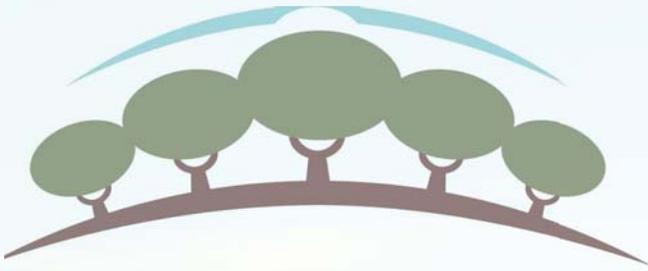


NOTE: THIS DOCUMENT INCLUDES PLACEHOLDER IMAGES AND TEXT. THE DOCUMENT IS AN IN-PROGRESS DRAFT REPORT AND SUBJECT TO CHANGE PENDING VILLAGE OFFICIAL, STAFF, AND RESIDENT INPUT.

BRISTOL 2050 LAND USE PLAN



The Village of

BRISTOL

NATURALLY

05.19.2021 DRAFT







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CHAPTER 1 INTRODUCTION

INTRODUCTION

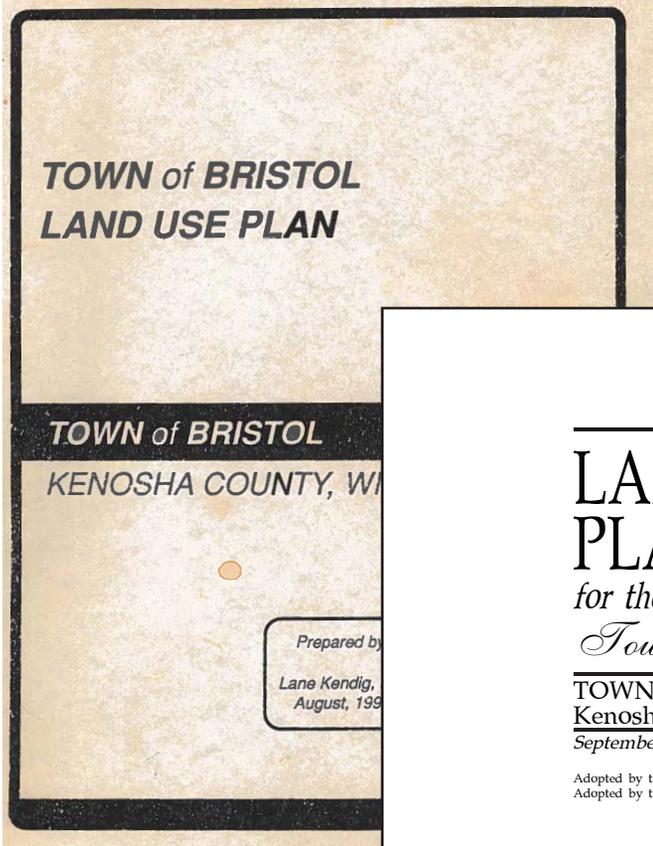
INTRODUCTION

This document, the Village Land Use Plan for the Village of Bristol, Wisconsin (also referred to as “this Plan”), sets forth the Village of Bristol’s vision for its future land use pattern. That future represents rural and environmental preservation as well as controlled urban and suburban development. This Plan is intended to serve the Village of Bristol to the year 2050 - about 30 total years during Plan (Phase 1: 2021-2030; Phase 2: 2030-2040; Phase 3: 2040-2050). Projections for the demand for future land uses (residential, commercial, industrial, etc.) are provided in this Plan over a 30-year period.

The Village of Bristol’s first Village Land Use Plan was adopted by the Village (formerly Village) of Bristol in 1992. That 1992 Plan was updated in 2006 and the Village (then Village) adopted the Land Use Plan: 2035 for the Village of Bristol. Sound planning has been and remains important to Village of Bristol officials, landowners, and residents. As during the preparation of the Village’s previous two land use plans, the Village of Bristol continues to stand at a crucial point in time in terms of making decisions about its future growth and development. It has experienced rapid and continual urban and suburban growth over the last 40 years, particularly within the I-94 corridor area on the east side of the Village. This is quite evident from the conversion of former agricultural land to commercial and industrial uses during this period. The growth in the I-94 corridor area is

expected to continue over the next three decades in the Village as well as in abutting communities on the Village’s eastern border. The Village must be prepared to ensure that all future urban and suburban growth in the Village occurs in a manner that maintains--and improves upon-- the quality of life, environment, community character, and tax base of the Village. As also during the preparation of the Village’s previous land use plans, this continues to be an overall basic planning principle used to guide the preparation of this Plan. This Plan represents a vision for the Village which is founded upon sound planning practice.

New growth and development are planned to provide for a mix of land use types-- including the use of residential cluster “open space subdivisions” --to assure a diverse tax base and rural character preservation for the Village. Through this Plan, new growth and development are directed to areas of the Village where such growth can occur successfully without the degradation of the Village character, environment, and remaining agricultural resources. The unique character of the Village of Bristol’s natural and man-made environments serves, in part, as the framework from which this Plan has been prepared.



LAND USE
PLAN: 2035
for the
Town of BRISTOL

TOWN OF BRISTOL
Kenosha County, Wisconsin
September 2006

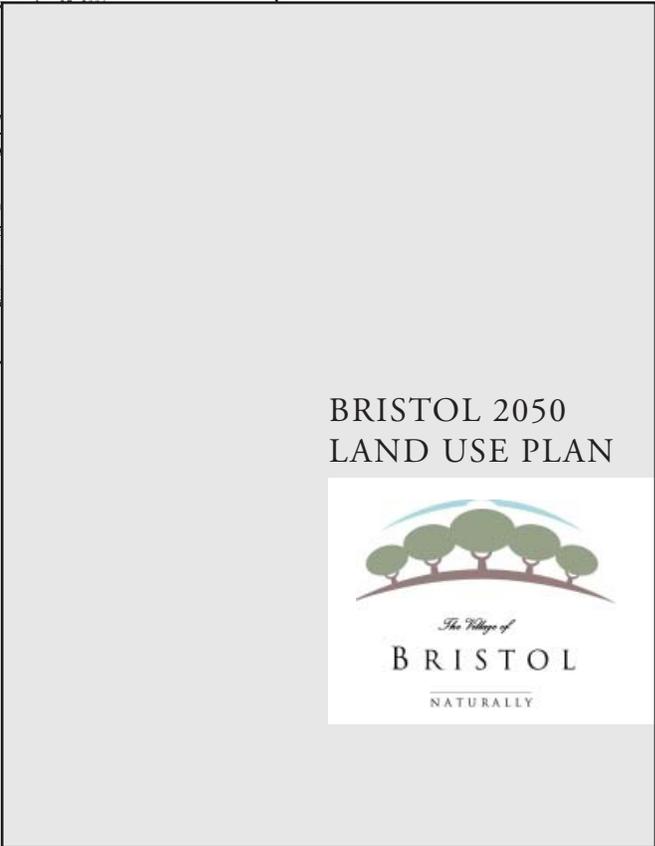
Adopted by the Town Plan Commission: September 19, 2006
Adopted by the Town Board: September 19, 2006

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MEEHAN

PLANNING

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VILLAGE OF BRISTOL LAND USE PLANNING ISSUES

The Village of Bristol is located adjacent to one of the most rapidly growing interstate highway corridors in the southeastern Wisconsin/northeastern Illinois area--the I-94 freeway corridor. Commercial development has taken place along this corridor in the Village at a rate which, over the last decade, has outpaced almost all the growth which the Village has experienced over the last 50 years. As stated earlier, this area will continue to develop as vacant lands continue to fill in. In this respect, this Plan anticipates that new types of development--business parks--will develop in that area of the I-94 corridor as described in Chapter 6. The development of special design guidelines, which effectively set forth the rules for the detailed planning of this type of nonresidential development, becomes extremely important (see Chapter 7) in order to implement this Plan.

Some other highways in the Village also have the potential to attract significant growth which may adversely affect the Village's character if not carefully planned. One such highway is STH 50. Over the last decades, STH 50 was not only widened but also had significant intersection improvements, specifically where it intersects USH 45. Its wide right-of-way width, high traffic volumes which continue to increase over time, and the significant amount of vacant abutting land makes it attractive for development. Corridor planning is critical for this, and other transportation corridors within the Village to ensure highly visible areas are developed in a way that the Village can be proud of. The long-term effects of strip development upon a community such as the Village of

Bristol can diminish the quality of life in an area if not carefully controlled and guided. The intersection of STH 50 and USH 45 also has important land planning implications relative to new growth and identity for the Village.

In contrast, those portions of the Village which are situated further west of I-94, somewhat out of its direct sphere of influence, have retained their existing rural and agricultural character. In these areas, the preservation of the open character of the Village becomes critical. Key components of this open space are both agricultural lands and environmentally sensitive lands. In order to preserve the rural, open space, and agricultural character of these areas of the Village, the Village intends to embrace rural cluster open space designed subdivisions which preserve significant areas of open space held by homeowners' associations in perpetuity.

This approach will not only preserve the open space but foster a high quality of life, provide passive recreation opportunities, and keep those lands on the tax rolls of the Village without the Village incurring major expenses for their continued preservation and maintenance.

In 2010, as a result of the recommendations in the 2006 Land Use Plan, The Village of Bristol adopted its own Code of Ordinances. This included Title 13 Zoning which regulates general zoning, floodplain zoning, and shoreland-wetland zoning. This Plan and its various components are constructed so as to be consistent with the Village Zoning Ordinance. Thus, this Plan should be the driving policy force behind development, and the Village Zoning Ordinance should be one of development's primary implementing instruments along with the Village of Bristol Land Division Ordinance (Title 14). Both tools effectively deal with

the actual regulation of both manmade and natural resource features. Thus, the Plan and its various components and elements are effectively linked to regulatory implementation tools (see Chapter 7).

The maintenance of the Village's planned community character, and the community character of the Village's various planning districts, will be of critical importance during the planning period. The Village of Bristol has experienced significant development pressure over the last decade, needs to expand and enhance infrastructure and services to those areas of the Village planned for suburban and urban services, and is aware of the need to maintain the image of the community as a pleasant and attractive place to live, work, and visit. The achievement of these Village objectives is inextricably linked to the interaction of all these elements.

Image of STH 50 corridor

STATUTORY AUTHORITY FOR VILLAGE LAND USE PLAN PREPARATION

The Village of Bristol has adopted the exercise of “Village Powers,” as permitted and allowed under Wisconsin Statutes Chapter 60 (Sections 60.10 and 60.22), allowing the Village the

“ . . . exercise of powers relating to villages and conferred on village boards under Ch. 61 except those powers which conflict with statutes relating to Villages and Village boards.”

Wisconsin Statutes Chapter 61 (specifically Section 61.35) states that:

“The provisions of Section 62.23 [of the Wisconsin Statutes] shall apply to villages, and the powers and duties conferred and imposed by said Section upon mayors, councils, and specified city officials are hereby conferred upon presidents, village boards, and village officials performing similar duties of such specified city officials, respectively. Any ordinance or resolution hereto passed by any village board under S. 61.35 shall remain in effect until repealed or amended by such village board.”

Thus, the Village of Bristol’s planning powers, by the express provisions of the Wisconsin Statutes, are the same as those granted to cities under Wis. Statutes 62.23.

In part, Wisconsin Statutes 62.23(2) sets forth the following with respect to a Plan Commission’s duties (including the Village of Bristol Plan Commission):

“ . . . It shall be the function and duty of the [plan] commission to make and adopt a master plan for the physical development of the municipality. . . .”

In addition, Sections 62.23 and 66.1001 of the Statutes set forth the legislation necessary to prepare master plans and elements thereof, for the physical development of municipalities. The Plan set forth herein is to be considered the land use element of the Village of Bristol’s master plan. This Plan, as well as its other component elements as they have been or are to be developed, represents the Village’s response to these statutory requirements.

