

# A PARK AND OPEN SPACE PLAN FOR THE VILLAGE OF SUSSEX

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Special acknowledgement is due Gerald H. Emmerich, Jr., SEWRPC  
Principal Planner, for his contribution to this report

**COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 166**

**A PARK AND OPEN SPACE PLAN  
FOR THE VILLAGE OF SUSSEX  
WAUKESHA COUNTY, WISCONSIN**

Prepared by the  
Southeastern Wisconsin Regional Planning Commission  
P. O. Box 1607  
Old Courthouse  
916 N. East Avenue  
Waukesha, Wisconsin 53187-1607

September 1988

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# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 N. EAST AVENUE

P.O. BOX 1607

WAUKESHA, WISCONSIN 53187-1607

TELEPHONE (414) 547-6721

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September 5, 1988

Mr. Paul J. Fleischmann  
President of the Village of Sussex,  
and Members of the Board of Trustees  
Village Hall  
N63 W23626 Silver Spring Drive  
Sussex, Wisconsin 53089

Ladies and Gentlemen:

The Village of Sussex Park and Recreation Board, on October 1, 1985, requested that the Southeastern Wisconsin Regional Planning Commission assist the Village in the preparation of a park and open space plan—a plan which would provide recommendations concerning the preservation, acquisition, and development of needed park and open space lands in the Village. Acting in response to that request, and working under the direction of the Village Park and Recreation Board, the Commission staff has now completed the requested park and open space plan for the Village of Sussex.

This report describes that plan. It sets forth recommended park and open space preservation, acquisition, and development objectives and supporting standards relevant to the needs and values of the citizens of the Village; presents pertinent information on the supply of, and the need for, park, recreation, and related open space lands; and identifies the roles which the Village and other units and agencies of government, including the Waukesha County Park and Planning Commission, should play in meeting park and related open space needs in the Village.

Implementation of the plan presented in this report would, over time, provide for an integrated system of parks, open spaces, and recreation trails within the Village—a system that would serve to preserve and enhance the natural resource base while providing adequate opportunities for a wide range of high-quality recreational experiences. The importance of the implementation of this plan to the overall quality of life within the Village cannot be overemphasized. The Village and its immediate environs still contain many high-quality natural resource amenities, including rivers and streams, attractive and environmentally important woodlands and wetlands, and good wildlife habitat. These amenities, often taken for granted, are as irreplaceable as they are invaluable and, once lost, will be lost forever. Action taken now will not only preserve these amenities, and therefore the natural beauty and cultural heritage of the Village for all time, but will also facilitate the provision of a park and open space system that can provide the residents of the Village with the opportunity to participate in a wide variety of wholesome outdoor recreational activities close to home.

The Regional Planning Commission is pleased to have been able to be of assistance to the Village in planning this important program. The Commission stands ready, upon request, to assist the Village in presenting the information and recommendations contained in this report to the public and to elected officials for review and evaluation prior to implementation.

Sincerely,



Kurt W. Bauer  
Executive Director

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## Chapter I

### INTRODUCTION

Broadly defined, recreation is an activity or experience undertaken solely for the pleasure or satisfaction derived from it. Recreation can be experienced indoors or outdoors. It encompasses a wide variety of human activities ranging from rest and reflection to learning and teaching, from development of personal and social skills to meeting challenges and recovering from failures. Recreation is enjoyment and includes both mental and physical exercise, personal and interpersonal experience, and self-provided and socially observed entertainment. Although recreational preferences may vary from individual to individual, recreation occupies a necessary and significant place in every person's life. For purposes of this report, recreation will be viewed in a somewhat narrower framework as including only those recreational activities typically carried on outdoors.

A variety of parks and recreational facilities, including open space lands, should be provided to offer opportunities for participation in a wide range of active and passive recreational pursuits. The primary purpose of the park and open space plan for the Village of Sussex as herein presented, then, is to guide the preservation, acquisition, and development of land for park, outdoor recreation, and related open space purposes as needed to satisfy the recreational needs of the population of the Village, and to protect and enhance the underlying and sustaining natural resource base.

Because of the importance of both outdoor recreation sites and areas for natural resource protection, park and open space acquisition, development, and use have long been issues of concern to public officials and citizen leaders. On December 1, 1977, the Southeastern Wisconsin Regional Planning Commission adopted SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern

Wisconsin: 2000, which sets forth park and open space objectives together with a plan intended to guide the preservation, acquisition, and development of lands needed for outdoor recreation and the protection of the natural resource base of the seven-county Southeastern Wisconsin Region to the year 2000. The regional plan also recommends that each local unit of government refine and detail the regional plan as it relates to its area of jurisdiction. The Sussex Park and Recreation Board, on October 1, 1985, requested that the Regional Planning Commission assist the Village in the preparation of a park and open space plan for the Village. It is envisioned that the adoption of this plan by the Village Park and Recreation Board, Village Plan Commission, and Village Board will make the Village eligible to apply for and receive federal and state aids in partial support of the acquisition and development of needed park and open space sites and facilities within the Village.

The findings and recommendations of the requested park and open space planning effort, an effort carried out under the direction of the Village Park and Recreation Board, are set forth in this report. Chapter II of this report presents information about the Village pertinent to park and open space planning, including information on the resident population, the land use pattern, and the natural resource base of the Village, together with information on the existing park sites and open space lands within the Village. Chapter III presents the park and open space preservation, acquisition, and development objectives, principles, and supporting standards which served as the basis for the development of the park and open space plan for the Village. Chapter IV presents a description of park and open space needs in the Village, sets forth the recommended park and open space plan, and identifies the actions required to carry out the recommended plan.

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## Chapter II

### THE MAN-MADE AND NATURAL RESOURCE FEATURES OF THE VILLAGE OF SUSSEX

#### INTRODUCTION

An understanding of the important man-made and natural resource features of the Village of Sussex is essential to the preparation of a sound park and open space plan. This chapter presents information on the existing resident population, land use pattern, park and open space sites, and natural resource base of the Village of Sussex study area. The first section of this chapter describes certain pertinent characteristics of the study area, including the resident population size and distribution. The second section describes the existing residential and other urban land use development in the study area, and the third section presents pertinent data on the existing park and open space sites and facilities. The fourth and final section describes the environmental corridors and prime agricultural lands in the study area.

#### DESCRIPTION OF THE VILLAGE OF SUSSEX STUDY AREA

As shown on Map 1, the Village of Sussex study area is located in northeast Waukesha County. The study area encompasses about 16.0 square miles, and includes the southeastern portion of the Town of Lisbon, as well as the Village of Sussex. As shown on Map 1, the Village is bounded on all sides by the Town of Lisbon. The Village is 3.6 square miles in area, based on 1985 civil division boundaries, and encompasses about 23 percent of the study area.

The Village of Sussex is served by a well-developed highway transportation system. Important arterial streets and highways serving the Village include STH 74 and STH 164, as well as a network of county and local trunk highways. In addition, the Chicago & North Western Railway Company right-of-way traverses the study area.

Resident population levels are an important consideration in any park and open space planning effort. Data on the historic resident population of the Village are presented in Table 1 and shown in Figure 1. As indicated in

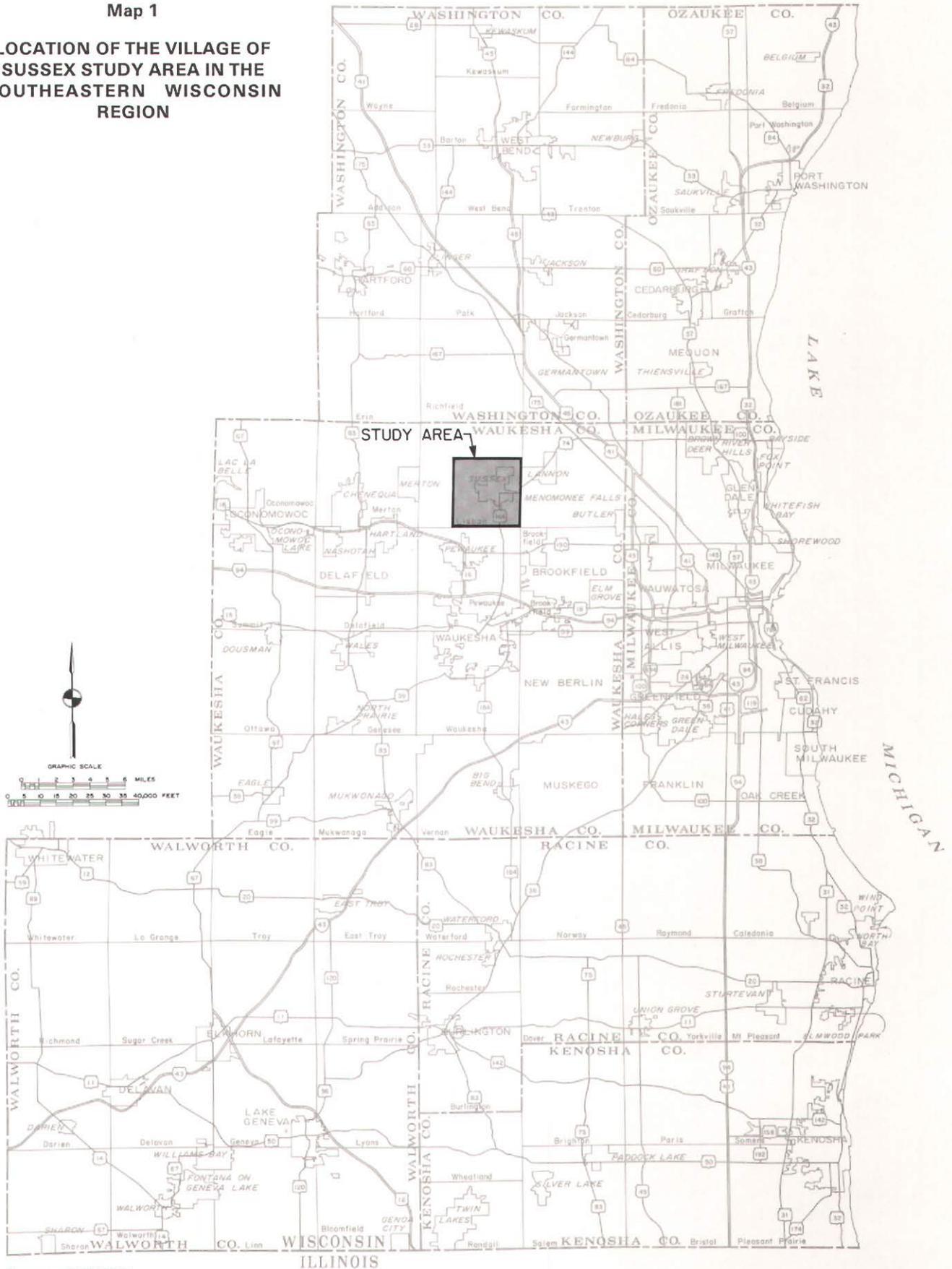
Table 1, the resident population of the Village of Sussex increased steadily between 1930 and 1960 from 496 persons in 1930, to 1,087 persons in 1960. Between 1960 and 1970 the population increased dramatically from 1,087 persons to 2,758 persons, a 154 percent increase. Between 1970 and 1980 the population continued to increase, but at a slower rate—from 2,758 persons to 3,482 persons, a 26 percent increase. The January 1, 1986 estimate of the resident population of the Village, prepared by the Wisconsin Department of Administration, was 4,106 persons. Within the 16-square-mile study area, the resident population in 1980 was 7,271 persons. Of this total, 3,482 persons, or 48 percent, resided in the Village of Sussex, while the remaining 3,789 persons, or 52 percent, resided in that portion of the Town of Lisbon located within the study area.

The location of urban residential development is another important consideration in any park and open space planning effort. The distribution of lands devoted to urban uses in the study area, including the Village of Sussex, in 1950 and selected succeeding years is shown on Map 2. In 1950 there was a small concentration of urban land uses, about 97 acres in size, located in the central portion of the Village. In the years after 1950, massive urban development occurred within the Village and the study area. As further shown on Map 2, by 1963 an additional 420 acres of land—a 433 percent increase over the 1950 urban development area—within the Village and to the east and south of the Village were developed for urban uses. By 1970, an additional 442 acres of land—an 86 percent increase over the 1963 urban development area—were developed for urban uses; and by 1980 an additional 811 acres—or 85 percent over the 1970 area—throughout the study area were developed for urban uses. By 1985, about an additional 235 acres, or 13 percent over the 1980 area, mostly within the Village, were developed for urban uses.

The amount of land devoted to the various types of land uses in the study area in 1985 is presented in Table 2. As indicated in Table 2, agricultural uses still accounted for about 5,809

Map 1

LOCATION OF THE VILLAGE OF  
SUSSEX STUDY AREA IN THE  
SOUTHEASTERN WISCONSIN  
REGION



Source: SEWRPC.

**Table 1**

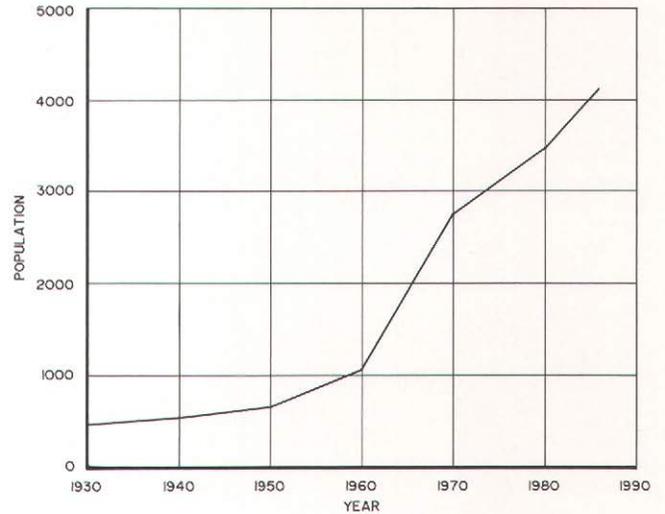
**POPULATION WITHIN THE VILLAGE OF SUSSEX: SELECTED YEARS 1930-1986**

Year	Total Population		
	Number	Change from Preceding Census	
		Absolute	Percent
1930	496	--	--
1940	548	52	10.5
1950	679	131	23.9
1960	1,087	408	60.1
1970	2,758	1,671	153.7
1980	3,482	724	26.3
1986	4,106	624	17.9

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

**Figure 1**

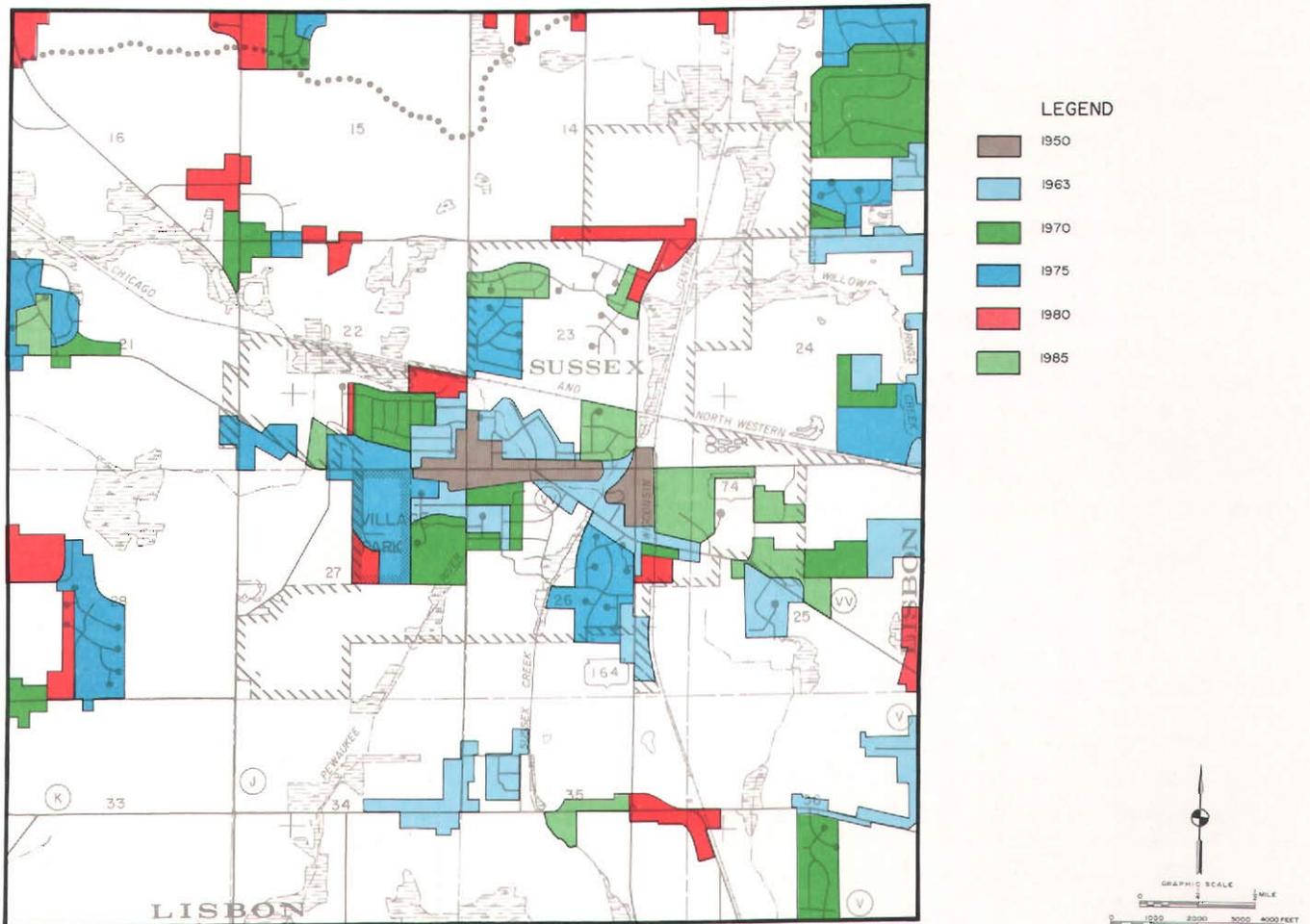
**POPULATION WITHIN THE VILLAGE OF SUSSEX: 1930-1986**



Source: U. S. Bureau of the Census; Wisconsin Department of Administration, and SEWRPC.

**Map 2**

**HISTORICAL URBAN GROWTH IN THE VILLAGE OF SUSSEX STUDY AREA: SELECTED YEARS 1950-1985**



Source: SEWRPC.

Table 2

EXISTING LAND USE IN THE VILLAGE OF SUSSEX STUDY AREA: 1985

Land Use Category	Village of Sussex				Unincorporated Portion of Study Area				Total Study Area		
	Acres	Percent of Subtotal	Percent of Village	Percent of Study Area	Acres	Percent of Subtotal	Percent of Unincorporated Area	Percent of Study Area	Acres	Percent of Subtotal	Percent of Study Area
<b>Urban</b>											
Residential . . . . .	388	45.7	16.8	3.8	994	63.5	12.5	9.7	1,382	57.3	13.5
Commercial . . . . .	14	1.7	0.6	0.1	16	1.0	0.2	0.2	30	1.2	0.3
Industrial . . . . .	45	5.3	1.9	0.4	40	2.6	0.5	0.4	85	3.5	0.8
Transportation . . . . .	248	29.2	10.7	2.4	369	23.6	4.6	3.6	617	25.6	6.0
Governmental and Institutional . . . . .	58	6.8	2.5	0.6	101	6.4	1.3	1.0	159	6.6	1.5
Recreational . . . . .	96	11.3	4.2	0.9	45	2.9	0.6	0.4	141	5.8	1.4
<b>Subtotal</b>	<b>849</b>	<b>100.0</b>	<b>36.7</b>	<b>8.2</b>	<b>1,565</b>	<b>100.0</b>	<b>19.7</b>	<b>15.3</b>	<b>2,414</b>	<b>100.0</b>	<b>23.5</b>
<b>Rural</b>											
Agricultural . . . . .	930	63.4	40.2	9.1	4,879	76.3	61.3	47.5	5,809	73.9	56.6
Woodlands . . . . .	71	4.8	3.1	0.7	352	5.5	4.4	3.4	423	5.4	4.1
Wetlands . . . . .	133	9.1	5.7	1.3	517	8.1	6.5	5.0	650	8.3	6.3
Other Open Lands . . . . .	332	22.7	14.3	3.2	644	10.1	8.1	6.3	976	12.4	9.5
<b>Subtotal</b>	<b>1,466</b>	<b>100.0</b>	<b>63.3</b>	<b>14.3</b>	<b>6,392</b>	<b>100.0</b>	<b>80.3</b>	<b>62.2</b>	<b>7,858</b>	<b>100.0</b>	<b>76.5</b>
<b>Total</b>	<b>2,315</b>	<b>--</b>	<b>100.0</b>	<b>22.5</b>	<b>7,957</b>	<b>--</b>	<b>100.0</b>	<b>77.5</b>	<b>10,272</b>	<b>--</b>	<b>100.0</b>

Source: SEWRPC.

acres, or 57 percent of the total study area. Other rural land uses, including woodlands, wetlands, and other open lands, combined encompassed 2,049 acres, or 20 percent of the study area. Thus in 1985, about 7,858 acres, or 77 percent of the study area, were still in rural uses. Residential lands accounted for 1,382 acres, or about 13 percent of the study area and 57 percent of the urban lands, while other urban uses combined covered about 1,032 acres, or 10 percent of the study area and 43 percent of the urban lands. Thus, about 2,414 acres, or 23 percent of the study area, were in urban uses in 1985.

