

Chapter 3

OBJECTIVES, PRINCIPLES, AND STANDARDS

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task that must be undertaken before plans can be prepared. As part of the comprehensive planning process, a set of planning objectives, along with supporting principles and standards, were formulated by the Village Plan Commission based, in part, on the results of community surveys, and the public participation process. Design guidelines were also formulated for evaluating and guiding future development in the Village. This chapter presents the set of planning objectives and supporting principles and standards which were used as a guide in the preparation of the comprehensive plan.

FORMULATION OF OBJECTIVES

The planning process included the formulation of a set of objectives intended to express the long-term planning goals of the Village of Hartland. While considering the community survey results, nine major planning objectives, accompanied by principles and standards which support and help explain the objectives, were formulated by the Village Plan Commission to guide the preparation of the comprehensive plan. The standards perform a particularly important function in the plan design process since they may be used as a basis to help estimate future community land use needs. In addition, design guidelines, as presented in Appendix C, were established for evaluating and guiding future urban development and redevelopment in the Village of Hartland, including the Village Center. The objectives and supporting principles, standards, and design guidelines should not be used as absolute decision rules for identifying land use patterns and facility needs, since the standards and design guidelines, particularly, should be applied with judgment in more detailed development planning and engineering studies which will be needed during plan implementation. Each Village objective, together with its supporting principles and standards, follows.

OBJECTIVE NO. 1 - NATURAL RESOURCES PROTECTION

Encourage the protection and wise use of the natural resources and agricultural lands in the study area. The preservation of sufficient high-quality open space lands for protection of the underlying and sustaining natural resource base will enhance the social and economic well-being and environmental quality of the Hartland area.

Principle

The proper allocation of land uses can assist in maintaining an ecological balance between human activities and the natural environment. Such ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment for all forms of life. Preservation of the most significant aspects of the natural resource base, that is, primary environmental corridors and significant agricultural lands, further contributes to the maintenance of the ecological balance, natural beauty, and economic well-being of the Village and environs.

Soils Principle

The proper relation of urban and rural land use development to soils can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.

Standards

1. Sewered urban developments should not be located in areas covered by soils having severe development limitations, such as high or fluctuating water tables, slow permeability rates, erodibility on slopes, low bearing capacity, high shrink-swell potential, and frost-heave. When development is proposed on soils exhibiting severe limitations, careful attention should be given in the design to properly overcome these limitations.
2. Unsewered rural developments surrounding the Village should not be located in areas covered by unsuitable soils for such developments. When development is proposed on soils exhibiting unsuitable conditions, careful attention must be given in the design to overcome these limitations properly. Such development should utilize open space and conservation design concepts whenever possible.
3. Undeveloped areas surrounding the Village that are covered by the most productive soils for agricultural use, those designated by the U.S. Natural Resources Conservation Service as comprising agricultural soil capability Classes I and II, and which are not required to meet the land use needs of the forecast design year resident population and economic activity levels for the Hartland area should be preserved for agricultural use.
4. The location of nonfarm residential development in prime agricultural areas surrounding the Village should be discouraged. If permitted, development should be limited to densities of five acres or greater per dwelling unit, provided the locations can accommodate an acceptable private well system and are covered by soils suitable for the use of onsite sewage-disposal systems. Such development should utilize open space and conservation design concepts.

Lakes and Streams Principle

Lakes and streams and their associated floodlands and shorelands contribute to the community's environmental health in a number of ways. They add to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with opportunities for certain scientific, cultural, and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; serve to store and convey flood waters; and provide a source of water.

Standards

1. Floodlands should not be allocated to any urban development which would cause or be subject to flood damage.
2. The floodwater storage capacity of natural floodlands should not be reduced by urban or rural development.
3. The flow capacity of perennial stream channels and associated floodlands should not be reduced below existing conditions.
4. Adequate stormwater drainage facilities should be provided for all development.
5. Storm water management planning should seek to meet the potential biological use objectives of the streams in the County.
6. Potentially contaminating land uses should not be located in areas where the potential for groundwater contamination is the highest.

Note: The Wisconsin Department of Natural Resources (DNR) is required, under Wisconsin Statutes and the State Water Resources Act of 1965, to establish a set of water use objectives and supporting water quality standards applicable to all surface waters of the state. The type of aquatic community a particular surface water resource is capable of supporting is represented by the biological use objectives. The potential biological use of streams indicates the biological use or trout stream class a stream could achieve if it was well managed and pollution sources were controlled.