PLAN OBJECTIVES, PRINCIPLES, AND STANDARDS

Each Chapter, or element, of this Plan sets forth the Village of Bristol's community development objectives and principles and their supporting standards (see Chapter 5). These objectives relate primarily to natural resource features protection and the allocation and distribution of various land uses in the Village. This Plan should meet the needs of the existing and probable future Village resident and employment levels to the year 2050. Many of these community development objectives and principles and their supporting standards have been used successfully by the Village of Bristol since they were prepared and embodied in the Village's previous Land Use Plans adopted in 1992 and 2006. Since that time, some have been slightly modified and/or expanded in order to bring them up-to-date.

Since good planning is a rational process for preparing and meeting objectives, community plans should be based upon community-produced and accepted objectives and principles and their supporting standards. This will ensure that the plans prepared are realistic, gain public support, and are, consequently, implemented. Thus, several public meetings were held throughout the Plan preparation process, and significant ideas, opinion, information, and participation were obtained both from the public and from local officials. The resulting objectives, principles, and standards presented in each Chapter reflect the collective aspirations and the developmental policies of the Village's citizens and officials. This Plan was drafted recognizing both the commodity

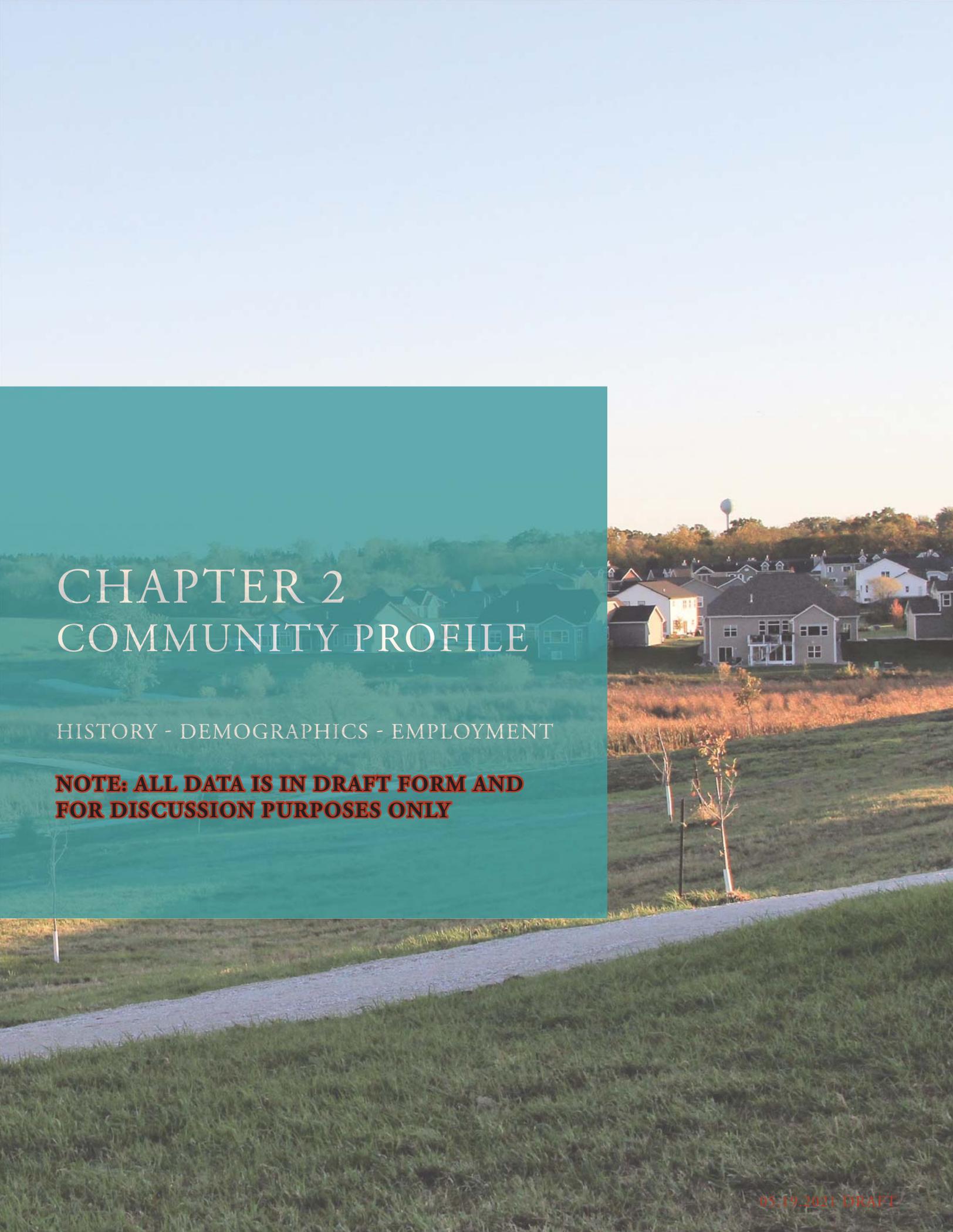
and resource protection values of the Village's land and its accompanying natural resources where such resources exist.

PLAN FORMAT AND ORGANIZATION

The Village Land Use Plan consists of both text, maps, and illustrations. The Plan is organized into the following seven basic chapters and appendices:

- **Chapter 1. Introduction**
- **Chapter 2. Community Profile (History, Population and Employment Analysis)**
- **Chapter 3. Natural Resources**
- **Chapter 4. Existing Land Use and Projected Year 2035 Land Use Needs**
- **Chapter 5. Land Use Objectives, Principles, and Standards**
- **Chapter 6. The Land Use Plan**
- **Chapter 7. Plan Implementation**
- **Appendices. Plan Adoption Resolutions**





CHAPTER 2 COMMUNITY PROFILE

HISTORY - DEMOGRAPHICS - EMPLOYMENT

**NOTE: ALL DATA IS IN DRAFT FORM AND
FOR DISCUSSION PURPOSES ONLY**

LOOKING BACK

A HISTORY OF BRISTOL

GRAEF to add historic content with Village assistance

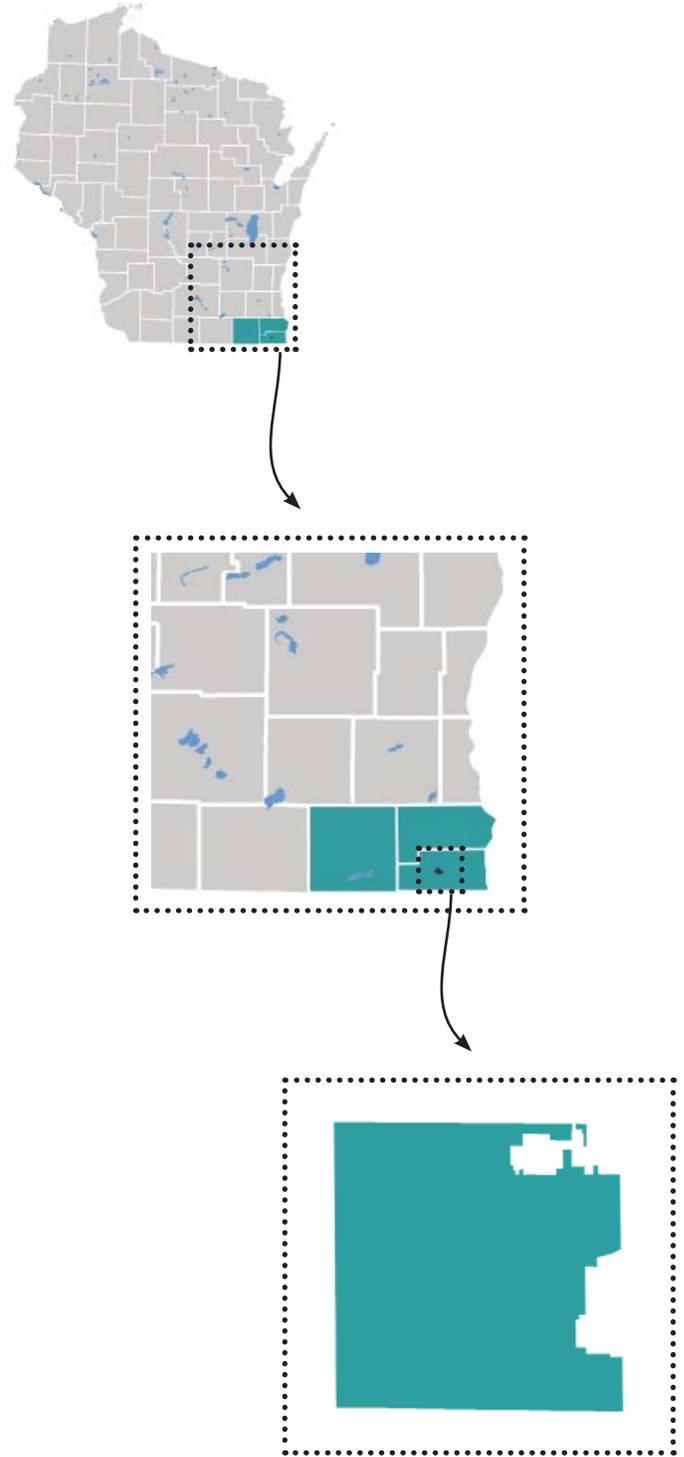
GRAEF to add historic content with Village assistance

BRISTOL TODAY

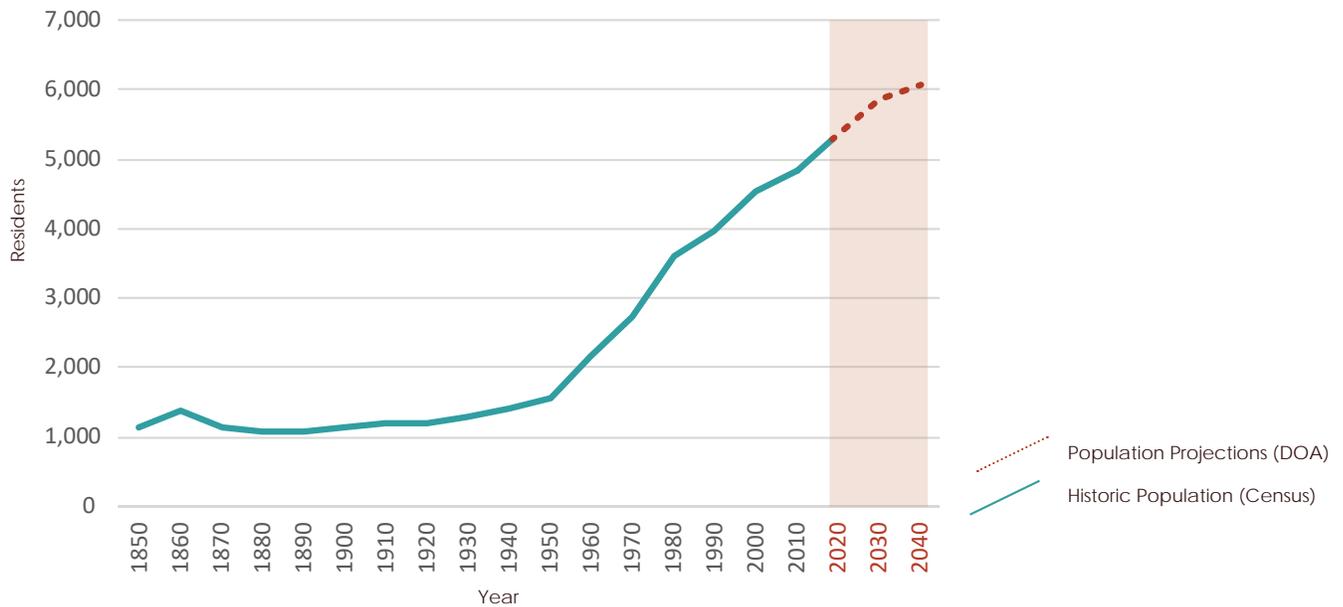
A COMMUNITY PROFILE

Bristol is a small community in southeastern Wisconsin known for its high quality agricultural land and natural features. Once a Village, the Village of Bristol incorporated in late 2009, with the majority of the former Village becoming the new village, and the remaining portion being annexed into neighborhood communities. Situated a few minutes away from the rapidly developing I-94 Corridor that connects the Milwaukee and Chicago metropolitan regions, Bristol is anticipated to experience significant growth in the coming decades.