As further indicated in Table 2, the Village of Sussex proper in 1985 encompassed about 2,315 acres, or about 23 percent of the study area. Of this total, about 1,466 acres, or about 63 percent, were still in rural uses. The remaining 849 acres, or 37 percent, were in urban uses, including residential uses encompassing about 388 acres, or about 17 percent of the area of the Village, and commercial, industrial, transportation, and other urban uses, combined encompassing about 461 acres, or about 20 percent of the area of the Village.

PARK AND OPEN SPACE SITES

Existing Park and Open Space Sites

An inventory of the existing park and open space sites and outdoor recreation facilities in the study area indicates that in 1988 there were 16 such sites, which together encompassed about 243 acres, or about 2 percent of the study area. As shown on Map 3 and indicated in Table 3, 15 sites and 239 acres—or 94 percent of the sites, and 98 percent of the area—were publicly owned. The remaining site encompassing four acres was privately owned.

As indicated in Table 4, in 1988 there were five baseball diamonds, one ice skating rink, seven playfields, eight playgrounds, four league softball diamonds, three sandlot softball diamonds, and 10 tennis courts located in outdoor recreation sites in the Sussex study area.

Village of Sussex Sites

In 1988, the Village of Sussex owned nine park and open space sites encompassing 110 acres, or about 5 percent of the area of the Village. As indicated in Table 5, the village-owned sites

ranged in size from the one-acre Grogan Tot Lot in the northwestern portion of the Village to the 75-acre Sussex Village Park in the southwestern portion of the Village. The locations of the village-owned sites are shown on Map 4. A description of each of the nine Village sites is presented below:

1. Grogan Tot Lot—Grogan Tot Lot is an urban open space site less than one acre in size located in the northwestern portion of the Village. A small children's play area is provided at the site.
2. Mammoth Quarry Beach—Mammoth Quarry Beach is a three-acre urban open space site located in the central portion of the Village. The site is leased by the Village, and a swimming beach is provided at the site.
3. Mapleway Park—Mapleway Park is a two-acre urban open space site located in the central portion of the Village. A children's play area and small playfield are provided at the site.
4. Prides Crossing Park—Prides Crossing Park is a seven-acre undeveloped neighborhood park located in the northern portion of the Village. The site encompasses an open field and a portion of a wooded isolated natural area. An additional three acres has been proposed for acquisition at this site.
5. Spring Green Park—Spring Green Park is a seven-acre neighborhood park located in the southern portion of the Village. A little league ball diamond, a playfield, and a children's play area are provided at the site. In addition, the site encompasses a portion of the wetlands within the secondary environmental corridor along Sussex Creek.
6. Stonefield Open Space Site—Stonefield open space site is a five-acre urban open space site located in the east-central portion of the Village.
7. Sussex Civic Center—Sussex Civic Center is a seven-acre neighborhood park located in the central portion of the Village. A children's play area, a league softball diamond, and a playfield are provided at the site. In addition, special community

facilities, including a senior center, teen center, and library, are provided at the site.

8. Sussex Village Park—Sussex Village Park is the community park and is located in the southwestern portion of the Village. The site is about 75 acres in size and provides a wide range of outdoor recreation facilities, including lighted ball diamonds, two tennis courts, children's play areas, picnic shelters, a fitness trail, and other facilities. A community building for indoor recreation programs is also provided at the site.
9. Village Land—An unnamed village-owned, three-acre urban open space site is located in the central portion of the Village. The site encompasses wetlands within the secondary environmental corridor along Sussex Creek.

## ENVIRONMENTAL CORRIDORS AND PRIME AGRICULTURAL LAND

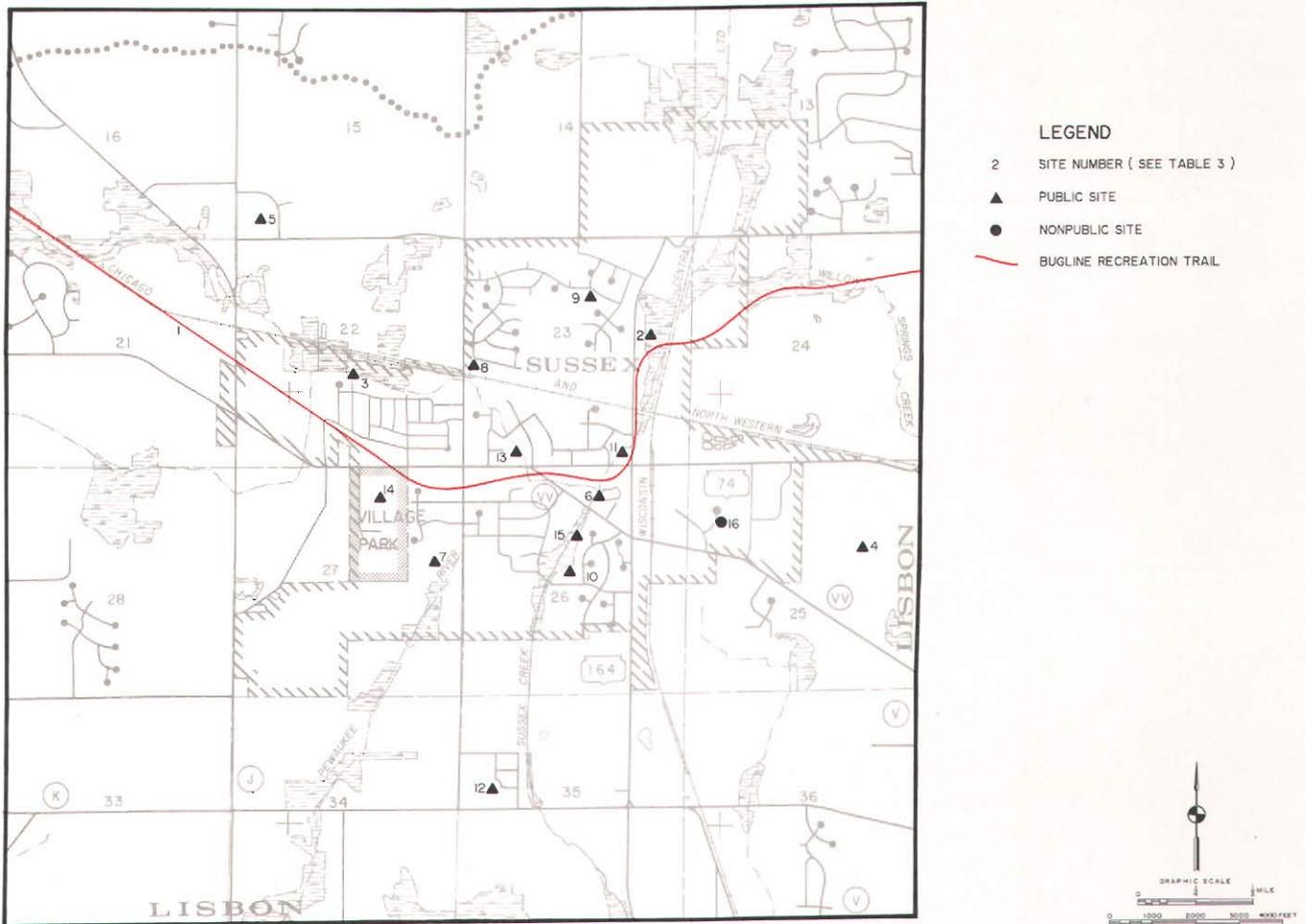
Ecological balance and natural beauty within an area are important determinants of the ability of that area to provide a pleasant and habitable environment for all forms of life and to maintain its social and economic well-being. Preservation of the most significant aspects of the natural resource base, including environmental corridors and prime agricultural lands, is therefore essential to the well-being of an area. This section presents a description of the environmental corridors and important agricultural lands in the Village of Sussex study area.

### Environmental Corridors

One of the most important tasks completed under the regional planning effort was the identification and delineation of those areas in southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur, and which therefore should be preserved and protected in essentially natural, open uses. Such areas normally include one or more of the following seven elements of the natural resource base, which are essential to the maintenance of both the ecological balance and the natural beauty of southeastern Wisconsin: 1) lakes, rivers and streams and their associated shorelands and floodlands; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high-relief topography.

### Map 3

#### PARK AND OPEN SPACE SITES IN THE VILLAGE OF SUSSEX STUDY AREA: 1988



Source: Village of Sussex Park and Recreation Board and SEWRPC.

While the foregoing elements make up integral parts of the natural resource base, there are five additional elements which, although not part of the natural resource base as such, are closely related to, or centered upon, that base, and are a determining factor in identifying and delineating areas with recreational, aesthetic, ecological, and cultural value. These five additional elements are: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) significant scenic areas and vistas; and 5) natural and scientific areas.

The delineation of these 12 natural resource and natural resource-related elements on a map

results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission.<sup>1</sup> Primary environmental corridors include a wide variety of the important resource and resource-related elements, and are at least 400 acres in size, two

<sup>1</sup>A detailed description of the process of refining the delineation of environmental corridors in southeastern Wisconsin is presented in *SEWRPC Technical Record, Volume 4, No. 2, pages 1 through 21.*

Table 3

## PARK AND OPEN SPACE SITES IN THE VILLAGE OF SUSSEX STUDY AREA: 1988

Site Name	Number on Map 3	Ownership	Acreage
<u>Public</u>			
Bugline Recreation Trail . . . . .	1	County	-- <sup>a</sup>
Cooling's Meadow . . . . .	2	County	16
Grogan Tot Lot . . . . .	3	Village	1
Hamilton High School and Templeton Middle School . . . . .	4	School District	80
Lisbon Fire Department Site . . . . .	5	Town	4
Mammoth Quarry Beach . . . . .	6	Village	3
Maple Elementary School . . . . .	7	School District	24
Mapleway Park . . . . .	8	Village	2
Prides Crossing Park . . . . .	9	Village	7
Spring Green Park . . . . .	10	Village	7
Stonefield Open Space Site . . . . .	11	Village	5
Stony C. Halquist Park . . . . .	12	Town	5
Sussex Civic Center . . . . .	13	Village	7
Sussex Village Park . . . . .	14	Village	75
Village Land . . . . .	15	Village	3
Subtotal	--	--	239
<u>Nonpublic</u>			
Quad-Graphics Athletic Field . . . . .	16	Private	4
Subtotal	--	--	4
Total	--	--	243

<sup>a</sup>The Bugline Recreation Trail is 14 miles in length, five miles of which are located in the study area. The trail is located over an abandoned railway right-of-way which generally has a width of about 75 feet. Thus, the area of the trail within the study area approximates 45 acres.

Source: Village of Sussex Park and Recreation Board and SEWRPC.

miles in length, and 200 feet in width. Secondary environmental corridors generally connect with the primary environmental corridors and are at least 100 acres in size and one mile in length.

In any discussion of environmental corridors and important natural features, it is important to point out that such features can assist in noise pollution abatement, water pollution abatement, and favorable climate modification. In addition, because of the many interacting relationships existing between living organisms and their environment, the destruction or deterioration of an important element of the total environment may lead to a chain reaction of deterioration and

destruction. The drainage of wetlands, for example, may have far-reaching effects, since such drainage may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and natural filtration and floodwater storage areas of interconnecting stream systems. The resulting deterioration of surface water quality may, in turn, lead to a deterioration of the quality of the groundwater which serves as the source of domestic, municipal, and industrial water supply, and upon which low flows of rivers and streams may depend. Similarly, the destruction of groundcover may result in soil erosion, stream siltation, more rapid runoff, and increased flooding, as well as the destruction of

Table 4

SELECTED OUTDOOR RECREATION FACILITIES IN THE VILLAGE OF SUSSEX STUDY AREA: 1988

Site Name	Number on Map 3	Number of Selected Facilities										Other Facilities
		Regulation Baseball Diamond	Basketball Goal	Ice-Skating Rink	Picnic Areas	Playfield	Playground	Softball Diamond (league)	Softball Diamond (sandlot)	Swimming Beach	Tennis Courts	
<b>Public</b>												
Bugline Recreation Trail	1	--	--	--	--	--	--	--	--	--	--	Recreation corridor, providing biking, hiking, and limited snowmobiling
Cooling's Meadow	2	--	--	--	--	--	--	--	--	--	--	Conservation area
Grogan Tot Lot	3	--	--	--	--	--	1	--	--	--	--	--
Hamilton High School and Templeton Middle School	4	2	6	--	--	1	--	--	--	--	8	Two soccer fields; one combination football/soccer field
Lisbon Fire Department Site	5	--	--	--	--	--	--	--	1	--	--	--
Mammoth Quarry Beach	6	--	--	--	--	--	--	--	--	1	--	Changing booths and diving platform
Maple Elementary School	7	--	2	--	--	1	1	--	--	--	--	--
Mapleway Park	8	--	--	--	--	1	1	--	--	--	--	--
Prides Crossing Park	9	--	--	--	--	--	--	--	--	--	--	Undeveloped park site
Spring Green Park	10	1	--	--	--	1	1	--	--	--	--	--
Stony C. Halquist Park	12	--	--	--	--	1	1	--	1	--	--	--
Sussex Civic Center	13	--	--	--	--	1	1	1	--	--	--	Senior center; library; teen center
Sussex Village Park	14	2	--	1	2	1	2	2	1	--	2	Two volleyball areas; community building; picnic shelter; concession stand; restrooms; storage building
Village Land	15	--	--	--	--	--	--	--	--	--	--	Conservation area
Subtotal	--	5	8	1	2	7	8	3	3	1	10	--
<b>Nonpublic</b>												
Quad-Graphics Athletic Field	16	--	--	--	--	--	--	1	--	--	--	--
Subtotal	--	--	--	--	--	--	1	--	--	--	--	--
<b>Total</b>	--	5	8	1	2	7	8	4	3	1	10	--

Source: Village of Sussex Park and Recreation Board and SEWRPC.

wildlife habitat. Although the effects of any one of the environmental changes may not in and of itself be overwhelming, the combined effects must eventually lead to a serious deterioration of the underlying and supporting natural resource base and of the overall quality of the environment for life. The need to maintain the integrity of the remaining environmental corridors and important natural resource features in the Sussex study area should thus be apparent.

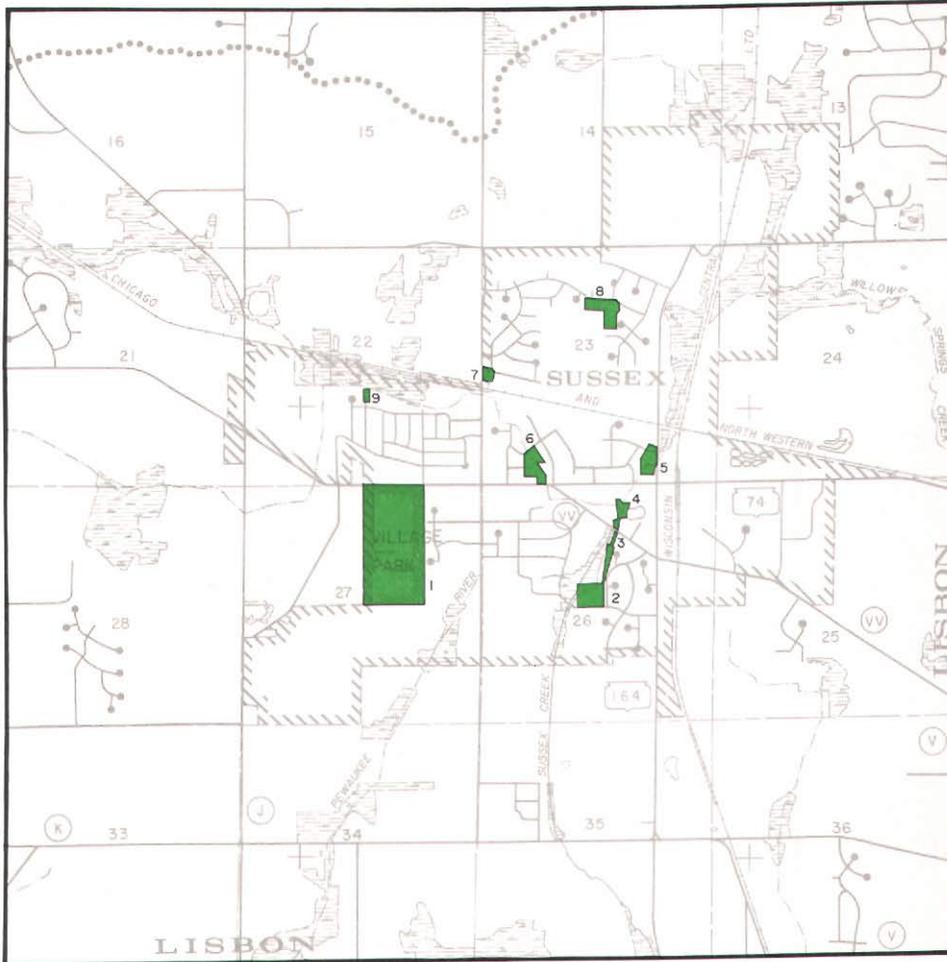
**Primary Environmental Corridors:** As shown on Map 5, the primary environmental corridors within the study area are located within and adjacent to the western and northwestern portions of the Village and in the southern portion of the study area. These corridors encompass a total area of about 331 acres, or about 3 percent of the study area. Of this total, about 65 acres, or 20 percent, are located in the Village of Sussex. The remaining 266 acres, or 80 percent, are located in the unincorporated portions of the study area. Of the total 331 acres of primary environmental corridors located in the study area, about five acres or 2 percent, are owned by Waukesha County in the Bugline Recreation Trail. The remaining 326 acres are held in nonpublic ownership.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat areas; and are, in effect, a composite of the best remaining residual elements of the natural resource base of the study area. These corridors have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses, and thereby from degradation and destruction, should be one of the principal objectives of the village park and open space plan. Their preservation in an essentially open, natural state—including park and open space uses, limited agricultural uses, and country estate-type residential uses—will serve to maintain a high level of environmental quality in the study area, protect its natural beauty, and provide valuable recreation opportunities.

**Secondary Environmental Corridors:** As shown on Map 5, secondary environmental corridors in the Village of Sussex study area are located along Sussex Creek and along certain intermittent streams, and encompass 661 acres, or about 6 percent of the study area. Of these 661 acres, about 215 acres or 33 percent, are located within the Village of Sussex. Furthermore, about 34

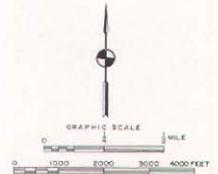
Map 4

VILLAGE PARK AND OPEN SPACE SITES: 1988



LEGEND

- 1 VILLAGE PARK
- 2 SPRING GREEN PARK
- 3 VILLAGE LAND
- 4 MAMMOTH QUARRY BEACH
- 5 STONEFIELD OPEN SPACE SITE
- 6 SUSSEX CIVIC CENTER
- 7 MAPLEWAY PARK
- 8 PRIDES CROSSING PARK
- 9 GROGAN TOT LOT



Source: Village of Sussex Park and Recreation Board and SEWRPC.