Groundwater Principle

Information regarding existing ground water quantity conditions is essential to any comprehensive land use and natural resource planning program. The existing condition of ground water quantity provides important baseline data. Potential ground water quantity conditions provide important data upon which planners and resource managers can make comprehensive development planning decisions.

Standards

1. Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining the natural surface and groundwater hydrology to the extent practicable.
2. Storm water management planning should seek to encourage ground water recharge to maintain the natural groundwater hydrology.

Note: The Wisconsin Department of Natural Resources (DNR) has established Administrative Code NR 140 to establish groundwater quality standards for substances detected in or having a reasonable probability of entering the groundwater resources of the state; to specify scientifically valid procedures for determining if a numerical standard has been attained or exceeded; to specify procedures for establishing points of standards application, and for evaluating groundwater monitoring data; to establish ranges of responses the department may require if a groundwater standard is attained or exceeded; and to provide for exemptions for facilities, practices and activities regulated by the department.

Wetlands Principle

Wetlands perform a variety of important functions that make them invaluable resources. These functions include: supporting a wide variety of desirable and sometimes unique plant and animal life; assisting in the stabilization of lake levels and stream flows; trapping and storing plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and obnoxious weed and algae growth; contributing to the atmospheric oxygen supply; contributing to the atmospheric water supply; reducing stormwater runoff by providing area for floodwater impoundment and storage; trapping soil particles suspended in runoff and thus reducing stream sedimentation; and providing the population with opportunities for certain scientific, educational, and recreational pursuits.

Standard

Wetland areas adjacent to streams or lakes and wetlands within areas having special wildlife and other natural values should not be drained or filled and should not be allocated to any urban development except limited recreational use. To the extent practicable, areas immediately adjacent to and surrounding wetlands should be kept as a buffer with permanently vegetated open space uses within at least 15 feet of said wetlands.

Woodlands Principle

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aid in reducing soil erosion and stream sedimentation; provide the resource base for the forest product industries; provide the population with opportunities for certain scientific, educational, and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.

Standard

Woodlands having an area of five acres or more should not be allocated to urban development except for limited recreational uses. When urban development does occur in such areas, the impact upon the woodland areas should be minimized by practicing sound conservation design principles.

Wildlife Principle

Wildlife, when provided with a suitable habitat, will supply the population with opportunities for certain scientific, educational, and recreational pursuits; comprises an integral component of the life systems which are vital to beneficial natural processes, including the control of harmful insects and other noxious pests and the promotion of plant pollination; provides food sources; offers an economic resource for the recreation industries; and serves as an indication of environmental health.

Standards

1. The most suitable habitat for wildlife, that is, the area wherein fish and game can best be fed, sheltered, and reproduce, is a natural habitat. Since the natural habitat for fish and game can best be achieved by preserving or maintaining in a wholesome state other resources such as soil, air, water, wetlands, and woodlands, the standards for each of these other resources, if met, would ensure the preservation of a suitable wildlife habitat and population.
2. Wildlife populations should be maintained in balance with the holding capacity of the land.

Natural Areas and Critical Species Habitats Principle

Natural areas and critical species habitats are important in a number of ways including economically, insofar as they support advances in agriculture and medicine; functionally insofar as they enhance surface-water and groundwater quality, minimize erosion, and enhance air quality; educationally; recreationally; aesthetically; scientifically; and biologically insofar as they maintain biological and genetic diversity. In a less tangible but equally important way, natural areas and critical species habitats contribute to mental well-being and to the overall quality of human life.

Standard

The remaining natural areas and critical species habitat areas should be preserved.

Environmental Corridor and Isolated Natural Resource Area Principle

The primary and secondary environmental corridors and isolated natural resource areas are a composite of the best individual elements of the natural resource base, including lakes, rivers, and streams and their associated floodlands, wetlands, woodlands, wildlife habitat areas; rugged terrain consisting of slopes 12 percent or greater; wet, poorly drained or organic soils; and significant geological formations. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

Standards

1. All remaining undeveloped lands within designated primary environmental corridors¹ should be preserved in essentially natural, open use.
2. All remaining undeveloped lands within the designated secondary environmental corridors² and isolated natural resource areas³ should be considered for preservation as urban development proceeds and be incorporated, as appropriate, for use as drainageways, floodwater detention areas, and parks, or in essentially natural, open uses to the extent practicable, as determined in county and local plans. Compatible uses within the preservation of environmental corridors and isolated natural resource areas are indicated in Chapter 4.