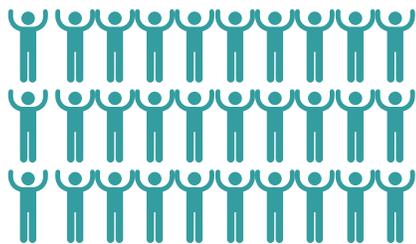
This chapter presents population, household, and employment analyses and projections for the Village of Bristol to the year 2050. The analysis and establishment of reasonable projections in population, households, and employment have significant importance in guiding land use plan development. In fact, these projections will serve, in part, as the rationale, or basis, for the development of selected land use objectives, principles, and standards presented in Chapter 5. These projections, when used in conjunction with the land use standards presented in Chapter 5, will result in ascertaining the Village's land use needs to the year 2050 as described in Chapter 6.



Historic Population & Projected Growth



5,038 Village Residents



▲ 2019 American Community Survey 5-Year Estimates



\$96,464
Median Household
Income

▲ 2019 American Community Survey 5-Year Estimates

2,313 Total Housing Units



86.3% Occupied Units

13.7% Unoccupied Units

▲ 2019 American Community Survey 5-Year Estimates

LOOKING FORWARD

POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS

POPULATION PROJECTIONS

According to the most recent Census data (2010), the population of the Village of Bristol was 4,847 people. Depending on which data source is used, the population is anticipated to grow in the coming decades. The Wisconsin Department of Administration (DOA) anticipates that the Village of Bristol will grow by 23.5% over the next twenty years, reaching a projected population of 6,070 people by the year 2040. This growth trajectory is consistent with what the DOA expects will happen in Kenosha County over the next twenty years, but is moderately less than what the DOA anticipates will happen to the nearby communities of Twin Lakes and Pleasant Prairie. In contrast, the growth predicted by the Southeast Wisconsin Regional Planning Commission (SEWRPC) projection models is a bit more aggressive, - an increase of 90% is anticipated by the year 2050, yielding a projected population of 9,219 people. It should be noted that SEWRPC is projecting to the year 2050, while the DOA is projecting only to 2040 - thus, these projections are not directly comparable. Despite this fact, it is quite clear that they are substantially different. Regardless of these differences, both projections are substantial enough that the Village must be strategic in how it manages its growth in the coming years.

Table 2.1 – Existing Population by Age Group, ACS

	2019 (estimate)
Under 5	378
5 to 9	73
10 to 14	450
15 to 19	201
20 to 24	155
25 to 34	630
35 to 44	343
45 to 54	784
55 to 64	409
65 to 74	545
75 to 84	589
85 and older	390
Median age	49.7

▲ 2019 American Community Survey 5-Year Estimates

Table 2.2 – Existing Race & Ethnicity, ACS

	2019 (estimate)
Total Population	5,038
One Race	5,038
White	4,976
Black or African American	39
Asian	23
Native Hawaiian and other Pacific Islander	0
Some other race	0
Two Races	0
Hispanic or Latino (any race)	241
Not Hispanic or Latino	4,797

▲ 2019 American Community Survey 5-Year Estimates

Figure 2.1 – Population Comparison and Projections, DOA



▲ Wisconsin DOA Population Projections (2020-2040)

Table 2.3 – Population Comparison and Projections, DOA

	2010 (estimate)	2020 (projection)	2030 (projection)	2040 (projection)	Percent Increase (2010-2040)
Village of Bristol	4,914	5,350	5,855	6,070	23.5%
Village of Twin Lakes	5,989	6,685	7,535	8,020	33.9%
Village of Pleasant Prairie	19,719	22,730	26,330	28,700	45.5%

▲ Wisconsin DOA Population Projections (2020-2040)

Note: there are several different agencies that create population projections for municipalities in the region. Though the table on the previous page uses Wisconsin DOA projections, SEWRPC also published population projections for Bristol based on the 2010 Census population. SEWRPC’s projection model shows a much more aggressive growth - an additional 4,372 residents by 2050, representing an increase of 90%.

Table 2.4 – Village of Bristol Population Projection, SEWRPC

	2010 (Census)	2050 (projection)	Percent Increase
Village of Bristol	4,847	9,219	90.2%

▲ SEWRPC Population Projections (2021)

The Wisconsin DOA also projects population growth at the county-level based on age, as shown on the table to the right. According to their models, the largest age group anticipated to increase in population is the 75 to 79 age group, which is anticipated to grow by 193.6% over the next twenty years. The age group that is anticipated to experience the least growth over that time period is the population aged 20 to 24 years, which is expected to experience a decline of 0.2% by the year 2040.



While the Village of Bristol may experience a population growth that does not exactly mirror these projections, it is likely that the increases in age groups will at least be relatively similar. For example, even if Bristol only experiences a growth of 100% in the population aged 75 to 79, as opposed to the projected 193.6% increase, it would have dramatic effects on their land use needs. In contrast, it is possible that Bristol could even experience a higher growth trajectory in that age group.



How reliable is this data?

The data used for this Land Use Update comes from the US Census, the American Community Survey (which are estimates based on a sample of households and individuals), the Southeast Wisconsin Regional Planning Commission, the Wisconsin Job Center, and the Wisconsin Department of Administration. Bristol is a very small community, which means that even minor population changes can have dramatic impacts

on demographic projections and estimates. Furthermore, the Wisconsin DOA notes that "population projections are not a statement of what will happen, but an inference of what might happen, if past patterns...hold true." The data used in this plan are our best estimates of what is happening in Bristol now, what happened in the past, and what might happen in the future.

Table 2.5 – Kenosha County
Population Projections, DOA

	2010 (Census)	2020 (projection)	2030 (projection)	2040 (projection)	Percent Increase (2010 to 2040)
Under 5	10,995	11,690	12,580	12,440	1XXX%
5 to 9	11,850	11,380	12,800	12,920	9.0%
10 to 14	12,310	12,270	13,270	13,580	10.3%
15 to 19	13,029	12,910	12,670	13,630	4.6%
20 to 24	11,307	10,620	10,830	11,280	-0.2%
25 to 29	10,377	12,680	12,460	11,620	12.0%
30 to 34	10,496	13,570	12,710	12,340	17.6%
35 to 39	11,135	11,470	14,290	13,350	19.9%
40 to 44	12,072	11,400	15,100	13,420	11.2%
45 to 49	13,767	11,550	12,210	14,540	5.6%
50 to 54	12,395	11,940	11,580	14,830	19.6%
55 to 59	10,248	13,180	11,230	11,670	13.9%
60 to 64	7,766	11,430	11,170	10,670	37.4%
65 to 69	5,595	8,950	11,810	10,000	78.7%
70 to 74	4,145	6,500	9,860	9,670	13XXX%
75 to 79	3,297	4,390	7,240	9,680	193.6%
80 to 84	2,845	2,880	4,690	7,260	155.2%
85 to 89	1,829	1,790	2,520	4,270	133.5%
90 and older	968	1,375	1,600	2,500	158.3%
Total Population	166,426	181,975	200,620	209,670	26.0%

▲ Wisconsin DOA Population Projections, 2020-2040.

HOUSING CHARACTERISTICS

According to the Village Assessor, there were a total of 2,251 housing units in the Village of Bristol in 2020. According to 2019 ACS 5-Year Estimates, of these housing units, approximately 86% were occupied, and approximately 14% were unoccupied. Approximately half of existing structures in the Village of Bristol were constructed prior to 1980, and approximately half were constructed after. Most of the housing stock consists of detached, single-family homes, with the next largest housing type being

mobile homes. Considering the projected increases in population and households, the Village will need to balance the provision of new housing with their stated goals of preserving existing agricultural and farmland. If the new population were to be accommodated with mostly single-family homes, consistent with the existing distribution of housing types, then much more land would need to be developed than if this population were to live in duplexes, three-plexes, or multifamily housing types.

Table 2.6 – Village of Bristol
Existing Structure Types, Assessor

	2020 (dwelling units)	2020 (percent)
Single-family	1,660	73.7%
Two-family	56	2.5%
Three-family	0	0.0%
Multi-family (4-6 units)	18	0.8%
Multi-family (7-9 units)	8	0.4%
Multi-family (10+ units)	104	4.6%
Condominium Units	84	3.7%
Mobile Home	9	0.4%
Other	0	0.0%
Mobile Home Within Mobile Home Park	312	13.9%
Total	2,251	100%

Table 2.7 – Village of Bristol
Existing Structure Types, ACS

	2015-2019 (estimate)
1-unit, detached	72.6%
1-unit, attached	2.3%
2 units	2.7%
3 or 4 units	1.3%
5 to 9 units	1.6%
10 to 19 units	1.3%
20 or more units	0.0%
Mobile home	18.2%
Boat, RV, van, etc.	0.0%
Total Housing Units	2,313

▲ 2019 American Community Survey 5-Year Estimates

▲ Village of Bristol Assessor (2020)

Table 2.8 – Village of Bristol
Existing Structure Age, ACS

	2015-2019 (estimate)
Built 2014 or later	XXX%
Built 2010 to 2013	1.9%
Built 2000 to 2009	12.1%
Built 1990 to 1999	21.4%
Built 1980 to 1989	10.9%
Built 1970 to 1979	16.9%
Built 1960 to 1969	10.5%
Built 1950 to 1959	5.5%
Built 1940 to 1949	3.5%
Built 1939 or earlier	14.1%
Total Housing Units	2,313

▲ 2019 American Community Survey 5-Year Estimates

Table 2.9 – Village of Bristol
Average Household Size, Census & ACS

	2000 (Census)	2010 (Census)	2019 (estimate)
Average Household Size	2.64	2.77	2.52

▲ 2000 & 2010 Census Data and 2019 American Community Survey 5-Year Estimates

HOUSEHOLD PROJECTIONS

Just as with the population projections, the data sources have a fairly wide divergence in their predictions. While the DOA anticipates an increase of households of 37.1% by the year 2040, SEWRPC anticipates an increase of 99.9% by the year 2050. As should be expected, these household projections correspond with their respective population projections (DOA predicts a population increase of 23.5% by 2040; SEWRPC predicts a population increase of 90% by 2050).

While the range of predictions is wide...

[Add text - awaiting information from SEWRPC]



image of Bristol housing



image of Bristol housing

Table 2.10 – Households Comparison and Projections, DOA

	2010 (Census)	2020 (projection)	2030 (projection)	2040 (projection)	Percent Increase (2010-2040)
Village of Bristol	1,892	2,180	2,451	2,593	37.1%
Village of Twin Lakes	2,345	2,771	3,208	2,484	48.6%
Village of Pleasant Prairie	7,272	8,875	10,561	11,735	61.4%
Kenosha County	62,650	72,546	82,133	87,347	39.4%

▲ Wisconsin DOA Household Projections, 2020-2040.

Table 2.11 – Village of Bristol Household Projection, SEWRPC

	2010 (Census)	2050 (projection)	Percent Increase
Village of Bristol	1,865	3,728	99.9%

▲ SEWRPC Household Projections (2021)

EMPLOYMENT CHARACTERISTICS AND PROJECTIONS

According to SEWRPC, the Village of Bristol is anticipated to experience some substantial changes in employment by 2050. While the total number of jobs is anticipated to grow by 64.6%, not all jobs are predicted to grow equally. In particular, farming jobs are anticipated to experience a decline of approximately 27%, while service jobs are anticipated to increase approximately 140%. The next anticipated highest growth category is retail jobs, which is expected to increase by approximately 78%.

The employment projections from the Wisconsin Job Center for the Southeast Workforce Development Area (which includes Kenosha, Racine, and Walworth Counties) are based on 2018 data. According to this data, the industries that are expected to experience the most growth in the region are construction, natural resources and mining, and self-employment.