Table 5

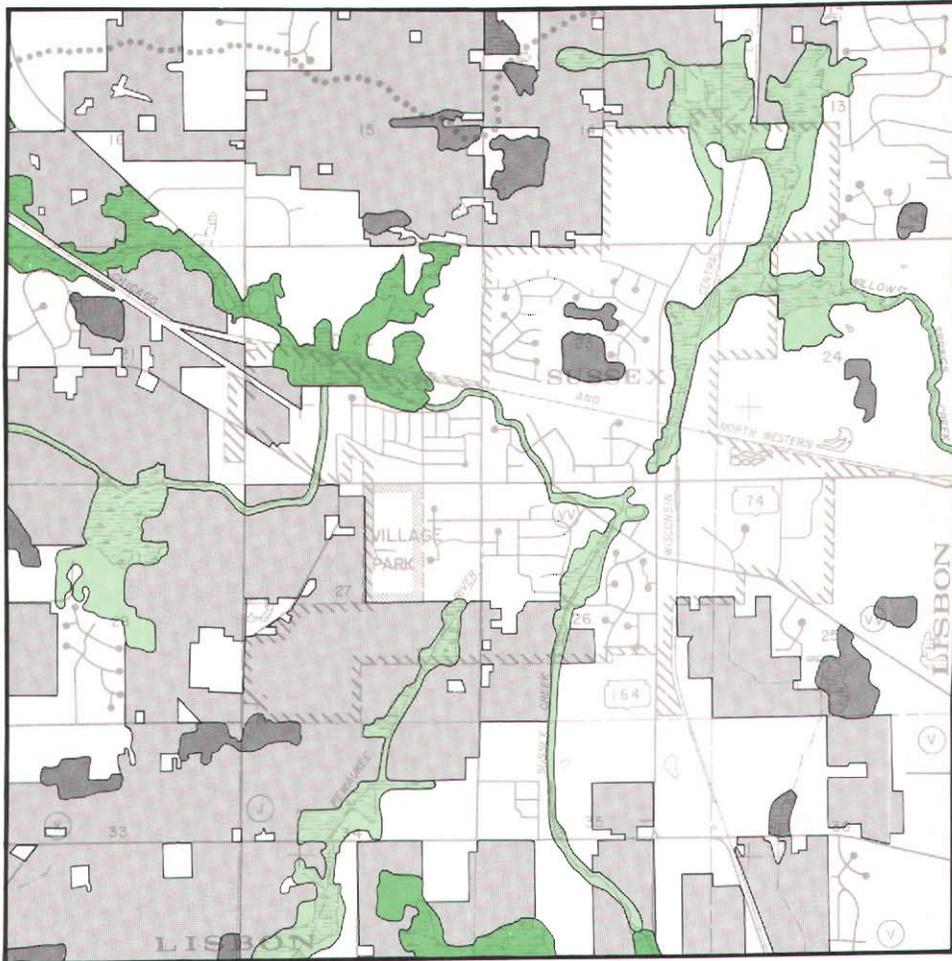
VILLAGE OF SUSSEX PARK SYSTEM: 1988

Site Name	Acreage	Site Description
Grogan Tot Lot . . . . .	1	Urban open space site
Mammoth Quarry Beach . . . . .	3	Urban open space site
Mapleway Park . . . . .	2	Urban open space site
Prides Crossing Park . . . . .	7	Undeveloped neighborhood park
Spring Green Park . . . . .	7	Neighborhood park
Stonefield Open Space Site . . . . .	5	Urban open space site
Sussex Civic Center . . . . .	7	Neighborhood park
Sussex Village Park . . . . .	75	Community park
Village Land . . . . .	3	Urban open space site
<b>Total</b> <b>9 Sites</b>	<b>110</b>	<b>--</b>

Source: Village of Sussex Park and Recreation Board and SEWRPC.

Map 5

**ENVIRONMENTAL CORRIDORS, ISOLATED NATURAL AREAS, AND PRIME AGRICULTURAL LANDS IN THE VILLAGE OF SUSSEX STUDY AREA**



Source: SEWRPC.

acres, or about 5 percent of the secondary environmental corridors in the study area, are held in public ownership, including about 12 acres in Cooling's Meadow, 9 acres within the Bugline Recreation Trail, 5 acres in Spring Green Park, 3 acres in the Stonefield open space site, 3 acres in the unnamed village site, and 2 acres in the Sussex Civic Center. The remaining 627 acres, or 95 percent, are held in nonpublic ownership.

The secondary environmental corridors are often remnants of primary environmental corridors which have been developed for intensive agricultural and urban purposes. Secondary environmental corridors facilitate surface water

drainage, maintain pockets of natural resource features, and provide corridors for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. Such corridors, while not as important as the primary environmental corridors, should also be preserved in essentially open, natural uses as development proceeds within the study area, particularly when the opportunity is presented to incorporate the corridors into urban stormwater detention areas, associated drainageways, and neighborhood parks.

Isolated Natural Features: In addition to the environmental corridors, other small pockets of natural resource base elements exist within the

study area. These pockets are isolated from the environmental corridors by urban development or agricultural use, and, although separated from the environmental corridor network, have important natural values. Isolated natural areas may provide the only available wildlife habitat in an area, provide good locations for local parks and natural areas, and lend unique and aesthetic character and natural diversity to an area. As shown on Map 5, isolated natural areas are located throughout the study area and encompass 269 acres, or about 3 percent of the study area. Of this total, 35 acres, or about 13 percent, are located within the Village of Sussex. Of the total 269 acres within the study area, only three acres, or 1 percent, were held in public ownership—all of which were located in Prides Crossing Park. The remaining 263 acres within the study area were held in nonpublic ownership.

#### Prime Agricultural Land

For planning purposes it is useful to distinguish between prime agricultural lands and other farming areas. Prime agricultural lands are those lands which, in terms of farm size and soil characteristics, are best suited for the production of food and fiber. The Regional Planning Commission has defined prime agricultural land as areas containing farm units which meet the following criteria: 1) the farm unit must be at least 35 acres in area; 2) at least 50 percent of the farm unit must be covered by soils which

meet U. S. Soil Conservation Service standards for national prime farmland or farmland of statewide importance; and 3) the farm unit should be located in a block of farmland of at least 100 acres in size. The Waukesha County Park and Planning Commission, using these same criteria for the identification of prime agricultural lands, prepared a preservation plan for farmlands in Waukesha County, including those farmlands in the Village of Sussex study area. This plan, documented in Waukesha County Agricultural Land Preservation Plan, 1981, was adopted by the County in 1984. Prime agricultural lands within the study area identified in this plan are shown on Map 5. In 1985, these areas encompassed about 3,544 acres, or about 35 percent of the planning area. Of this total, about 296 acres, or about 8 percent, were located in the Village of Sussex.

A number of important public purposes are served through the preservation of prime agricultural lands. Such public purposes include the maintenance of agricultural reserves, energy conservation, the maintenance of open space, the protection of environmentally significant areas, the control of public costs, the preservation of the local economic base, and the preservation of the rural lifestyle. Recommendations regarding the preservation of prime agricultural lands in the study area are presented in Chapter IV of this report.

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## Chapter III

### PARK AND OPEN SPACE PRESERVATION, ACQUISITION, AND DEVELOPMENT OBJECTIVES, PRINCIPLES, AND STANDARDS

#### INTRODUCTION

Planning is a rational process for formulating objectives and, through the preparation and implementation of plans, meeting those objectives. The formulation of objectives, therefore, is an essential task which must be undertaken before plans can be prepared. The Regional Planning Commission, as part of the regional park and open space planning program completed in 1977, formulated a comprehensive set of park and related open space preservation, acquisition, and development objectives. Because the study viewed all park and open space facilities as an integral part of an area-wide system, the objectives addressed community and neighborhood, as well as regional, park and open space facilities. This chapter sets forth the park and open space objectives which will guide the formulation of a park and open space plan for the Village of Sussex.

#### PARK AND OPEN SPACE OBJECTIVES

The following seven park and open space preservation, acquisition, and development objectives were originally formulated under the regional park and open space planning program, and were adapted to and utilized in the development of the park and open space plan for the Village of Sussex.

1. The provision of an integrated system of public outdoor recreation sites and related open space areas which will afford the resident population of the Village adequate opportunities to participate in a wide range of outdoor recreation activities.
2. The provision of sufficient outdoor recreation facilities to afford the resident population of the Village adequate opportunities to participate in intensive nonresource-oriented outdoor recreation activities.
3. The provision of sufficient outdoor recreation facilities to afford the resident population of the Village adequate opportunities

to participate in intensive resource-oriented outdoor recreation activities.

4. The provision of sufficient outdoor recreation facilities to afford the resident population of the Village adequate opportunities to participate in extensive land-based outdoor recreation activities.
5. The provision of sufficient surface water access areas to afford the resident population of the Village adequate opportunities to participate in extensive water-based outdoor recreation activities consistent with safe and enjoyable inland lake and river use and the maintenance of adequate water quality.
6. The preservation of sufficient lands in essentially natural, open uses to assure the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being and environmental quality of the Village.
7. The efficient and economical satisfaction of outdoor recreation and related open space needs, meeting all other objectives at the lowest possible cost.

Complementing each of the foregoing specific park and open space preservation, acquisition, and development objectives is a planning principle and a set of planning standards. These are set forth in Appendix A, which sets forth the regional park and open space objectives, principles, and standards, and serve to facilitate the quantitative application of the objectives in plan design, test, and evaluation. It should be noted that while the attainment of all objectives is considered desirable to provide the residents of the Village of Sussex with the fullest possible opportunity for high-quality recreational experiences, the responsibility for providing the necessary parks, open space land, and associated recreational facilities rests with the private sector as well as the public sector, the latter composed of the various levels, units, and agencies of government operating in the Sussex

area. In this regard, under the adopted regional park and open space plan, the responsibility for the provision of open space, large resource-oriented parks, recreation corridors, and resource-oriented recreational facilities is delegated to state and county units of government,

while the responsibility for the provision of smaller community and neighborhood parks and associated intensive nonresource-oriented recreation facilities and for the protection of certain natural features within their area of jurisdiction is delegated to local units of government.

## Chapter IV

### RECOMMENDED PLAN

#### INTRODUCTION

The primary purpose of the park and open space planning program for the Village of Sussex is the preparation of a sound and workable plan to guide the acquisition and development of lands and facilities needed to satisfy the outdoor recreation demands of the resident population of the Village, and to protect and enhance the underlying and sustaining natural resource base. Important preliminary steps in the development of such a plan are a determination of the probable size and distribution of the population to be served with park and open space sites and facilities, a determination of the quantity and type of outdoor recreation sites and facilities needed to satisfy the future recreation demands of this population, and a determination of the quantity and type of open space sites needed to protect and enhance the underlying and sustaining natural resource base.

Chapter III of this report presented the park and open space preservation, acquisition, and development objectives, principles, and standards, and indicated that there are different types of park and open space objectives to be attained by different levels of government—namely, resource-oriented outdoor recreation objectives requiring the provision of large parks, trail facilities, and water access facilities for activities such as hunting, fishing, and boating, and logically the responsibility of the state and county levels of government; nonresource-oriented outdoor recreation objectives requiring the provision of smaller parks for activities such as softball, tennis, soccer, and children's playground activities, and logically the responsibility of the local level of government; and natural resource base preservation objectives to protect important natural resource features, such as environmental corridors, isolated natural areas, and prime agricultural lands, logically the responsibility of all levels of government. The Regional Planning Commission's regional park and open space plan includes recommendations for the attainment of regional or areawide resource-oriented outdoor recreation objectives and of natural resource base preservation objectives. The first part of this chapter, therefore, summarizes the areawide plan recommendations for resource-

oriented outdoor recreation sites and facilities, the protection of the environmental corridors and isolated natural areas, and the protection of prime agricultural lands. The second section of the chapter describes future population levels and distribution anticipated for the Village of Sussex, identifies the need for local village park and open space sites and facilities, and sets forth the recommended park plan for the Village. The third section of the chapter outlines the steps required to implement the recommended plan.

#### AREAWIDE CONSIDERATIONS

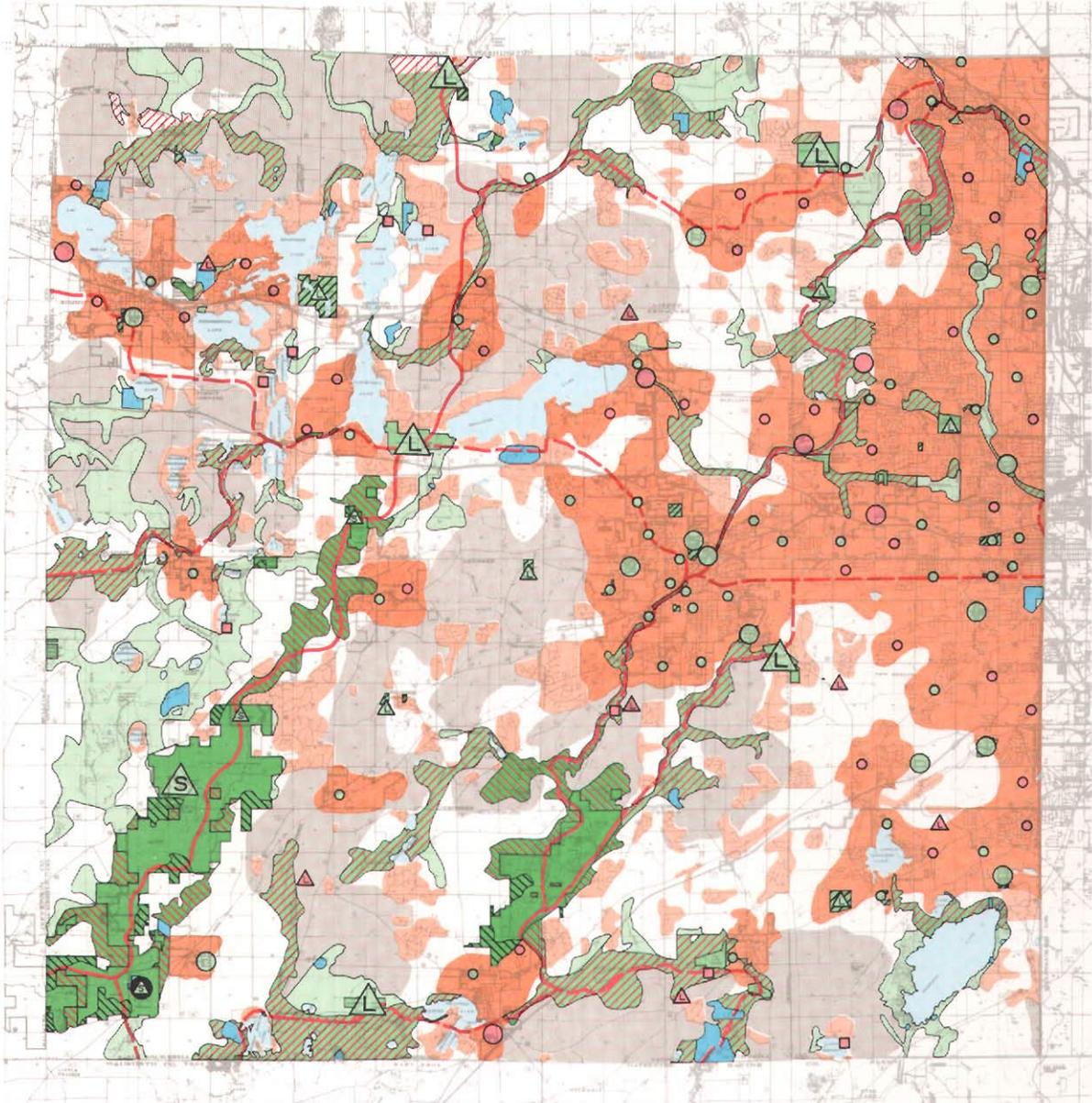
The regional park and open space plan contains recommendations which, if implemented, would provide residents of Waukesha County, including residents of the Village of Sussex, opportunities to participate in a wide range of resource-oriented outdoor recreation activities. The recommendations are concerned with the provision of major parks, which provide opportunities for intensive resource-oriented outdoor recreation activities such as camping, swimming, and picnicking; the provision of recreation corridors, which provide opportunities for various trail-oriented outdoor recreation activities, including hiking, biking, and ski touring; and the provision of water access facilities. In addition, the plan contains recommendations for the preservation of environmentally and economically important lands, including primary environmental corridors and prime agricultural lands. A summary of the recommendations contained in the regional plan as it relates to Waukesha County is presented on Map 6.<sup>1</sup>

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<sup>1</sup>*The Regional Planning Commission staff, in cooperation with the staff of the Waukesha County Park and Planning Commission, is in the process of updating the regional park and open space plan. Upon completion and adoption by the Regional Planning Commission, the Waukesha County Park and Planning Commission, and the Waukesha County Board, this plan update will serve as an amendment to the initial plan. This plan is anticipated to include the refined delineation of environmental corridors and prime agricultural lands in Waukesha County.*

Map 6

ADOPTED REGIONAL PARK AND OPEN SPACE PLAN  
AS IT RELATES TO WAUKESHA COUNTY: 2000



**LEGEND**

**OPEN SPACE PRESERVATION ELEMENT**

**PRIMARY ENVIRONMENTAL CORRIDOR COMPONENT**

- EXISTING STATE OWNERSHIP
- EXISTING LOCAL OWNERSHIP
- EXISTING COMPATIBLE PRIVATE OUTDOOR RECREATION USE (PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION)
- PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION
- PROPOSED STATE OWNERSHIP
- PROPOSED LOCAL OWNERSHIP

**PRIME AGRICULTURAL LAND COMPONENT**

- PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

**OUTDOOR RECREATION ELEMENT**

**RESOURCE ORIENTED COMPONENT**

**MAJOR PUBLIC PARK SITE—TYPE I (250 OR MORE ACRES)**

- EXISTING STATE OWNERSHIP
- EXISTING LOCAL OWNERSHIP

**OTHER PUBLIC PARK SITE—TYPE II (100-249 ACRES)**

- EXISTING STATE OWNERSHIP
- EXISTING LOCAL OWNERSHIP
- PROPOSED STATE OWNERSHIP
- PROPOSED LOCAL OWNERSHIP

**RECREATION CORRIDOR (TRAIL)**

- PROPOSED STATE RESPONSIBILITY
- PROPOSED LOCAL RESPONSIBILITY

**PROPOSED RECREATIONAL BOATING WATER ACCESS POINT**

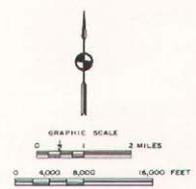
- MAJOR INLAND LAKE OR RIVER

**URBAN ORIENTED COMPONENT**

- EXISTING OR PLANNED URBAN DEVELOPMENT REQUIRING TYPE III AND TYPE IV PUBLIC PARK SITES
- MAJOR PUBLIC PARK SITE—TYPE III (25-99 ACRES)
  - EXISTING
  - PROPOSED
- OTHER PUBLIC PARK SITE—TYPE IV (5-24 ACRES)
  - EXISTING
  - PROPOSED

**OTHER OUTDOOR RECREATION SITE OR LAND USE**

- EXISTING MAJOR SPECIAL PURPOSE STATE OUTDOOR RECREATION SITE
- EXISTING OTHER STATE OUTDOOR RECREATION OR OPEN SPACE SITE
- EXISTING OTHER LOCAL OUTDOOR RECREATION OR OPEN SPACE SITE
- OTHER EXISTING URBAN DEVELOPMENT
- OTHER RURAL LAND
- WATER



Source: SEWRPC.

### Major Parks and Trail Facilities

The regional plan recommends that the state and county levels of government assume responsibility for the provision of major parks.<sup>2</sup> The regional plan recommends that the Wisconsin Department of Natural Resources and Waukesha County provide a total of 21 major outdoor recreation sites in the County. Three major parks—Menomonee Park, Ryan Park, and Wanaki Golf Course—are located adjacent to the study area. Menomonee Park, a 397-acre county-owned site providing swimming, picnicking, camping, and other facilities, is located partially in the Village of Menomonee Falls and partially in the Village of Lannon northeast of the study area; Ryan Park, an undeveloped 117-acre county-owned site, is located partially in the Town of Lisbon and partially in the Town of Pewaukee southwest of the study area; and Wanaki Golf Course, a 152-acre county-owned golf course, is located in the Village of Menomonee Falls southeast of the study area. It is anticipated that the state- and county-owned major parks in the County, including Menomonee and Ryan Parks and the Wanaki Golf Course, would provide adequate opportunities for intensive resource-oriented outdoor recreation activities for the residents of Waukesha County, including the residents of the Village of Sussex.

The regional plan also recommends that the State and County provide about 146 miles of recreational trail facilities within a system of recreation corridors.<sup>3</sup> Within Waukesha County, one recreation corridor segment—the county-owned Bugline Recreation Trail—traverses the

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<sup>2</sup>Major parks (or Type I and Type II parks) are defined as large, public, general-use outdoor recreation sites which provide opportunities for such resource-oriented activities as camping, golfing, picnicking, and swimming, and have a large area containing significant natural resource amenities.

<sup>3</sup>A recreation corridor is defined as a trail at least 15 miles in length located within areas of scenic, scientific, historic, or other cultural interest, and providing opportunities for such linear outdoor recreation activities as biking, hiking, horseback riding, nature study, and ski touring.

study area and provides, within the study area, about five miles of trails for hiking and biking. It is anticipated that the recreation corridors in the County will provide adequate opportunities for participation in trail-oriented outdoor recreation activities for the residents of the County, including the residents of the Village of Sussex.

### Open Space Preservation

The location and extent of the important open space lands in the study area—including primary and secondary environmental corridors, isolated natural areas, and prime agricultural lands—are described in Chapter II of this report. It is recommended that these open space lands be preserved in order to maintain a high level of environmental quality in the area, and protect the natural beauty of the area, as well as provide valuable recreation activities for residents. Such preservation would also help to avoid the creation of serious and costly environmental and developmental problems.

## VILLAGE CONSIDERATIONS

Local units of government, including the Village of Sussex, are responsible for providing intensive nonresource-oriented sites and facilities, such as village parks providing ball diamonds, children's play areas, and tennis courts. The need to provide village parks and outdoor recreation facilities is dependent upon both the existing and probable future size and distribution of the resident population of the Village. This section, therefore, describes such population levels and distribution in the Village, identifies the need for local parks and outdoor recreation facilities, and sets forth the plan for the acquisition and development of village parks and facilities.

