Chapter VIII

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

INTRODUCTION

The agricultural, natural, and cultural resources element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs for the conservation and effective management of agricultural, natural, and cultural resources including:

- Groundwater
- Forests
- Productive agricultural areas
- Environmentally sensitive areas
- Threatened and endangered species
- Stream corridors
- Surface water
- Floodplains
- Metallic and nonmetallic mineral resources
- Parks, open spaces, and recreational resources
- Historical and cultural resources
- Community design¹

In addition, the following comprehensive planning goals related to the agricultural, natural, and cultural resources element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:²

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

¹Community design recommendations are included in the Land Use Element (Chapter IX).

²Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the Statutes.
• Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
• Protection of economically productive areas, including farmland and forests.
• Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
• Preservation of cultural, historic, and archaeological sites.
• Building of community identity by revitalizing main streets and enforcing design standards.
• Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Part 1 of this chapter sets forth goals, objectives, policies, and programs intended to protect farmland in Washington County. An analysis of the Land Evaluation and Site Assessment (LESA) system for rating potential farmland protection areas in the County is included in this section. The analysis includes a review of the land evaluation ratings inventoried in Chapter III of this report and incorporation of the site assessment criteria developed by the Agricultural, Natural, and Cultural Resources (ANCR) Workgroup and LESA Subcommittee.

Part 2 of this chapter sets forth goals, objectives, policies, and programs intended to protect natural resources in the County, including significant geological sites, nonmetallic mineral resources, watersheds, surface waters, wetlands, floodplains, groundwater resources, woodlands, natural areas, critical species habitats outside of natural areas, critical aquatic habitats, environmental corridors and isolated natural resource areas, and park and open space sites.

Part 3 of this chapter sets forth goals, objectives, policies, and programs intended to promote cultural resources in the County. Additional goals, objectives, policies, and programs are intended to support museums and cultural venues, events, and organizations that promote the arts and heritage of Washington County and contribute to the quality of life and economy of the County.

The following general goals and objectives related to agricultural, natural, and cultural resources are taken from the Issues and Opportunities Element (Chapter VII). These general goals and objectives are addressed in this chapter, along with more specific goals and objectives and accompanying policies and programs:

**General Agricultural and Natural Resources Goal (from Chapter VII)**

- **Goal:** Preserve and enhance Washington County’s natural resources, including open space and agricultural land.
  - **Objective:** Develop methods to identify and protect productive agricultural lands.
  - **Objective:** Develop methods for the protection, sound use and enhancement of the natural resource base, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.
  - **Objective:** Provide a comprehensive system of outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in resource and nonresource-oriented outdoor recreation activities, including water-based outdoor recreation activities which are consistent with enjoyable surface water use and maintenance of adequate water quality.
  - **Objective:** Encourage comprehensive water resource management of surface water, groundwater, and water dependent natural resources.

The preservation and enhancement of natural resources, including open space and agricultural land, is a goal in Washington County.
Objective: Encourage the preservation of high-quality open space lands to enhance the total quality of the environment, sustain the natural resource base, enhance the social and economic well-being of the County and provide opportunities for a full range of outdoor recreational activities.

General Cultural Resources Goal (from Chapter VII)
- **Goal:** Preserve and enhance the rural and small town character of Washington County.
- **Objective:** Encourage preservation of historic or cultural structures and districts and archaeological sites.
- **Objective:** Encourage new development and redevelopment having distinctive character, based on physical conditions, historical factors, and local desires that are compatible with existing neighborhoods and communities.
- **Objective:** Encourage the preservation of rural character and vistas outside planned sewer service areas.
- **Objective:** Encourage preservation of agricultural activity outside planned sewer service areas.
- **Objective:** Encourage an attractive and healthful physical and social environment with ample opportunities for high-quality education, cultural activities, and active outdoor recreation.
- **Objective:** Capitalize on tourism amenities.

General Economic Development Goal (from Chapter VII)
- **Goal:** Identify and encourage desirable and sustainable businesses and job development.
- **Objective:** Develop methods to retain and encourage farming as a viable part of the economy.

PART 1: AGRICULTURAL RESOURCES

This section sets forth agricultural resources goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve agricultural resources goals and objectives; and programs, which are projects or services intended to achieve natural resources policies, are also identified. Goals and objectives were developed using the agricultural resources data inventoried in Chapter III, and the general planning issue statements and goals and objectives related to agricultural resources identified in Chapter VII. Sources of public input such as the SWOT analysis, telephone survey, and countywide visioning workshop were also reviewed to identify the agricultural issues to be addressed by the goals, objectives, policies, and programs set forth in this section. This section begins with a description of the LESA analysis, which is a tool for rating potential farmland protection areas.

Land Evaluation and Site Assessment
The ANCR Workgroup formed a subcommittee to develop a LESA process to determine parcels in Washington County that are most suitable for long-term agricultural use. The results of the analysis are intended for County and local government use to help identify areas that should be designated for farmland protection. The LESA process was developed in 1981 by the USDA—Soil Conservation Service (now the Natural Resources Conservation Service (NRCS)) and is an analytical tool designed to provide a systematic and objective procedure for rating and ranking the agricultural importance of a parcel.

The first step in the analysis was to identify parcels to be analyzed. Parcels within an adopted sewer service area and parcels with less than 2 percent of the parcel in agricultural use were excluded from the analysis.
**Land Evaluation Component**
The Land Evaluation (LE) component of the LESA process was determined by the NRCS, which rated each soil in Washington County based on soil type, slope, agricultural capability class, and soil productivity for producing corn and soybeans. The resulting ratings were then placed into groups ranging from the best to worst suited for cropland production.

**Site Assessment Component**
The Site Assessment (SA) component rates non-soil factors affecting a parcel’s relative importance for agricultural use and is separated into three classifications. The LESA subcommittee selected the following nine SA factors to be used in the Washington County LESA analysis:

SA-1 Factors (agricultural productivity)
- Size of farm in contiguous management by one farm operator
- Compatibility of surrounding land uses within one-half mile
- Percent of farm in agricultural use

SA-2 Factors (development pressures impacting a site’s continued agricultural use)
- Distance from adopted sewer service area
- Distance from selected hamlets
- Distance from interchanges along USH 41 and 45

SA-3 Factors (other public values of a site supporting retention in agriculture)
- Primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, or critical species habitat outside environmental corridor areas present on farm
- Floodplains present on farm
- Proximity to permanently protected land 20 acres or more in size

**Parcel Scoring**
The LESA system recognizes that some of the factors used to rank agricultural parcels are more important than others. To account for this, the LESA subcommittee assigned the LE component a weight of 0.34, or about one-third of the total weight. The remaining 0.66 weighting “points” were divided among the nine SA factors, with the first two SA-3 factors given to lowest weight (0.01) and the other factors weighted between 0.05 and 0.13. Each parcel analyzed was scored on a scale of one to 10, with 10 being the best score. The average score of the parcels analyzed was 7.0, and the median score was 6.8 (half of all parcels received a higher score and half received a lower score than 6.8). The LESA subcommittee defined lands scoring 6.8 or higher as Tier I farmlands, which are the best suited for long-term protection. Lands scoring below 6.8 were defined as Tier II farmlands, which are areas that should be considered for long-term protection by County and local officials on a case-by-case basis. The subcommittee agreed that setting the benchmark at 6.8 left adequate amounts of acreage for development in the next 30 years, yet also protected a suitable amount of land for future agricultural production. The results of the LESA analysis are shown on Map 76 and the acreages of Tier I and Tier II farmlands are as follows:

- 117,481 acres, or 42 percent of the County, were designated as Tier I farmlands, scoring 6.8 or higher. Of this, 94,589 acres are in agricultural use.
- 43,874 acres, or 16 percent of the County, were designated as Tier II farmlands, scoring less than 6.8. Of this, 23,985 acres are in agricultural use.

The ANCR Workgroup recommended that each municipality use the final LESA map as a guide to help identify farmland protection areas that best reflect their local agricultural resource goals.
Map 76

FARMLAND PROTECTION AREAS IN WASHINGTON COUNTY IDENTIFIED THROUGH THE LESA ANALYSIS: 2007

TIER I FARMLANDS
Agricultural lands identified as best suited for long-term farmland protection for consideration by county and local officials.

TIER II FARMLANDS
Agricultural lands which should be considered for long-term farmland protection by county and local officials on a case-by-case basis.

AGRICULTURAL LANDS: 2006

SEWER SERVICE AREA
(Agricultural lands within sewer service areas were not included in the LESA analysis).

NOTE: LESA (LAND EVALUATION AND SITE ASSESSMENT) IS A SYSTEM USED BY THE USDA - NATURAL RESOURCES CONSERVATION SERVICE AS A WAY TO DETERMINE THE IMPORTANCE OF A PARCEL FOR CONTINUED AGRICULTURAL USE. THE SYSTEM COMBINES SOIL QUALITY FACTORS WITH NON-SOIL FACTORS RELATING TO FARMING PRACTICES, DEVELOPMENT PRESSURE, AND FACTORS MEASURING OTHER PUBLIC VALUES (SUCH AS ENVIRONMENTAL RESOURCES). FACTORS INCLUDED IN THE ANALYSIS WERE SELECTED AND WEIGHTED BY THE LESA SUBCOMMITTEE OF THE WASHINGTON COUNTY COMPREHENSIVE PLANNING AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES WORK GROUP.

Source: Washington County and SEWRPC.
Agricultural Resources Issues
The general agricultural resources issue identified in Chapter VII (Farmland Protection) indicated farmland protection as a high priority among Washington County residents. Almost 85 percent of survey respondents either strongly agreed (44 percent) or agreed (39 percent) with a need to preserve farmland in Washington County. This was reflected in the strengths identified in the SWOT analysis, including a strong agricultural industry and productive lands. Opportunities identified in the SWOT analysis include a potential Purchase of Development Rights (PDR) program, promotion of family farms, and preservation of productive farmland. A lack of farm product infrastructure, a loss of farmland, and a lack of protection for agricultural land were identified as threats in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to protect prime agricultural lands. Further analysis of this data refines the general agricultural resources issue into the following more specific agricultural resources issues:

- Farmland Protection Issue
- Management of Productive Agricultural Areas Issue
- Viability of Agribusiness Issue

Agricultural Resources Goals, Objectives, Policies, and Programs
Each set of goals, objectives, policies, and programs corresponds to an agricultural resources issue listed in the preceding section. Suggestions for local government consideration have also been prepared. Local governments will have additional influence over agricultural resources in the County, especially with regard to providing protection for agricultural lands through local comprehensive plans and zoning ordinances. Each participating community should develop goals, objectives, policies, and programs in the agricultural, natural, and cultural resources element of their local comprehensive plan to meet specific community needs, and consider the suggestions made in this County element chapter when so doing. Local governments may also choose not to include suggestions that are not relevant to their community’s needs. Any new programs recommended in this plan for County implementation must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

Farmland Protection Issue

- **Goal:** Preserve a sufficient amount of agricultural land to ensure farming remains viable in Washington County.
- **Goal:** Identify productive farmlands in Washington County and support their protection and management as an important economic resource.
- **Objective:** Promote the use of Tier I farmland (agricultural land with a score of 6.8 or higher in the LESA analysis) for agricultural use.
- **Objective:** Protect parcels that were determined to be most suitable for long-term agricultural use through the LESA analysis (Tier I farmland) from non-farm development.