Table 2.12 – Village of Bristol Employment Projection, SEWRPC

	2010 (Census)	2050 (projection)	Percent Increase
Retail	393	700	78.1%
Industrial	684	836	22.2%
Services	775	1,866	140.8%
Government	292	304	4.1%
Transportation, Warehousing, and Utilities	160	189	18.1%
Farming	107	78	-27.1%
Mining	10	12	20.0%
Total	2,421	3,985	64.6%

▲ SEWRPC Employment Projections (2021)

Table 2.13 – Southeast Workforce Development Area
Industry Projections, WI Job Center

	2018 (estimate)	2028 (projection)	Employment Increase	Percent Increase
Goods Producing	42,317	45,094	2,777	6.6%
Natural Resources and Mining	1,147	1,305	158	13.8%
Construction	6,245	7,282	1,037	16.6%
Manufacturing	34,925	36,507	1,582	4.5%
Services Providing	149,351	158,001	8,650	5.8%
Trade, Transportation, and Utilities	42,270	44,859	2,589	6.1%
Information	963	957	(6)	-0.6%
Financial Activities	4,816	4,987	171	3.6%
Professional and Business Services	17,581	18,387	806	4.6%
Education and Health Services	43,631	47,019	3,388	7.8%
Leisure and Hospitality	22,808	24,278	1,470	6.4%
Other Services (except Government)	7,233	7,492	259	3.6%
Government	10,049	10,022	(27)	-0.3%
Self Employed	12,989	14,685	1,696	1XXX%
Total All Industries	204,657	217,780	13,123	6.4%

- ▲ Wisconsin Job Center, Industry Projections (2018-2028)
- ▲ NOTE: these projections are for the Southeast Workforce Development Area (Kenosha, Racine, and Walworth Counties)

Table 2.14 – Southeast Workforce Development Area
Hot Job Projections, WI Job Center

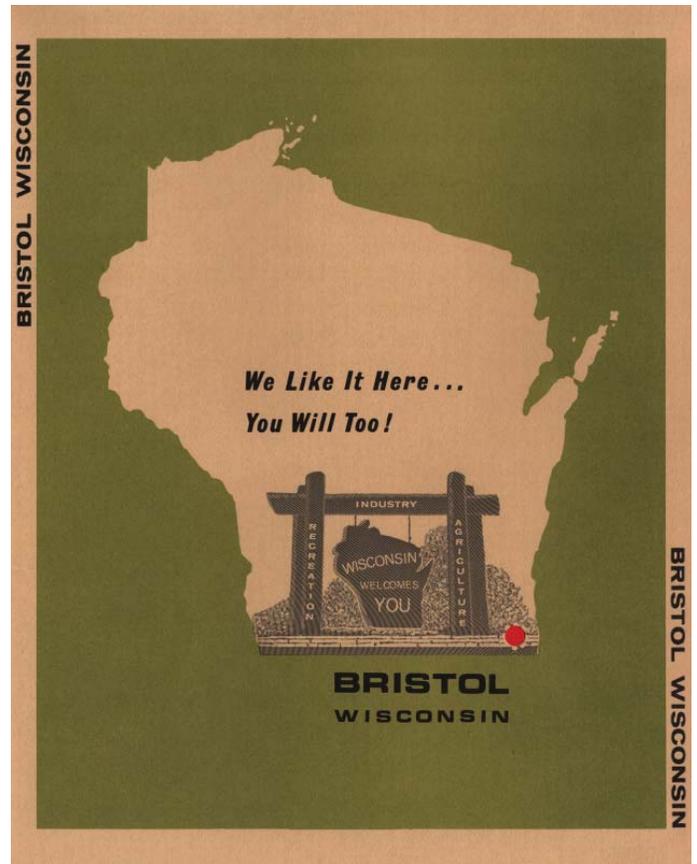
	2018 (estimate)	2028 (projection)	Employment Increase	Percent Increase
Heavy and Tractor-Trailer Truck Drivers	3,880	4,413	533	13.7%
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	2,146	2,497	351	16.4%
Maintenance and Repair Workers, General	2,426	2,675	249	10.3%
Secondary School Teachers, Except Special and Career/Technical Education	2,907	3,100	193	6.6%
First-Line Supervisors of Production and Operating Workers	1,988	2,130	142	7.1%
Elementary School Teachers, Except Special Education	2,447	2,604	157	6.4%
General and Operations Managers	1,990	2,167	177	8.9%
Substitute Teachers	1,551	1,653	102	6.6%
Industrial Truck and Tractor Operators	1,510	1,629	119	7.9%
Carpenters	1,244	1,451	207	16.6%
Construction Laborers	1,151	1,348	197	17.1%
Accountants and Auditors	1,385	1,515	130	9.4%
Machinists	1,238	1,376	138	11.2%
Welders, Cutters, Solderers, and Brazers	1,124	1,245	121	10.8%
Middle School Teachers, Except Special and Career/Technical Education	1,428	1,523	95	6.7%
Electricians	728	846	118	16.2%
First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling	747	860	113	15.1%
Food Service Managers	692	750	58	8.4%
Industrial Machinery Mechanics	750	846	96	12.8%
Market Research Analysts and Marketing Specialists	559	701	142	25.4%
Medical Assistants	569	646	77	13.5%
Human Resources Specialists	656	703	47	7.2%
Education Administrators, Elementary and Secondary School	822	882	60	7.3%
Mechanical Engineers	792	879	87	11.0%
First-Line Supervisors of Construction Trades and Extraction Workers	491	569	78	15.9%
Total, All Occupations	204,657	217,780	13,123	6.4%

- ▲ Wisconsin Job Center, Hot Job Projections (2018-2028)
- ▲ NOTE: these projections are for the Southeast Workforce Development Area (Kenosha, Racine, and Walworth Counties)

The Wisconsin Job Center also includes projections for particular jobs within industries that are anticipated to experience the most growth in the next decade for the Southeast Workforce Development Area. According to this data, market research analysts / specialists are anticipated to grow by 25.4%, representing the largest anticipated increase.

The projected increases in construction related industries is consistent with the projected increases in population and households, as substantial labor will be needed to create new residences for the growing population (construction laborers: 17.1%; carpenters: 16.6%; electricians: 16.2%).

[Add additional text or infographic]

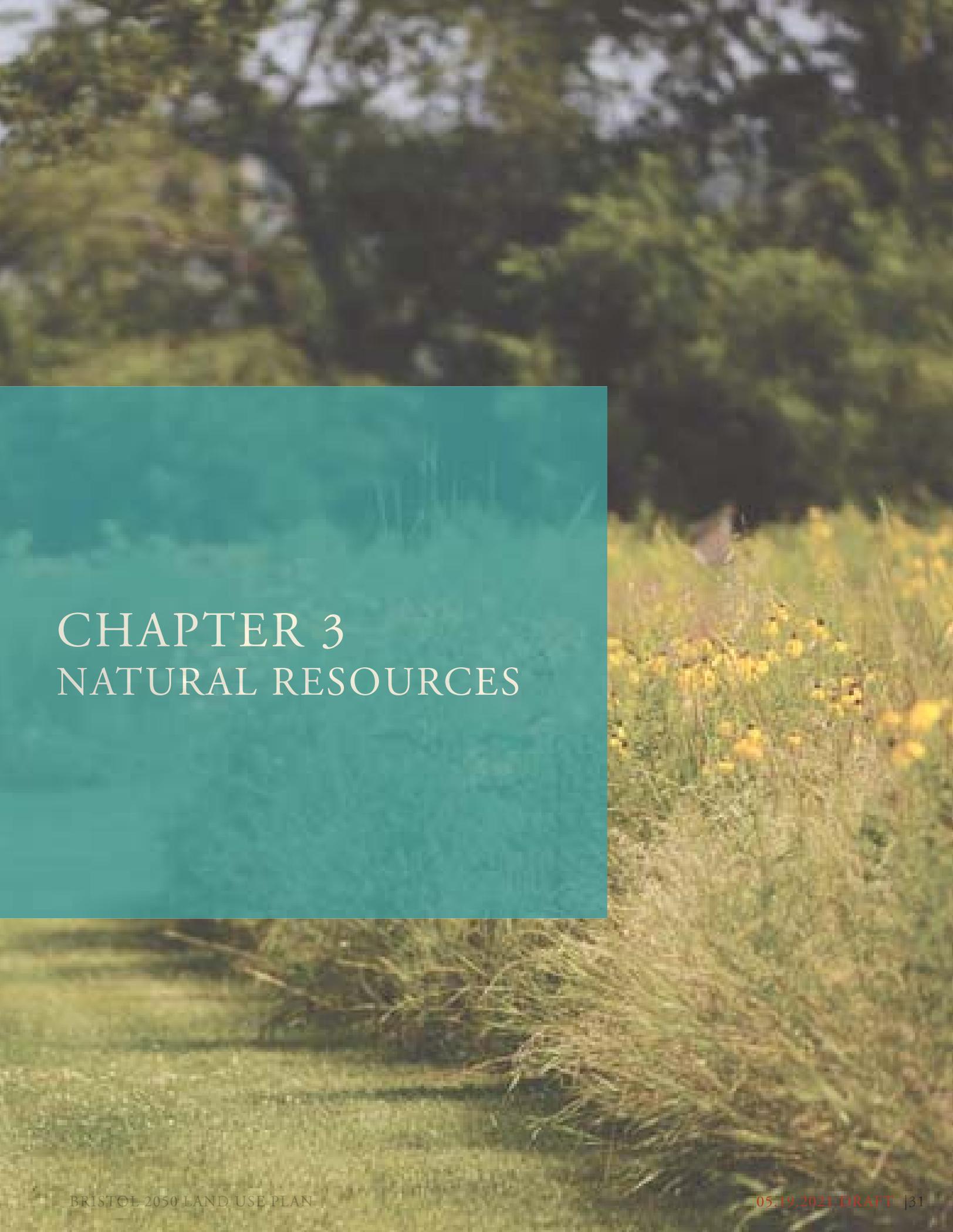


▲ Village of Bristol marketing material from the 1950's



image of local business





CHAPTER 3 NATURAL RESOURCES

INTRODUCTION

The character of the Village of Bristol is integrally tied to the natural resource base, which contributes significantly to the Village's character. The small lakes, ponds, streams, shore buffer, wetlands, woodlands, steep slopes, and the resulting open spaces created by these features have all contributed to the character of the Village. The policies embodied in the Village of Bristol Land Use Plan recognize that maintaining and enhancing the character of the Village — including both rural and developed areas — is dependent on preserving the natural resources of the Village.

The health, safety, and welfare of the Village are also dependent upon the preservation of its natural resources. Science does not yet have a full understanding of the complex interactions between living organisms and the environment. We lack the ability to accurately predict the consequences of our actions as the impacts move through food chains, alter natural cycles, and interact with various components of ecosystems. It has been proven beyond a doubt that we can poison our environment. Our ability to engineer our habitat with an accurate understanding of the probable resulting adverse side effects has not yet been proven. Therefore, sound planning practice dictates that the various natural resources of the Village of Bristol should be held in high regard.

The cultural and natural resource base-related issues in the Village of Bristol are similar to those which exist throughout the nation. However, special emphasis must be given to the preservation of the Village of Bristol's cultural and natural resources because these resources play such an important role in actually defining the Village of Bristol as a unique community.

In order to form a rational approach to addressing these issues, natural resource base management should be based upon the results of substantive environmental analysis and should distinguish between different resource categories and components of the resource base (i.e., floodplains, woodlands, etc.). Most crucial of all is an understanding of the systemic and cyclical aspects of the environment. Since each resource element, or environmental unit, is a component of one or more systems, protection of its function within that system is more important than protecting it for its own sake.

Yet, in many instances, we continually recontour and reshape the environment to make it more "habitable" — actually, to make it less expensive to build, or to fit more buildings onto a piece of land. Various essential components of life move through a cycle whose operation must be understood in order to determine the necessary level of protection to be accorded each resource element. A

more carefully considered and cautious approach to urban, suburban, and rural planning and site design evaluates the resource elements inherent in the area being planned (i.e. the Village of Bristol), in order to properly determine their function and role in the environment, and respects the preservation objectives associated with each resource element.

The public role to be played in environmental and cultural resource protection logically follows from the essentially public character of these resources. This public character, coupled with the fact that the private market often does not adequately consider or allocate the costs of protecting these resources, compels the government to use its police powers to protect the environment insofar as public health, safety, and welfare are concerned.