### Existing and Probable Future Population Levels and Distribution

The need for outdoor recreation sites and facilities is defined, for purposes of this report, as the shortfall in the number and areas of such sites, and in the number and type of such facilities, as indicated by a comparison of the existing supply of such sites and facilities with the existing and probable future demand for such sites and facilities. The existing supply of recreation sites and facilities is described in Chapter II of this report. The existing and anticipated future demand for recreation sites and facilities was determined by applying the adopted planning

standards presented in Chapter III of this report to the existing and probable future resident population levels of the Village of Sussex. The adopted park and open space planning standards specify requirements for the quantity and spatial distribution of outdoor recreation sites and facilities. The application of these standards to the existing and anticipated future population levels in the Village provides an estimate of the existing and probable future demand for specific types of outdoor recreation sites and facilities. This demand, when compared with the existing supply of such sites and facilities, yields an estimate of the existing and probable future need. Because the existing and probable future population level and distribution within the Village are important determinants of existing and probable future outdoor recreation needs, data on the existing and future size and distribution of the population are required.

A comprehensive land use plan has been prepared for the Village of Sussex for the design year 2000. The recommended plan, as well as a description of the planning process and the recommended plan implementation mechanisms, is set forth in SEWRPC Community Assistance Planning Report No. 51, A Land Use Plan for the Village of Sussex: 2000, and is summarized graphically on Map 7. The plan design year 2000 population size and distribution presented in this report are derived from the comprehensive land use plan. Under the plan, it was envisioned that the design year population of the Village of Sussex urban service area would be about 10,800 persons, an increase of about 6,700 persons, or 163 percent, over the estimated 4,100 persons within the Village in 1986.

The estimated year 2000 population of 10,800 within the Sussex urban service area is somewhat higher than the 8,100 persons envisioned in the regional plans to be located in the same Sussex urban service area. However, the Commission has prepared land use and population forecasts for a series of possible alternative futures in an attempt to deal with many of the uncertainties that affect population size and distribution. Under a future that would envision a stable or slightly declining regional growth with a decentralized land use pattern, the Sussex urban service area population in the year 2000 could be as low as 4,500. At the opposite extreme is a future that would envision moderate population growth in the Region, together with a

decentralized land use pattern. This future would result in an estimated population in the Sussex urban service area of 10,800. The land use plan population is therefore at the high end of the range of alternative future population forecasts.

In addition to information on the overall size of the anticipated future population of the Sussex urban service area, information on population distribution—both existing and planned future—is important to a determination of existing and probable future outdoor recreation needs, including the need for neighborhood and community parks and for outdoor recreational facilities such as ball diamonds, playgrounds and tennis courts. The 1985 land use inventory, as presented in Chapter II of this report, served as the basis for the identification of the location and extent of the existing urban service area. This area is shown on Map 8 and encompasses the developed land located within the corporate limits of the Village in 1985, as well as small concentrations of urban uses adjacent to the Village. As already noted, the population of this urban service area of the Village in 1986 was estimated at 4,100 persons.

As already noted, the plan design year population would be about 10,800 persons. The additional urban residential areas which would generally require urban recreation sites and facilities by the plan design year are also shown on Map 8. Urban parks and outdoor recreation facilities would be provided only for the existing and planned urban residential areas shown on Map 8.

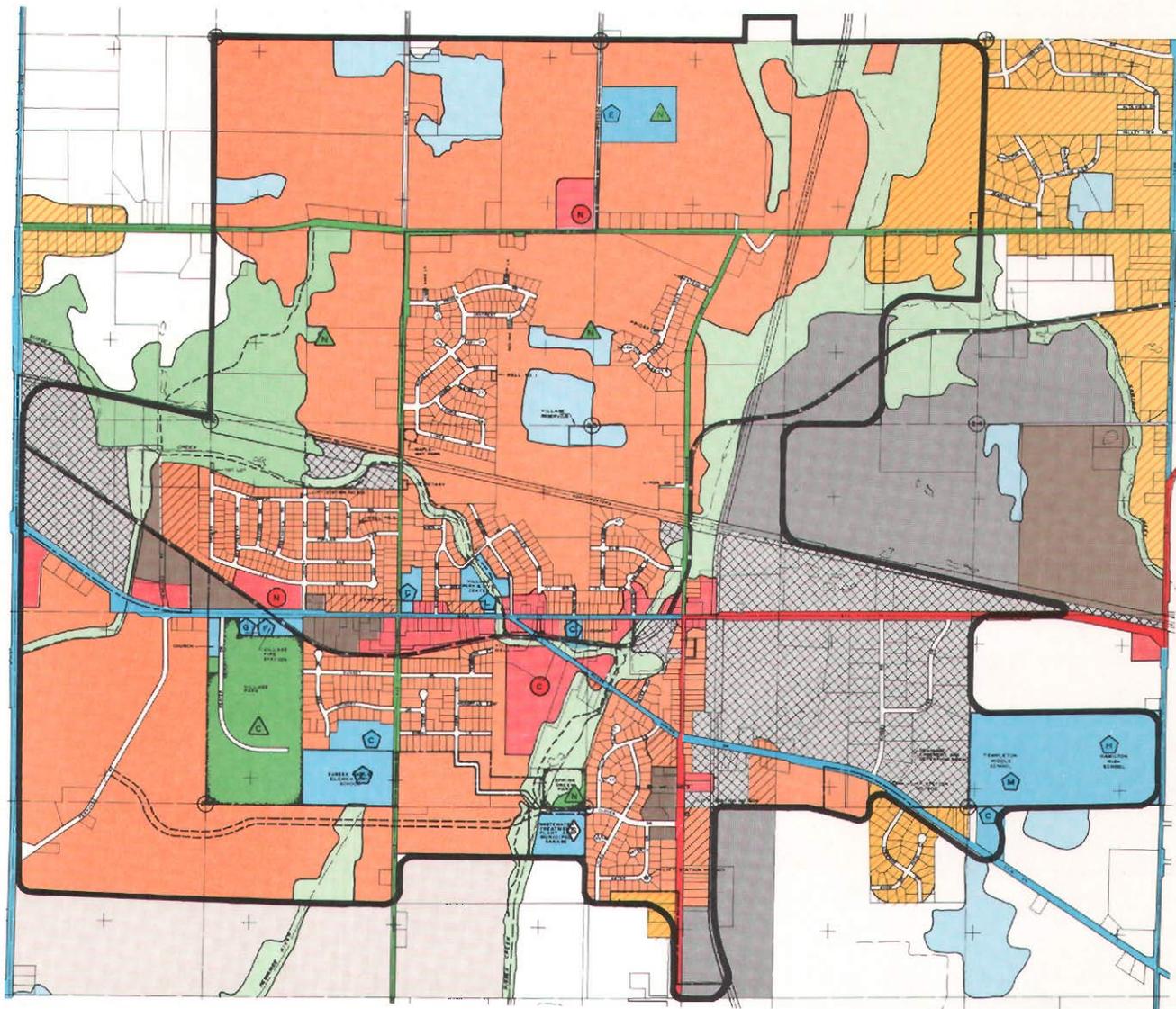
#### Outdoor Recreation Site and Facility Needs

The park and open space acquisition and development objectives, as presented in Chapter III of this report, are concerned with the provision of adequate outdoor recreation sites and facilities for the resident population. The accompanying standards, as set forth in Appendix A of this report under Objectives No. 1 and 2, specify per capita acreage and accessibility requirements for urban outdoor recreation sites and facilities.

Park and open space development Objective No. 1 calls for the provision of an integrated system of public parks and related open space areas which will offer the resident population adequate opportunities to participate in a wide variety of outdoor recreation activities. The system to be provided under this objective includes parks and other public outdoor recrea-

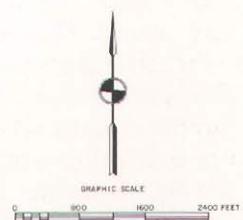
Map 7

PLANNED LAND USE FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA AND ENVIRONS: 2000



LEGEND

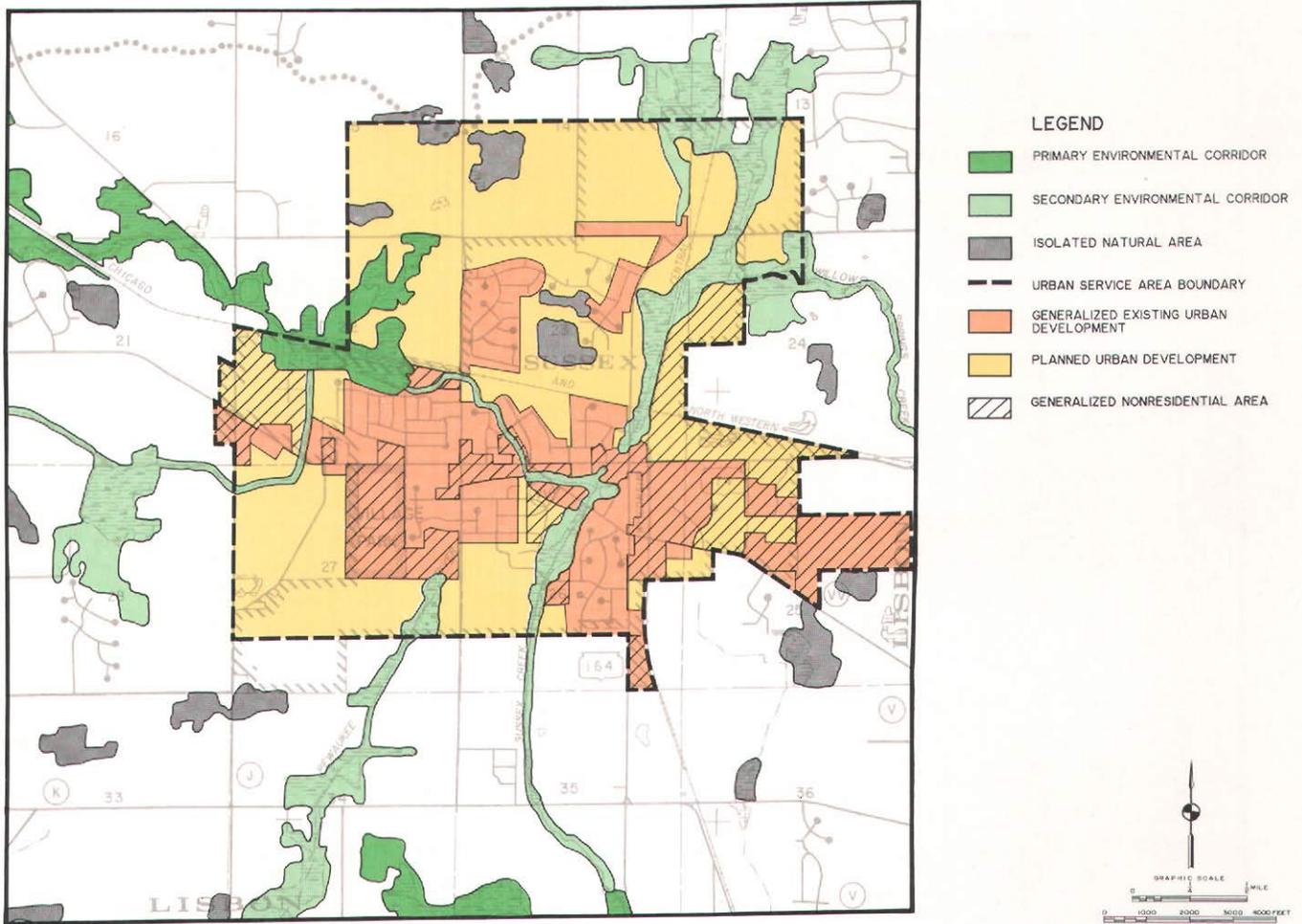
- |   |  |   |  |
|---|--|---|--|
|  | LOW DENSITY RESIDENTIAL DEVELOPMENT<br>(0.7-2.2 DWELLING UNITS PER NET ACRE)         |  | ISOLATED NATURAL AREA                      |
|  | MEDIUM DENSITY RESIDENTIAL DEVELOPMENT<br>(2.3-4.3 DWELLING UNITS PER NET ACRE)      |  | PRIME AGRICULTURAL LAND                    |
|  | HIGH-MEDIUM DENSITY RESIDENTIAL DEVELOPMENT<br>(4.4-6.9 DWELLING UNITS PER NET ACRE) |  | OTHER AGRICULTURAL AND RURAL LAND          |
|  | HIGH DENSITY RESIDENTIAL DEVELOPMENT<br>(7.0-17.9 DWELLING UNITS PER NET ACRE)       |  | WATER                                      |
|  | COMMERCIAL DEVELOPMENT<br>N NEIGHBORHOOD RETAIL CENTER<br>C COMMUNITY RETAIL CENTER  |  | GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT |
|  | LIGHT INDUSTRIAL AND WHOLESALE DEVELOPMENT   | C   | CHURCH                                     |
|  | HEAVY INDUSTRIAL AND EXTRACTIVE DEVELOPMENT  | F   | FIRE STATION                               |
|  | RECREATIONAL<br>N NEIGHBORHOOD PARK<br>C COMMUNITY PARK                              | G   | VILLAGE HALL AND POLICE STATION            |
|  | LOCAL PEDESTRIAN TRAIL   | L   | LIBRARY AND COMMUNITY CENTER               |
|  | WAUKESHA COUNTY HIKING AND BIKING TRAIL  | E   | ELEMENTARY SCHOOL                          |
|  | PRIMARY ENVIRONMENTAL CORRIDOR   | M   | MIDDLE SCHOOL                              |
|  | SECONDARY ENVIRONMENTAL CORRIDOR   | H   | HIGH SCHOOL                                |
|   |  |  | SEWAGE TREATMENT PLANT                     |
|   |  |  | LIMITS OF THE YEAR 2000 URBAN SERVICE AREA |
|   |  |   | STREETS AND HIGHWAYS                       |
|   |  |  | STATE TRUNK NONFREEWAY (ARTERIAL)          |
|   |  |  | COUNTY TRUNK (ARTERIAL)                    |
|   |  |  | LOCAL TRUNK (ARTERIAL)                     |
|   |  |  | PROPOSED COLLECTOR                         |



Source: SEWRPC.

Map 8

EXISTING AND PLANNED DEVELOPMENT WITHIN THE VILLAGE OF SUSSEX URBAN SERVICE AREA



Source: SEWRPC.

tion sites in urban areas. Urban parks and outdoor recreation sites which provide facilities for intensive nonresource-oriented recreation activities have been termed “general-use” outdoor recreation sites. Type III general-use sites range in size from 25 to 99 acres and generally have a communitywide service radius, while Type IV general-use sites are less than 25 acres in size and have a neighborhoodwide service area. Such sites typically provide opportunities for nonresource-oriented activities, such as baseball, softball, and tennis. These sites generally attract users from a small service area and are provided primarily to meet the outdoor recreation demand of residents of urban areas. The per capita and accessibility standards for public community and neighborhood sites are appropriately applied only to the population of the Sussex urban service area.

Urban Site Per Capita and Accessibility Needs: There are two kinds of public general-use sites—parks and public school-owned playgrounds and playfields. Although not generally perceived as parks, school outdoor recreation sites provide areas for the pursuit of intensive nonresource-oriented recreation activities in urban areas. As indicated in Table 6, application of the standard acreage requirements to the existing 1986 and plan design year 2000 urban service area population indicates that such requirements are generally met by the existing outdoor recreation sites in the urban service area.

Urban areas may have a need for additional urban parks if the spatial distribution of existing parks does not provide sufficient access for residents of the urban service area. Accordingly, in order to determine which portions of the

Table 6

PER CAPITA ACREAGE REQUIREMENTS FOR URBAN  
OUTDOOR RECREATION SITES IN THE SUSSEX URBAN SERVICE AREA

Public General Use Outdoor Recreation Sites	Minimum Standard Net Acreage Requirement (acres per 1,000 persons) <sup>a</sup>	Existing Net Acres	Per Capita Acreage Requirements			
			1986 (existing urban population: 4,106)		Plan Design Year 2000 (planned urban population: 10,800)	
			Net Acreage Requirement <sup>d</sup>	Net Acreage Need <sup>e</sup>	Net Acreage Requirement <sup>d</sup>	Net Acreage Need <sup>e</sup>
Parks	3.9	82 <sup>b</sup>	16.0	--	42.1	--
Schools	2.5	45 <sup>c</sup>	10.3	--	27.0	--

<sup>a</sup>Standard per capita acreage requirements are set forth under Objective No. 1 in Appendix A.

<sup>b</sup>This total includes the acreage of only the two developed urban parks in the Village—Sussex Village Park (75 acres) and the Sussex Civic Center (7 acres).

<sup>c</sup>This total includes the acreage of only the school lands used for outdoor recreation facilities.

<sup>d</sup>The acreage requirement for public, general-use outdoor recreation sites was determined by multiplying the standard acreage requirement times the appropriate population in thousands of persons.

<sup>e</sup>Acreage need was determined by subtracting the existing acres from the acreage requirement. If the remainder was a negative number, the minimum acreage requirement was exceeded, and no per capita acreage need was identified.

Source: SEWRPC.

Sussex urban service area lack adequate access to urban parks, appropriate service areas are delineated around existing parks for both the existing urban service area and the plan design year 2000 urban service area. The existing and planned urban residential portions of the Sussex urban service area not adequately served are thus identified.

According to standards prescribed under Objective No. 1, community parks (Type III parks)—those parks ranging in size from 25 to 99 acres and providing community-oriented facilities such as baseball diamonds, softball diamonds, and swimming pools—should be provided within two miles of each resident of an urban area having a population greater than 7,500 persons.

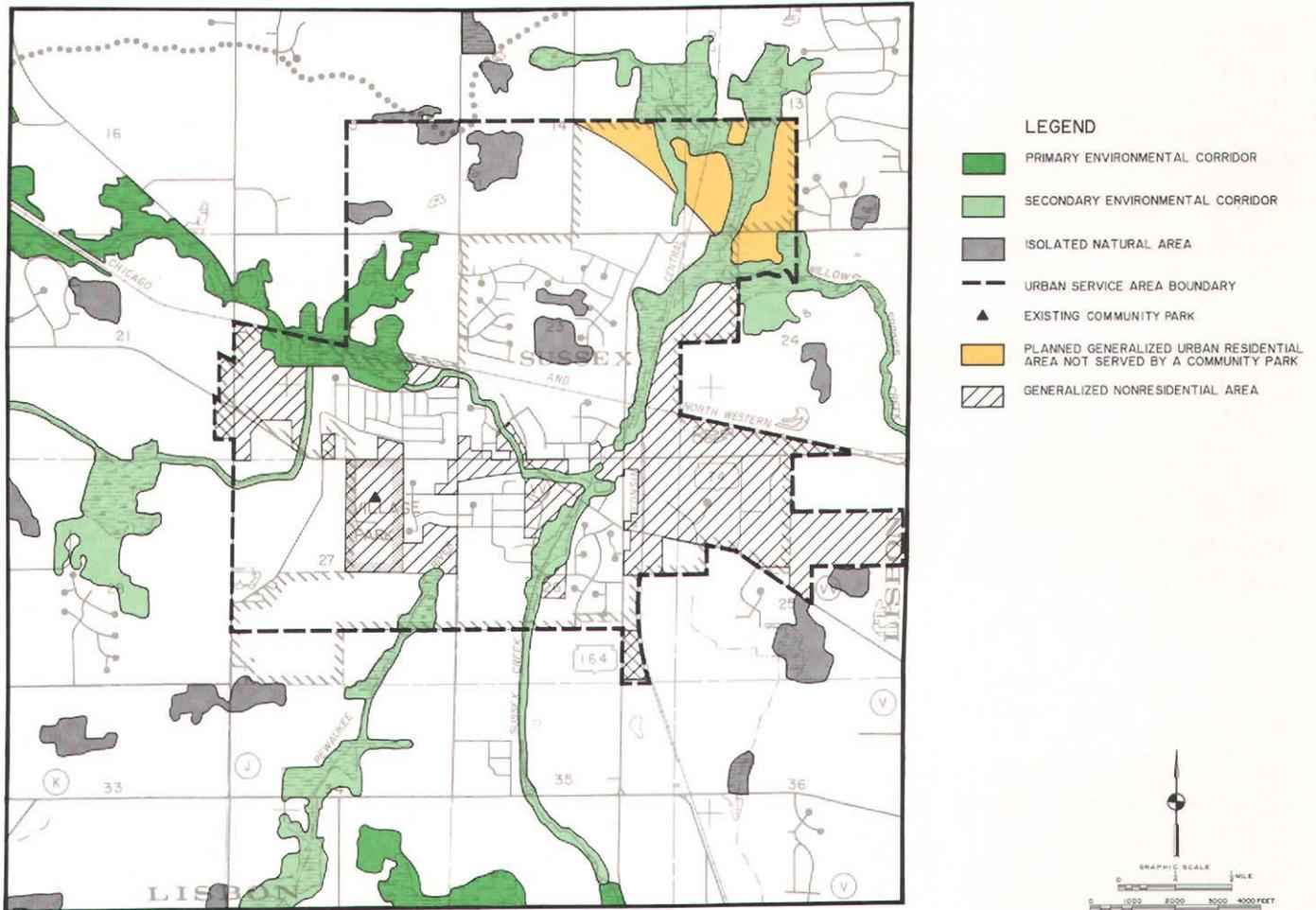
Thus, it was appropriate to apply the accessibility standards for community parks to the plan

design year Sussex urban service area. In the Village of Sussex in 1986, there was one community park—Sussex Village Park. As shown on Map 9, virtually the entire existing and planned urban residential areas in the Sussex urban service area were within two miles of this site. Only a small area in the northeast portion of the urban service areas was beyond this two-mile service area.