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3 A referendum held in April 2007 to establish a County PDR program was defeated.
- **Policy:** Protect high priority farmland protection parcels identified on Map 76. Tier I parcels should be given the highest priority for allocation of farmland protection resources. Tier II parcels should be given the next highest priority for allocation of farmland protection resources.

- **Policy:** Discourage land divisions on Tier I agricultural lands and in large contiguous areas of agricultural use.

- **Policy:** Support implementation of the Working Lands Initiative recommendation to establish working land enterprise areas outside planned sewer service areas. As proposed in the Working Lands Initiative Final Report (August 2006), Working Lands Enterprise Areas would cluster active farms and slow farmland conversion by preventing annexations within enterprise areas and targeting funding and other resources, such as a recommended State Purchase of Development Rights program, to farmlands within enterprise areas.

- **Policy:** Encourage and assist, where requested, in developing boundary agreements between towns and adjacent cities and villages to limit conversion of farmland to urban uses.

- **Policy:** Encourage more compact development within sewer service areas to minimize the development of farmland for urban uses.

- **Policy:** Encourage development of highways and utilities in a manner that minimizes disruption of Tier I farmlands.
  - **Program:** Assign agricultural use to agricultural lands identified as Tier I (score of 6.8 or higher) by the LESA analysis on Map 84 (Washington County Land Use Plan map).
  - **Program:** Update the County Farmland Preservation Plan to reflect the recommendations of the comprehensive plan, including the LESA analysis, and any changes to the Wisconsin Farmland Preservation Program approved by the State Legislature in response to the Working Lands Initiative report. Encourage local governments to participate in developing and implementing the updated County Farmland Preservation Plan.
  - **Program:** Work with area land trusts, such as the Ozaukee Washington Land Trust (OWLT), to protect agricultural parcels through agricultural conservation easements and/or purchases.
  - **Program:** Develop and adopt a County right-to-farm ordinance that defines agricultural operations, normal agricultural practices, and the specific farmland that is affected by the ordinance; a reference to the State Statute\(^4\) that protects farmers from nuisance law suits; and a grievance procedure that outlines how complaints against agricultural operations will be resolved.
  - **Program:** Work with UW-Extension to develop an informational handout to educate residents on the State’s right-to-farm law and what to expect when moving into a rural area.
  - **Program:** Work with appropriate organizations to develop programs that support Wisconsin’s Working Lands Initiative recommendations.
  - **Program:** Work with UW-Extension to develop a public educational program and distribute educational materials to the public regarding the benefits of farming and the need to protect enough farmland in Washington County for farming to remain viable in the future.
  - **Program:** Work with UW-Extension to develop an educational program outlining farmland preservation grants available through Federal and State agencies. The County should act as a liaison between those interested in Federal and State agency assistance and Federal and State agencies as part of program implementation.
  - **Program:** Work with UW-Extension to develop an informational handout to educate farmers on benefits and tax advantages to preserving farmland.

\(^4\) A “right-to-farm” ordinance is intended to provide protection to farmers from nuisance claims due to noise, dust, odors, and other effects of farm operations. Wisconsin’s right-to-farm law is set forth in Section 823.08 of the Wisconsin Statutes.
- **Program:** Work with UW-Extension to develop a program to educate town officials on zoning, land division, and other ordinances and techniques that would facilitate farmland protection. Many ordinances and techniques are described in the Farmland and Open Space Preservation Tools report prepared by the County in 2005.

- **Program:** Continue to pursue Federal and State farmland protection grant funds available to County governments, and prioritize areas for application using the LESA analysis.

- **Program:** Continue to encourage the use of the Wisconsin Department of Natural Resource’s (DNR) Managed Forest Law program in the County.

- **Program:** Promote the Farm and Ranch Protection Program (Federal PDR matching grant program) and assist communities, non-government organizations, and the DNR in identifying appropriate areas to apply for Farm and Ranch Protection program grants.

- **Program:** Continue to work with appropriate organizations and local governments to develop programs to support farmland protection.

- **Program:** Continue to provide technical assistance to towns on request for town farmland protection programs, such as transfer of development rights and exclusive agricultural zoning.

- **Program:** Continue to provide technical assistance to the North Branch Milwaukee River Wildlife and Farming Heritage Area including maps, tile locations, soils information, and conservation plans to the DNR and OWLT on parcels of interest. County representatives should also participate on North Branch Milwaukee River Wildlife and Farming Heritage Area advisory committee.

- **Program:** Maintain “farm friendly” roads with wider (gravel) shoulders for farm equipment where needed.

- **Program:** Work with local governments to explore County and/or local adoption of a Livestock Facility Siting Ordinance under Section 93.90 of the *Wisconsin Statutes*.

- **Program:** Continue to encourage intergovernmental cooperation to protect farmland. Strategies include boundary agreements and more regular and compact city and village boundaries.

- **Policy:** Implement strategies regarding the preservation of sufficient farmland to support a viable agricultural community as recommended in the Washington County Land and Water Resource Management Plan.

- **Program:** Continue to work with UW-Extension to provide education on methods of protecting agricultural land, by working with local governments and the Washington County unit of the Towns Association.

- **Program:** Continue to publicize/furnish information on sustainable and alternative agricultural practices.
Suggestions for Local Governments: The Agricultural, Natural, and Cultural Resources elements of local comprehensive plans should identify lands for agricultural use. Towns should consider the use the County LESA analysis to help identify areas most suitable for long term agricultural use and identify these same areas on the local planned land use map and productive agricultural soils map in the land use element of the comprehensive plan. Zoning ordinances in the Towns should be reviewed and revised if necessary to be consistent with the local planned land use map. An exclusive agricultural zoning district should be considered by those Towns that do not have an exclusive agricultural zoning district as part of the local zoning ordinance revisions. Other farmland protection ordinances and techniques described in the Washington County Farmland and Open Space Preservation Tools report should also be reviewed and considered by local governments.

Towns should work with the County to develop educational programs to help protect farmland. Part of the education component should assist local farmers in obtaining grants from Federal and State agencies. Another component may include educating the public about the benefits of farmland and farming. Towns should also consider adopting the Livestock Facility Siting Law under Section 93.90 of the Wisconsin Statutes.

Cities and villages should use the County LESA analysis to direct future growth away from highly rated parcels where possible. Cities and villages should promote the protection of agricultural lands in the County by accommodating urban development at medium or higher densities within their sewer service areas. Cities and villages should also grow in a logically planned manner and attempt to keep their boundaries as compact as possible to limit urban development adjacent to agricultural areas. Cities and villages should also consider limiting the use of Tax Incremental Financing (TIF) districts to redevelopment and infill areas within developed portions of the city or village, rather than using TIFs to stimulate new development that converts land on the outskirts of communities from agricultural to urban uses.

Management of Productive Agricultural Areas Issue

Goal: Preserve soils suitable for agricultural production in Washington County.

Objective: Encourage soil conservation practices to reduce farmland erosion and sustain and increase farmland productivity in the County.


Policy: Encourage wise soil management practices to protect farmland for continued agricultural use.

Policy: Encourage the use of Best Management Practices (BMPs) by farmers.

Program: Continue to undertake countywide education efforts to promote conservation practices.

Program: Continue to increase the use of BMP’s such as conservation tillage (where crops are grown with minimal cultivation of the soil).

Program: Continue the educational program that specifically outlines the soil conservation and BMP resources and grants available through the United States Department of Agriculture (USDA) and other Federal agencies. The County should act as a liaison between those interested in Federal agency assistance and Federal agencies as part of program implementation.

Program: Continue the educational program that specifically outlines the soil conservation and BMP resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and DNR. The County should act as a liaison between those interested in State agency assistance and State agencies as part of program implementation.
Program: Work with the UW-Discovery Farms and Wisconsin Agricultural Stewardship Initiative programs to promote an increased understanding of agricultural impacts on soil quality and how to implement BMPs in Washington County.

Program: Continue to pursue Federal and State soil resource conservation grant funds available to County governments.

Program: Continue to update the land and water resource management plan every five years.

Program: Continue to actively promote the use of the Conservation Reserve Program (CRP) in Washington County.

Program: Continue to identify croplands that currently do not have a conservation plan and develop/revise 20 producer whole farm resource conservation plans annually.

Suggestions for Local Governments: Local governments should adopt and/or support programs similar to those of the County. The local government should serve as a liaison between farmers and the County to disseminate information and assistance with government soil conservation programs and BMPs.

Viability of Agribusiness Issue

Goal: Protect farms and farming in Washington County.

Objective: Preserve the economic viability of agricultural activities in Washington County.

Objective: Retain existing farm operations outside planned sewer service areas in Washington County to the extent possible.

Objective: Retain existing agri-businesses in Washington County to the extent possible.

Policy: Encourage continued agricultural activity, particularly on lands identified for agricultural use on the County Land Use Plan Map (Map 84).

Policy: Farmlands in planned sewer service areas should be encouraged to remain in agricultural use until public sewer and water services are extended to the parcel.

Policy: Support economic initiatives to ensure farming remains viable in Washington County, including funding programs, agri-tourism, and direct marketing of farm products.

Policy: Protect agricultural infrastructure in Washington County to support farm operations.

Policy: Encourage niche farming operations in Washington County, such as organic farms and orchards.

Use of the Conservation Reserve Program (CRP) should continue to be promoted in Washington County.