¹Primary environmental corridors are, by definition, at least two miles in length, 400 acres in area, and 200 feet in width.

²Secondary environmental corridors are at least one mile in length and 100 acres in area. Such corridors that link or serve to connect primary environmental corridor segments, particularly when the secondary corridors are related to surface drainage, have no minimum area or length criteria.

³Isolated natural resource areas are at least five acres in area and 200 feet wide. Such areas consist primarily of isolated wetland and woodland areas which have been separated physically from the environmental corridor network by intensive urban or agricultural land uses.

Other Environmentally Sensitive Areas Principle

Care in locating urban and rural development in relation to other environmentally sensitive areas can help to maintain the overall environmental quality of the County and to avoid developmental problems.

Standards

1. Small wetlands, woodlands, and prairies not identified as part of an environmental corridor or isolated natural resource area should be preserved to the extent practicable, as determined in county and local plans.
2. All natural areas and critical species habitat sites identified for preservation in the Regional Natural Areas and Critical Species Habitat Protection and Management Plan should be preserved.
3. One hundred-year recurrence interval floodlands should not be allocated to any development, which would cause or be subject to flood damage; and no unauthorized structure should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
4. Urban and rural development should be directed away from areas, with steep slopes (12% or greater) or with seasonally high groundwater one foot or less from the surface.
5. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. The intent is to allow development on these marginal soils, providing below grade structures (including basements) maintain a minimum of one foot separation from the seasonally high groundwater level.

OBJECTIVE NO. 2 - RECREATION

To provide an integrated system of public outdoor recreation sites and related open space areas that will provide the residents of the Hartland area with adequate opportunities to participate in a wide range of outdoor recreation activities.

Principle

The provision of outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities. An integrated park and related open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting and protecting and preserving valuable natural resource amenities. Finally, an integrated system of outdoor recreation sites and related open space areas can contribute to the orderly growth of the Hartland area by lending form and structure to urban development patterns.

Public Outdoor Recreation Sites and Facilities Principle

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

Standard

Local governments should provide recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resource or human-made amenities appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner which provides ready access by the resident population. To achieve this standard, the site requirements indicated in Table 3-1, as well as the service radius and travel distance standards established in Table 3-3, should be met.

Recreation-Related Open Space Principle

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

Standards

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

1. Resource-oriented recreation corridors should maximize use of environmental corridors, while protecting environmentally sensitive resources, for trail-oriented recreation activities; outdoor recreation facilities provided at existing public park sites; and existing recreational trail facilities. Major recreation corridors are identified in the Waukesha County Park and Open Space Plan.
2. The maximum vehicular travel distance to major recreation corridors should be five miles in urban areas and 10 miles in rural areas. Local recreation corridors should be conveniently accessible to residents in neighborhood units. These corridors should also function as a greenway system that interconnects local parks, and that ultimately connects to a major recreation corridor.
3. A minimum of 0.16 linear mile of recreation-related open space consisting of linear major recreation corridors should be provided for each 1,000 persons in the Region, including those in the Village of Hartland study area. No minimum size requirements are necessary for creating linear recreation corridors; however, a width of at least 200 feet wide is recommended to the extent practicable. There is no minimum length requirement for the provision of local recreation corridors since such corridors should be provided whenever possible.

Table 3-1

**STANDARDS FOR PUBLICLY-OWNED OUTDOOR RECREATION SITES
FOR THE VILLAGE OF HARTLAND STUDY AREA**

Site Type	Size (gross acres)	Parks			Schools ^a		
		Minimum Per Capita Requirement (acres per 1,000 persons) ^b	Typical Facilities	Service Radius (miles) ^c	Minimum Per Capita Requirements (acres per 1,000 persons) ^b	Typical Facilities	Service Radius (miles)
Community	25-99	2.2	Swimming pool or beach, nature study area, picnic areas, soccer and other playfields, baseball diamonds, softball diamonds, tennis courts, passive activity area ^d	2.0 ^e	0.9	Soccer and other playfields, baseball diamonds, softball diamonds, tennis courts	0.5-1.0
Neighborhood ^f	5-25	1.7	Picnic areas, softball diamonds, tennis courts, playground, soccer and other playfields, basketball goals, ice skating rink, passive activity area ^d	0.5-1.0 ^g	1.6	Soccer and other playfields, playground, softball diamonds, tennis courts, basketball goals	0.5-1.0