According to the standards prescribed under Objective No. 1, the service radius of Type IV neighborhood parks varies with population density. In this regard, the service radius of a neighborhood park is 0.5 mile in a high-density urban area, 0.75 mile in a medium-density urban area, and 1.0 mile in a low-density urban area. The existing and planned future urban density within the Sussex urban service area has been classified generally as medium density, and,

Map 9

AREAS IN THE SUSSEX URBAN SERVICE AREA NOT SERVED BY A COMMUNITY PARK



Source: SEWRPC.

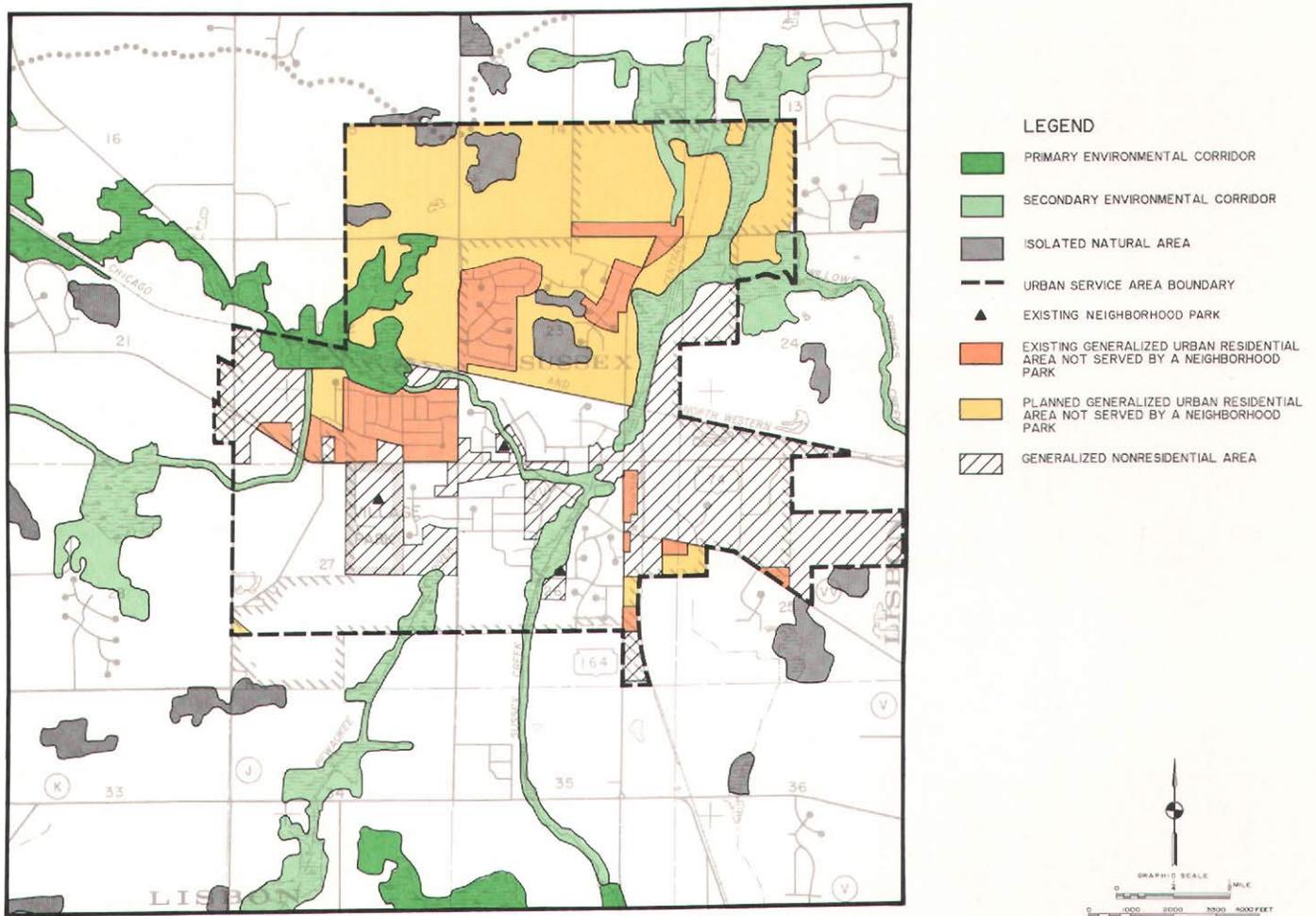
therefore, the 0.75-mile service radius for neighborhood parks was applied. Within the Sussex urban service area, there were two existing neighborhood parks—Spring Green Park and Sussex Civic Center. Moreover, Sussex Village Park was also considered to meet the need for a neighborhood park, and therefore three parks were included in the neighborhood park accessibility analysis. It is important to note that in the neighborhood park accessibility analysis, such sites generally provide facilities for children’s outdoor recreation activities, such as playground and playfield activities, ice skating, basketball, and other court games. Such facilities within a neighborhood park should be accessible through a convenient and safe pedestrian circulation pattern. Therefore, in the accessibility analysis for such sites and facilities, certain natural and man-made features—including major arterials,

railroads, and other natural or man-made features which serve to clearly and physically separate urban residential areas from neighborhood parks and outdoor recreation facilities—were considered as barriers preventing pedestrian access. As shown on Map 10, the existing neighborhood parks generally serve the urban residential areas in the southern portion of the Sussex urban service area, while the northern portions of the existing urban service area are not served. As further shown on Map 10, additional residential areas in the northern portion of the plan design year 2000 urban service area would not be served by the existing parks.

Urban Outdoor Recreation Facility Per Capita and Accessibility Needs: Objective No. 2 calls for the provision of sufficient outdoor recreation

Map 10

AREAS IN THE SUSSEX URBAN SERVICE AREA NOT SERVED BY A NEIGHBORHOOD PARK



Source: SEWRPC.

facilities to allow the resident population adequate opportunity to participate in intensive nonresource-oriented outdoor recreation activities, such as baseball, softball, and tennis. The standards under Objective No. 2 for selected facilities were applied to both the existing 1986 and the plan design year 2000 population of the Sussex urban service area. A summary of the application of these standards is presented in Table 7. As indicated in Table 7, the per capita standards for baseball, playfield, playground, and tennis facilities have been met for both the existing and plan design year urban service area population. As further indicated in Table 7, application of the per capita standard for softball diamonds indicates that three additional softball diamonds will be needed within the Sussex urban service area by the plan design year 2000.

Urban areas may also have a need for additional outdoor recreation facilities because the spatial distribution of such facilities does not provide sufficient access for residents of the area. Accordingly, in order to determine which portions of the urban service area lack adequate access to certain intensive nonresource-oriented outdoor recreation facilities, appropriate service areas—as described in the standards under Objective No. 2—were delineated around certain selected facilities on a base map. The existing and plan design year residential areas within the urban service area not adequately served by such facilities are discussed below:

1. Baseball diamond: Baseball diamonds were located at Hamilton High and Templeton Middle Schools, Spring Green Park, and Sussex Village Park. Since the

Table 7

PER CAPITA REQUIREMENTS FOR SELECTED OUTDOOR RECREATION FACILITIES  
IN THE EXISTING AND PLANNED VILLAGE OF SUSSEX URBAN SERVICE AREA

Facility	Existing Quantity of Facility <sup>a</sup>	Minimum Standard Requirement (facility per 1,000 persons) <sup>b</sup>	1986 Existing Urban Population: 4,106		Plan Design Year 2000 Urban Population: 10,800	
			Facility Requirement <sup>c</sup>	Facility Need <sup>d</sup>	Facility Requirement <sup>c</sup>	Facility Need <sup>d</sup>
Baseball Diamonds . . . . .	5	0.10	0.4	--	1.1	--
Playfields . . . . .	6	0.50	2.1	--	5.4	--
Playgrounds . . . . .	7	0.42	1.7	--	4.5	--
Softball Diamonds . . . . .	4	0.60	2.5	--	6.5	3
Tennis Courts . . . . .	10	0.60	2.5	--	6.5	--

<sup>a</sup>This total includes only facilities at sites within the plan design year urban service area.

<sup>b</sup>Standard per capita facility requirements are set forth under Objective No. 2 in Appendix A.

<sup>c</sup>The facility requirement was determined by multiplying the minimum standard requirement times the appropriate population in thousands of persons.

<sup>d</sup>Facility need was determined by subtracting the existing quantity of facility from the facility requirement and rounding the remainder to the nearest integer. If the remainder was a negative number, the minimum facility requirement was exceeded, and no per capita facility need was identified.

Source: SEWRPC.

maximum service radius of a baseball diamond is two miles, application of the accessibility requirement for baseball diamonds to the existing and plan design year 2000 Sussex urban service area indicates that virtually all of the area would be served by the existing distribution of baseball diamonds.

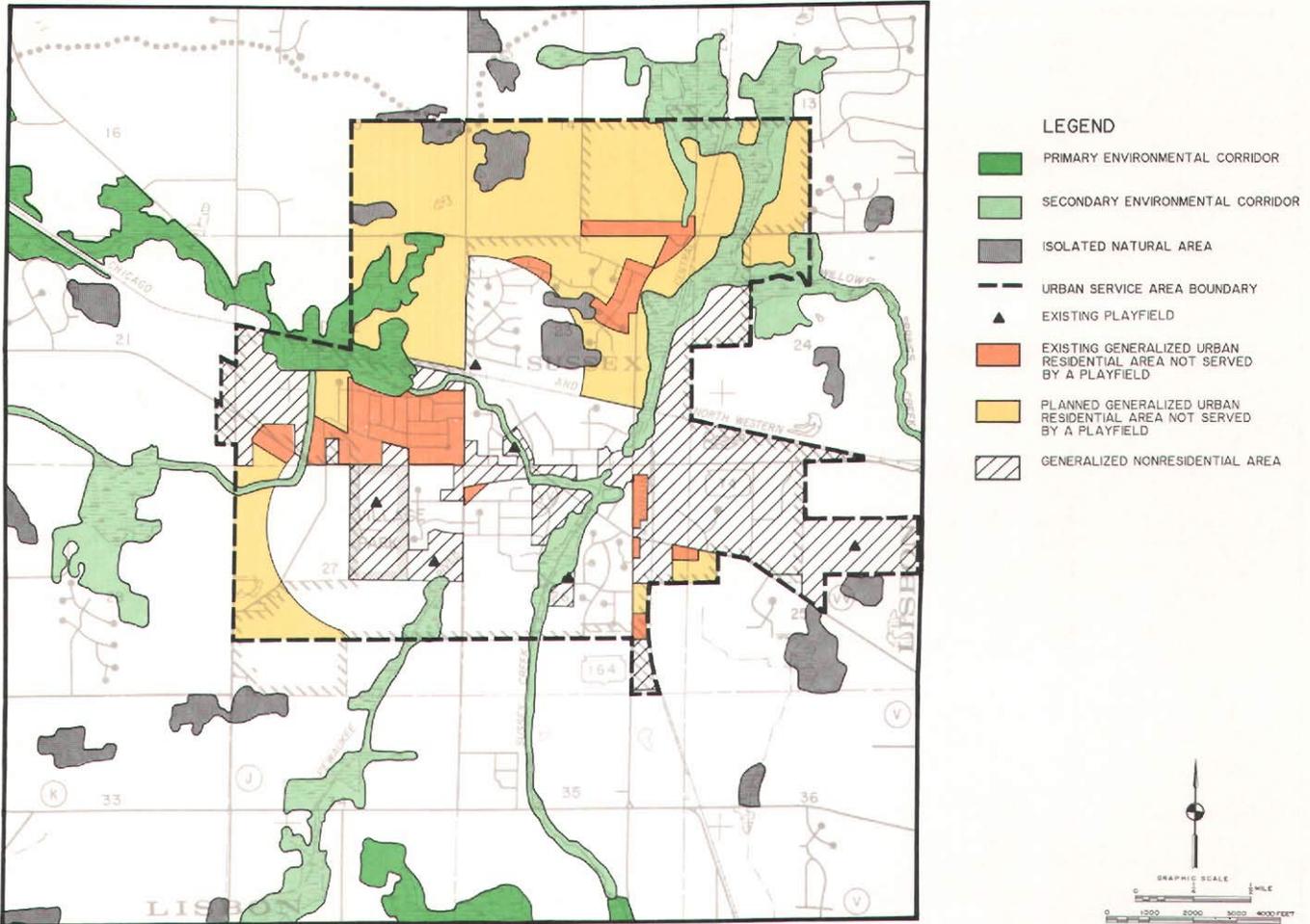
2. Playfield: As shown on Map 11, playfields were located at six sites within the Sussex urban service area. Since the maximum service radius of a playfield is about 0.5 mile, application of the accessibility requirement for playfields indicates that the northwest portion of the urban service area is not served by the existing distribution of playfields. As further shown on Map 11, a large additional area in the northern portion of the plan design year 2000 urban service area would not be served by the existing distribution of playfields.
3. Playground: As shown on Map 12, playground areas were located at six sites in

the Sussex urban service area. Since the maximum service radius of a playground is also about 0.5 mile, application of the accessibility requirement for playgrounds indicates that the urban service area is generally served by the existing distribution of playgrounds. As further shown on Map 12, a large area in the northern portion and a small area in the western portion of the plan design year 2000 urban service area would not be served by the existing distribution of playgrounds.

4. Softball diamond: Softball diamonds were located at the Sussex Civic Center and Sussex Village Park. Since the maximum service radius of a softball diamond is about 1.0 mile, application of the accessibility requirement for softball diamonds to the existing urban service area indicates that virtually all of the area is served by the existing softball diamonds. As shown on Map 13, the northern portion of the plan design year 2000 urban service area would not be served by the existing distribution of softball diamonds.

Map 11

AREAS IN THE SUSSEX URBAN SERVICE AREA NOT SERVED BY A PLAYFIELD



Source: SEWRPC.

5. **Tennis court:** Tennis courts were located at Hamilton High and Templeton Middle Schools and Sussex Village Park. Since the maximum service radius of a tennis court is about 1.0 mile, application of the accessibility requirement for tennis courts indicates that a small area in the central portion of the existing urban service area is not served by the existing courts. As shown on Map 14, a large area in the northern portion of the plan design year urban service area would not be served by the existing distribution of tennis courts.

The preceding section described per capita and accessibility needs for urban parks and selected intensive nonresource-oriented outdoor recreation facilities. These needs were based on an

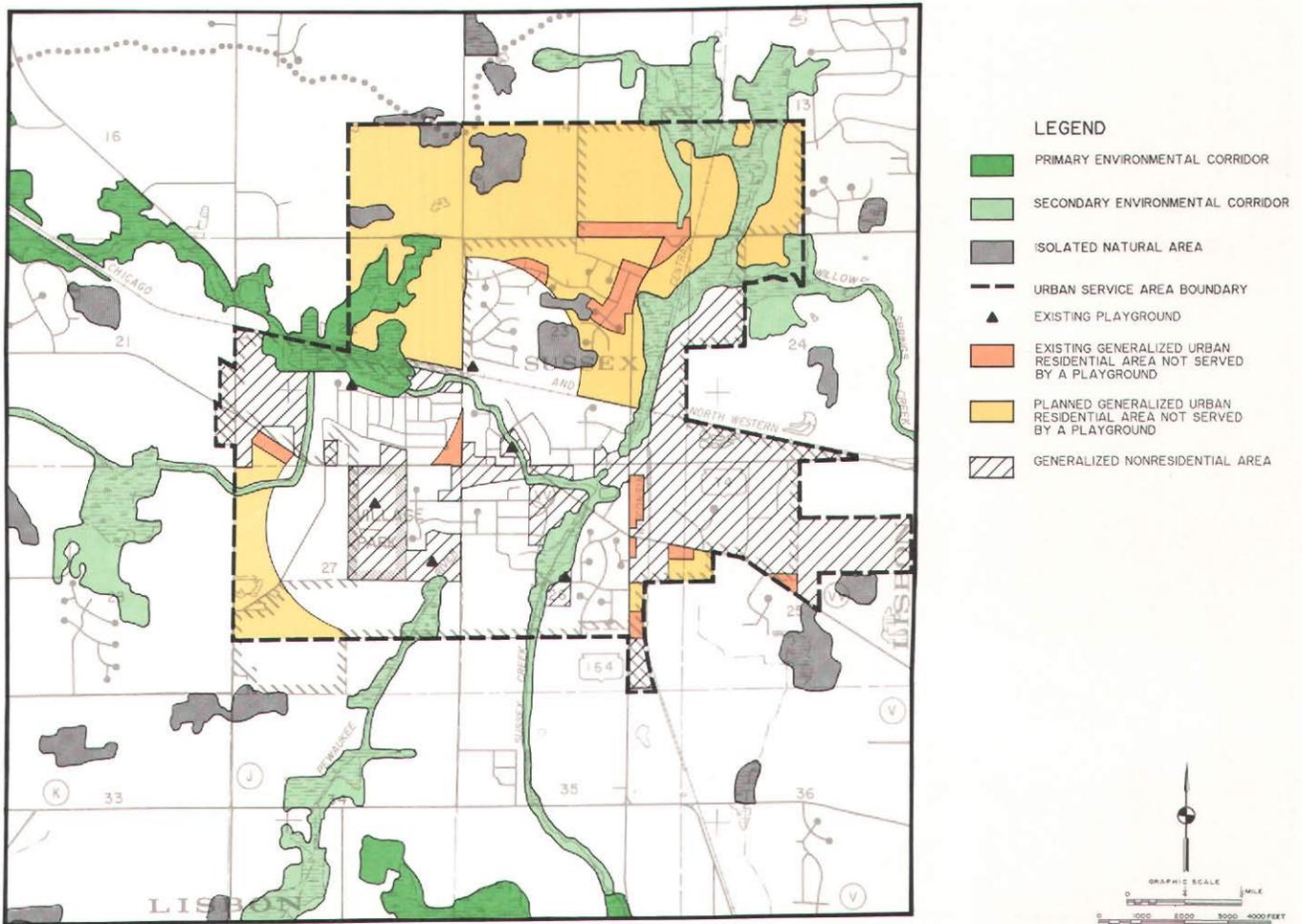
application of the standards presented under Objectives 1 and 2 presented in Appendix A of this report. It should be noted that the Village of Sussex Park and Recreation Board has also identified a need for the provision of additional soccer fields.

Open Space Preservation Needs

In the previous section of this chapter, an analysis of needs relating to Objectives 1 and 2 was conducted by applying recreation site and facility standards under those objectives to the existing and planned population of the Sussex urban service area. It is important to note that there are equally important needs relating to the considerations addressed by Objective No. 6—that is, the need to preserve and protect the underlying and sustaining natural resource base of the study area.

Map 12

AREAS IN THE SUSSEX URBAN SERVICE AREA NOT SERVED BY A PLAYGROUND



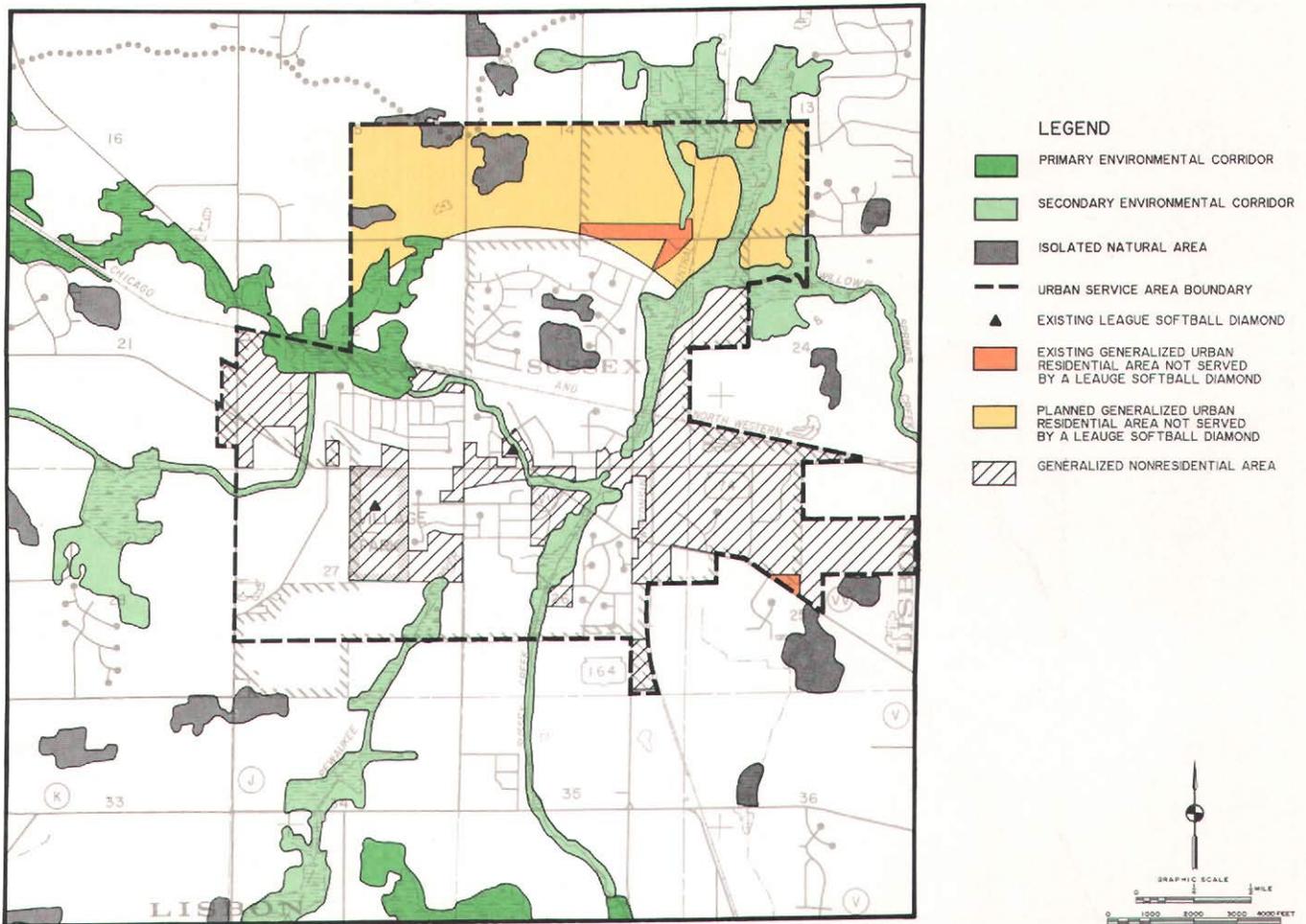
Source: SEWRPC.