Farmers markets are an example of the direct marketing of farm products to consumers.
- **Policy:** Encourage farming by younger age groups in Washington County.
- **Policy:** Encourage retiring farmers to pass farms on to heirs or to sell farms to other farmers.
- **Policy:** Support implementation of the Working Lands Initiative recommendation to establish a beginning farmer program to recruit and train the next generation of farmers.
  - **Program:** Implement programs recommended under the Farmland Protection Issue to preserve agricultural activity in Washington County, including support of the Wisconsin Working Lands Initiative recommendations.
  - **Program:** Work with UW-Extension to develop an educational program outlining grants and loans available through Federal and State agencies for youth programs, including 4-H Clubs and Future Farmers of America (FFA).
  - **Program:** Work with Economic Development-Washington County (EDWC) to study the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries in Washington County.
  - **Program:** Work with EDWC to develop a program to promote an agricultural economic cluster of farming operations and appropriate agribusinesses on lands designated for agricultural use on the County Land Use Plan Map (Map 84).
  - **Program:** Continue to market and link Washington County farms and agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.
  - **Program:** Work with NRCS and UW-Extension to establish a program to promote agri-tourism in Washington County through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. The program could include an educational component for farmers regarding possible agri-tourism enterprises.
  - **Program:** Work with UW-Extension to create a resource log of existing programs available to support young farmers and ensure that this resource is effectively communicated to existing and potential farmers so that people are aware of available programs.
  - **Program:** Work with UW-Extension and local high schools and colleges to promote agribusiness education programs, and encourage young and beginning farmers to attend classes. Provide tuition assistance to farmers attending classes.
  - **Program:** Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.
  - **Program:** Promote existing Federal and State programs that provide financial support for beginning farmers. In addition, study the need and feasibility of establishing County programs to support beginning farmers.
  - **Program:** Continue to promote the EDWC Agribusiness Committee to connect the farm business community and work together on common issues.
- **Program:** Work with EDWC and UW-Extension to promote the economic impact of agriculture in Washington County.

- **Program:** Work with UW-Extension to provide information to farmers on succession planning.

**Suggestions for Local Governments:** Local governments should adopt programs similar to those of the County. The local government should serve as a liaison between farmers and the County to disseminate information and assistance with government grants and funding targeted for farm start-up costs, farm operation costs (including farmland and equipment acquisition), and youth farming programs.

Local governments should also support County programs that promote local agricultural products to restaurants and stores within the community. Local governments should review and, if necessary, revise the local zoning ordinance to allow for produce stands on farms and bed-and-breakfast establishments on farms. Local governments may also provide incentives for activities such as produce stands and farmers markets through an expedited permitting process and reduced permitting fees.

**PART 2: NATURAL RESOURCES**

This section sets forth natural resources goals and objectives. Policies, which are steps or actions recommended to be taken to achieve natural resources goals and objectives; and programs, which are projects or services intended to achieve natural resources policies, are also identified. Goals and objectives were developed using the natural resources data inventoried in Chapter III, and the general planning issue statements and goals and objectives related to natural resources identified in Chapter VII. Sources of public input such as the SWOT analysis, telephone survey, and countywide visioning workshop were also reviewed to identify the natural issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

**Natural Resources Issues**

The general natural resources issue identified in Chapter VII (environmental preservation issue) indicated a strong desire among County residents to preserve existing woodlands and open space in the County. Over 76 percent of respondents indicated preserving woodlands should be given a high priority and 77 percent said that maintaining existing parks and open spaces in the County should also be given a high priority. The Kettle Moraine, natural areas, lakes, wetlands, gravel resources, parks, woodlands, recreational facilities, and cultural opportunities were found to be strengths of the County in the SWOT analysis. Threats to water supply and quality and the loss of natural resources and environmental corridors were identified as threats in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to preserve critical species habitat areas, natural areas, environmental corridors, and upland woodlands. Further analysis of this data refines the general natural resources issue into the following more specific natural resources issues:

- Natural Areas Protection Issue
- Surface and Groundwater Resources Issue
Natural Resources Goals, Objectives, Policies, and Programs
Each set of goals, objectives, policies, and programs corresponds to a natural resources issue listed in the preceding section. Suggestions for local government consideration have also been prepared. Local governments will have additional influence over natural resources in the County, especially with regard to providing protection for natural resource features through local zoning ordinances. Each participating community should develop goals, objectives, policies, and programs in the agricultural, natural, and cultural resources element of their local comprehensive plan to meet specific community needs, and consider the suggestions made in this County element chapter when so doing. Local governments may also choose not to include suggestions that are not relevant to their community’s needs.

Natural Areas Protection Issue

Natural Resources

- **Goal:** Ensure the protection, sound use, and enhancement of the natural resource base in Washington County.
- **Objective:** Guide urban land uses to land that can sustain urban development.
- **Objective:** Preserve rural character and vistas outside planned sewer service areas.
- **Objective:** Encourage the preservation of natural resources as part of future development proposals in the County.
  - **Policy:** Discourage urban land uses in primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites, floodplains, wetlands, and surface waters, which are shown on Map 77.
  - **Program:** Incorporate the resources and areas identified on Map 77 into Map 84 (Washington County Land Use Plan map).
  - **Program:** Review the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance to ensure it is consistent with Map 84 (Washington County Land Use Plan map).
  - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements.
  - **Program:** Develop an educational program and distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation such as overlay zoning, planned unit development (PUD), conservation subdivisions, and transfer of development rights (TDR) programs. The educational program focus should include local governments and developers.
  - **Program:** Continue to promote and educate local governments on the information in the Farmland and Open Space Preservation Tools Report.
− Program: Continue to meet with developers to conduct a project walk-through during the preliminary plat stage of proposed projects and to promote an “options review” for developers to consider protection of natural resources at the conceptual review stage of proposed projects.

− Program: Develop model ordinances for local government use that provide for protection of the natural resource areas shown on Map 77.

− Program: Develop a model transfer of development rights (TDR) program for local government use that focuses on the protection of agricultural and natural resource areas. The County should consider studying a County TDR program if State law is changed to authorize TDR programs at the County level.

− Program: Assist local governments in preparing and adopting conservation subdivision ordinances if assistance is requested.

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**Environmental Corridors, Natural Areas, and Critical Species Habitats**

- **Goal:** Preserve primary environmental corridors, secondary environmental corridors, and isolated natural resource areas in Washington County. Environmental corridors and isolated natural resource areas that were protected in 2006 through public or non-profit conservation organization ownership, conservancy zoning, or location within an adopted sewer service area are shown on Map 28 in Chapter III.

- **Goal:** Preserve natural areas in Washington County.

- **Goal:** Preserve critical species habitat sites and critical aquatic sites located outside of natural areas in Washington County.

- **Goal:** Preserve habitat for endangered species not identified in the regional natural areas plan (such as the Butler’s Garter Snake) in accordance with State and Federal requirements.

- **Goal:** Preserve habitat for native plants and wildlife by protecting environmental corridors and wetlands and surface waters outside such corridors.

- **Goal:** Preserve significant geological areas in the County.

  - **Objective:** Encourage permanent protection of primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, and critical species habitat and aquatic sites outside natural areas in Washington County.

  - **Objective:** Preserve rural character and vistas outside planned sewer service areas.

  - **Objective:** Encourage the preservation of natural resources as part of future development proposals in the County.

    - **Policy:** Discourage incompatible land uses in environmental corridors, based on the guidelines set forth in Table 101.

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Table 101

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

<table>
<thead>
<tr>
<th>Component Natural Resource and Related Features within Environmental Corridors</th>
<th>Transportation and Utility Facilities (see General Development Guidelines below)</th>
<th>Recreational Facilities (see General Development Guidelines below)</th>
<th>Permitted Development</th>
<th>Rural Density Residential Development (see General Development Guidelines below)</th>
<th>Other Development (See General Development Guidelines below)</th>
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<tbody>
<tr>
<td>Lakes, Rivers, and Streams</td>
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<tr>
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</tr>
</tbody>
</table>

NOTE: An “X” indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term “environmental corridors” refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

- **Transportation and Utility Facilities**: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- **Recreational Facilities**: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- **Rural Density Residential Development**: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.
Other Development: In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- Pre-Existing Lots: Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

Table 101 (continued)

- Pre-Existing Lots: Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

FOOTNOTES

*The natural resource and related features are defined as follows:

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U.S. Geological Survey quadrangle maps.

Shoreland: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.

Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.

Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.

Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

Steep Sides: Includes areas with land slopes of 12 percent or greater.

Drainage: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.

Park: Includes public and nonpublic park and open space sites.

Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archaeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

1Includes such improvements as stream channel modifications and such facilities as dams.

1Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

4Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.

5Certain transportation facilities such as bridges may be constructed over such resources.

6Utility facilities such as sanitary sewers may be located in or under such resources.

7Electric power transmission lines and similar lines may be suspended over such resources.

8Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.

9Bridges for trail facilities may be constructed over such resources.

10Consistent with Chapter NR 115 of the Wisconsin Administrative Code.

11Consistent with Chapter NR 116 of the Wisconsin Administrative Code.

12Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.

13Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

14Only an appropriately designed boardwalk/trail should be permitted.

15Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

16Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.

17Only if no alternative is available.

18Only appropriately designed and located hiking and cross-country ski trails should be permitted.

19Only an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC 2035 Regional Land Use Plan.
– **Policy:** Encourage the protection of environmental corridors, natural areas, and critical species habitat sites through public and non-profit conservation organization (NCO) fee simple purchase or purchase of conservation easements.

– **Program:** Study the creation of a dedicated County natural resources preservation fund.

– **Program:** Continue to study funding options to protect environmental corridors, natural areas, and critical species habitat sites.

– **Program:** Develop an educational program and distribute educational materials regarding techniques to protect Washington County’s environmental corridors, natural areas, and critical species habitat sites. The educational program focus should include local governments and NCOs.

– **Program:** Continue to develop and distribute educational materials to the public regarding the benefits of natural resources and the need to protect them from degradation.

– **Program:** Continue to work with the OWLT and other NCOs to protect environmental corridors, natural areas, and critical species habitat sites.

– **Program:** Continue to support implementation of the DNR North Branch Milwaukee River Wildlife and Farming Heritage Area project goals.

– **Program:** Work to protect environmental corridors through the County subdivision review process.

– **Program:** Continue to work with the Mid-Kettle Moraine Partnership to preserve the valuable natural features and create a connection between the North and South Kettle Moraine State Forests, known as the “Mid-Kettle Moraine” area.

– **Program:** Continue to implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, as modified by the Washington County Park and Open Space Plan.

– **Program:** Upon adoption of an updated Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.

– **Policy:** Implement strategies regarding the protection and maintenance of woodlands, environmental corridors, exceptional water resources, geologic areas, and threatened and endangered species as recommended in the Washington County Land and Water Resource Management Plan.

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6 An update to the Regional Natural Areas and Critical Species Habitat Protection and Management Plan is anticipated to be completed by SEWRPC in 2009.
– **Program:** Continue to implement the Washington County Park and Open Space Plan and regional natural areas plan.
– **Program:** Promote the use of State and Federal set-aside and preservation programs.
– **Program:** Identify and promote natural resource preservation efforts that have been successful in Washington County and the region.

**Plant Biodiversity**

- **Goal:** Protect Washington County’s naturally occurring plant biodiversity.
- **Objective:** Control and reduce the spread of invasive plant species in Washington County.
  - **Policy:** Develop programs to control and reduce the spread of invasive plant species in Washington County.
  - **Program:** Implement weed ordinances in County parks and when requested, work cooperatively with local governments to create local weed ordinances.
  - **Program:** Provide for an invasive plant education and outreach program in Washington County through a partnership with the Invasive Plant Association of Wisconsin, the South-eastern Wisconsin Cooperative Invasive Species Management Area, and the Ozaukee Washington Land Trust and promote a cooperative weed management program.
  - **Program:** Work with UW-Extension to provide education and outreach about native plants.