^aIn urban areas, the facilities commonly found at school recreation sites often provide a substitute for facilities usually found in parks. Indeed, recreation lands at the neighborhood level are most appropriately provided through a joint community-school district venture with the recreational facilities and space being located on one site, available to serve the recreation demands of both the student and the resident neighborhood population.

^bThe per capita acreage standards for neighborhood and community recreation sites are intended to be applied in a combined fashion. In this respect, a total of at least 6.4 acres of land should be provided at neighborhood or community recreation sites for each thousand urban area residents. Of the 6.4 acres, 3.9 acres should be provided at neighborhood or community parks, and 2.5 acres should be provided at school recreation sites or, if not distributed to school sites, then added to neighborhood or community parks.

^cIn the application of these service radius standards, the need for a neighborhood park can be met by a community, multi-community, or major park. The need for a community park can be met by a multi-community or major park.

^dA passive activity area is defined as an area that provides an opportunity for less athletic recreational pursuits such as pleasure walking, relaxation, and informal picnicking. Such areas are generally in all parks and consist of a landscaped area with mowed lawns, shade trees, benches, and picnic tables.

^eThis standard applies to urban areas with a resident population of at least 7,500 persons. If a municipal population is less than 7,500 persons, then at least one community park should still be provided to serve residents of the municipality.

^fThe acreage standards are for accommodating only outdoor recreational facilities typically located in a neighborhood, exclusive of the natural areas and the area required for school building site and associated parking and loading facilities. Natural areas should be incorporated into the design of a park site; however, acreages of areas with steep slopes, poor soils, floodlands, drainageways, wetlands, and woodlands should be considered as additions to the park-school acreage standards.

^gA service radius of 0.5 mile should be used in high-density residential areas, 0.75 mile in medium-density residential areas, and 1.0 mile in low-density residential areas. A 0.75 mile radius is generally appropriate in the Village of Hartland study area. Source: SEWRPC.

OBJECTIVE NO. 3 - HISTORIC PRESERVATION

To preserve the historic heritage of the Village of Hartland.

Principle

The preservation of structures, sites, and districts possessing historical or architectural significance will promote the educational, cultural, and general welfare of residents of the Village of Hartland and provide for a more interesting, attractive and vital community. Accordingly, it is in the public interest to promote the protection, enhancement, perpetuation, and use of sites and improvements of special historic interest or value.

Standards

1. Historic sites, buildings, and structures identified in an intensive historic survey should be protected through the application and enforcement of the Village historic preservation ordinance and the Village of Hartland Architectural Board.
2. The standards promulgated by the U.S. Department of the Interior may be used for any historic preservation projects in the Village of Hartland. These standards govern all forms of historic preservation treatments, including acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. The following general standards may be applied to treatments undertaken on designated historic properties in the Village of Hartland:
 - a. Every reasonable effort should be made to use a structure or site for its originally intended purpose, or to provide a compatible use that requires minimal alteration of the site or structure and its environment.
 - b. The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic materials or distinctive architectural features should be avoided whenever possible.
 - c. All buildings, structures, and sites should be recognized as products of their own time. This should be considered before alterations are undertaken which have no historical basis and which seek to create an antique appearance.
 - d. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. If these changes have acquired significance in their own right, their significance should be recognized and respected.
 - e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.
 - f. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match that being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - g. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage historic building materials should not be undertaken.
 - h. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

- i. Contemporary design for alterations and additions should not be discouraged when such changes do not destroy significant historical features and are compatible with the scale, mass, and architectural features of the historic property and its environment.
- j. New additions should be designed so that if removed, the integrity of the structure is not impaired.

OBJECTIVE NO. 4 - FIRE PROTECTION

To provide facilities necessary to maintain high-quality fire protection throughout the study area.

Principle

The adequacy of fire protection in the study area is dependent upon the relationship between the distribution of urban land uses and the location of facilities available to serve those urban uses.