As already noted, the environmental corridors and isolated natural areas in the Sussex study area encompass a wide variety of valuable natural resources. These resource features were described in Chapter II of this report. By protecting these resources, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife populations enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits. Conversely, the intrusion of urban land uses into these corridors can, because of the soil limitations, high groundwater table, and flood hazards, result in the creation of serious and costly problems such as faulty foundations for pavement and structures, wet basements, excessive clearwater infiltration and inflow into sanitary sewerage systems, and poor drainage.

The preservation of high-quality open space lands to protect the underlying and sustaining natural resource base and to enhance the general social and economic well-being and environmental quality of the study area can be achieved through the maintenance of the existing primary and secondary environmental corridors and isolated natural features in essentially natural open space uses, and through the maintenance of important agricultural lands in agricultural use. The need to protect these features cannot be related to per capita or accessibility requirements, since the achievement of the open space preservation objective is essentially independent of any population level or distribution, and relates rather to the location, character, and extent of the various elements of the natural resource base.

Map 13

AREAS IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA NOT SERVED BY A SOFTBALL DIAMOND



Source: SEWRPC.

Recommended Plan

The analysis of the need for park and open space sites and facilities in the Village of Sussex, as described in previous sections of this chapter, indicates that additional park and open space sites and facilities are required to meet the outdoor recreation needs of the residents of the existing and planned future Sussex urban service area. Under the park and open space plan for the Village of Sussex, then, it is recommended that the Village acquire and develop two new village parks in the northern portion of the Sussex urban service area; complete the acquisition of, and develop facilities at, Prides Crossing Park; and improve existing facilities at Sussex Civic Center and Mammoth Quarry Beach. In addition, it is recommended that the Village maintain the existing facilities

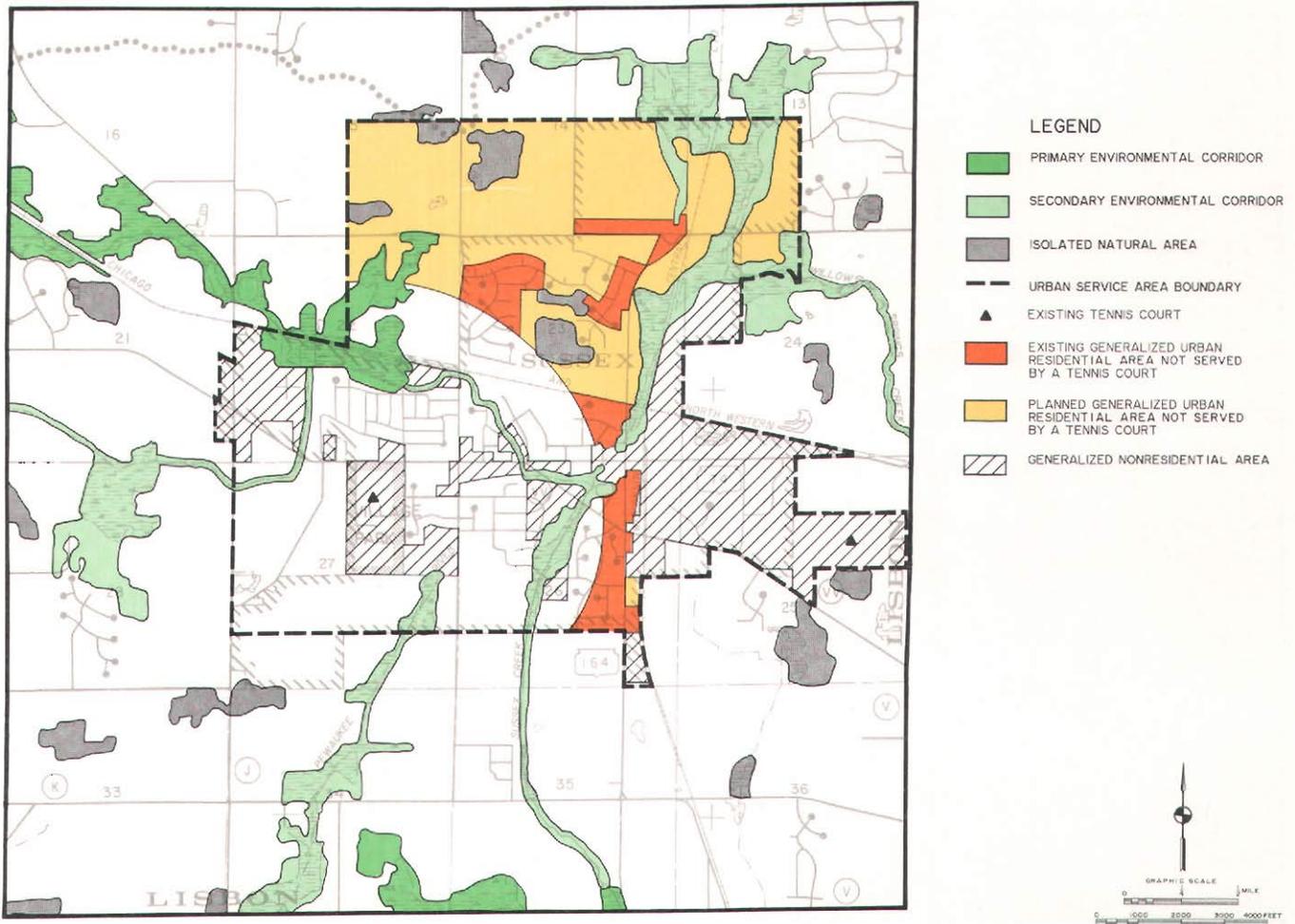
at Sussex Village Park and Spring Green Park. It is also recommended that the Village provide about six miles of trails to connect the six community and neighborhood parks in the Village—Prides Crossing Park, Spring Green Park, Sussex Civic Center, Sussex Village Park, and the two proposed new village parks—and link these parks to the Bugline Recreation Trail. The recommended plan is shown on Map 15, and a detailed description of the site acquisition and development recommendations is presented in the following section.

PLAN IMPLEMENTATION

The recommended park and open space plan for the Village of Sussex includes recommendations directed at county and state agencies of govern-

Map 14

AREAS IN THE SUSSEX URBAN SERVICE AREA NOT SERVED BY A TENNIS COURT



Source: SEWRPC.

ment for the provision of resource-oriented outdoor recreation sites and facilities in Waukesha County, including the provision of major parks and recreation corridors to serve the residents of the Village of Sussex. The plan also includes recommendations for the protection of important natural resource features within the Sussex study area, including the protection of environmental corridors, isolated natural areas, and prime agricultural lands. Finally, the plan includes recommendations for the provision of outdoor recreation sites and facilities within the Sussex urban service area.

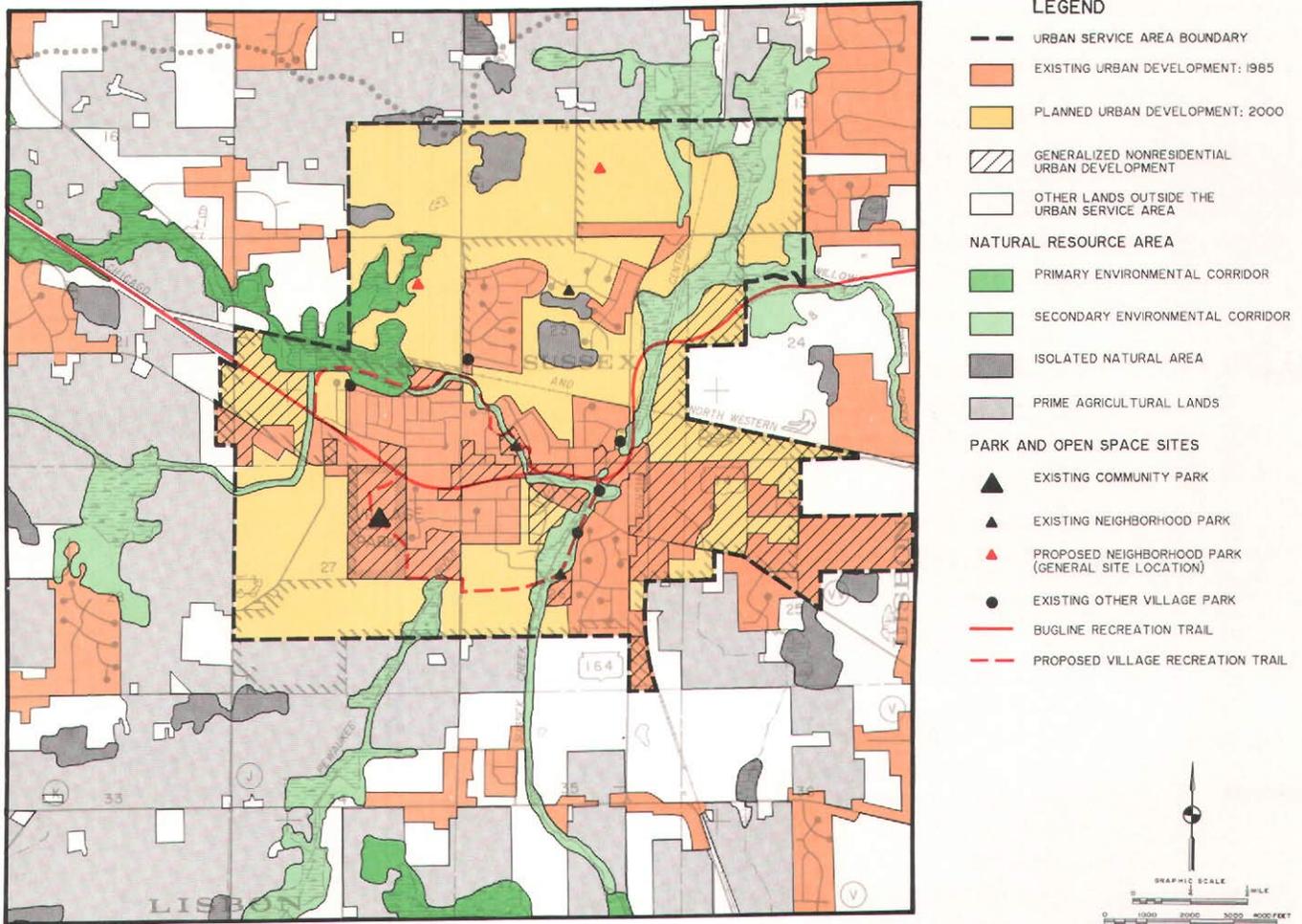
The recommended park and open space plan is not complete, however, until the steps required to implement the plan have been specified. This section of the chapter, accordingly, is intended

to serve as a guide for use in carrying out the recommended park and open space plan for the Village of Sussex. It describes the specific actions that will need to be taken by the Wisconsin Department of Natural Resources, the Waukesha County Park and Planning Commission, and the Village of Sussex to implement the park and open space plan.

Wisconsin Department of Natural Resources  
The Wisconsin Department of Natural Resources has authority and responsibility in the areas of park development, natural resource protection, water quality maintenance, and water use regulation. Because of this broad range of authority and responsibility, certain Department functions have importance in the implementation of the park and open space plan. The

Map 15

RECOMMENDED PARK AND OPEN SPACE PLAN FOR THE VILLAGE OF SUSSEX



Source: SEWRPC.

Department has the obligation to prepare a comprehensive statewide outdoor recreation plan and to develop long-range 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 outdoor resources; and the authority to administer the federal grant program known as the Land and Water Conservation (LAWCON) fund program within the State. 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 action, shoreland and floodplain zoning ordinances.

More specifically, in relation to the implementation of the park and open space plan for the

Village of Sussex, it is important that the Department approve and adopt the park and open space plan in order to facilitate the receipt by the Village of state and federal outdoor recreation grants in support of plan implementation. In addition, the Department of Natural Resources should use available regulatory authority to guide urban development in accordance with the location and extent of the urban service area proposed under this plan and to enhance environmental quality within the Village.

Waukesha County Park and Planning Commission

Waukesha County is responsible jointly with the Town of Lisbon for the protection of important natural resources in the unincorporated portions

of the study area. The plan recommends that the County and the Town cooperate in the placement of all environmental corridors and isolated natural areas in an appropriate conservancy zoning district and in the placement of all prime agricultural lands in an agricultural land preservation zoning district. The proper application of the conservancy district zoning would generally ensure the preservation of the natural resource features within the environmental corridors and isolated natural areas in the unincorporated portions of the study area. The placement of all identified prime agricultural lands in an agricultural land preservation zoning district would assure the protection and continued use of such lands for agricultural purposes. These measures generally would result in the attainment of the open space preservation objectives presented in Chapter III of this report.

#### Village of Sussex

Under the recommended plan, the Village of Sussex would be responsible for the acquisition and development of two new village parks; the completion of the acquisition of, and development of outdoor recreation facilities at, Prides Crossing Park; the improvement of facilities at Sussex Civic Center and Mammoth Quarry Beach; and the provision of trails linking four village parks and the county-owned Bugline Recreation Trail. In addition, the Village would be responsible for the maintenance of the other existing park sites and the protection of the important natural resource features within the Sussex urban service area. Implementation of these recommendations would result in the attainment of the park acquisition and development and open space preservation objectives presented in Chapter III of this report for the Sussex urban service area. Specific implementation activities for the Village in the acquisition and development of park and outdoor recreation sites and facilities and the preservation of the important natural resources within the Sussex urban service area are presented below.

1. Proposed New Village Park: As shown on Map 15, under the plan a new neighborhood park is proposed to be located west of Maple Avenue and north of the Chicago & North Western Railway Company right-of-way in the northwestern portion of the Sussex urban service area. The park would encompass approximately 10 acres, and

would include a playfield and soccer field area, a children's play area, a small picnic area, and necessary support facilities. In addition, a hiking trail would extend south of the site, thereby connecting this site with the Bugline Recreation Trail and three other village parks.

2. Proposed New Village Park: As shown on Map 15, under the plan another new neighborhood park is proposed to be located east of Woodside Road and north of Good Hope Road in the northern portion of the Sussex urban service area. This site would encompass an area about 20 acres in size. Under the aforementioned land use plan for the Village, this park would be developed in association with a proposed elementary school. Proposed facilities at the park site—not including facilities associated with the provision of the elementary school—include two softball diamonds, three tennis courts, a playfield and soccer field, a children's play area, and necessary support facilities.
3. Prides Crossing Park: Prides Crossing Park is a seven-acre undeveloped park site located on the south side of Prides Road in the central portion of the urban service area. It is recommended that an additional three acres of land be acquired as an addition to the park, and that the Village consider the acquisition of all, or a portion, of the isolated natural area located south of the park for open space preservation and limited recreation purposes. It is also recommended that a playfield, a children's play area, and necessary support facilities be developed at this site.
4. Sussex Civic Center: Sussex Civic Center is a seven-acre site located along Main Street in the central portion of the urban service area. Under the plan, it is recommended that a hiking trail be developed through the site connecting the site with the Bugline Recreation Trail and two existing village parks and one proposed village park. In addition to the library, teen center, and senior center already located at the site, other indoor community facilities may be developed.

5. Mammoth Quarry Beach: Mammoth Quarry Beach is a three-acre site located along Sussex Creek between Silver Spring Avenue and Main Street in the central portion of the urban service area. The site is leased by the City and provides a swimming beach. Under the plan, it is recommended that beach improvements, picnic tables, and restroom facilities be provided at the site. In addition, it is recommended that a hiking trail through the site be developed, thereby connecting the site to the Bugline Recreation Trail and other existing and proposed village parks.

6. Other Village Park and Open Space Sites: It is recommended that the Village continue to maintain or improve, as necessary, all existing facilities at Grogan Tot Lot, Mapleway Park, Spring Green Park, and Sussex Village Park. The maintenance or improvement of these sites and facilities may include such activities as the resurfacing of parking lots, walkways, and service roads; the resurfacing of volleyball, basketball, and tennis courts; making facilities handicapped-accessible; and the provision, repair, or replacement of sports field lighting, park benches, picnic tables, drinking fountains, general park lighting, restroom facilities, water supply facilities, picnic shelters, and maintenance buildings. It is also recommended that the Village continue to provide lawns, gardens, and landscape plantings at these sites. Finally, it is recommended that the existing exercise trail in Sussex Village Park be improved.

7. Trail Facilities: As shown on Map 15, the county-owned Bugline Recreation Trail traverses the central portion of the Sussex urban service area. Under the plan, it is recommended that the Village provide additional hiking trails linking four existing and two proposed village parks, connecting these sites with the Bugline Trail, and enabling pedestrian access to the existing and proposed community and neighborhood parks in the Village. As further shown on Map 15, three trail segments about six miles in combined length would be provided. One trail segment would be located south of the Bugline

Recreation Trail traversing Sussex Village Park, Maple Elementary School, Spring Green Park, and Mammoth Quarry Beach. This trail segment is proposed to be about one and one-half miles in length and would be located on lands within Sussex Village Park and the Maple Elementary School site; along a proposed street right-of-way; and on lands within Spring Green Park, an unnamed village-owned site, and the Mammoth Quarry site. The second trail segment is proposed to be located north of the Bugline Recreation Trail and would be about one and one-half miles in length. This trail segment would be located along Silver Spring Avenue, through the Sussex Civic Center, and along Old Mill Lane. The trail would then be located on lands along Sussex Creek. This trail segment would be developed in association with proposed channel improvements and detention basin construction. The third trail segment is proposed to be located north of the Bugline Recreation Trail in the northeastern portion of the urban service area, and would be about three miles in length. This trail segment would extend from the Bugline Recreation Trail through the county-owned Cooling's Meadow site and along a drainageway. This segment would then be located along Good Hope Road, along Maple Avenue, and along a drainageway to the proposed village site in the northwestern portion of the urban service area, and would connect with the previously described trail segment. As shown on Map 15, this segment would also be linked with Prides Crossing Park and the proposed village park in the northeastern portion of the urban service area.

The system of trails proposed in this park and open space plan, in addition to connecting the village parks, would serve to provide convenient and safe pedestrian access from the existing and planned residential areas within the Sussex urban service area to the existing and proposed community and neighborhood parks in the area. When such trails are located along public road rights-of-way, a sidewalk or other pedestrian path separated from the street would need to be provided. It is recommended that the Village consider the

provision of a pedestrian walkway along one side of the major streets in the Village. It is envisioned that the proposed trails would be utilized for hiking, jogging, and walking throughout the system and for biking and nature study along certain segments of the system.

The acquisition and development costs of the two proposed village park sites, the proposed additional facilities at three existing city parks, and the proposed development of hiking trails are estimated to total \$540,000, of which \$132,000, or about 24 percent, would be expended for park site acquisition, and about \$408,000, or the remaining 76 percent, would be expended for park site development (see Table 8).

Under the recommended plan, the Village of Sussex would also be responsible for the protection of important natural resource features within the Sussex urban service area. Specific recommendations for the preservation in natural, open uses of the primary and secondary environmental corridors and isolated natural areas in the urban service area were set forth in the aforementioned land use plan for the Village, while specific recommendations for stormwater management—including channel improvements along Sussex Creek and the construction of seven additional detention basins—were set forth in the stormwater management plan for the Village.<sup>4</sup> In accordance with these plans, it is recommended that about 9 acres of primary environmental corridors, about 272 acres of secondary environmental corridors, and about 82 acres of isolated natural areas within the Sussex urban service area be preserved in natural, open uses, including through acquisition by the Village, if necessary, for resource preservation, flood control, and limited recreation purposes. The location and extent of such environmental corridor and isolated lands are shown on Map 15. The locations of the proposed detention basins are shown on Map 16, and a

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<sup>4</sup>See *SEWRPC Community Assistance Planning Report No. 51, A Land Use Plan for the Village of Sussex: 2000*, and *SEWRPC Community Assistance Planning Report No. 89, A Stormwater Management Plan for the Village of Sussex*, respectively, for resource preservation and stormwater management recommendations.

summary of the use of the recommended additional detention basins for open space purposes is presented in Table 9.