This Chapter defines the significant natural resource base features of the Village of Bristol and their functions. This Chapter, in part, forms the factual basis from which the Village's natural resource protection objectives, as set forth in Chapter 5, are based. Relevant natural resource base protection standards are also presented for use by the Village of Bristol in the protection of its natural resources. The Village's Land Division Ordinance has already been modified and amended in order to be effectively used as an implementation tool in this regard.

An appropriate and legally defensible basis is required for zoning in order to incorporate resource protection standards, and it is essential that the standards be soundly grounded in scientific fact. It is also essential that resource protection standards recognize that development is not necessarily injurious or detrimental to various resources, but rather, that the form of development, given careful attention, can ensure that resource protection objectives are achieved.

Obviously, natural resources, or limitations such as floodplains or wetlands, are constraints on development in the Village as a whole as well as on specific sites within the Village. The presence of these features may dramatically alter the development potential of certain sites within the Village. It must be understood that emphasis should be placed on working with the environment and avoiding construction in unsuitable areas. Because the presence of natural resources tends to make some sites harder to develop efficiently while still profiting from development, there are typically intense economic pressures working against environmental protection. Standards, as those set forth in this Chapter, if implemented, would enable the Village to make environmentally sensitive decisions, when reviewing development proposals, that are both consistent and rational.

The natural resources that will be emphasized in this Chapter include upland resources including steep slopes, woodlands and forests; and water resources including lakes and ponds, stream corridors, floodplains, drainageways, wetlands, and shoreland wetlands.

In addition to the protection of the individual natural resource base elements, the concept of environmental corridors and isolated natural areas, as advanced by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), will form yet another component of the natural resource base framework for the preparation of the Village land use plan. The environmental corridor concept works both on a Village-wide basis as well as on an individual site basis. In both respects, such corridors represent a sound framework for plan preparation. The concepts of environmental corridors and isolated natural areas will be set forth in greater discussion later in this Chapter.

THE CONCEPT OF NATURAL RESOURCE BASE PROTECTION STANDARDS

The “natural resource protection standard” concept is used as the basis for the standards presented in this Chapter for the protection of the following resources: water bodies including lakes, ponds, and streams; floodlands including 100-year recurrence interval floodplains and floodways; wetlands (including State of Wisconsin defined shoreland wetlands); both mature and young forest or woodland areas; and steep slopes (i.e. slopes ranging from 10 to over 30 percent). The “natural resource protection standard,” as used in the Village’s Land Use

Plan, measures the proportion of the natural features of a site (excluding land occupied by public street right-of-ways), which will remain undeveloped and protected and is specifically designated for natural resource protection. Natural resource features preserved through this method are intended to benefit the Village as a whole by protecting the natural resource base features, by providing (in some instances) passive privately-owned recreational and open space areas, and by setting forth, or maintaining, the intrinsic natural character of an area.

The natural resource protection standards are established to protect the existing natural resource features previously listed in this Chapter and located in various areas of the Village. The intent of these standards are to allow for the reasonable development of property (located in areas where development is planned to occur) while still preserving, in an equitable fashion, those natural resource features which are important to the Village. In this respect, the “natural resource protection standard” can be defined by the following simple equation as it relates to a single natural resource element:

$$\begin{aligned} & \textit{Natural Resource Protection Standard} \\ & \quad \times \\ & \quad \textit{Acres of Land in Resource} \\ & \quad = \\ & \quad \textit{Amount of Resource to be Protected} \end{aligned}$$

In situations where more than one natural resource element is present on the same area of land, only the most restrictive natural resource protection standard is used for the purposes of protecting all of the affected resource features. This is a frequent occurrence in the Village, particularly in the case of wooded sloped areas and shoreland wetlands which may be located within a 100-year floodplain.

Chapter 7 of this plan, titled “Plan Implementation Recommendations,” presents implementation recommendations pertaining to this matter. Implementation discussions will address the use of such concepts such as mitigation, land division, deed restrictions and protective covenants, as well as zoning to achieve these desired levels of natural resource protection in an equitable fashion.



UPLAND RESOURCES

STEEP SLOPES

Slope, to a considerable extent, determines the land uses practicable on a given parcel of land. Slope is directly related to water runoff, slope stability, and erosion hazards and, therefore, the type and extent of land uses should be carefully adjusted to the slope of the land. In general, slopes of ten percent or more are unsuitable for development and most agricultural uses; these slopes should be maintained as essentially natural, open areas for wildlife habitats and erosion control. Lands with less severe slopes may be suitable for certain open space uses, such as pasturelands, and for certain development, such as carefully designed low-density residential areas. Lands which are gently sloping or nearly level are, typically, best suited for development. However, for detailed site and land planning purposes, all slopes should be determined from on-site topographic surveys prepared and graphically shown with contour intervals of at least two feet.

The lowest areas in the Village of Bristol are generally located contiguous to the Des Plaines River and Center Creek in the northeastern portion of the Village. Elevations in these areas range from only 650 to 700 feet in elevation above National Geodetic Vertical Datum. In contrast, the highest areas of the Village, ranging from 800 to 850 feet in elevation, are located, primarily, on the western boundary of the Village.

The natural resource protection standards to use as a policy guideline for determining the necessary protection levels for preserving various degrees of steep slopes are as shown in **Table XXX**.

The Village of Bristol Zoning and Shoreland/Floodplain Zoning Ordinance, the C-2 Uplands Resource Conservancy District, sets forth the zoning district for regulating “rough” topography. The C-2 District is “intended to preserve, protect, enhance and restore all significant woodlands, areas of rough topography, and related scenic areas.”

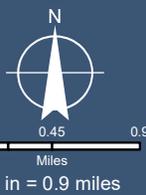
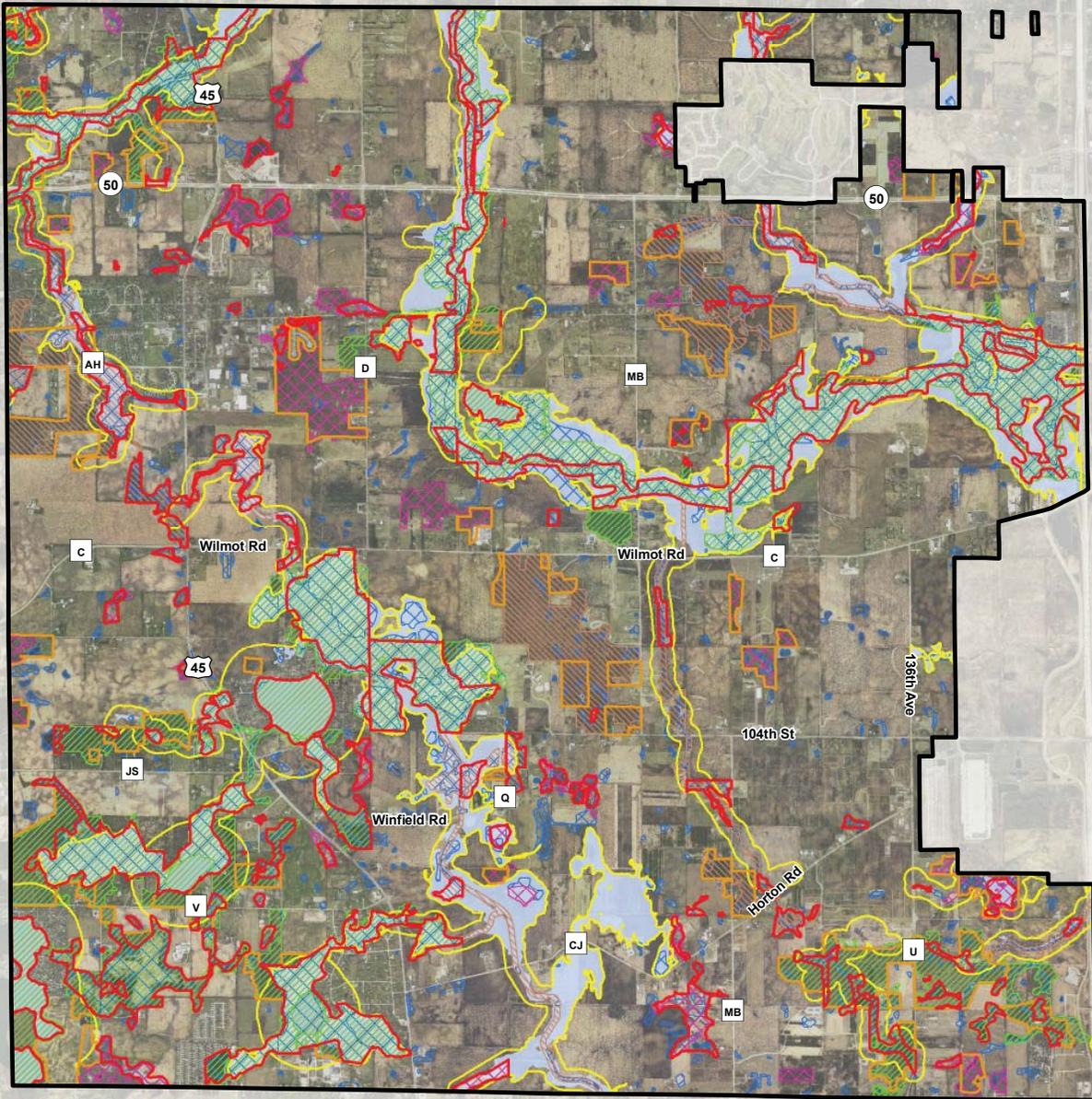
Table XXX: Natural Resource Protection Standards for Steep Slopes

Steep Slopes	Agricultural		Residential		Non-Residential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
10-19%	0%	N/A	60%	No	40%	No
20-30%	65%	No	75%	No	70%	No
30% +	90%	No	85%	No	80%	No

Source: Section 14-1-90 of Village of Bristol Code of Ordinances

Legend

- Municipal Boundaries
- Lowland Resource Conservancy District
- Upland Resource Conservancy District
- Shoreland Zoning District
- 100 Year Floodplain
- Wetlands
- Environmental Corridors**
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area



NATURAL RESOURCE BASE INVENTORY

FIGURE 3.1

VILLAGE OF BRISTOL

DRAFT



KENOSHA COUNTY, WISCONSIN

User: 1956 Date Saved: 2/10/2021 1:10:41 PM Path: X:\ML\2020\2020\1000-08\Design\GIS\Map\8.5x11 Format\Figure 3.1 - Natural Resource Base Inventory 8.5x11.mxd
 Proj. Number: 2020-1000.08 Source: Kenosha County & SEWRPC

WOODLANDS AND FORESTS

Woodlands and forests have important roles in many of the biological cycles, such as the energy, oxygen, nitrogen, and carbon cycles. They provide essential wildlife habitats for numerous varieties of plants and animals. Woodlands also serve as important moderators by buffering the potential impacts of damaging phenomena such as soil erosion, pollution, and severe weather. They are especially important in areas where they aid in slowing water flows, providing a soil that minimizes runoff, breaking wind velocities, absorbing pollutants, and moderating solar radiation.

With all these important functions, woodlands should be preserved or established wherever possible. Land to be developed that was previously farm field should be landscaped with trees in order to provide the residential subdivision or commercial property with its own source of woodland protection and benefits. Developable land with existing woodlands should be strictly regulated so that there is as little disturbance to the woodland as possible.

The Village of Bristol has only a limited amount of forest and woodland cover. In the year 2015, the Village only had about 1,575 acres of woodland area, or only about 7.4 percent of the total area of

the Village. Existing woodland and forest areas are located, primarily, in scattered locations throughout the Village. A large area of woodlands is already under public ownership in the Bristol Woods County Park located in U.S. Public Land Survey Sections 21 and 22. Another large woodland area is located east of the Bristol Industrial Park. It can also be noted that since these woodlands are in limited amounts and scattered, that their preservation becomes critical.

Wooded areas serve as sanctuary for many different types of animals and organisms. Aesthetically, the wooded areas provide beautiful areas which assist in defining the Village of Bristol as a rural community. This resource, as limited as it now is, has played an important role in defining the character of the Village of Bristol, and special preparations should be made to see that this resource is used and protected wisely.