Standards

1. Fire stations and equipment should be based, in part, on the fire protection service guidelines provided in the most recent edition of a document published by the Insurance Services Office (ISO) entitled *Fire Suppression Rating Schedule*.
2. A fire station service area should be based on the following fire equipment service area standards: two and one-half “road miles”—response distance lines—for a ladder company for areas containing five or more three-story buildings and one and one-half “road miles” for an engine company.⁴ The fire protection service area or response district of an engine or ladder company, which must be housed in a fire station, is measured by the length of streets, “road miles,” in all directions from a fire station. The distance standards should be reduced if streets are narrow or in poor condition; if traffic, one-way streets, topography, railway crossings, waterways, or other unusual locational conditions may hinder response; or if other circumstances peculiar to the particular response district or municipality indicate that such a reduction is needed.

OBJECTIVE NO. 5 - LIBRARY SERVICES

To provide a full range of library services to meet the social, educational, informational, and recreational needs of the residents of the Hartland area.

Principle

The provision of adequate library facilities and services are an important component of the necessary educational and recreational opportunities that should be accessible to every person residing within a library’s service area to ensure the social well-being of an area. The public library is a vital component of a community’s culture. It functions as a resource capable of enhancing understanding and promoting the community’s well-being.

Standards

1. Community libraries should be planned, at a minimum, to meet the State’s most current library standards, including those specified in *Wisconsin Library Building Project Handbook*, 1990; *Public Library Space Needs: A Planning Outline*, 1998; and *Wisconsin Public Library Standard (3rd Edition)*, 2000, published by the Wisconsin Department of Public Instruction.

⁴The need for an additional engine company and/or ladder company should be further based on the number of hydrants or amount of lineal length of streets in a fire protection service area. For example, the total amount of hydrants or lineal length of streets should be determined for those areas lying within an existing fire station response district and for those areas lying within study areas that extend beyond this existing district. If the total number of hydrants or lineal miles of streets in the outlying study area exceeds 50 percent of the total number of hydrants or lineal miles of streets in the existing fire station service area, then an additional fire engine company and/or ladder company, housed in a fire station, should be provided and centrally located in the outlying urban area. For further explanation, refer to the Field Procedures Reference Guide, published by the ISO Commercial Risks Services, Inc., in January 1988.

2. A community library should have interlibrary resource and service exchange agreements with school, academic, and special libraries within its service area and with other systems in the Region, as well as access to the resources of State- and National-level libraries through the interlibrary network.

OBJECTIVE NO. 6 - HOUSING

To provide adequate location and choice of housing types for varied age and income groups of different size households and for persons with special needs.

Principle

Adequate choice in the type, size, cost, and location of housing units will assure equal housing opportunity. Proper maintenance, preservation, and, as necessary, rehabilitation of the Village's existing housing stock will help to continue to contribute to an adequate supply of sound housing.

Standards

1. Housing units in the Village of Hartland study area should be geographically well distributed and include a full range of housing types, sizes, and costs, including detached single-family homes, two-family homes, multi-family townhouses, multi-family apartments and condominiums, and housing for persons with special needs.
2. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Vacancy rates should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units, and a minimum of 1 percent and a maximum of 2 percent for homeowner units in a full range of housing types, sizes, and costs.
3. Residential densities in the Village of Hartland study area should generally be allocated as follows:
 - a. Approximately 60 percent of the total housing units should consist of detached single-family dwelling units at densities of 5.4 units or less per net residential acre, or on lots 8,000 square feet or larger in size.
 - b. Approximately 10 percent of the total housing units should consist of two-family dwellings at densities of 8.7 units or less per net residential acre.
 - c. Approximately 30 percent of the total housing units should consist of multi-family dwellings at densities of 17.4 units or less units per net residential acre.
4. Important to the establishment of an adequate supply of sound housing is the continual need for preventive maintenance of existing housing units, and rehabilitation of deteriorating housing units undertaken as follows:
 - a. Basically sound housing units which have only minor defects⁵ should be upgraded and maintained in proper condition to the maximum extent possible.
 - b. Sound housing units which have major defects⁶ should be repaired and rehabilitated and measures should be taken to eliminate or minimize future deterioration.
 - c. Housing units which have deteriorated to the point of becoming a health or safety hazard for their occupants and which are not economically feasible to rehabilitate should be removed and replaced by decent, safe, and sanitary housing units.