Park Acquisition and Development Priorities: Financial resources for the acquisition and development of village park and open space sites and facilities are limited. At the same time, it is important to recognize that the recommended acquisition and development within the Sussex urban service area is envisioned to occur over a 15-year plan implementation period. Recognizing the limited public financial resources and the length of the plan implementation period, higher priorities should be given to the completion of acquisition and development at Prides Crossing Park, the improvement of existing facilities at Sussex Civic Center, the improvement of existing facilities at Mammoth Quarry Beach, and the acquisition of land at the two proposed village park sites. Lower priority should be given to the development of the two proposed village park sites and to the development of three and one-half miles of hiking trails through the Village.

The completion of acquisition and of the development of the recommended facilities at Prides Crossing Park, including the provision of a soccer field, would generally serve to meet the identified need for such facilities in the Village. With respect to both Sussex Civic Center and Mammoth Quarry Beach, the recommended improvement of existing facilities would result in the provision of additional opportunities in existing developed areas within the Village. Thus, development at these three sites should be considered of primary importance in the expenditure of funds for park and open space purposes. In addition, the reservation of lands for the two proposed village parks is also of primary importance.

The development of facilities at both proposed village parks would generally serve to meet the identified probable future needs for neighborhood outdoor recreation facilities in the northern portion of the Sussex urban service area. Development of these sites would occur as residential development actually occurs in this portion of the urban service area, and is considered to be of secondary importance. Similarly, development of the proposed hiking trails within the Village would take place in conjunction with the development of other proposed facilities

Table 8

**RECOMMENDED ACQUISITION AND DEVELOPMENT OF VILLAGE PARKS AND OUTDOOR RECREATION FACILITIES UNDER THE PARK AND OPEN SPACE PLAN FOR THE VILLAGE OF SUSSEX**

Village Park and Open Space Site	Acquisition		Development	Cost	Total Cost
	Acres	Cost	Proposed Facilities		
Park Site A	10	\$ 40,000	Playfield area; children's play area; picnic area; restrooms, landscaping, and general development	\$ 85,000	\$125,000
Park Site B	20	\$ 80,000	Two softball diamonds; three tennis courts; playfield area, including soccer fields; children's play area; restrooms, landscaping, and general development	\$151,000	\$231,000
Prides Crossing Park	3	\$ 12,000	Playfield area; children's play area; picnic area; restrooms, landscaping, and general development	\$ 65,000	\$ 77,000
Mammoth Quarry Beach	--	\$ --	Beach improvements; changing rooms; landscaping	\$ 25,000	\$ 25,000
Trails	--	\$ --	Six miles of hiking, jogging, and nature study trails; and signs and landscaping. Exercise trail improvements at Sussex Village Park	\$ 82,000	\$ 82,000
<b>Total</b>	<b>33</b>	<b>\$132,000</b>	<b>--</b>	<b>\$408,000</b>	<b>\$540,000</b>

NOTES: 1. All costs are estimated in 1987 dollars.

2. The above-identified development proposals are specifically recommended under the park and open space plan for the Village of Sussex. In addition, under the plan it is recommended that the Village continue to maintain or improve, as necessary, all facilities at Grogan Tot Lot, Mapleway Park, Spring Green Park, and Sussex Village Park. The maintenance or improvement of these sites and facilities will include such activities as the paving or resurfacing of parking lots, walkways, and service roads; resurfacing of court areas, such as volleyball, basketball, and tennis courts; making facilities handicapped-accessible; and the provision, repair, or replacement of sports field lighting, park benches, picnic tables, drinking fountains, general park lighting, restroom facilities, water supply facilities, picnic shelters, and maintenance buildings. The Village should also continue the provision and maintenance of lawns, gardens, and other landscape plantings.

Source: SEWRPC.

within the Village—including the development of proposed streets in the southern portion of the Village and the construction of channel improvements and a detention basin along Sussex Creek in the western portion of the Village. Thus, the development of the proposed hiking trails is also of secondary importance.

**Plan Costs:** Implementation of the recommended park and open space plan presented herein would require a total capital expenditure by the Village of about \$540,000, which would be distributed over a 15-year plan implementation period. Under the assumption that the population of the Sussex urban service area would be

Table 9

**PARK AND OPEN SPACE USES OF THE CENTRALIZED DETENTION FACILITIES  
PROPOSED UNDER THE VILLAGE OF SUSSEX STORMWATER MANAGEMENT PLAN**

Proposed Detention Basin—Component Designation <sup>a</sup>	Basic Area (acres)	Recommended Park and Open Space Use
A-2	3.0	This basin and a small—about one-half acre—adjacent area would be used for open space and limited outdoor recreation purposes, such as informal playfield activities
D-9	10.1	This basin would encompass an existing wetland and scientific and natural area known as Cooling's Meadow <sup>b</sup> and would remain in natural, open use as part of a secondary environmental corridor
D-10	4.2	This basin would encompass an existing wetland and would remain in natural, open use as part of a secondary environmental corridor
J-2	1.5	This basin would be used for open space and limited outdoor recreation purposes, such as informal playfield activities
K-2	20.0	A portion of this basin—about 15 acres—would encompass an existing wetland and would remain in natural, open use as part of a primary environmental corridor. The remainder—about 5 acres—would be used for open space and limited outdoor recreation purposes. A small, additional buffer area about one acre in size along the southwest side of the basin would serve as the location for a proposed hiking trail
R-1	2.8	This basin would be used for private open space purposes
T-3	1.6	This basin would be used for private open space purposes

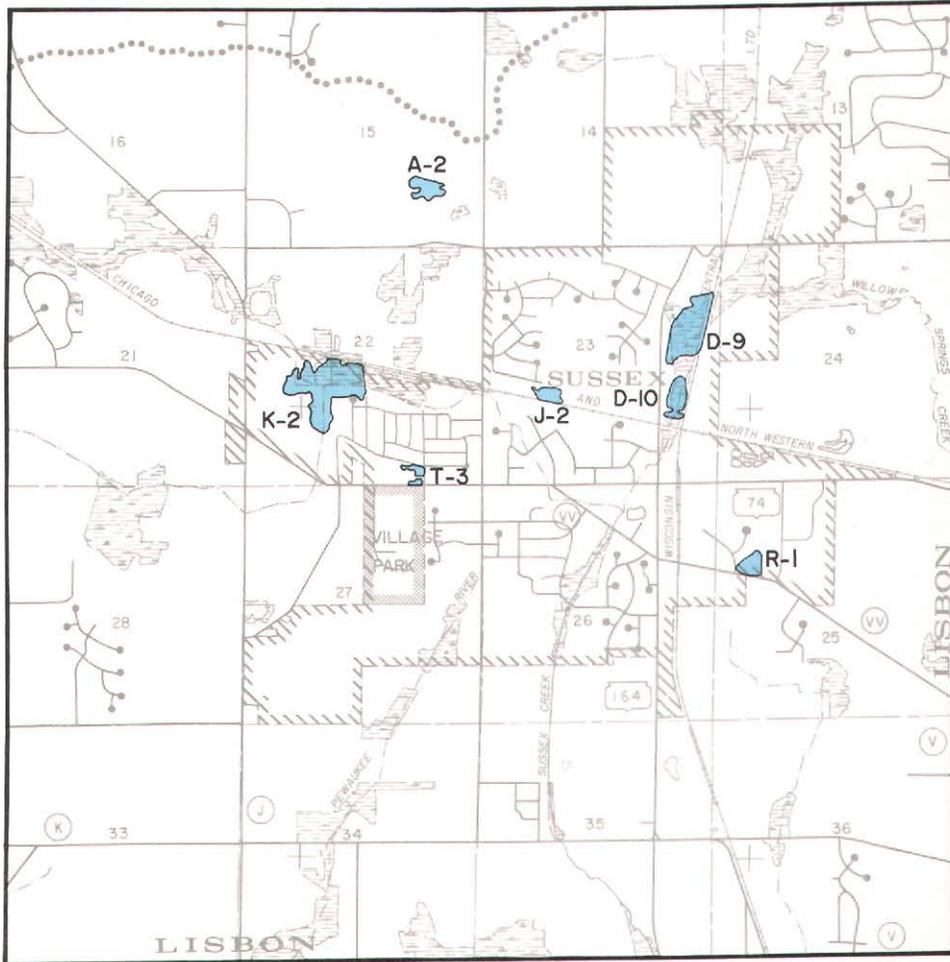
<sup>a</sup>The recommended locations of the proposed detention basins are shown on Map 16. A detailed description of each basin is presented in Table 40, SEWRPC Community Assistance Planning Report No. 89, A Stormwater Management Plan for the Village of Sussex.

<sup>b</sup>Proposed detention basin D-9 would cover a maximum area of about 10 acres in size. Of this total, about seven acres would be located within the Waukesha County-owned Cooling's Meadow scientific and natural area site. The remaining three acres would be located within private lands. Under the land use and park and open space plans for the Village, it is recommended that the proposed detention basin area be maintained in natural, open uses as a wetland within a secondary environmental corridor. It is estimated that under a 100-year recurrence interval rainfall-runoff event, the surface area of the stored water would approximate 10 acres, the maximum water depth would approximate three feet, and the maximum detention time would approximate 11 hours. It is also estimated that under a 10-year rainfall-runoff event, the surface area of the stored water would approximate seven acres, the maximum water depth would approximate two feet, and the maximum detention time would approximate five hours. It is further estimated that under a two-year rainfall-runoff event, the surface area of the stored water would approximate two acres, the maximum water depth would approximate less than one-half foot, and the maximum detention time would approximate one hour. Thus, even under extreme 100-year recurrence interval conditions, stormwater detention in this basin would not adversely affect plant diversity or quality within the Cooling's Meadow scientific and natural area.

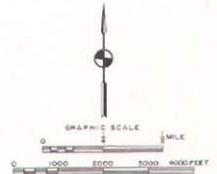
Source: SEWRPC.

Map 16

PROPOSED DETENTION BASINS IN THE VILLAGE OF SUSSEX  
URBAN SERVICE AREA UNDER THE STORMWATER MANAGEMENT PLAN



LEGEND  
 DETENTION BASIN  
 D-9 SITE IDENTIFICATION NUMBER (SEE TABLE 9)



Source: SEWRPC.

about 10,800 persons by the year 2000, the average annual acquisition and development costs would be about \$37,300, or about \$4.97 per capita.<sup>5</sup> It should be noted that to the extent that

<sup>5</sup>The average annual per capita costs were derived by dividing the average annual costs by the average annual population over the 15-year plan implementation period. The average annual population—determined by calculating the average of the 1986 population of 4,100 persons and the plan design year 2000 population of 10,800 persons—is 7,450 persons.

acquisition and development proposals become eligible for state or federal aid, these costs could be reduced. In addition, it is envisioned that neighborhood park acquisition costs could be achieved at no direct cost to the Village through use of subdivision dedication requirements. Thus, if 50 percent of the development costs for outdoor recreation facilities is obtained through state and federal aid, and if the two proposed village park sites are acquired through the subdivision dedication process, full implementation of the park and open space recommendations could be reduced to about \$214,000, and over the 15-year plan implementation period

would be about \$14,300 per year, or about \$1.92 per capita per year. This cost could be further offset through the donation of lands or facilities, such as the donation by the Village Lions Club of the clubhouse at Sussex Village Park.

#### CONCLUDING REMARKS

The primary purpose of the park and open space planning program for the Village of Sussex is the preparation of a sound and workable plan to guide the acquisition and development of land

and facilities needed to satisfy the outdoor recreation and open space needs of the existing and probable future population of the Village, and to protect and enhance the underlying and sustaining natural resource base. Implementation of the recommended plan would assure the protection and preservation of environmental corridors and isolated natural areas in the study area, the maintenance of important agricultural land in agricultural uses, and the provision of an adequate number and variety of park and open space sites geographically distributed throughout the Sussex urban service area.

## **APPENDICES**

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## Appendix A

# OUTDOOR RECREATION AND OPEN SPACE PLANNING OBJECTIVES, PRINCIPLES, AND STANDARDS

### OBJECTIVE NO. 1

The provision of an integrated system of public general use outdoor recreation sites and related open space areas which will allow the resident population of the Region adequate opportunity to participate in a wide range of outdoor recreation activities.

#### PRINCIPLE

Attainment and maintenance of good physical and mental health is an inherent right of all residents of the Region. The provision of public general use outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of both intensive and extensive outdoor recreation activities. Moreover, an integrated park and related open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resource amenities. Finally, an integrated system of public general use outdoor recreation sites and related open space areas can contribute to the orderly growth of the Region by lending form and structure to urban development patterns.

#### A. PUBLIC GENERAL USE OUTDOOR RECREATION SITES

##### PRINCIPLE

Public general use outdoor recreation sites promote the maintenance of proper physical and mental health both by providing opportunities to participate in such athletic recreational activities as baseball, swimming, tennis, and ice-skating—activities that facilitate the maintenance of proper physical health because of the exercise involved—as well as opportunities to participate in such less athletic activities as pleasure walking, picnicking, or just rest and reflection. These activities tend to reduce everyday tensions and anxieties and thereby help maintain proper physical and mental well being. Well designed and properly located public general use outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thus contribute to the desirability and stability of residential neighborhoods and therefore the communities in which such facilities are provided.

##### STANDARDS

1. The public sector should provide general use outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resource or man-made amenities appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner which provides ready access by the resident population. To achieve this standard, the following public general use outdoor recreation site requirements should be met as indicated below:

Site Type	Size (gross acres)	Publicly Owned General Use Sites							
		Parks				Schools <sup>a</sup>			
		Minimum Per Capita Public Requirements (acres per 1,000 persons) <sup>d</sup>	Typical Facilities	Maximum Service Radius (miles) <sup>b</sup>		Minimum Per Capita Public Requirements (acres per 1,000 persons) <sup>f</sup>	Typical Facilities	Maximum Service Radius (miles) <sup>c</sup>	
				Urban <sup>e</sup>	Rural			Urban <sup>g</sup>	Rural
I <sup>9</sup> Regional	250 or more	5.3	Camp sites, swimming beach, picnic areas, golf course, ski hill, ski touring trail, boat launch, nature study area, playfield, softball diamond, passive activity area <sup>h</sup>	10.0	10.0	--	--	--	--
II <sup>1</sup> Multicommunity	100-249	2.6	Camp sites, swimming pool or beach, picnic areas, golf course, ski hill, ski touring trail, boat launch, nature study area, playfield, softball and/or baseball diamond, passive activity area <sup>h</sup>	4.0 <sup>j</sup>	10.0 <sup>j</sup>	--	--	--	--
III <sup>k</sup> Community	25-99	2.2	Swimming pool or beach, picnic areas, boat launch, nature study area, playfield, softball and/or baseball diamond, tennis court, passive activity area <sup>h</sup>	2.0 <sup>l</sup>	--	0.9	Playfield, baseball diamond, softball diamond, tennis court	0.5-1.0 <sup>m</sup>	--
IV <sup>n</sup>	Less than 25	1.7	Wading pool, picnic areas, playfield, softball and/or baseball diamond, tennis court, playground, basketball goal, ice-skating rink, passive activity area <sup>h</sup>	0.5-1.0 <sup>o</sup>	--	1.6	Playfield, playground, baseball diamond, softball diamond, tennis court, basketball goal	0.5-1.0 <sup>m</sup>	--

2. Public general use outdoor recreation sites should, as much as possible, be located within the designated primary environmental corridors of the Region.

## **B. RECREATION RELATED OPEN SPACE**

### **PRINCIPLE**

Effective satisfaction of recreation demands within the Region cannot be accomplished solely by providing public general use outdoor recreation sites. Certain recreational pursuits such as hiking, biking, pleasure driving, and ski touring are best provided for through a system of recreation corridors located on or adjacent to linear resource-oriented open space lands. A well designed system of recreation corridors offered as an integral part of linear open space lands also can serve to physically connect existing and proposed public parks, thus forming a truly integrated park and recreation related open space system. Such open space lands, in addition, satisfy the human need for natural surroundings, serve to protect the natural resource base, and ensure that many scenic areas and areas of natural, cultural, or historic interest assume their proper place as form determinants for both existing and future land use patterns.

### **STANDARDS**

The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreation corridors to meet the resident demand for extensive trail-oriented recreation activities. To fulfill these requirements the following recreation-related open space standards should be met:

1. A minimum of 0.16 linear mile of recreation related open space consisting of linear recreation corridors<sup>P</sup> should be provided for each 1,000 persons in the Region.
2. Recreation corridors should have a minimum length of 15 miles and a minimum width of 200 feet.
3. The maximum travel distance to recreation corridors should be five miles in urban areas and 10 miles in rural areas.
4. Resource-oriented recreation corridors should maximize use of:
  - a. Primary environmental corridors as locations for extensive trail-oriented recreation activities.
  - b. Outdoor recreation facilities provided at existing public park sites.
  - c. Existing recreation trail-type facilities within the Region.

### **OBJECTIVE NO. 2**

The provision of sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunity to participate in intensive nonresource-oriented outdoor recreation activities.

### **PRINCIPLE**

Participation in intensive nonresource-oriented outdoor recreation activities including basketball, baseball, ice-skating, playfield and playground activities, softball, pool swimming, and tennis provides an individual with both the opportunity for physical exercise and an opportunity to test and expand his physical capability. Such activities also provide an outlet for mental tension and anxiety as well as a diversion from other human activities. Competition in the various intensive nonresource-related activities also provides an opportunity to share recreational experiences, participate in team play, and gain understanding of other human beings.

### **STANDARD**

A sufficient number of facilities for participation in intensive nonresource-oriented outdoor recreation activities should be provided throughout the Region. To achieve this standard, the following per capita requirements and design criteria for various facilities should be met as indicated below:

Minimum Per Capita Facility Requirements <sup>1</sup>				Design Standards					Service Radius of Facility (miles) <sup>1</sup>
Activity . . .	Facility	Owner	Facility Per 1,000 Urban Residents	Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirement (acres per facility)	
Baseball . . .	Diamond	Public Nonpublic Total	0.09 0.01 0.10 <sup>3</sup>	Types II, III, and IV general use site	2.8 acres per diamond	Parking (30 spaces per diamond) Night lighting <sup>1</sup> Concessions and bleachers <sup>1</sup> Buffer and landscape	0.28 acre per diamond -- 0.02 acre minimum 1.40 acres per diamond	4.5	2.0
Basketball . . .	Goal	Public Nonpublic Total	0.91 0.22 1.13	Type IV general use site	0.07 acre per goal		--	0.07	0.5
Ice-Skating . . .	Rink	Public Nonpublic Total	0.15 <sup>4</sup> -- 0.15	Type IV general use site	0.30 acre per rink minimum	Warming house	0.05 acre --	0.35 minimum	0.5
Playfield Activities . . .	Playfield	Public Nonpublic Total	0.39 0.11 0.50	Type IV general use site	1.0 acre per playfield minimum	Buffer area	0.65 acre minimum	1.65 minimum	0.5
Playground Activities . . .	Playground	Public Nonpublic Total	0.35 0.07 0.42	Type IV general use site	0.25 acre per playground minimum	Buffer and landscape	0.37 acre	0.62 minimum	0.5
Softball . . .	Diamond	Public Nonpublic Total	0.53 0.07 0.60	Types II, III, and IV general use site	1.70 acre per diamond	Parking (20 spaces per diamond) Night lighting <sup>1</sup> Buffer	0.18 acre per diamond -- 0.80 acre per diamond	2.68	1.0
Swimming . . .	Pool	Public Nonpublic Total	0.015 <sup>5</sup> -- 0.015	Types II and III general use site	0.13 acre per pool minimum	Bathroom and concessions Parking (400 square feet per space) Buffer and landscaping	0.13 acre minimum 0.26 acre minimum 0.70 acre minimum	1.22 minimum	3.0 3.0
Tennis . . . .	Court	Public Nonpublic Total	0.50 0.10 0.60	Types II, III, and IV general use site	0.15 acre per court	Parking (2.0 spaces per court) Night lighting <sup>1</sup> Buffer	0.02 acre per court -- 0.15 acre per court	0.32	1.0

### OBJECTIVE NO. 3

The provision of sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunity to participate in intensive resource-oriented outdoor recreation activities.

#### PRINCIPLE

Participation in intensive resource-oriented outdoor recreation activities including camping, golf, picnicking, downhill skiing, and stream and lake swimming provides an opportunity for individuals to experience the exhilaration of recreational activity in natural surroundings as well as an opportunity for physical exercise. In addition, the family can participate as a unit in certain intensive resource-oriented activities such as camping, picnicking, and beach swimming.