**Floodplains**

- **Goal:** Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- **Goal:** Protect floodplains from incompatible land uses.
- **Objective:** Guide urban development away from floodplains.
  - **Policy:** Restrict urban land uses and other incompatible land uses and structures in areas identified as floodplains on Map 77 or by subsequent updates to floodplain mapping approved by FEMA and the DNR.
  - **Program:** Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.
  - **Program:** Include floodplains on Map 84 (Washington County Land Use Plan map).
  - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.
  - **Program:** Develop an educational program and distribute educational materials regarding statutory requirements and authorities related to floodplain areas. The educational program focus should include local governments and developers.
  - **Program:** Develop a public educational program and distribute educational materials to the public regarding floodplain management.
Wetlands

- **Goal:** Protect wetlands from destruction and degradation.
- **Objective:** Guide urban development away from wetlands.
- **Objective:** Protect wetlands from pollution.
  - **Policy:** Restrict urban land uses and other incompatible land uses and structures in wetlands. Require mitigation (restoration of historic wetlands, enhancement of existing wetlands, or creation of new wetlands) if wetlands are destroyed as part of a development project.
  - **Policy:** Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to protect wetlands in the County from pollution.
  - **Program:** Implement programs recommended under the Surface and Groundwater Resources issue to support the development of land use patterns to protect wetlands in the County from pollution.
  - **Program:** Continue to implement the CRP and Wetland Restoration Program (WRP) (see Chapter III for more information regarding these programs) in Washington County.
  - **Program:** Incorporate the wetlands identified on Map 77 into Map 84 (Washington County Land Use Plan map).
  - **Program:** Consider establishing a program to allow development of small wetlands within areas of high-value developable land in exchange for the preservation of larger off-site wetland areas.
  - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance and amend the shoreland zoning maps to incorporate the updated wetland inventory maps prepared by SEWRPC under a contract with the Department of Natural Resources.
  - **Program:** Continue to partner with the NRCS and DNR to promote wetland creations, enhancements, and restorations in Washington County.
  - **Program:** Work with the Wisconsin Department of Revenue and local governments and assessors to lower the assessment rate on wetlands to help encourage wetland creation and preservation.
  - **Policy:** Implement strategies regarding preservation and restoration of stream corridors, wetlands, and floodplain areas as recommended in the Washington County Land and Water Resource Management Plan.
  - **Program:** Identify stream corridor and floodplain areas to be preserved and/or restored.
  - **Program:** Promote existing programs and conservation easements through semi-annual newsletter articles and one public event each year (i.e. fairs).
Suggestions for Local Governments: The Agricultural, Natural, and Cultural Resources elements of local comprehensive plans should identify natural resources present in the community that residents value. Then goals, objectives, policies, and programs should be developed to address these preservation needs. One set of goals, objectives, policies, and programs should focus on methods to guide urban land uses to land that can sustain such development in an effort to protect lands with natural limitations to building site development and other environmentally sensitive lands (both of which are mapped in the land use element of local comprehensive plans). These areas should also be reflected on the local planned land use map for 2035. Local land use controls such as zoning and land division ordinances should then be reviewed and amended to be consistent with the local comprehensive plan.

Local governments should support the partnership between the County, other government agencies, and NCOs in the effort to protect environmental corridors, natural areas, and critical species habitat sites through fee simple purchase, conservation easements, and educational efforts. Local governments should also review their zoning ordinances and revise them to be consistent with natural resources protection recommendations outlined in the local comprehensive plan and the local planned land use map for 2035. Upland (woodlands) and lowland (floodplains, shorelands, and wetlands) conservancy zoning districts that provide for natural resource protection should be included in the local zoning ordinance if the planned land use map includes features such as environmental corridors.

Local governments should review their zoning ordinances and revise them accordingly to be consistent with floodplain and wetland protection recommendations outlined in the local comprehensive plan and the local planned land use map for 2035. A corresponding conservancy zoning district or districts that provide for natural resource protection should be included in the local zoning ordinance if the planned land use map includes features such as floodplains, wetlands, or lowland conservancy areas. Towns, where shoreland and floodplain areas are regulated under County ordinance, may wish to adopt an overlay district to serve notice to applicants that County regulations apply in addition to local zoning requirements. Cities and villages should continue to implement local shoreland and floodplain zoning ordinance requirements.

Surface and Groundwater Resources Issue

Surface Water Resources

- **Goal:** Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- **Goal:** Protect and enhance surface water quality in Washington County.
- **Objective:** Reduce sedimentation, pollution, and eutrophication\(^7\) of lakes, rivers, and streams in Washington County.
  - **Policy:** Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to maintain or enhance water quality.
  - **Program:** Limit the amount of salt used on County highways and encourage local governments to limit the amount of salt used on town, village, and city streets to the minimum necessary to ensure safe driving conditions. Consider using sand rather than salt where feasible.

\(^7\)Eutrophication is caused by the increase of chemical nutrients, typically compounds containing nitrogen or phosphorus, in an ecosystem. Eutrophication typically occurs when nutrient pollution is released into water bodies and results in enhanced growth of phytoplankton (an algal bloom), which disrupts normal functioning of the ecosystem.
Program: Support and, where applicable, implement sanitary sewer and stormwater management standards recommended in the regional water quality management plan update (RWQMP).  

Program: Continue to develop and distribute educational materials to the public regarding non-point and point source pollution.

Program: Continue to enforce compliance with the Animal Waste Storage Facility Code, Chapter 16, of the Washington County Code of Ordinances.

Program: Continue to enforce the recommendations for management of animal waste storage facilities and utilization of waste set forth in Standard 590 of the USDA-NRCS Technical Guide and conduct annual follow-up inspections.

Program: Develop methods to investigate the impacts of thermal pollution of water quality.

Program: Continue to ensure compliance with NR 216 of the Wisconsin Administrative Code through subdivision and shoreland zoning reviews, including construction site pollutant control (including plan review and compliance inspections) and post-construction stormwater management (including plan review and compliance inspections).

Program: Continue to work with DNR to analyze improvements on selected streams and watersheds based on compliance with NR 151 and BMP’s implemented on parcels.

Program: Continue to work on agricultural performance standards of NR 151 regarding evaluation of parcels for compliance.

Program: Assist other government agencies with implementation of the RWQMP.

Program: Work collaboratively with the Milwaukee Metropolitan Sewerage District (MMSD) and SEWRPC to prepare and implement the RWQMP.

Policy: Implement strategies regarding protection and improvement to surface and groundwater through proper use of fertilizers and pesticides as recommended in the Washington County Land and Water Resource Management Plan.

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8 An update to the Regional Water Quality Management Plan was completed in 2007.
- **Program:** Organize and participate in training/learning events for government officials and staff, utilities, public and private property owners, and land managers to increase awareness of proper use of fertilizer, pesticides, and deicers.

- **Program:** Continue to develop a compliance monitoring process to assist farmers and private consultants with the development and implementation of nutrient management plans on croplands, and monitor compliance on 10 percent of planned acres annually.

- **Program:** Maintain working relationship with DNR to be kept informed of fertilizers and pesticides being applied in Washington County.

- **Program:** Continue to work with farmers to implement the recommendations of the Land and Water Resource Management Plan.

- **Objective:** Ensure surface water resources remain a recreational focal point in Washington County.

  - **Policy:** Encourage recreational use of surface water resources located in the County by residents and visitors.

**Groundwater Resources**

- **Goal:** Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.

- **Goal:** Protect, conserve, and enhance groundwater quality and quantity in Washington County.

  - **Objective:** Protect groundwater quality and quantity in Washington County from the loss of recharge areas (as shown on Map 52), excessive or overly concentrated pumping, inappropriate private onsite waste treatment systems, surface water pollution, and careless agricultural practices.

  - **Objective:** Ensure a safe drinking water supply.

    - **Policy:** Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to protect and enhance water quality.

    - **Program:** Implement programs recommended under the Natural Areas Protection issue to support the development of land use patterns to effectively meet the wastewater disposal and stormwater runoff control needs of the County.

    - **Program:** Continue to implement the County Sanitary Code, Chapter 25, of the Washington County Code of Ordinances, which includes regulation of private onsite waste treatment systems (POWTS).

    - **Program:** Continue to develop and distribute educational materials to the public regarding non-point and point source pollution.

    - **Program:** Continue to promote groundwater infiltration in areas associated with natural groundwater recharge by minimizing impermeable areas and promoting wetland creations, enhancements, and restorations.

    - **Program:** Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.⁹

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⁹ *A Regional Water Supply Plan is anticipated to be completed by SEWRPC in 2009.*
- **Program:** Assist SEWRPC in developing and implementing the regional water supply plan. Upon adoption of the plan by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.

- **Program:** Work with the DNR to develop a public educational program and distribute educational materials to the public regarding well water safety information and well monitoring.

- **Program:** Promote landfill abandonment/monitoring efforts.

- **Policy:** Implement strategies to protect and improve the quality and quantity of groundwater as recommended in the Washington County Land and Water Resource Management Plan.

- **Policy:** Implement strategies to provide safe drinking water as recommended in the Washington County Land and Water Resource Management Plan.

- **Program:** Encourage the protection of groundwater recharge areas identified in the regional water supply plan.

- **Program:** Continue to identify unused wells through farmstead inventories and subdivision reviews and promote proper abandonment of wells.

- **Program:** Continue to promote and provide assistance for proper well abandonment.

- **Program:** Assist local communities in developing “Wellhead Protection Plans” for public wells to protect drinking water sources.

- **Program:** Identify and map springs, cold water streams, and their recharge areas.

- **Program:** Continue to implement the Quaas Creek Watershed Management Plan, which is designed to preserve water quality, restore natural resources within riparian corridors, and enhance existing and planned stormwater and erosion control practices.

- **Program:** Raise awareness about groundwater levels, water infiltration, and aquifer recharge.

- **Program:** Develop an outreach program to increase well water sampling.

- **Program:** Raise awareness about levels of well contaminates.

- **Program:** Increase awareness and promote action for proper groundwater protection practices.

- **Objective:** Reduce reliance on groundwater resources for water supply in Washington County.

- **Objective:** Enhance groundwater recharge.

- **Objective:** Encourage the reduction of impervious surfaces.

- **Policy:** Support the development of land use patterns, water supply infrastructure, including operational improvements, and water consumption methods to effectively meet the water supply needs of the County.

- **Program:** Promote water recycling for irrigation and other suitable uses.

- **Program:** Implement programs recommended under the Natural Areas Protection issue to support the development of land use patterns that protect wetlands, floodplains, environmental corridors, and other natural resource areas that will provide areas for groundwater recharge.