⁵Minor defects are those defects which do not impair the livability of the housing unit nor accelerate the physical deterioration of the structure, e.g., peeling paint, loose gutters or downspouts, or cracked windows.

⁶Major defects are those defects which can impair the livability of the housing unit and may accelerate the physical deterioration of the structure, e.g., large areas of exposed unpainted or unprotected wood, cracks in walls, or missing roof shingles or siding materials.

OBJECTIVE NO. 7 – ECONOMIC VITALITY OF COMMERCIAL AND INDUSTRIAL USES

To maintain the economic vitality of the Village Center and existing commercial and industrial areas.

Principle

The Village Center is a vital civic, business, and cultural center for the Hartland area, and the continual proper care of the Village Center and existing commercial and industrial areas will help to ensure a viable, long-term business environment.

Village Center Principle

A Village Center provides community-level commercial facilities and services, cultural facilities, and other public and quasi-public facilities and services in convenient proximity to residential areas, where there are inter-connecting streets, sidewalks, and bicycle facilities to ensure ready access.

Standards

1. The Village Center should be established as a compact location of community-level retail and service businesses and specialty stores with some buildings containing mixed-uses, with principal commercial uses located on the lower street level and secondary residential uses located on the upper level. Housing for the elderly should also be accommodated in the vibrant Village Center due to convenient proximity to services, active recreational opportunities, and passive enjoyment of daily activities in the Village Center and along the Bark River.
2. The Village should continue to capitalize on and improve development orientation towards the Bark River corridor as it extends through, and is an integral part of, the Village Center.
3. New community-level commercial facilities and services should be located close to the peak flow of traffic and pedestrians, where such facilities can be conveniently accommodated and, whenever possible, made easily accessible to adequate parking and transportation facilities and utilities.
4. The Village Center should continue as a pedestrian- and bicycle-friendly environment by providing sidewalks and bicycle facilities with other attractive streetscape amenities, including benches, sculptures, and bike stands, where buildings are constructed close to sidewalks and attractive streetscaping is provided to create a unique visual experience.
5. Underdeveloped land in the Village Center should be redeveloped to contribute to the maintenance of a compact relationship between land uses which would reinforce the overall level of convenience and accessibility to downtown businesses as a group. Compact and continuous development in the Center encourages economic vitality and fosters a positive image of the Village.

Commercial and Industrial Use Principle

The preventative maintenance, rehabilitation, and redevelopment of existing commercial and industrial areas are important to the economic vitality of the Village.

Standards

1. Buildings and accessory features, including landscaping and parking lots, which have only minor deterioration should be upgraded and maintained in sound condition to the maximum extent possible.
2. Buildings and accessory facilities which have significantly deteriorated should be repaired and rehabilitated and measures should be taken to eliminate or minimize future deterioration.
3. Buildings and accessory facilities which have deteriorated to the point of becoming a health or safety hazard for occupants and which are not economically feasible to rehabilitate should be considered for replacement with new development.

OBJECTIVE NO. 8 – TRANSPORTATION SYSTEM

To provide an integrated transportation system with a high aesthetic quality which, through its location, capacity, and design, will effectively serve travel demand generated by the existing and proposed land uses.

Principle

An integrated transportation system connects various land use activities in neighborhoods, communities, counties, and the Region, thereby providing the accessibility needed to support these activities. As a major feature of a community, transportation facilities should possess a high aesthetic quality with proper visual relation to the land- and cityscape to help preserve the beauty of the physical environment, which is conducive to the mental health and well-being of people.

Standards

1. Arterial streets and highways and supporting collector and land access streets should provide access not only to all land presently devoted to urban use but also to land planned for such use. All streets and highways in the Village of Hartland study area should be placed into one of the following functional classifications:

Minor Land-Access Streets

This subsystem provides access to and from individual building sites.

Collector Streets

This subsystem collects traffic from urban uses abutting land access streets and conveys it to arterial streets and/or activity centers.

Arterial Streets

This subsystem provides for the expeditious movement of through traffic into, out of, and within the community. Where possible, arterial streets should not be located through existing or planned residential neighborhoods.