#### STANDARD

A sufficient number of facilities for participation in intensive resource-oriented outdoor recreation activities should be provided throughout the Region. To meet this standard, the following per capita requirements and design criteria for various facilities should be met as indicated below:

Minimum Per Capita Facility Requirement <sup>TM</sup>				Design Standards						Service Radius of Facility (miles) <sup>X</sup>
Activity	Facility	Owner	Per Capita Requirements (facility per 1,000 residents)	Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirements (acres per facility)	Resource Requirements	
Camping.	Camp site	Public Nonpublic Total	0.35 1.47 1.82	Types I and II general use sites	0.33 acre per camp site	Rest rooms - showers Utility hookups Natural area backup lands	1.5 acres per camp site	1.83	Ungrazed wooded area Presence of surface water Suitable topography and soils	25.0
Golf. . . . .	Regulation 18 hole course	Public Nonpublic Total	0.013 0.027 0.040	Types I and II general use sites	135 acres per course	Clubhouse, parking, maintenance Practice area  Woodland-water areas  Buffer acres	8.0 acres per course 5.0 acres per course 35.0 acres per course 2.0 acres per course	185.0	Suitable topography and soils Presence of surface water  Form-giving vegetation desirable	10.0
Picnicking..	Tables	Public Nonpublic Total	6.35 <sup>Y</sup> 2.39 8.74	Types I, II, III, and IV general use sites	0.07 acre per table minimum	Parking  Shelters and grills Buffer and parking overflow	0.02 acre per table (1.5 spaces per table) 0.02 acre per table	0.11	Topography with scenic views Shade trees Presence of surface water desirable Suitable soils	10.0
Skiing. . . .	Developed Slope (acres)	Public Nonpublic Total	0.010 0.090 0.100	Types I, II and III general use sites	1.0 acre per acre of developed slope	Chalet Parking  Ski tows (and lights)  Buffer and maintenance  Landscape	0.13 acre minimum 0.25 acre per acre of slope 0.40 tow per acre of slope 0.40 acre per acre of slope 0.35 acre per acre of slope	2.1	Suitable topography and soils  (20 percent slope minimum) North or northeast exposure	25.0
Swimming..	Beach (linear feet)	Public Nonpublic Total	Major Inland Lakes 6 12 18	Types I, II, and III general use sites	40 square feet per linear foot (average)	Parking  Bathhouse-concessions Buffer area	0.2 acre per acre of beach 0.10 acre minimum 10 square feet per linear foot	.2	Natural beach Good water quality	10.0
		Lake Michigan 16 -- 16								

**OBJECTIVE NO. 4**

The provision of sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunity to participate in extensive land-based outdoor recreation activities.

**PRINCIPLE**

Participation in extensive land-based outdoor recreation activities including bicycling, hiking, horseback riding, nature study, pleasure driving, ski touring, and snowmobiling provides opportunity for contact with natural, cultural, historic, and scenic features. In addition, such activities can increase an individual's perception and intensify awareness of the surroundings, contribute to a better understanding of the environment, and provide a wider range of vision and comprehension of all forms of life both as this life may have existed in the past and as it exists in the present. Similar to intensive resource-oriented activity, the family as a unit also can participate in extensive land based recreation activities; such participation also serves to strengthen social relationships within the family. For activities like bicycling, hiking, and nature study, participation provides an opportunity to educate younger members of the family in the importance of environmental issues which may become of greater concern as they approach adulthood.

**STANDARD**

A sufficient number of facilities for participation in extensive land-based outdoor recreation activities should be provided throughout the Region. Public facilities provided for these activities should be located within the linear resource-oriented recreation corridors identified in Objective 1. To meet this standard, the following per capita requirements and design criteria for various facilities should be met as indicated below:

Minimum Per Capita Public Facility Requirements <sup>aa</sup>			Design Standards				
Activity	Facility	Per Capita Requirements (linear mile per 1,000 residents)	Typical Location of Facility	Minimum Facility Requirements (acres per linear mile)	Suggested Support Facilities and Backup Lands	Minimum Support Facility Requirements (acres per linear mile)	Resource Requirements
Biking	Route	.bb	Scenic roadways	--	Route markers	--	--
	Trail	0.16	Recreation corridor	1.45	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography (5 percent slope average maximum) and soils
Hiking	Trail	0.16	Recreation corridor	0.73	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Horseback Riding	Trail	0.05	Recreation corridor Type I general use site	1.21	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Nature Study	Center	1 per county	Types I, II, and III general use sites		Interpretive center building Parking	--	Diversity of natural features including a variety of plant and animal species Suitable topography and soils
	Trail	0.02	Recreation corridor Types I, II, and III general use sites	0.73	Backup lands with resource amenities	24.2	Diversity of natural features, including a variety of plant and animal species Suitable topography and soils
Pleasure Driving	Route	.cc	Scenic roadways recreation corridor	--	Route markers	--	--
Ski Touring	Trail	0.02	Recreation corridor Types I and II general use sites	0.97	Backup lands with resource amenities	24.2	Suitable natural and open areas Rolling topography
Snowmobiling	Trail	0.11	Private lands (leased for public use)	1.45	Backup lands, including resource amenities and open lands	24.2	Suitable natural and open areas Suitable topography (8 percent slope average maximum) and soils

#### OBJECTIVE NO. 5

The provision of opportunities for participation by the resident population of the Region in extensive water-based outdoor recreation activities on the major inland lakes and rivers and on Lake Michigan, consistent with safe and enjoyable lake use and maintenance of good water quality.

#### PRINCIPLE

The major inland lakes and rivers of the Region and Lake Michigan accommodate participation in extensive water-based recreation activities, including canoeing, fishing, ice fishing, motorboating, sailing, and water skiing, which may involve unique forms of physical exercise or simply provide opportunities for rest and relaxation within a particularly attractive natural setting. Participation in extensive water-based recreation activities requires access to the major inland lakes and rivers and Lake Michigan and such access should be available to the general public.

#### STANDARDS

1. The maximum number of public access points consistent with safe and enjoyable participation in extensive water-based recreation activities should be provided on the major inland lakes throughout the Region. To meet this standard the following guidelines for access points available for use by the general public on various sized major inland lakes should be met as indicated below:

Size of Major Lake (acres)	Minimum Number of Access Points—Public and Private	Optimum Number of Parking Spaces
50 - 199	1	$\frac{A}{16.6} - \frac{D^{dd}}{10}$ Minimum: <sup>ee</sup> 6
200 or more	Minimum of 1 or 1 per 1,000 acres of usable surface <sup>ff</sup>	$\frac{A}{15.9} - \frac{D^{99}}{10}$ Minimum: <sup>ee</sup> 12

2. The proper quantity of public access points consistent with safe and enjoyable participation in the various extensive water-based recreation activities should be provided on major rivers throughout the Region. To meet this standard the maximum interval between access points on canoeable rivers<sup>hh</sup> should be 10 miles.

3. A sufficient number of boat launch ramps consistent with safe and enjoyable participation in extensive water-based outdoor recreation activities should be provided along the Lake Michigan shoreline within harbors-of-refuge. To meet this standard the following guidelines for the provision of launch ramps should be met:

Minimum Per Capita Facility Requirements (ramps per 1,000 residents)	Design Standards				Maximum Distance Between Harbors of Refuge
	Typical Location of Facility	Facility Area Requirements	Suggested Support Facilities, Services and Backup Lands	Support Facility Area Requirements	
0.025	Types I, II, and III general use sites	0.015 acre per ramp	Rest rooms Parking (40 car and trailer spaces per ramp)	-- 0.64 acre per ramp minimum	15 miles

4. A sufficient number of boat slips consistent with safe and enjoyable participation in extensive water-based outdoor recreation activities should be provided at marinas within harbors-of-refuge along the Lake Michigan shoreline. To meet this standard the following guidelines for the provision of boat slips should be met:

Minimum Per Capita Facility Requirements (boat slips per 1,000 residents)	Design Standards			Support Facility Area Requirements
	Typical Location of Facility	Facility Area Requirements	Suggested Support Facilities, Services, and Backup Lands	
1.3	Types I, II, and III general use sites	--	Fuel, concessions, rest rooms Parking Storage and maintenance	-- 0.01 acre per boat slip 0.01 acre per boat slip

## **OBJECTIVE NO. 6**

The preservation of sufficient high-quality open-space lands for protection of the underlying and sustaining natural resource base and enhancement of the social and economic well being and environmental quality of the Region.

### **PRINCIPLE**

Ecological balance and natural beauty within the Region are primary determinants of the ability to provide a pleasant and habitable environment for all forms of life and to maintain the social and economic well being of the Region. Preservation of the most significant aspects of the natural resource base, that is, primary environmental corridors and prime agricultural lands, contributes to the maintenance of ecological balance, natural beauty, and economic well being of the Region.

#### **A. PRIMARY ENVIRONMENTAL CORRIDORS**

### **PRINCIPLE**

The primary environmental corridors are a composite of the best individual elements of the natural resource base including surface water, streams, and rivers and their associated floodlands and shorelands; woodlands, wetlands, and wildlife habitat; areas of groundwater discharge and recharge; organic soils, rugged terrain, and high relief topography; and significant geological formations and physiographic features. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

### **STANDARD**

All remaining nonurban lands within the designated primary environmental corridors in the Region should be preserved in their natural state.

#### **B. PRIME AGRICULTURAL LANDS**

### **PRINCIPLE**

Prime agricultural lands constitute the most productive farm lands in the Region and, in addition to providing food and fibre, contribute significantly to maintaining the ecological balance between plants and animals; provide locations close to urban centers for the production of certain food commodities which may require nearby population concentrations for an efficient production-distribution relationship; provide open spaces which give form and structure to urban development; and serve to maintain the natural beauty and unique cultural heritage of southeastern Wisconsin.

### **STANDARDS**

1. All prime agricultural lands should be preserved.
2. All agricultural lands should be preserved that surround adjacent high-value scientific, educational, or recreational sites and are covered by soils rated in the regional detailed operational soil survey as having very slight, slight, or moderate limitations for agricultural use.

## **OBJECTIVE NO. 7**

The efficient and economical satisfaction of outdoor recreation and related open space needs meeting all other objectives at the lowest possible cost.

### **PRINCIPLE**

The total resources of the Region are limited, and any undue investment in park and open space lands must occur at the expense of other public investment.

### **STANDARD**

The sum total of all expenditures required to meet park demands and open space needs should be minimized.

- <sup>a</sup> In urban areas facilities for intensive nonresource-oriented activities are commonly located in Type III or Type IV school outdoor recreation sites. These facilities often provide a substitute for facilities usually located in parks by providing opportunities for participation in intensive nonresource-oriented activities. It is important to note, however, that school outdoor recreation sites do not generally contain natural areas which provide space for passive recreation use.
- <sup>b</sup> The identification of a maximum service radius for each park type is intended to provide another guideline to assist in the determination of park requirements and to assure that each resident of the Region has ready access to the variety of outdoor recreation facilities commonly located in parks, including space and facilities for both active and passive outdoor recreational use.
- <sup>c</sup> The identification of a maximum service radius for each school site is intended to assist in the determination of active outdoor recreation facility requirements and to assure that each urban resident has ready access to the types of active intensive nonresource-oriented facilities commonly located in school recreation areas.
- <sup>d</sup> For Type I and Type II parks, which generally provide facilities for resource-oriented outdoor recreation activities for the total population of the Region, the minimum per capita acreage requirements apply to the total resident population of the Region. For Type III and Type IV sites, which generally provide facilities for intensive nonresource-oriented outdoor recreation activities primarily in urban areas, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.
- <sup>e</sup> Urban areas are defined as areas containing a closely spaced network of minor streets which include concentrations of residential, commercial, industrial, governmental, or institutional land uses having a minimum total area of 160 acres and a minimum population of 500 persons. Such areas usually are incorporated and are served by sanitary sewerage systems. These areas have been further classified into the following densities: low-density urban areas or areas with 0.70 to 2.29 dwelling units per net residential acre, medium-density urban areas or areas with 2.30 to 6.99 dwelling units per net residential acre, and high-density urban areas or areas with 7.00 to 17.99 dwelling units per net residential acre.
- <sup>f</sup> For public school sites, which generally provide facilities for intensive nonresource-oriented outdoor recreation activities, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.
- <sup>g</sup> Type I sites are defined as large outdoor recreation sites having a multicounty service area. Such sites rely heavily for their recreational value and character on natural resource amenities and provide opportunities for participation in a wide variety of resource-oriented outdoor recreation pursuits.
- <sup>h</sup> A passive activity area is defined as an area within an outdoor recreation site which provides an opportunity for such less athletic recreational pursuits as pleasure walking, rest and relaxation, and informal picnicking. Such areas generally are located in parks or in urban open space sites, and usually consist of a landscaped area with mowed lawn, shade trees, and benches.
- <sup>i</sup> Type II sites are defined as intermediate size sites having a countywide or multicommunity service area. Like Type I sites, such sites rely for their recreational value and character on natural resource amenities. Type II parks, however, usually provide a smaller variety of recreation facilities and have smaller areas devoted to any given activity.
- <sup>j</sup> In general, each resident of the Region should reside within 10 miles of a Type I or Type II park. It should be noted, however, that within urban areas having a population of 40,000 or greater, each urban resident should reside within four miles of a Type I or Type II park.
- <sup>k</sup> Type III sites are defined as intermediate size sites having a community or multineighborhood service area. Such sites rely more on the development characteristics of the area to be served than on natural resource amenities for location.
- <sup>l</sup> In urban areas the need for a Type III park is met by the presence of a Type II or Type I park. Thus, within urban areas having a population of 7,500 or greater, each urban resident should be within two miles of a Type III, II, or I park.
- <sup>m</sup> The service radius of school outdoor recreation sites, for park and open space planning purposes, is governed primarily by individual outdoor recreation facilities within the school site. For example, school outdoor recreation sites which provide such facilities as playfields, playgrounds, and basketball goals typically have a service radius of one-half mile, which is the maximum service radius assigned to such facilities (see standards presented under Objective No. 2). As another example, school outdoor recreation sites which provide tennis courts and softball diamonds typically have a service radius of one mile, which is the maximum service radius assigned to such facilities (see standards presented under Objective No. 2). It is important to note that areas which offer space for passive recreational use are generally not provided at school outdoor recreation sites, and therefore Type III and Type IV school sites generally do not meet Type III and Type IV park accessibility requirements.
- <sup>n</sup> Type IV sites are defined as small sites which have a neighborhood as the service area. Such sites usually provide facilities for intensive nonresource-oriented outdoor recreation activities and are generally provided in urban areas. Recreation lands at the neighborhood level should most desirably be provided through a joint community-school district venture, with the facilities and recreational land area required to be provided on one site available to serve the recreation demands of both the school student and resident neighborhood population. Using the Type IV park standard of 1.7 acres per thousand residents and the school standard of 1.6 acres per thousand residents, a total of 3.3 acres per thousand residents or approximately 21 acres of recreation lands in a typical medium-density neighborhood would be provided. These acreage standards relate to lands required to provide for recreation facilities typically located in a neighborhood and are exclusive of the school building site and associated parking area and any additional natural areas which may be incorporated into the design of the park site such as drainageways and associated storm water retention basins, areas of poor soils, and floodland areas.

- <sup>o</sup> The maximum service radius of Type IV parks is governed primarily by the population densities in the vicinity of the park. In high-density urban areas, each urban resident should reside within 0.5 mile of a Type IV park; in medium-density urban areas, each resident should reside within 0.75 mile of a Type IV park; and in low-density urban areas, each urban resident should reside within one mile of a Type IV park. It should be noted that the requirement for a Type IV park also is met by a Type I, II, or III park within 0.5-1.0 mile service radius in high-, medium-, and low-density urban areas, respectively. Further, it should be noted that in the application of the service radius criterion for Type IV sites, only multiuse parks five acres or greater in area should be considered as satisfying the maximum service radius requirement. Such park sites generally provide areas which offer space for passive recreational uses, as well as facilities which provide opportunities for active recreational uses.
- <sup>p</sup> A recreation corridor is defined as a publicly owned continuous linear expanse of land which is generally located within scenic areas or areas of natural, cultural, or historical interest and which provides opportunities for participation in trail-oriented outdoor recreation activities especially through the provision of trails designated for such activities as biking, hiking, horseback riding, nature study, and ski touring.
- <sup>q</sup> Facilities for intensive nonresource-oriented outdoor recreation activities generally serve urban areas. The minimum per capita requirements for facilities for intensive nonresource-oriented outdoor recreation activities, therefore, apply to the total resident population in each urban area of the Region.
- <sup>r</sup> For each facility for intensive nonresource-oriented activity, the service radius indicates the maximum distance a participant should have to travel from his place of residence to participate in the corresponding activity.
- <sup>s</sup> Each urban area having a population of 2,500 or greater should have at least one baseball diamond.
- <sup>t</sup> Support facilities such as night lighting, concessions, and bleachers generally should not be provided in Type IV sites. These sites typically do not contain sufficient acreage to allow adequate buffer between such support facilities and surrounding neighborhood residences.
- <sup>u</sup> Each urban area should have at least one ice-skating rink.
- <sup>v</sup> Each urban area having a population of 7,500 or greater should have one public swimming pool or beach.
- <sup>w</sup> Facilities for intensive resource-oriented activities serve both rural and urban residents of the Region. The minimum per capita requirements for facilities for intensive resource-oriented activities, therefore, apply to the total resident population of the Region.
- <sup>x</sup> Participants in intensive resource-oriented outdoor recreation activity travel relatively long distances from their home. The approximate service radius indicates the normal maximum distance a participant in the respective resource-oriented activity should have to travel from his place of residence to participate in the corresponding activity.
- <sup>y</sup> The allocation<sup>a</sup> of the 6.35 picnic tables per thousand residents to publicly owned general-use sites is as follows: 3.80 tables per thousand residents of the Region to be located in Type I and Type II parks to meet the resource-oriented picnicking needs of the Region and 2.55 tables per thousand residents of urban areas in the Region to be located in Type III and Type IV parks to meet local picnicking needs in urban areas of the Region.
- <sup>z</sup> A picnic area is commonly provided adjacent to a swimming beach as a support facility. Thus, the total amount of acreage required for support facilities must be determined on a site-by-site basis.
- <sup>aa</sup> Both urban and rural residents of the Region participate in extensive land-based outdoor recreation activities. Thus, minimum per capita requirements for trails for extensive land-based activities apply to the total resident population of the Region.
- <sup>bb</sup> Bike routes are located on existing public roadways; therefore, no requirement is provided.
- <sup>cc</sup> Pleasure driving routes are located on existing public roadways; therefore, no requirement is provided. However, a recreation corridor may provide a uniquely suitable area for the development of a system of scenic driving routes.
- <sup>dd</sup> The survey of boat owners conducted under the regional park study indicated that for lakes of 50-199 acres, the typical mix of fast boating activities is as follows: waterskiing—49 percent; motor boating—35 percent; and sailing—16 percent. The minimum area required per boat for safe participation in these activities is as follows: waterskiing—20 acres; motor boating—15 acres; and sailing—10 acres. Assuming the current mix of boating activities in conjunction with the foregoing area requirements, it is found that 16.6 acres of "usable" surface water are required per boat on lakes of 50-199 acres. The number of fast boats which can be accommodated on a given lake of this size range is the usable surface area of that lake expressed in acres (A) divided by 16.6. The optimum number of parking spaces for a given lake is the number of fast boats which the lake can accommodate reduced by the number of fast boats in use at any one time by owners of property with lake frontage. The latter figure is estimated as 10 percent of the number of dwelling units (D) on the lake.
- <sup>ee</sup> The minimum number of parking spaces relates only to parking to accommodate slow boating activities such as canoeing and fishing and is applicable only in the event that the application of the standard indicated a need for less than six parking spaces for fast boating activities. No launch ramp facilities would be provided for slow boating activities.

*ff Usable surface water is defined as that area of a lake which can be safely utilized for motor boating, sailing, and waterskiing. This area includes all surface water which is a minimum distance of 200 feet from all shorelines and which is free of submerged or surface obstacles and at least five feet in depth.*

*99 The survey of boat owners conducted under the regional park study indicated that, for lakes of 200 acres or more, the typical mix of fast boating activities is as follows: waterskiing—43 percent; motor boating—33 percent; and sailing—24 percent. The minimum area required per boat for safe participation in these activities is as follows: waterskiing—20 acres; motor boating—15 acres; and sailing—10 acres. Assuming the current mix of boating activities in conjunction with the foregoing area requirements, it is found that 15.9 acres of "usable" surface water are required per boat on lakes of 200 acres or more. The number of fast boats which can be accommodated on a given lake of this size range is the usable surface area of that lake expressed in areas (A) divided by 15.9. The optimum number of parking spaces for a given lake is the number of fast boats which the lake can accommodate reduced by the number of fast boats in use at any one time by owners of property with lake frontage. The latter figure is estimated as 10 percent of the number of dwelling units (D) on the lake.*

*hh Canoeable rivers are defined as those rivers which have a minimum width of 50 feet over a distance of at least 10 miles.*

Source: SEWRPC.