- **Program:** Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.

- **Program:** Work with SEWRPC, the DNR, and with local governments that operate sewage treatment plants to study the feasibility of using treated wastewater from sewage treatment plants to recharge groundwater rather than releasing it to surface waters.
Suggestions for Local Governments: The Agricultural, Natural, and Cultural Resources element of local comprehensive plans should include goals, objectives, policies, and programs that are designed to protect and conserve surface water and groundwater resources within the community. One set of goals, objectives, policies, and programs should focus on methods to guide the development of urban land uses away from areas that will impact surface water and groundwater resources such as groundwater recharge areas (which should be mapped in the local agricultural, natural, and cultural resources element). These areas should also be reflected in the land use element on the local planned land use map for 2035. Zoning and subdivision ordinances should then be reviewed and amended accordingly to be consistent with the local comprehensive plan.

Goals, objectives, policies, and programs that address non-point and point source pollution and additional State requirements such as NR 216 (stormwater discharge permits for applicable communities) and NR 151 (runoff management) of the Wisconsin Administrative Code should be developed as part of the element as applicable to each community. Existing construction site erosion control ordinances should be enforced and programs such as an illicit discharge detection and elimination component should be considered.

Local governments should also be aware of the POWTS and Animal Waste Storage requirements in the Washington County Code of Ordinances. Local governments should review and distribute the various educational materials developed by Washington County to promote the conservation of surface water and groundwater resources and assist with implementation of County, State, and Federal water conservation programs within the community. In addition, local governments should assist in the implementation of recommendations outlined in the regional water quality management plan update and the regional water supply plan in the community.

Goals, objectives, policies, and programs regarding water supply sources and infrastructure should be addressed in Chapter XII, the utilities and community facilities element, of local government comprehensive plans. Communities should assess their impact on water supply sources such as groundwater. Groundwater supply should be analyzed when considering recommendations for future infrastructure.

Environmental Health Issue

- **Goal:** Reduce the risk of disease, injury or premature death of citizens of Washington County associated with or caused by hazardous environmental factors where they live, work and play.

- **Objective:** Reduce human health hazards and health nuisances for citizens of Washington County.
  - **Policy:** Continue enforcement of County Code Chapter 8: Human Health Hazards in compliance with Section 254.55 of the Wisconsin Statutes. Section 254.04(2) defines a “human health hazard” as a substance, activity or condition that is known to have the potential to cause acute or chronic illness or death if exposure to the substance, activity or condition is not abated.
  - **Program:** Continue to provide evaluation, education and referral to citizens seeking information on adverse health conditions.
  - **Program:** Continue to encourage referral of complaints to the appropriate local government by citizens using the Health Department form when appropriate.
  - **Program:** Continue to provide resources and assistance to local governments as requested.
  - **Program:** Continue to provide evaluations and recommendations to local governments as requested.
  - **Program:** Continue to promote intergovernmental agreements for evaluation and enforcement of human health hazards.
  - **Program:** Continue to provide written orders to abate human health hazards or nuisances when appropriate.
  - **Program:** Continue to provide follow-up evaluation and clearance orders as indicated.
  - **Policy:** Implement recommendations in the 2006 – 2010 Health Department Strategic Plan and/or 2006 – 2010 Washington County Community Health Improvement Plan (CHIP).
- **Program:** Continue to update the CHIP and Strategic Plan every five years.
- **Program:** Continue to encourage existing groups and agencies working on issues identified in the CHIP to utilize the updated plan as appropriate.
- **Program:** Continue to ask that groups or agencies conducting activities that support any of the health indicator categories to contact the Health Department to share activities and/or outcomes of those activities/programs/initiatives.
- **Program:** Continue to encourage groups/agencies to collaborate on support for the priorities identified in the CHIP.
- **Program:** Continue to encourage groups/agencies to review goals of all health indicator categories when planning activities and programming.
- **Program:** Continue to ask that groups/agencies identifying additional measurable objectives or outcomes for categories contact the Health Department to share information.
- **Policy:** Continue enforcement of state public health regulations in *Wisconsin Statutes* Chapters 250 through 254 and *Administrative Code* in accordance with Section 6.04 of the County Code of Ordinances.
- **Program:** Continue to support environmental health regulations affecting food safety, drinking water, vector (carrier that transfers an infective agent from one host to another) control, recreational water quality, hazardous waste recycling, and air quality.
- **Program:** Continue monitoring and testing County owned swimming beaches for safe water quality per Section 254.46 of the *Statutes*.
- **Program:** Continue DNR subcontract for inspection of transient non-community wells.
- **Program:** Continue to support development of the Washington County Health Department’s capacity to offer a full range of environmental health services (i.e. facilities inspections, radon education and monitoring, air quality monitoring, hazardous waste control including medication clean sweeps, rabies consultation, lead screening and risk assessment services, vector control, septic system inspections, recreational water management, disease investigations and tobacco control activities).
- **Program:** Continue to coordinate activities of other environmental health professionals employed by the County outside the Health Department by the Board of Health in compliance with Section 251.04(8) of the *Statutes*.
- **Policy:** Investigate methods to collect and safely dispose of unused pharmaceuticals.
- **Program:** Work with pharmacies and medical centers in Washington County to develop and conduct an unused pharmaceutical collection and disposal program.
- **Policy:** Limit overflows from sewage treatment plants to within limits allowed by the Wisconsin Pollutant Discharge Elimination System Permit Program.
Program: Encourage local governments that operate sewage treatment plants to implement locally-designed programs similar to the Capacity, Management, Operations, and Maintenance (CMOM) program that is currently being promoted by the United States Environmental Protection Agency (USEPA) as a means of evaluating and maintaining sewage collection systems.

Objective: Reduce risk of adverse health effects or injury to citizens of Washington County associated with facilities licensed for public use.

Policy: Continue networking initiated with local licensed facilities when the County assumed limited agent status in 2007.

Program: Continue cross training of public health nurses as sanitarians under the supervision of a Registered Sanitarian employed by the Health Department and reporting to the Board of Health per Section 251.04 (8) of the Statutes.

Program: Assume agent status from the Wisconsin Division of Public Health for licensing of facilities serving the public under Section 254.69 of the Statutes on or before July 2009.

Program: Continue to assure compliance with safety and sanitary regulations in Chapter 254 of the Statutes and Wisconsin Administrative Code Chapters HFS 172: Pools; HFS 173: Tattoo and Body Piercing; HFS 178: Campgrounds; HFS 195: Hotels, Motels and Tourist Rooming Houses; HFS 196: Restaurants; HFS 197: Bed and Breakfast Establishments; and HFS 198: Vending of Food by July 2009 for all licensed facilities in the County.

Program: Conduct site visits to provide education, consultation, inspection and resources to all licensed facilities serving the public at least once every 12 months starting in July 2009.

Program: Continue to assure environmental health conditions that do not adversely affect the health, comfort, safety, or well-being of individuals using public licensed facilities.

Program: Reduce exposure to environmental and safety hazards in public lodging and recreational areas.

Program: Continue to promote public awareness of food, water, and recreational safety.

Program: Continue to promote uniform statewide public health standards to prevent and control exposure to food borne, water borne, or recreational hazards.

Program: Continue to promote timely investigations of communicable diseases associated with licensed facilities.

Animal Waste

Goal: Reduce the human and environmental risks posed by animal waste.

Objective: Continue enforcement of the County’s Manure Storage Ordinance (Chapter 16).

Objective: Ensure that all livestock operations have no overflowing manure storage facilities; no unconfined manure stacks within Water Quality Management Areas (WQMAs); no direct runoff from feedlots or stored manure to water resources; and no animals in streams where degradation of the stream bank has or is likely to occur.

Objective: Assist with the planning and development of livestock expansions.


Program: Develop an inspection procedure and schedule for manure storage facilities. Inspect 20 percent of facilities annually and take follow-up action as needed.

Program: Continue to provide high quality technical review and planning assistance.

Program: Continue to educate producers, town officials, agricultural lenders and contractors regarding ordinance requirements (town meetings, newsletters, etc.).
- **Program:** Continue to map existing livestock operations using the County Geographic Information System.

- **Program:** Continue on-site inventories of existing operations to determine compliance.

- **Program:** Continue to assist five producers annually with implementing corrective measures.

- **Program:** Implement a monitoring and inspection procedure that encompasses State Performance Standards.

- **Program:** Continue to provide technical assistance for expansion projects.

**Hazardous Waste**

- **Goal:** Reduce the human and environmental risks posed by hazardous waste.

- **Objective:** Provide cost effective ways for County residents to dispose of unused hazardous waste to protect County resources through Clean Sweep.

- **Objective:** Increase awareness on the hazards of dioxins and other toxins/carcinogens emitted by open burning.
  - **Policy:** Implement strategies regarding reducing the human and environmental risks posed by hazardous waste and as recommended in the Washington County Land and Water Resource Management Plan.
  
  - **Program:** Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs.

  - **Program:** Continue to promote partnering with local municipalities and business community involving program initiative.

  - **Program:** Continue to conduct a Countywide Clean Sweep program periodically and incorporate other recycling efforts and awareness into the program.

  - **Program:** Provide educational materials to landowners as part of farm assessment.

  - **Program:** Provide educational materials outlining the hazards of dioxins and other toxins/carcinogens emitted by open burning.

- **Suggestions for Local Governments:** Local governments should consider partnering with the County, other government agencies, and the business community in implementing environmental health programs. This should include open communication with the County Health Department to provide information to maintain complete inventories and report outcomes related to environmental health related programs. Local government comprehensive plans and land use control ordinances should allow for the wise use of land to promote environmental health.
Nonmetallic Mineral Resources Issue

- **Goal:** Ensure an adequate supply of nonmetallic minerals (sand, gravel, and crushed limestone) at a reasonable cost for new construction and maintenance of existing infrastructure.

- **Objective:** Encourage the wise management of remaining potential nonmetallic mineral resource areas in Washington County. Areas with good potential as sources of nonmetallic minerals are shown on Maps 78 and 79. These maps also illustrate where extraction of nonmetallic minerals resources is precluded due to existing development, protective ownership or zoning, primary environmental corridors, or other factors.

  - **Policy:** Support the development of land use patterns and regulations to effectively meet the need for nonmetallic mineral in the County, while limiting the effects of extractive operations (dust, noise, and truck traffic) on County residents.

  - **Policy:** Encourage full exploitation of existing and future mining sites, in accordance with approved reclamation plans. For future sites or the expansion of existing sites, promote the expansion as close as possible or adjacent to existing sites. Where a new site is not adjacent to an existing site, allow for the transport of raw material into an existing site for processing.