Where development is allowed to occur in woodland areas, it should occur using lot clustering so as not to disrupt the environment any more than necessary. Natural resource protection standards should be used to protect woodlands and forests in the Village in order to assure that these resources are afforded the level of protection from destruction of which they are worthy.

Table XXX: Natural Resource Protection Standards for Woodlands

Woodlands	Agricultural		Residential		Non-Residential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Mature	70%	No	70%	No	70%	Yes
Young	50%	No	50%	Yes	50%	Yes

Source: Section 14-1-90 of Village of Bristol Code of Ordinances

Woodlands and forests can be either mature woodlands or young woodlands. For the purposes of the Village of Bristol Land Use Plan, a mature woodland is defined as an area or stand of trees whose total combined canopy covers an area of one acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least ten (10) inches; or any grove consisting of eight (8) or more individual trees having a DBH of at least twelve inches whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove. However, no trees grown for commercial purposes should be considered a mature woodland.

A young woodland is defined, for the purposes of the Village of Bristol Land Use Plan, as an area or stand of trees whose total combined canopy covers an area of one-half (0.50) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three (3) inches. However, no trees kept or grown for commercial purposes shall be considered a young woodland.

Disturbance of mature woodlands, many of which are oak, should be kept to a minimum due to their sensitivity and their importance in maintaining the character of the Village of Bristol. Generally, no more than 30 percent of a mature woodland should be allowed to be disturbed. Young woodlands are also valuable, but they are more tolerant of disturbance since they have not yet reached a climax succession (that is, have not reached a "mature" state). Thus, disturbance of 50 percent of young woodlands may be

permitted. In practice, however, all farmers, developers, and residents of the Village should be encouraged to preserve as much woodland as possible on their property, regardless of the permitted disturbance ratio.

Natural resource protection standards to use as a policy guideline for preserving both mature and young woodlands are indicated in **Table XXX**.

The Village of Bristol Code of Ordinances includes by reference the Kenosha County regulations regarding tree cutting and shrubbery clearing (Section 14-1-67(c)). Section 13-1-320(9)(b) sets forth other regulatory measures for tree cutting and shrubbery clearing in areas with steep slopes. Section 13-1-111 of this Ordinance, the C-2 Uplands Resource Conservancy District, is "intended to preserve, protect, enhance and restore all significant woodlands, areas of rough topography, and related scenic areas." However, no standards are given relative to the amount of disturbance that would actually be permitted. In order to implement the Bristol natural resource protection standards for woodlands, the Village Zoning Ordinance text may have to be amended slightly in order to further assure that these woodland areas are protected.

WATER RESOURCES

In the Village of Bristol, protecting the Village's water resources can be approached from at least two perspectives. The first requires the protection and management of wetlands. Secondly, a cohesive surface drainage system needs to be maintained. This is typically accomplished through the floodland protection regulations so necessary for the protection of the health, safety, and welfare of Village residents. In the case of the Village of Bristol, both shoreland wetlands and 100-year recurrence floodplain areas are protected under the Village zoning regulations.

For the purposes of the Village's Land Use Plan, water resources include lakes and ponds, stream corridors, floodways and 100-year floodplains, drainageways, and wetlands and shoreland wetlands. In the year 2015, surface waters in the Village (excluding wetland areas) accounted for only about 385 acres of land, or only about 1.8 percent of the total area of the Village. Each of these water resource natural resource features are presented in detail in the following sections and the natural resource protection standards for each are set forth.

Natural resource protection standards to use as a policy guideline for preserving water resources are indicated in **Table XXX**.

LAKES AND PONDS

Lakes and ponds are natural or artificial water bodies that retain water year-round. For the most part, the characteristics and natural processes identified apply to both natural and artificial water bodies. Lakes are defined as any body of water two acres or larger in size; ponds are all bodies smaller than two acres. The size of the lake or pond is measured by the shoreline at its maximum condition rather than the permanent pool condition, if there is any difference.

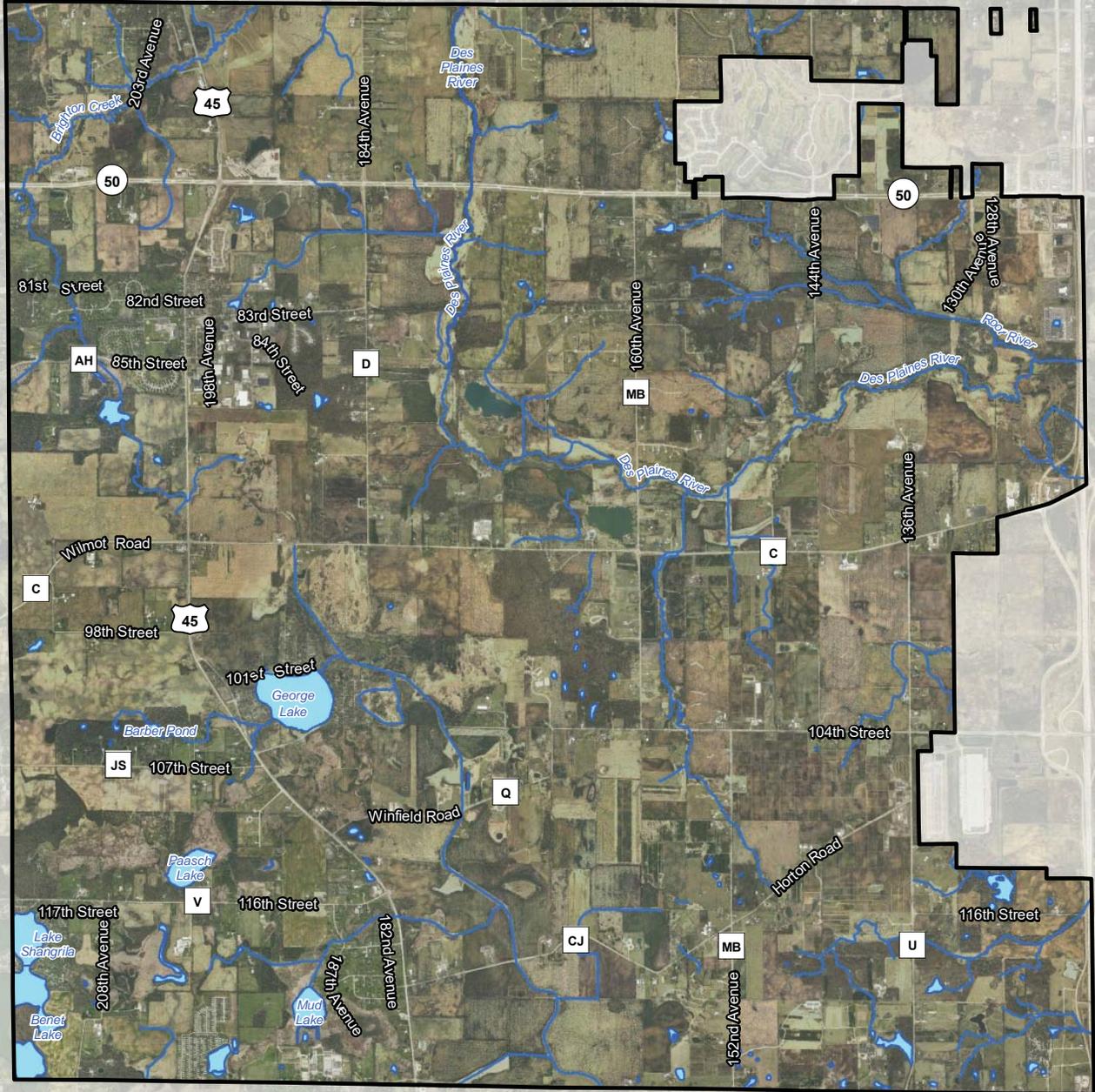
In the Village of Bristol, there are several named lakes which must be protected, including portions of the 180-acre Benet/Shangrila Lake (located in U.S. Public Land Survey Section 31), all of the 59-acre George Lake (in Sections 20 and 29), the 2-acre Barber Pond (in Section 30), the 22-acre Mud Lake (in Section 32), and the 15-acre Paasch Lake (in Sections 29 and 30).

Lakes and ponds serve a very important function as retention areas for controlling runoff during seasonal flooding and during periods of high rainfall. These water bodies also play important roles in the oxygen, nitrogen, and water cycles.

Lakes and ponds are most sensitive to filling, either directly through deliberate dumping or indirectly by siltation. Upstream development may create problems to which lakes and ponds are sensitive; sedimentation is a most critical problem.

Legend

- Water Body
- Rivers and Streams



0 2,250 4,500
 Feet
 1 in = 4,500 ft

WATERWAYS

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE #



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In areas of the Village where topography has been disturbed, the revegetation and stabilization of these slopes should be accomplished in a timely fashion in order to prevent soil erosion resulting in lake or stream sedimentation. Furthermore, lakes are susceptible to high nutrient loads. Regulation is needed to prevent land uses from increasing the flow of both sediments and nutrients into lakes and ponds. Currently, such regulations are provided through the Village zoning regulations.

The natural resource protection standard for all lakes and ponds in the Village of Bristol is 1.00 (or 100 percent) and no mitigation is allowed. The control of stormwater runoff to these lakes and ponds is beyond the scope of the Village Land Use Plan and would require more detailed engineering studies, plans, and regulatory measures.

STREAMS

The Village of Bristol lies completely within the Des Plaines River Watershed. The Des Plaines River Watershed is tributary to the Mississippi River drainage system.

The three major perennial streams in the Village are the Des Plaines River, Center Creek, and the Dutch Gap Canal. Perennial or intermittent streams are important sources of water for wildlife. Perennial streams are defined as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Intermittent streams are defined as those watercourses that do not maintain a continuous flow throughout the year. These stream corridors generally would include floodways, 100-year floodplains, shorelands, wetlands, and all but the smallest drainageways.

These features are overlapping and form a continuous system of drainage. The streams and their associated stream corridors not only accommodate drainage flow but also provide shelter to wildlife.

When viewed as stream corridors, there is a need to buffer the floodways, floodplains, and shoreland wetlands from development encroachment. Natural landscaping should be encouraged in these areas to the maximum degree possible. Some lawns are fertilized and are less effective than natural landscapes in filtering out nutrients and pollutants before they reach streams. There is a variety of planting techniques — native groundcovers or woodlands — that can be used in these areas. This will not only protect and maintain wildlife, but also encourage the maintenance of water quality. Development encroachment into these valuable stream corridor areas should be limited and controlled.

The natural resource protection standard for streams in the Village of Bristol is 1.00 (or 100 percent). The control of stormwater runoff to these stream corridors is beyond the scope of the Village Land Use Plan and would require more detailed engineering studies, plans, and regulatory measures.

For the purpose of the Village of Bristol Land Use Plan, appropriate standards have also been developed to use as a policy guideline for determining the level of natural resource protection necessary for preserving floodways, 100-year floodplains, and shoreland wetlands. The standards for these features are presented in the following sections of this Chapter.

Table XXX: Natural Resource Protection Standards for Water Resources

Water Resources	Agricultural		Residential		Non-Residential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Lakes & Ponds	100%	No	100%	No	100%	No
Streams	100%	No	100%	Yes	100%	Yes
Shore Buffer	100%	No	100%	No	100%	No
Floodplains / Floodlands (a)	100%	No	100%	No	100%	Yes
Wetlands & Shoreland Wetlands	100%	No	100%	No	100%	Yes

Source: Section 14-1-90 of Village of Bristol Code of Ordinances

(a): Unless wetland mitigation is allowed under all applicable Federal, State, and Village regulations.

SHORE BUFFER

A shore buffer is defined as the area located within seventy-five (75) feet of the ordinary high-water mark of all navigable waters and parallel to that ordinary high-water mark. The ordinary high water mark is the point on the bank or shore of a navigable water up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.

