 3,029 acres, or 18 percent, by nonprofit conservation organizations (see Table 28).
- The total cost of implementing the park and open space plan is estimated to be \$96.8 million, including \$76.8 million for land acquisition and about \$20 million for recreational facility development. Of the total plan implementation cost, about \$37.1 million, or 38 percent, would be borne by the Department of Natural Resources; \$38.2 million, or 39 percent, would be borne by Washington County; \$9.2 million, or 10 percent, would be borne by local units of government; and \$12.3 million, or 13 percent, would be borne by nonprofit conservation organizations.
- The total cost to Washington County of \$38.2 million includes \$19 million for land acquisition and \$19.2 million for facility development. This amount distributed over the 18-year plan implementation period would approximate about \$2.1 million per year. These costs may be off-set through grants provided for recreational and open space purposes by the Wisconsin Department of Natural Resources. The acquisition and development costs for recreational and open space lands and facilities may also be off-set by donations, land dedications, alternative methods of land preservation, or by revenues generated by existing parks and recreational facilities.