    - **Program:** Continue to develop an educational program and distribute educational materials regarding statutory requirements for non-metallic mining reclamation plans and the mineral rights program. The educational program focus should include local government officials and staff, operators, and the public.

    - **Program:** Work with local governments and nonmetallic mineral producers to identify suitable areas with commercially viable sources of nonmetallic minerals. Ideally, suitable areas should be located in sparsely populated areas and not have significant natural resources.

    - **Program:** Continue to provide written notice of public meetings and hearings to owners and operators of nonmetallic mining operations and to persons who have registered a marketable nonmetallic mineral deposit under Section 295.20 of the Wisconsin Statutes in which the allowable use or intensity of use of a property is proposed to be changed by the County comprehensive plan. Those who would like to be notified of these meetings must request the County to send notification.

    - **Program:** Continue to maximize use of recycled asphalt and other building materials in County projects in order to conserve limited nonmetallic mineral resources. Encourage public and local government use of recycled asphalt and other building materials.

    - **Program:** Continue to enforce Chapter 18, Nonmetallic Mining Reclamation, of the Washington County Code of Ordinances in cities, villages, and towns that have not adopted a local reclamation ordinance under Section 295.14 of the Wisconsin Statutes and Section NR 135.32 (2) of the Wisconsin Administrative Code.

    - **Policy:** Implement strategies regarding nonmetallic mining reclamation as recommended in the Washington County Land and Water Resource Management Plan.
OUTWASH DEPOSIT AREA
HIGH POTENTIAL FOR SIGNIFICANT DEPOSITS OF SAND AND GRAVEL AND RESOURCE POTENTIAL MEDIUM TO LOW

GLACIAL TILL AREA
MAY CONTAIN LOCAL ECONOMIC DEPOSITS OF SAND AND GRAVEL AND RESOURCE POTENTIAL MEDIUM TO LOW

AREAS OF EXISTING DEVELOPMENT
OUTSIDE PLANNED SEWER SERVICE AREAS

EXISTING PARK AND OPEN SPACE SITE

EXISTING QUARRY

PLANNED SEWER SERVICE AREA

SURFACE WATER

FLOODWAY INCLUDES ENTIRE 100-YEAR FLOODPLAIN WHERE FLOODWAY HAS NOT BEEN DETERMINED

PRIMARY ENVIRONMENTAL CORRIDOR

TOWN ZONING ORDINANCE DOES NOT ALLOW NONMETALLIC MINING (TOWN OF ERIN AND TOWN OF TRENTON)

DNR PROJECT BOUNDARY

ELECTRIC TRANSMISSION LINE

NATURAL GAS PIPELINE

NAVIGABLE WATER BODY (LAKE, POND, RIVER, OR STREAM)

NOTE: NATURAL VEGETATION CANNOT BE REMOVED IN A SETBACK AREA ADJACENT TO NAVIGABLE WATERS. THE SETBACK IS BASED ON THE WATERBODY CLASSIFICATION ESTABLISHED BY THE WASHINGTON COUNTY SHORELINE, WETLAND, AND FLOODPLAIN ORDINANCE. NATURAL VEGETATION CANNOT BE REMOVED WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK (OHWM) OF CLASS 3 WATER BODIES; WITHIN 50 FEET OF THE DHWM OF CLASS 2 WATER BODIES; OR WITHIN 34 FEET OF THE OHWM OF CLASS 1 WATER BODIES.

Source: Public Service Commission of Wisconsin, Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, Washington County, and SEWRPC.
CONSTRAINTS TO EXTRACTION OF CRUSHED OR BUILDING STONE IN WASHINGTON COUNTY: 2006

AREA UNDERLAIN BY SILURIAN DOLOMITE (LIMESTONE) WITHIN 25 FEET - HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE

AREA UNDERLAIN BY SILURIAN DOLOMITE (LIMESTONE) BETWEEN 25 AND 50 FEET - HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE, BUT EXTRACTION IS MORE COSTLY

AREAS OF EXISTING DEVELOPMENT OUTSIDE PLANNED SEWER SERVICE AREAS

EXISTING PARK AND OPEN SPACE SITE

EXISTING QUARRY

PLANNED SEWER SERVICE AREA

SURFACE WATER

FLOODWAY (INCLUDES ENTIRE 100-YEAR FLOODPLAIN WHERE FLOODWAY HAS NOT BEEN DETERMINED)

PRIMARY ENVIRONMENTAL CORRIDOR

TOWN ZONING ORDINANCE DOES NOT ALLOW NONMETALLIC MINING (TOWN OF ERIN AND TOWN OF TRENTON)

DNR PROJECT BOUNDARY

ELECTRIC TRANSMISSION LINE

NATURAL GAS PIPELINE

NAVIGABLE WATER BODY (LAKE, POND, RIVER, OR STREAM)

NOTE: NATURAL VEGETATION CANNOT BE REMOVED IN A SETBACK AREA ADJACENT TO NAVIGABLE WATERS. THE SETBACK IS BASED ON THE WATERBODY CLASSIFICATION ESTABLISHED BY THE WASHINGTON COUNTY SHORELAND, WETLAND, AND FLOODPLAIN ORDINANCE. NATURAL VEGETATION CANNOT BE REMOVED WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK (OHWM) OF CLASS 1 WATERBODIES; WITHIN 50 FEET OF THE OHWM OF CLASS 2 WATERBODIES; OR WITHIN 35 FEET OF THE OHWM OF CLASS 3 WATERBODIES.

Sources: Public Service Commission of Wisconsin, Wisconsin Department of Natural Resources, Wisconsin Geographical and Natural History Survey, Washington County, and SNAPPC.
Program: Continue to approve and permit sites and reclamation plans annually.

Program: Continue to inspect sites to ensure plan compliance and update financial guarantees.

Suggestions for Local Governments: Local government comprehensive plans and land use control ordinances should allow for the wise management of potential nonmetallic mineral resource areas to ensure an adequate supply of aggregate at a reasonable cost for new construction and maintenance of existing infrastructure. The local comprehensive plan should contain inventory maps identifying those areas with potentially marketable nonmetallic mineral resources.

Currently, most local governments limit extractive sites to specific extractive districts, and many require a conditional use permit for extractive sites within those districts (see Table 102). This requires operators of proposed extractive sites to obtain both approval of a rezoning and a conditional use permit (CUP). Local governments should consider amending their zoning ordinances to allow nonmetallic mining as a conditional use in agricultural districts, in addition to specific extractive districts. This would streamline the process for permitting extractive sites, yet still provide for local government review as part of the CUP process.

Those local governments that have adopted local nonmetallic mining reclamation ordinances should continue to enforce the ordinance and those local governments that have not adopted an ordinance should partner with the County to ensure the County ordinance is enforced. Local governments should also develop a method to notify owners and operators of nonmetallic mining operations and persons who have registered a marketable nonmetallic mineral deposit of meetings and hearings in which the allowable use or intensity of use of the property is proposed to be changed by the local government.

**Park and Open Space Preservation Issue**

**Parks and Open Space**

- **Goal:** Preserve and enhance the system of parks and open space within Washington County.

- **Objective:** Provide an integrated system of public parks and related open space areas that will provide County residents with adequate opportunities to participate in a wide range of outdoor recreation activities.

  - **Policy:** Implement the park and outdoor recreation element of the Washington County Park and Open Space Plan.  
  
  - **Program:** Incorporate the adopted park and outdoor recreation element of the Washington County Park and Open Space Plan into Map 84 (Washington County Land Use Plan map), with the exception of proposed County Parks B and E.  

The County should continue to provide an integrated system of public parks and open spaces to provide County residents with a wide range of outdoor recreation opportunities.

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10 Several existing extractive sites operate as nonconforming uses (uses established prior to the adoption of zoning regulations); and therefore are not located in the zoning districts listed on Table 102.


12 Proposed park site B has been acquired by the MMSD as part of its “Greenseams” program for stormwater management and open space preservation, and proposed park site E has been acquired for private development. Neither site is available for use as a County park.
Table 102
ZONING DISTRICTS IN WASHINGTON COUNTY COMMUNITIES
IN WHICH NONMETALLIC MINING MAY BE ALLOWED: 2007

<table>
<thead>
<tr>
<th>Local Government</th>
<th>Zoning District</th>
<th>Comments*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Germantown</td>
<td>M-4 (Mineral Extraction District)</td>
<td>Mining or extraction of rock, slate, gravel, sand, topsoil, and other materials may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Village of Kewaskum</td>
<td>M-3 (Extractive District)</td>
<td>Quarrying of gravel, mineral ore, sand, or stone may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Addison</td>
<td>Q-1 (Quarrying and Non-metallic Mining District)</td>
<td>All quarrying and non-metallic mining activities may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Barton</td>
<td>QE (Quarrying and extractive District)</td>
<td>Quarrying and other extractive and related operations may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Farmington</td>
<td>ID (Industrial District)</td>
<td>Quarrying may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Germantown</td>
<td>Industrial District</td>
<td>Quarries, sand or gravel pits, excavation for the purposes of removing stone or gravel are permitted uses.</td>
</tr>
<tr>
<td>Town of Hartford</td>
<td>AP (Agricultural Preservation District)</td>
<td>Non-metallic mining may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Jackson</td>
<td>Q-1 (Quarrying District)</td>
<td>Quarrying may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Kewaskum</td>
<td>EA (Agricultural Preservation District)</td>
<td>Quarrying and other extractive and related operations may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Polk</td>
<td>Q-1 (Quarrying District)</td>
<td>Removal of rock, slate, gravel, sand, and topsoil and accessory or related uses may be permitted through approval of a quarrying permit.</td>
</tr>
<tr>
<td>Town of Richfield</td>
<td>M-5 (Extractive District)</td>
<td>Mining or extraction of rock, slate, gravel, sand, topsoil, and other minerals may be allowed as a conditional use.</td>
</tr>
<tr>
<td>All Districts</td>
<td></td>
<td>Mining and mineral extraction activities limited to a term of not more than five years and on parcels of less than 20 acres may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of Wayne</td>
<td>Q-1 (Quarrying District)</td>
<td>Quarrying of gravel, mineral ore, sand, or stone may be allowed as a conditional use.</td>
</tr>
<tr>
<td>Town of West Bend</td>
<td>M-1 (Industrial District)</td>
<td>Mineral extraction may be allowed as a conditional use.</td>
</tr>
</tbody>
</table>

Note: In addition to the zoning districts listed above that allow nonmetallic mining, several existing mines in Washington County are non-conforming uses in other zoning districts.

*All extractive uses are subject to conditions specified in the zoning ordinance. Local plan commissions may also attach additional conditions to the conditional use permit.

Source: Local government zoning ordinances and SEWRPC.

- **Program**: Create new County parks, provide new facilities and improvements at existing major parks, and develop areawide trails and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan; with the exception of proposed County Parks B and E.