2. Streets and highways in the Village of Hartland study area should be improved to cross-sections that are similar to the Village of Hartland's preferred cross-sections shown in Figure C-1 in the street design guidelines section of Appendix C.
3. The Village should support a regional transportation system plan which includes a mass transit element for the greater Milwaukee area.
4. Off-street parking and loading facilities should be located near the land uses which they are intended to serve.
5. Bicycle and pedestrian facilities should be provided as part of an overall transportation system to reduce air pollution, reduce energy consumption, encourage outdoor recreational pursuits, improve public health, reduce transportation cost, and provide for convenient travel between residential areas and shopping centers, schools, parks, and transit facilities. A community bicycle and pedestrian facilities plan should be based, in part, on the planning and design standards established for such facilities in SEWRPC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*, June 2006. Bikeways and pedestrian ways should:
 - a. Be provided to connect residential areas with major activity centers and places of employment located within reasonable walking and biking distances of such areas as indicated in Chapter 4, in Table 4-8.
 - b. Bicycle parking and storage facilities should be provided at all major activity centers.
 - c. The bikeway system plan should be detailed in the Village of Hartland park and transportation system plans.

6. Transportation facilities have a significant impact on the visual character of a community and, therefore, should meet the following standards:
 - a. Transportation facility construction plans should be developed using sound geometric, structural, and landscape design standards which consider the aesthetic quality of the transportation facilities and the areas through which they pass.
 - b. Transportation facilities should be so located as to avoid or minimize disturbance of visually pleasing buildings, structures, historic sites, and natural features and to enhance, and avoid interference with, vistas to such features.

OBJECTIVE NO. 9 – LAND USE ALLOCATION

A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the Hartland area, and which will result in a compatible and efficient arrangement of land uses.

Principle

The proper location and extent of commercial, educational, transportation, and recreational facilities are important determinants of the quality of urban life in the Hartland area, and should be designed to meet the needs of the current resident population, and any anticipated future demands.

Transportation and Utilities Principle

The transportation and public utility facilities and the land use pattern which these facilities serve and support are mutually interdependent in that the land use pattern determines the demand for, and loadings upon, transportation and utility facilities; these facilities in turn, are essential to, and form a basic framework for, land use development.

Standards

1. Urban development should be located to make maximum use of the existing transportation and utility systems.
2. All lands developed or proposed to be developed for urban uses should be located in areas readily serviceable by extensions of the existing public sanitary sewerage system, and, preferably, within the gravity-drainage area of the system.
3. All land developed or proposed to be developed for urban uses should be located in areas readily serviceable by extensions of the existing public water-supply system.
4. Adequate stormwater-management facilities should be provided for all development.

Urban Uses Principle

The proper location of urban uses to land can avoid or minimize hazards and dangers to health, safety, and welfare and can maximize amenity and convenience in terms of accessibility to supporting land uses.

Standards

1. Facilities such as shopping centers, parks, schools, libraries, and other services should be situated so as to serve the largest population possible that the facilities are intended to serve. Sites for outdoor recreation facilities to serve neighborhoods and the community should be provided in accordance with the standards set forth in Table 3-1. Sites for shopping, education, employment, and transit facilities to serve neighborhoods and the community should be provided, in part, in accordance with the standards set forth in Chapter 4 in Table 4-8. Table 4-8 also provides walking and bicycling travel distance standards that should be met for neighborhood and community services.
2. Urban residential uses should be located in well-planned neighborhood units served by centralized public sanitary sewerage and water supply facilities and contain, within reasonable walking and biking distances, necessary supporting local services such as parks, schools, and shopping areas. They should have reasonable access through the appropriate component of the transportation system to employment centers, community and major shopping centers, cultural and governmental centers, and secondary schools and higher educational facilities. Housing types should be provided pursuant to Objective No. 6 and at densities consistent with those shown in Table 3-2.

3. Rural and suburban residential uses should have reasonable access through the appropriate component of the transportation system to local service uses; employment, commercial, cultural, and governmental centers; and primary and secondary educational facilities.
4. Retail and service commercial uses should be located in planned centers. Commercial development on each corner of an intersection should be avoided. Avoidance of four-corner commercial development will help prevent the creation of traffic hazards, such as conflicts with turning movements and conflicts between pedestrian and vehicular traffic. Sites for new neighborhood and community commercial facilities should be provided in accordance with the service radius standards set forth in Chapter 4 in Table 4-8.
5. Industrial uses should be located in planned industrial centers with access to arterial street and highway facilities and reasonable access through an appropriate component of the transportation system to residential areas. Industrial uses should be provided with adequate water supply, public sanitary-sewerage and stormwater-management facilities, and power supply, including natural gas and electricity. Sites for new community industrial centers should be provided in accordance with the standards set forth in Table 4-8.