Shore buffers are important because they:

- Preserve the soil necessary to maintain the filtration of pollutants and sediment from surface water into the ground which assists in maintaining water quality.
- Preserve the vegetative cover necessary to stabilize the streambank and also to assist the filtration of pollutants and sediment from the surface water which assists in maintaining water quality.
- Preserve the slope of the land for assisting in the retention of sediment and pollutants before they reach the stream.

The natural resource protection standard for shore buffer in the Village of Bristol is 1.00 (or 100 percent). Currently, shore buffers are regulated by Sections 14-1-10 and 14-1-90 of the Village of Bristol Code of Ordinances.

FLOODPLAINS/FLOODLANDS

The floodplains of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel. Rivers and streams occupy their channels most of the time. However, during even minor flood events, stream discharges increase markedly, and the channel may not be able to contain and convey all of the flow. As a result, stages increase and the river or stream spreads laterally over the floodplain. The periodic flow of a river onto its floodplains is a normal phenomenon and, in the absence of costly structural flood control works, will occur regardless of whether or not urban development exists on the floodplain.

For planning and regulatory purposes, floodplains are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity once on the average of every 100 years or, stated another way, there is a one percent chance of this event being reached or exceeded in severity in any given year. Floodplain areas are generally not well suited to development, not only because of the flood hazard, but also because of the presence of high-water tables and of soils poorly suited to such use. However, the floodplain areas generally contain important elements of the natural resource base, such as woodlands, wetlands, and wildlife habitat. Therefore, floodplains constitute prime locations for needed

open space areas. Every effort should be made to discourage indiscriminate and incompatible development on floodplains, while encouraging compatible open space use.

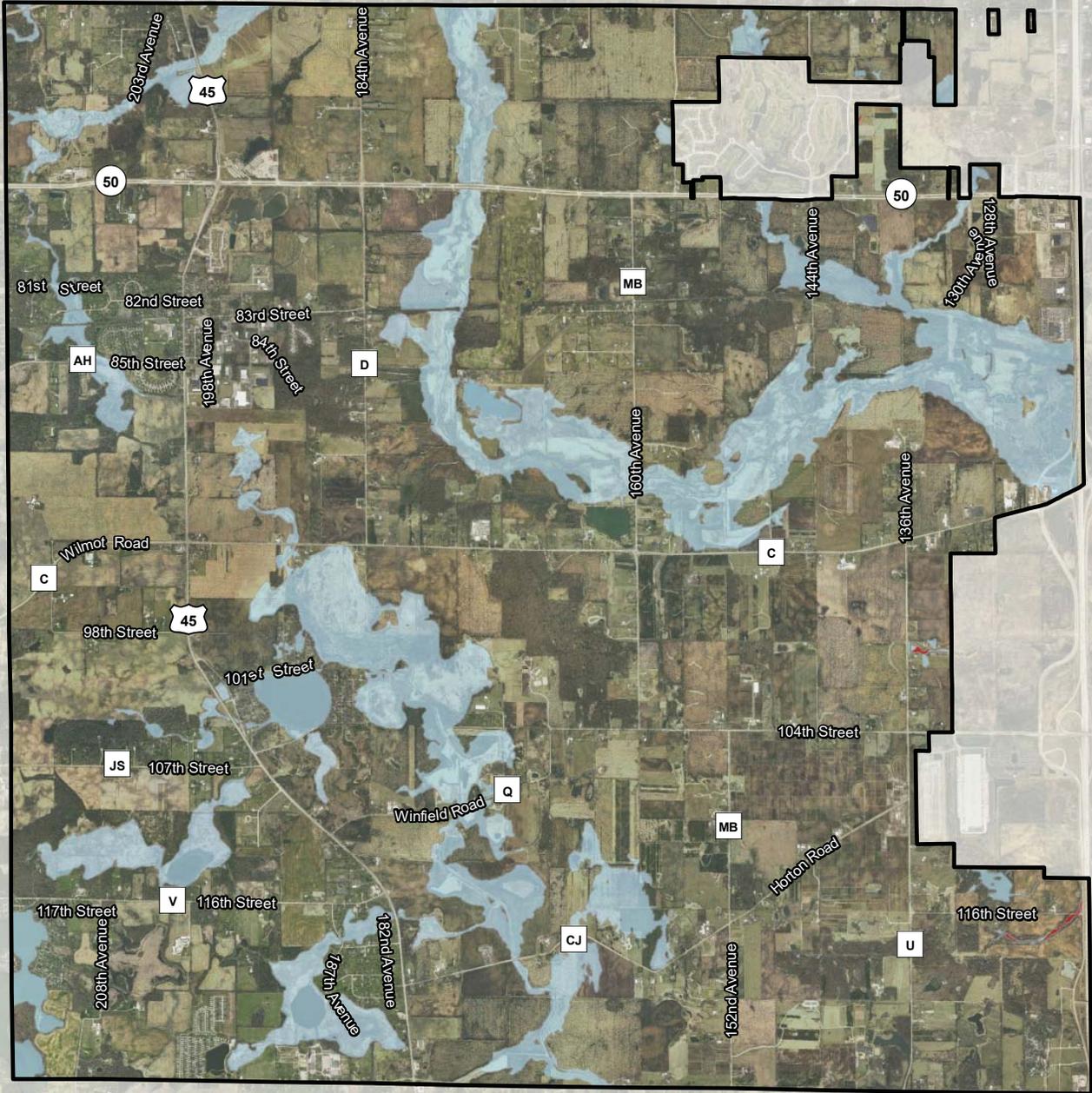
In August 1981, the Federal Emergency Management Agency (FEMA) and the Federal Insurance Administration (FIA) published the *Flood Insurance Study - Kenosha County, Wisconsin (Unincorporated Areas)*.

The results of that particular study formed the basis of Village's floodplain zoning districts. These floodplain zoning districts are illustrated on the Village's "Official Floodplain Zoning Map."

An appropriate standard to use as a policy guideline for determining the natural resource protection standard necessary for preserving 100-year floodplains is 1.00 (or 100 percent). This would allow for the effective preservation of floodplain areas and can be used in conjunction with the floodplain mapping already accomplished by the County for the Village. This standard, as well as current Village zoning district regulations and mapping, will ensure the continued sound protection of floodplains in the Village of Bristol.

Legend

-  100 Year Flood
-  500 Year Flood
-  Floodway



0 2,250 4,500
 Feet
 1 in = 4,500 ft

FLOODPLAIN

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE #



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WETLANDS & SHORELAND

WETLANDS

Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and with a duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, sedge meadows, and similar areas. Precipitation, in the form of rain or snow, provides water to wetlands, becoming surface water runoff or percolating through the soil to become groundwater seepage. Wetlands may receive mostly surface water--direct precipitation, overland flow, and floodwaters--or mostly groundwater that infiltrates and moves through the ground. The location of the wetland in the landscape affects the type of water received. Wetlands can occur on slopes as well as in depressions. In the year 2015, wetland areas in the Village accounted for about 2,729 acres of land, or about 12.9 percent of the Village's total area.

Wetlands have an important set of natural functions which make them a particularly valuable resource. These functions may be summarized as follows:

- Wetlands enhance water quality. Aquatic plants change inorganic nutrients such as phosphorus and nitrogen into organic material, storing it in their leaves or in the peat which is composed of their remains. The stems, leaves, and roots of these plants also slow the flow of water through a wetland, allowing suspended solids and related water pollutants to settle out. Thus, the destruction of wetlands may be expected to adversely affect the quality

of surface waters in the area.

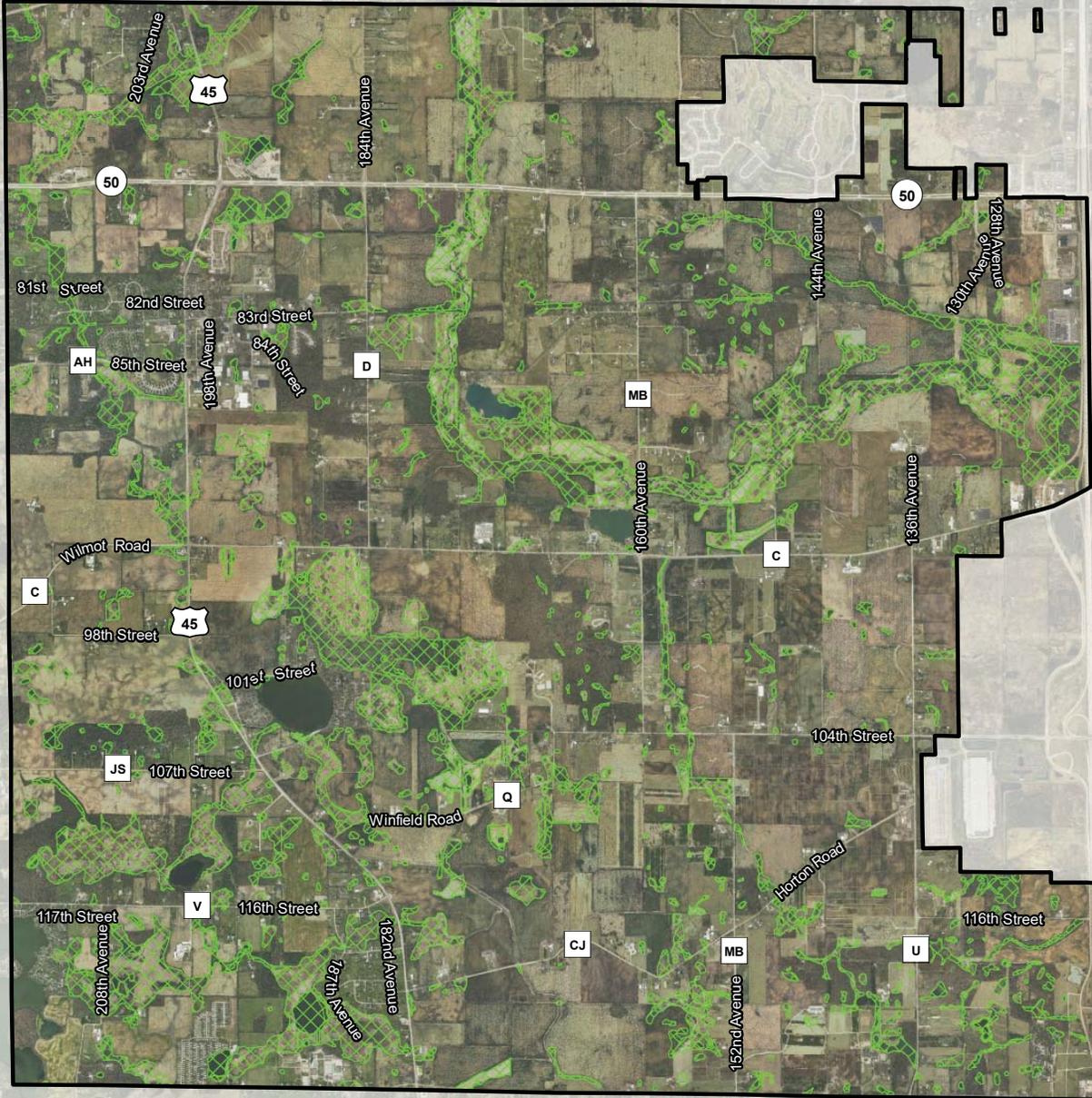
- Wetlands regulate surface water runoff, storing water during periods of flood flows to release such waters during periods of dryer weather. Thus, wetlands help to stabilize stream flows.
- Wetlands provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife. Thus, they contribute to the overall ecological health and quality of the environment of the area, as well as providing recreational, research, and educational opportunities and adding to the aesthetic quality of the community.
- Wetlands may serve as groundwater recharge and discharge areas, although other areas may be more effective in the Village of Bristol.

Wetlands must be protected because of their role as water-flow managers and wildlife habitats. The U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources identifies wetlands by vegetation type--this is more effective than identification by soils (a technique which was typically used in the past) and is required by Federal law.