- **Program**: Allocate funds for the development of a Park Management Plan for the County Park System as recommended in the Washington County Park and Open Space Plan.

- **Program**: Allocate funds for the development of a detailed bike and pedestrian plan for Washington County as recommended in the Washington County Park and Open Space Plan.
- **Program:** Acquire the St. Anthony Maple Woods area and re-establish forest interior bird habitat on the site. Support the acquisition and development of the Shady Lane Woods site and reestablishment of forest interior habitat by the Ozaukee Washington Land Trust. Recommendations for reestablishment of forest interior habitat on these sites are recommended in the regional natural areas plan and the Washington County Park and Open Space Plan.

- **Program:** Implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, as modified by the Washington County Park and Open Space Plan.

- **Program:** Upon adoption of an updated Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin\(^\text{13}\) by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.

- **Program:** Continue to support DNR acquisition and protection of lands within the project boundaries approved by the Natural Resources Board on a willing seller-willing buyer basis. These sites are shown on Map 29 in Chapter III and include the Loew Lake and Northern Units of the Kettle Moraine State Forest, the North Branch Milwaukee River Wildlife and Farming Heritage Area, the Allenton, Jackson Marsh, and Theresa Marsh Wildlife Areas, scattered wetland sites, and lands accommodating portions of the Ice Age Trail.

- **Program:** Continue to update and adopt County park and open space plans on a regular basis to maintain County eligibility to receive available State and Federal outdoor recreation grants.

- **Policy:** Develop a County ATV trail and an east-west bicycle trail.

- **Program:** Investigate options for providing a County ATV trail and an east-west bicycle trail as part of the next update of the Washington County Park and Open Space Plan.

\(^\text{13}\) An update to the Regional Natural Areas and Critical Species Habitat Protection and Management Plan is anticipated to be completed by SEWRPC in 2009.
Natural Resources and Rural Character

- **Goal:** Preserve and enhance Washington County’s natural resources.
- **Goal:** Preserve rural character and vistas outside planned sewer service areas.
- **Objective:** Preserve high-quality open space lands for protection of the underlying natural resource base and enhancement of the social and economic well being and environmental quality of the County.
  - **Policy:** Encourage the protection of high-quality open space lands through public and non-profit conservation organization (NCO) fee simple purchase and purchase of conservation easements.
  - **Policy:** Implement the recommended open space preservation element of the Washington County Park and Open Space Plan.
    - **Program:** Implement programs recommended under the Natural Areas Protection Issue to preserve high-quality open space lands in Washington County.
    - **Program:** Continue to work with the DNR, National Park Service, and Ice Age Park and Trail Foundation to implement the recommendations set forth in the Ice Age Trail Corridor Plan and incorporated into the Washington County Park and Open Space Plan.
    - **Program:** Continue to acquire the natural areas and critical species habitat sites recommended for County acquisition and management in the regional natural areas plan, as modified by the Washington County Park and Open Space Plan.
    - **Program:** Continue to apply for DNR Stewardship and other available grants for acquisition of park and open space sites and development of recreational facilities.
    - **Program:** Work to protect environmental corridors through the County shoreland zoning permitting process and the subdivision review process.
    - **Program:** Incorporate the recommended open space preservation element of the Washington County Park and Open Space Plan into Map 84 (Washington County Land Use Plan map).
    - **Program:** Continue preserving environmentally significant open space lands (including primary environmental corridors, secondary environmental corridors, and isolated natural resource areas) by encouraging public agencies or nonprofit conservation organizations to acquire the land for natural resource protection or open space preservation purposes or for public park or trail use.
    - **Program:** Continue to educate the public and local governments about the benefits of parks and open spaces.
    - **Program:** Continue to promote Washington County parks and open spaces as related to tourism in the County.
    - **Program:** Continue to work with appropriate organizations to promote nature-based tourism programs in the County.

The Ice Age Trail Corridor Plan includes the Mid-Kettle Moraine area, located in Washington and Waukesha Counties, between the northern and southern units of the Kettle Moraine State Forest.

The County should continue to work with appropriate organizations to promote nature-based tourism programs in the County.
Suggestions for Local Governments: Local governments wishing to maintain a local park system that provides facilities for intensive recreational purposes (ball fields, play lots, etc) and picnicking facilities should develop and/or update a local park and open space plan. These plans should be updated and adopted by the local governing body every five years and certified by the DNR to ensure local government eligibility for available State and Federal grants to fund capital improvements and land acquisition associated with the local park system. Rural towns should acquire and develop at least one community park. Towns with urban development should provide at least one community park and a system of neighborhood parks to serve urban areas.

Local governments should support the partnership between the County, other government agencies, and NCOs in the effort to protect high-quality open space sites through fee simple purchase, conservation easements, and educational efforts. Local governments should also review their zoning ordinances and revise them accordingly to be consistent with natural resources protection recommendations outlined in the local comprehensive plan and the local planned land use map for 2035. A corresponding conservancy zoning district or districts that provide for natural resource protection should be included in the local zoning ordinance if the planned land use map includes open space sites such as environmental corridors, natural areas, and critical species habitat sites.

PART 3: CULTURAL RESOURCES

This section sets forth cultural resources goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve cultural resources goals and objectives; and programs, which are projects or services intended to achieve cultural resources policies, are also identified. Goals and objectives were developed using the cultural resources data inventoried in Chapter III, and the general planning issue statements and goals and objectives related to cultural resources identified in Chapter VII. Sources of public input such as the SWOT analysis, telephone survey, and countywide visioning workshop were also reviewed to identify the cultural resources issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

Cultural Resources Issues
The general cultural resources issue identified in Chapter VII (rural and small town character and cultural resources issue) indicated a strong desire among residents to preserve the rural and small town character of Washington County. About 69 percent of countywide survey respondents place a high priority on preserving the small town character of the County. Strong support was also expressed for preserving historic buildings and downtowns. Threats identified in the SWOT analysis included loss of rural character and loss of historic buildings and sites. This will be an ongoing challenge for the County in the future. Further analysis of this data refines the general cultural resources issue into the following more specific cultural resources issues:

- Historical Resources Issue
- Archaeological Resources Issue
- Local Historical Societies and Museums Issue
- Cultural Venues, Events, and Organizations Issue

Cultural Resources Goals, Objectives, Policies, and Programs
Each set of goals, objectives, policies, and programs corresponds to a cultural resources issue listed in the preceding section. Suggestions for local government consideration have also been prepared. Local governments will have additional influence over cultural resources in the County, especially with regard to providing protection for historical and archaeological sites against degradation and destruction. Local governments have primary control over zoning ordinances and building codes and are authorized under State law to adopt local historic preservation ordinances and create historic preservation commissions. Each participating community should develop goals, objectives, polices, and programs in the agricultural, natural, and cultural resources element of their local comprehensive plan to meet specific community needs, and consider the suggestions made in this County element chapter when so doing. Local governments may also choose not to include suggestions that are
not relevant to their community’s needs. Any new programs recommended in this plan for County implementation must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

**Historical Resources Issue**

- **Goal:** Preserve historical resources that contribute to Washington County’s rural and small town character.

- **Goal:** Preserve historical resources that contribute to Washington County’s heritage.

- **Goal:** Promote cultural resource and heritage related tourism in the County.

- **Objective:** Identify and preserve historic structures and sites in the County.

- **Objective:** Identify and preserve historic districts in the County.

- **Objective:** Preserve historic and cultural resources that attract tourists to the County.
  
  - **Policy:** Preserve historic structures and sites that have been listed on the National or State Registers of Historic Places.
  
  - **Program:** Continue to apply for funding and partner with the State Historical Society of Wisconsin and local governments to conduct historical surveys to identify historically significant structures and districts and methods to protect them.

  - **Policy:** Actively encourage the preservation of local landmarks.

  - **Program:** Continue to support the County Landmarks Commission as described in Chapter 20 of the County Ordinance.

  - **Program:** Study the requirements for Washington County to become a Certified Local Government by the State Historic Preservation Officer.

  - **Program:** Develop a model historic preservation ordinance for towns under the provisions of Section 60.04 of the *Wisconsin Statutes* (consult the State Historical Society Division of Historic Preservation model ordinance).

  - **Program:** Develop model design guidelines for historic districts.

  - **Program:** Continue to preserve and maintain any structures with historical value owned by the County, in consultation with the County Landmarks Commission and the Washington County Historical Society.

  - **Program:** Continue to encourage local governments to observe Section 66.1111 of the *Wisconsin Statutes*, which requires local governments, including counties, to consider how a project may affect historic properties and archaeological sites listed on the National Register of Historic Places or State Register of Historic Places and continue to use the County Historical Society as a resource.

Holy Hill is listed on the State and National Registers of Historic Places.

The Reliance Flouring Mill building is a local landmark, located in Boltonville in the Town of Farmington.
Program: Continue to develop and distribute educational materials that can be used by local
governments and property owners regarding Wisconsin’s Historic Building Code, which can
be used in lieu of the prevailing code for eligible buildings to retain historical features not
permitted by the prevailing code.

Program: Study the development and State and Federal funding of a historical preservation
covenant program in Washington County to protect historical structures.

Program: Continue to develop and distribute educational materials to local governments and
property owners regarding Federal and State Investment Tax Credits available for
rehabilitation of historic properties.

Program: Continue to develop and distribute educational materials to local governments and
property owners regarding historic buildings that may be exempt from general property taxes
under Section 70.11 of the Wisconsin Statutes. Eligible properties could include: properties
listed on the National and State Registers; properties subject to a preservation easement or
covenant held by the State Historical Society or an entity approved by the State Historical
Society; properties used for a civic, governmental, cultural, or educational use; and properties
owned or leased by a tax-exempt organization.

Program: Continue to develop and distribute educational materials to local governments and
property owners regarding historic buildings in Washington County to tourists, and support the Washington County Convention and Visitors Bureau and
the Washington County Historical Society.

Program: If requested, continue to provide assistance to local governments interested in
participating in the State’s “Main Street” program.

Policy: Encourage the preservation of historical resources that contribute to the heritage and
economy of Washington County, but have not been recognized or designated by a Federal, State,
or local unit of government.

Program: Continue to develop methods to support
cultural organizations, such as, but not limited to,
the West Bend Children’s Theater, the Museum of
Wisconsin Art, the Schauer Arts Center, the
Washington County Historical Society, the
Housewares Museum, and the Kettle Moraine
Symphony.

Program: Continue to provide educational out-
reach to all primary, secondary, and post-secondary
school systems in the County.