Table 3-2

URBAN LAND USE STANDARDS FOR THE VILLAGE OF HARTLAND STUDY AREA

Land Use Category	Development Standard (gross area) ^a
Residential	
Single-Family Dwellings	
Suburban-Density (1.5- to 4.9-acre lots).....	180 to 587 acres per 100 dwelling units
Low-Density (20,000- to 65,339-square-foot lots)	55 to 179 acres per 100 dwelling units
Medium-Density (8,000- to 19,999-square-foot lots).....	24 to 54 acres per 100 dwelling units
Two-Family Dwellings	
Upper-Medium-Density (5.5 to 8.7 dwelling units per net residential acre ^b)	15 to 24 acres per 100 dwelling units
Multi-Family Dwellings	
High-Density (8.8 to 17.4 dwelling units per net residential acre ^b).....	7 to 14 acres per 100 dwelling units
Commercial	6 acres per 100 retail trade employees
Industrial.....	9 ^c acres per 100 industrial employees
Governmental and Institutional ^d	
Public Elementary School	10 acres plus one acre per 100 student
Public Middle School.....	20 acres plus one acre per 100 student
Public High School	30 acres plus one acre per 100 student
Church.....	2.5 acres per 1,000 persons
Other ^e	4.5 acres per 1,000 persons
Public Outdoor Recreation	
Regional and Multi-Community	In accordance with the adopted Waukesha County Park and Open Space Plan
Community Park and Middle or High School Sites Combined ^f	3.1 acres per 1,000 persons
Neighborhood Park and Elementary School Sites Combined ^f	3.3 acres per 1,000 persons

^aGross area includes associated street rights-of-way and off-street parking for each land use category.

^bNet residential acreage includes only those areas occupied by housing units and associated buildings plus required yards and open spaces. It does not include associated street or utility areas.

^cAssuming a net land-to-building ratio of from 5:1 to 7:1. If the net ratio is between 3:1 and 5:1, then 6.0 acres per 100 employees should be used.

^dThe overall standard for governmental and institutional uses, including schools, churches, and other such uses, is 12 acres per 1,000 persons.

^eThis category includes hospitals, municipal buildings, libraries, post offices, police and fire stations, and other related governmental and institutional uses.

^fSchool sites should be associated with a park site. Natural areas should also be incorporated into the design of a park site; however, such areas as steep slopes, floodlands, drainageways, wetlands, and woodlands should not be included when determining whether acreage standards have been met for accommodating certain recreational facilities. See Table 3-1 for more details.

Source: SEWRPC

SUMMARY

This chapter presents the planning objectives chosen by the Village Plan Commission to express the physical development goals of the Village of Hartland and to guide the preparation of the Village comprehensive plan. These objectives, along with supporting principles, standards, and design guidelines, were based, in part, upon the results of two community surveys and the public participation process. Key findings include:

- A community survey indicated that most Village residents and business operators value its small-village character and precious natural resources. They prefer to grow somewhat larger in size but at a slower rate than the past few years; support single-family residential development and housing for the elderly but oppose new two- and multi-family residential development; support commercial development but not new industrial development; favored a Bark River greenway and additional parks, recreational facilities, and an interconnecting system of walkways, bikeways, and trails; and favored further improvements to the Village Center while establishing design standards for new intense urban developments.
- Nine planning objectives were formulated, with supporting principles and standards, intended to guide future planning and development. The objectives deal primarily with:
 - protection of the natural resource base
 - provision of adequate recreational opportunities
 - preservation of historic resources
 - provision of high-quality fire protection services
 - provision of adequate library services
 - provision of an adequate variety of housing types
 - maintenance of the vitality of the Village Center and existing commercial and industrial areas
 - provision of an integrated transportation system with a high aesthetic quality
 - allocation of various land uses
- Design guidelines were established for use by local officials to provide guidance to developers and to evaluate development and redevelopment proposals, including related site, landscaping, and building plans. These guidelines may also provide potential design ideas for improving the visual quality of the Village or provide potential solutions to design problems with respect to both urban design and site planning for the Village, including the Village Center.