Suggestions for Local Governments: There are many measures communities in Washington County
can take to ensure the preservation of historic structures through local ordinances and review procedures
and State and Federal programs. One of the key steps a local government can undertake to preserve
historical structures and districts is to adopt a historic preservation ordinance under the provisions of
Section 62.23 (for cities and villages), or Section 60.04 (for towns) of the State Statutes. By adopting a
historic preservation ordinance a community is entitled to form a landmarks commission or historic
preservation commission. These bodies can confer local landmark status on structures with historical
significance. Once a structure has been designated a local landmark, the landmarks or historic
preservation commission can regulate alterations, new construction, or demolitions that affect the site.
This is especially important for communities with sites or districts listed on the National or State
Registers of Historic Places. Landmark status will provide these sites with some measure of legal
protection against degradation and destruction. A local historical plaque program can be established to
publicly identify local landmarks.
Local government plan commissions should also review demolition projects that may affect a designated site. In addition, local governments should review their zoning ordinances to ensure they are consistent with historic preservation goals and objectives stated in the agricultural, natural, and cultural resource element of the local comprehensive plan. The local zoning ordinance may need to be amended to ensure consistency. Additional design guidelines for historical areas of the community can also be developed to ensure future development is compatible with the area’s historical resources.

Local governments that adopt a historic preservation ordinance should also seek Certified Local Government status from the State Historic Preservation Officer (SHPO). Certified Local Governments receive several benefits regarding the preservation of historic sites including: the ability to use the Wisconsin Historic Building Code for locally designated structures, ability to comment on National Register nominations, and eligibility for Wisconsin’s Historic Preservation grants.

There are several programs available to local governments, businesses, and property owners that assist with historic preservation funding. The Main Street Program is designed to promote economic development, with historic preservation being one of the major components of the program. Funding is available through the program for projects such as façade improvements, and communities can receive technical assistance and training through the program. Business improvement districts (BID) are another method to raise funding for historic preservation projects like façade improvements. Communities with historic districts may also establish an architectural conservancy district, which functions similar to a BID. Washington County communities also have a competitive advantage for obtaining funding through the Jeffris Family Foundation Preservation Services Fund, which focuses on historic preservation in smaller communities throughout the State.

Archaeological Resources Issue

- **Goal:** Preserve archaeological resources that contribute to Washington County’s heritage.
- **Goal:** Promote cultural resource and heritage related tourism in the County.
  - **Objective:** Preserve known archaeological sites in the County.
  - **Objective:** Identify and preserve additional archaeological sites in the County.
  - **Objective:** Preserve archaeological sites that attract tourists to the County.
    - **Policy:** Preserve archaeological sites inventoried or identified through various surveys, studies, and reports prepared for the County or areas within the County.
    - **Policy:** Protect archaeological sites in accordance with the recommendations of the Washington County Park and Open Space Plan, which calls for the County to acquire additional land adjacent to Lizard Mound Park to fully protect the Lizard Mound group and to protect the Glass and Susen-Backhaus mound groups through fee-simple acquisition or through acquisition of conservation easements.
    - **Policy:** Encourage land use and development patterns that conserve land where archaeological features are located.
      - **Program:** Develop a model archaeological ordinance for local government use. This model ordinance is similar to a historic preservation ordinance; however, its focus is preservation of archaeological sites.\(^\text{14}\)
      - **Program:** Study the use of land trust programs for archaeological preservation purposes.
      - **Program:** Study the development and funding of an archaeological preservation easement program in Washington County to protect archaeological sites.

\(^\text{14}\)The City of La Crosse has adopted an archaeological preservation ordinance that may serve as a model.
- **Program:** Obtain records from the State Division of Historic Preservation regarding all State inventoried archaeological sites and lands that have been surveyed. Consider conducting additional archaeological survey work in areas that have not yet been surveyed. The UW-Milwaukee Archaeological Research Laboratory should be contacted to assist in this effort.

- **Program:** Continue to preserve and maintain any sites with archaeological value in County ownership.

- **Program:** Continue to encourage local governments to comply with Section 66.1111 of the *Wisconsin Statutes*, which requires local governments, including counties, to consider how a project may affect historic properties and archaeological sites listed on the National or State Registers of Historic Places.

- **Program:** Continue to develop and distribute educational materials to local government and property owners regarding the archaeological tax exemption available under Section 70.11 of the *Wisconsin Statutes*. This exemption may prompt owners of significant archaeological sites in the County to nominate the site for the State and National Registers of Historic Places (only sites listed on the State and National Registers are eligible for the exemption). Currently there are three mound groups in the Town of Farmington listed on the National Register of Historic Places: the Lizard Mound group, located in and adjacent to Lizard Mound County Park, the Glass mound group, and the Susen-Backhaus mound group. These three mound groups together are classified as the "Island" Effigy mound district listed on the National Register.

- **Program:** Continue to develop methods to promote archaeological sites located in Washington County to tourists.

- **Suggestions for Local Governments:** Local governments have a significant influence on archaeological resource protection through land use controls such as zoning and land division ordinances. Zoning ordinances that include planned unit development (PUD) districts and zoning and subdivision ordinances that allow conservation subdivisions have the flexibility to allow for site and subdivision design that effectively protect archaeological resources, as well as historical and natural resources, by maintaining these sensitive areas in open space.

### County and Local Historical Societies and Museums Issue

- **Goal:** Support the efforts of County and local historical societies to provide a greater understanding of Washington County’s history and heritage to the public.

- **Goal:** Promote cultural resource and heritage related tourism in the County.

- **Objective:** Support the efforts of the County Landmarks Commission and local historical societies to research and display Washington County’s history and heritage to the public.
  
  - **Policy:** Encourage the development and maintenance of facilities such as museums and research centers in the County.

  - **Program:** Continue to support the work of the Washington County Historical Society to develop and distribute educational materials to local historical societies and the public regarding agencies, such as the State Historical Society Office of Local History, and funding sources that may support the work and facilities of local historical societies in Washington County.

  - **Program:** Continue to develop methods to support local historical societies, museums, and research facilities through funding.

Local historical societies provide the public with a greater understanding of Washington County’s history and heritage.
### Table 103

**CULTURAL ORGANIZATIONS AND VENUES IN WASHINGTON COUNTY: 2007**

<table>
<thead>
<tr>
<th>Cultural Organizations</th>
<th>Cultural Venues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broken Valley Saddle Club</td>
<td>Cedar Lake Campus Theatre</td>
</tr>
<tr>
<td>Deutschadat Heritage Foundation, Inc.</td>
<td>Chandelier Ballroom</td>
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<tr>
<td>Discalced Carmelite Friars, Holy Hill</td>
<td>Christ Church Museum</td>
</tr>
<tr>
<td>Downtown West Bend Association</td>
<td>Dheinsville Settlement</td>
</tr>
<tr>
<td>Friends of Kewaskum</td>
<td>Holy Hill</td>
</tr>
<tr>
<td>Friends of LacLawrann Conservancy</td>
<td>Lac Lawrann</td>
</tr>
<tr>
<td>Germantown Junior Women’s Club</td>
<td>Museum of Wisconsin Art</td>
</tr>
<tr>
<td>Hartford Area Chamber of Commerce</td>
<td>Old Courthouse Square Museum</td>
</tr>
<tr>
<td>Hartford City Band</td>
<td>Richfield Historical Park</td>
</tr>
<tr>
<td>Hartford Community Choir</td>
<td>Riveredge Nature Center</td>
</tr>
<tr>
<td>Hartford Downtown Business Improvement District</td>
<td>Schauer Arts and Activities Center</td>
</tr>
<tr>
<td>It’s a Stitch Quilt Guild</td>
<td>Shalom Wildlife Sanctuary</td>
</tr>
<tr>
<td>Kettle Moraine Fine Arts Guild</td>
<td>Sila Lydia Bast Bell Museum</td>
</tr>
<tr>
<td>Kettle Moraine Symphony</td>
<td>UW-Washington County</td>
</tr>
<tr>
<td>Kewaskum Junior Women’s Club</td>
<td>Washington County Fair Park</td>
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<tr>
<td>Kiwanis Noon Club</td>
<td>Washington County UW Theatre</td>
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<tr>
<td>Lighthouse Ministry, Inc.</td>
<td>West Bend Community Memorial Library</td>
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<tr>
<td>Moraine Symphonic Band</td>
<td>Wisconsin Automotive Memorial Museum</td>
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<tr>
<td>Museum of Wisconsin Art Friends</td>
<td></td>
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<tr>
<td>Richfield Historical Society</td>
<td></td>
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<tr>
<td>Richfield Lioness Club</td>
<td></td>
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<tr>
<td>Riveredge Bird Club</td>
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<tr>
<td>Slinger Advancement Association</td>
<td></td>
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<tr>
<td>Slinger Area Women’s Association</td>
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<tr>
<td>Tri-County Pork Producers</td>
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<tr>
<td>Washington County Farm Bureau Women</td>
<td></td>
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<tr>
<td>Washington County Historical Society</td>
<td></td>
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<tr>
<td>Washington County Humane Society</td>
<td></td>
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<tr>
<td>West Bend Wisconsin Chamber Model A Club</td>
<td></td>
</tr>
<tr>
<td>Ziegler Kettle Moraine Jazz Festival</td>
<td></td>
</tr>
</tbody>
</table>

Note: This table is not intended to be an exhaustive list of all cultural organizations and venues in Washington County, but rather to provide examples of cultural resources that are available.

Source: Washington County Convention and Visitors Bureau and SEWRPC.

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**Program:** Continue to develop methods to promote museums located in Washington County to tourists.

**Suggestions for Local Governments:** Local governments should support the development, maintenance, and expansion of local historical society facilities and museums through expedited permitting and reduced permit fee programs. Local governments should also study methods to promote museums located in the community to tourists and support local historical societies.

**Cultural Venues, Events, and Organizations Issue**

- **Goal:** Support a wide range of artistic performances, art exhibits and fairs, displays, and educational programs in Washington County.

- **Goal:** Support a wide range of entertainment and recreational opportunities in Washington County.

- **Objective:** Encourage the development and maintenance of cultural venues in the County, including the cultural venues listed in Table 103.

- **Objective:** Support cultural events held in the County.
- **Policy:** Support the efforts of cultural organizations to staff, fund, and promote cultural venues and events in the County, including the cultural organizations listed in Table 103.

- **Program:** Provide services, as available, to support cultural venues through the local Chambers of Commerce and the Washington County Convention and Visitors Bureau.

- **Program:** Develop methods to promote cultural venues and events located in Washington County through the Washington County Convention and Visitors Bureau.

- **Program:** Continue to maintain County parks, including the Fair Park, and improve recreation facilities in accordance with the Washington County Park and Open Space Plan.

- **Program:** Continue to maintain County trails and implement recommendations in the Washington County Park and Open Space Plan for additional trails in the County, including completion of the Ice Age Trail.

- **Suggestions for Local Governments:** Local governments should support the development, maintenance, and expansion of cultural venues and cultural events in their communities. Local governments should also study methods to promote cultural venues and events located in the community to tourists and support local cultural organizations, perhaps by waiving permit review fees.