Wetlands must be protected and should rarely be filled unless wetland mitigation is allowed under all applicable Federal, State, and Village regulations. All wetlands need a certain amount of maintenance when their natural maintenance mechanisms have been removed with the encroachment of development. In certain instances, periodic burning is recommended. Natural diversity also needs to be restored; thus, the community is encouraged to introduce additional native species into wetlands. There must be a willingness to be flexible in

Legend

 Wetlands



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Source: Kenosha County and WDNR



0 2,250 4,500
Feet
1 in = 4,500 ft

WWI WETLANDS

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE #



design so that developers are encouraged to preserve open spaces around wetlands in order to minimize encroachment by development.

The definition of shorelands, pursuant to the Wisconsin Department of Natural Resources' "Wisconsin Shoreland Management Program," states that shorelands are "lands within the following distances from the ordinary high-water mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the flood plain, whichever distance is greater." "Shoreland wetlands" are wetlands (as described above) located within these shoreland areas. State laws mandate that shoreland wetlands be protected.

Due, in part, to both the Federal and State mandates regarding the protection of wetlands, as well as the established ecological reasons, an appropriate standard to use as a policy guideline for determining the open space necessary for preserving wetlands--including shoreland wetlands--is a natural resource protection standard of 1.00. This standard, as well as current Village zoning district regulations, will ensure the continued sound protection of wetlands in the Village of Bristol.

ENVIRONMENTAL CORRIDORS & ISOLATED NATURAL AREAS

Using the individual resource protection standards approach to natural resource protection, as advanced by the Village Land Use Plan as described earlier, will assist the Village in developing the necessary implementation tools to either augment or amend (where necessary) existing land use controls. In order to provide the Village Land Use Plan with an overall environmentally sensitive structure for plan development, the environmental corridor and isolated natural areas concept advanced by SEWRPC is also embraced by the Village plan. Neither approaches are mutually exclusive of the other nor would work interdependently since each is based upon individual resource features.

SEWRPC's delineated environmental corridors and isolated natural areas in the Village encompass those areas containing concentrations of recreational, aesthetic, ecological, and cultural resources and which should generally be preserved and protected in essentially natural open uses. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of an area:

- Lakes, rivers, streams, and their associated shorelands and floodlands.
- Wetlands.
- Woodlands.
- Prairie.
- Wildlife habitat areas.
- Wet, poorly drained, and organic soils.

- Rugged terrain and high-relief topography.

Five additional elements which are also considered include: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural and scientific areas. A detailed description of how environmental corridors, and their subordinate isolated natural resource areas, are delineated is presented in the SEWRPC's Technical Record (Vol. 4, No. 2, March 1981, pp. 1-21). In general, the delineation of these twelve natural resource and related elements for the Village of Bristol, as illustrated on **Map XXX**, results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by SEWRPC.

Environmental corridors are of two types: primary and secondary. Primary environmental corridors include a wide variety of the important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Primary environmental corridors are located in four general areas of the Village: at the northwest corner of the Village, primarily in U.S. Public Land Survey Sections 5 and 6 along Salem Branch Creek; in the northeast corner of the Village along the Des Plaines River; at the southeast corner of the Village in Sections 35 and 36; and in the southwest corner of the Village along portions of Dutch Gap Creek and areas including

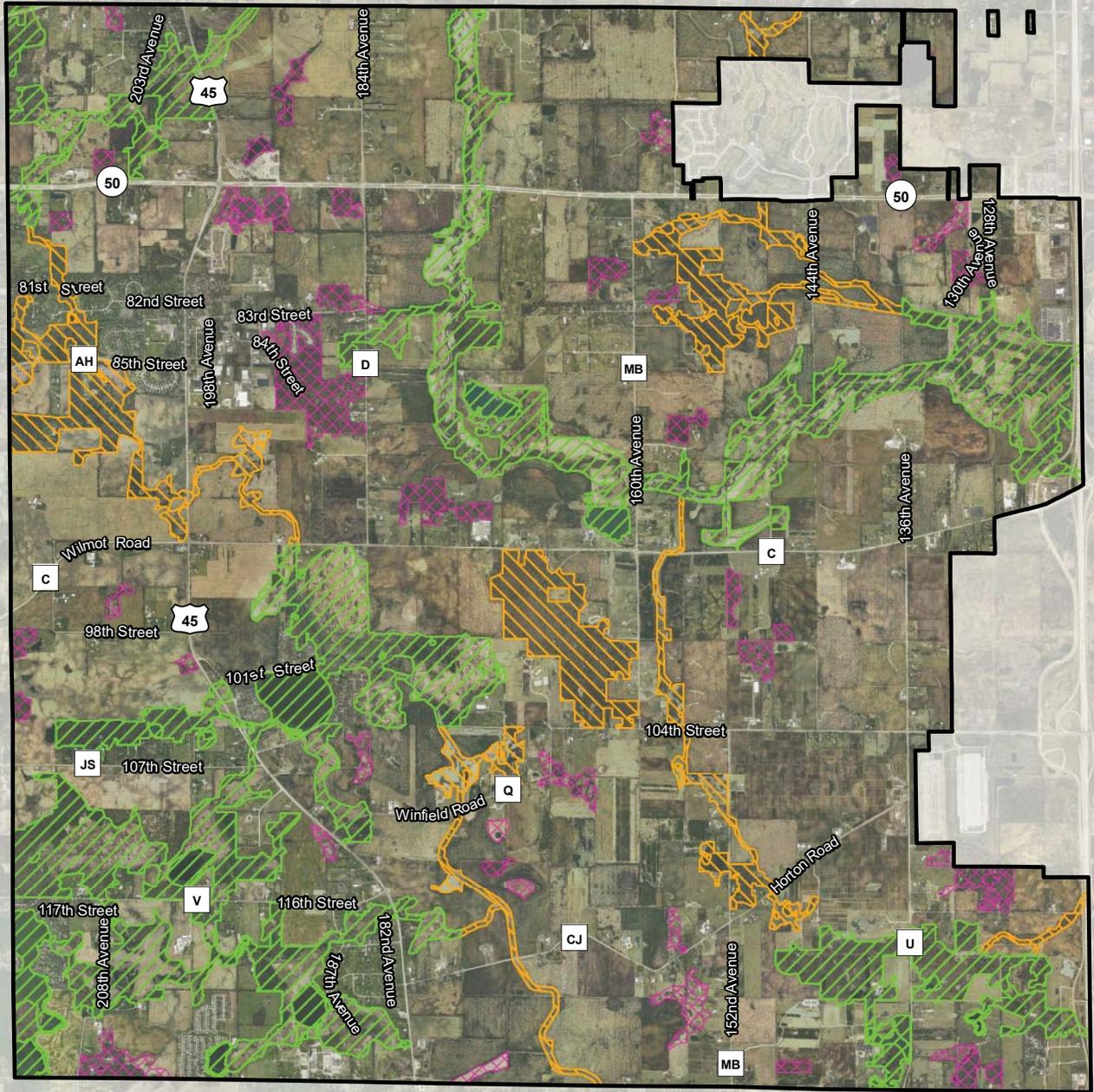
and adjacent to George Lake, Paasch Lake, Lake Shangrila, Benet Lake, and Mud Lake. Primary environmental corridors are illustrated on **Map XXX**.

Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in size and one mile in length. Secondary environmental corridors are located in several scattered areas of the Village including: Sections 7, 17, and 18 north of the Dutch Gap Canal; along the Dutch Gap Canal as it extends through Sections 28, 33, and 34; along Center Creek located in the northeastern portion of the Village in Sections 2, 10, 11, and 12; along an unnamed tributary of the Des Plaines River located in Sections 15, 22, 27, 26, and 35; and a small area in Section 36. Secondary environmental corridors are illustrated on **Map XXX**.

Isolated natural areas are at least five acres in size and consist of those smaller concentrations of natural resource base elements that are separated physically from environmental corridors by either open land or development. These types of areas are scattered throughout the Village. Isolated natural areas are illustrated on **Map XXX**.

Legend

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



0 2,250 4,500
Feet
1 in = 4,500 ft

ENVIRONMENTAL CORRIDORS

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE #



User: 1956 Date Saved: 5/19/2021 10:09:19 AM Path: X:\M\2020\20201000-08\Design\GIS\Maps\8_sx11_Format\Environmental_Corridors.mxd Proj. Number: xxx-xxx.xx Source: Kenosha County and SEWRPC

BUILT ENVIRONMENT

REDUCING THE NEGATIVE EFFECTS OF DEVELOPMENT

Some of the past development and agricultural practices that have occurred in the Village have severely impacted wetlands, woodlands, steep slopes, and other natural resources features. These decreasing resources are an important land use which, in part, give the Village its community character (see Chapter 4). With increased development pressures, development and the environment are competing with each other for land area. The impacts of auto-urban and suburban development on the Village's environment have often resulted in the natural resources giving way in those areas where auto-urban and suburban development has totally encompassed them, as the remaining resources are no longer in an environment suitable for their existence.

As the designated areas of the Village grow in a planned fashion, good design practice and criteria can be implemented to lessen the potential harmful effects on the precious natural environment. For example, under some circumstances, the stormwater drainage of off-street parking lots can be designed to allow the pollutants to be soaked up and filtered effectively by the natural areas surrounding the parking lot. This eliminates the need for an expensive storm sewer system which collects the pollutants and transfers them directly into a lake or stream totally unfiltered. In addition, this type of design encourages open space in the area which serves as a

relief area, or buffer, from visual pollutants like the overwhelming concrete and signs which are typically abundant in these commercial-oriented areas. By placing new development and important resources in places suitable to their furthered growth and enhancement, a more balanced community in which some semblance of order exists is created. It is in this way that natural resources and new development can co-exist without threatening each other.

MITIGATION

Mitigation is a concept that permits development to occur if a degraded natural resource is improved or replaced at another naturally viable location. In the process of development, natural resource protection standards can be developed that will allow for the mitigation of potential problems which may be created by development in environmentally sensitive areas. The objective is to improve the overall quality of the land and its natural resource function for both wildlife and people. For instance, where a channelized drainageway may cross a property to be developed, the artificial channel may, under some circumstances, be regraded to provide for natural meanders, more flood storage capacity, and less velocity. The channel may also be re-vegetated with plant materials that trap nutrients and pollutants. Also, for example, road edge ditches may be able to be re-vegetated with plantings of grasses and wildflowers. Understory trees, shrubs, and canopy

trees may also be included as part of a development in order to filter out pollutants from the development that otherwise would reach the watercourse to which the on-site drainageway is tributary to.

Mitigation can also be used in areas where the use permitted on the land would otherwise require the destruction of the resource or sharply devalue the property. This is sometimes the case where natural resources are located in high-valued commercial areas.

Most mitigation efforts have been used by the U.S. Army Corps of Engineers when dealing with certain wetland issues. Mitigation efforts by local units of government place a price on natural resource destruction rather than allowing land developers to impose a burden on society through the destruction of valuable natural resource. Mitigation places a cost on resource destruction, eliminates the consideration of the resource as a "free good," and requires the developer to account for damage to important resources in economic terms.

The Village of Bristol recognizes the importance of the protection of critical natural resources, as well as the importance of using mitigation as a tool to attain the necessary levels of resource protection set forth in the Plan. Thus, where legal under Federal, State and Village regulations, this Plan recognizes the importance of the use of mitigation techniques in Plan implementation.



CHAPTER 4

EXISTING LAND USE & PROJECTED 2050 LAND USE NEEDS





CHAPTER 5
OBJECTIVES,
PRINCIPLES, &
STANDARDS

INTRODUCTION

This Chapter of the Village Land Use Plan sets forth the Village of Bristol's community development objectives and principles and their supporting standards. These objectives relate primarily to the maintenance of the Village's current rural and limited urban and suburban character and the allocation and distribution of the various land uses. This Plan should meet the needs of the existing and probable future Village resident and employment levels over the next three decades to the year 2050.

Since good planning is a rational process for preparing and meeting objectives, community plans should be based upon community-produced and accepted objectives and principles and their supporting standards. This will ensure that the plans prepared are realistic, gain public support, and are, consequently, implemented. The resulting objectives, principles, and standards presented in this Chapter reflect the collective aspirations and the developmental policies of the Village's citizens and officials. In general, these guidelines were drafted recognizing both the commodity and resource protection values of the Village's land and natural resources.

DEFINITIONS & TERMINOLOGY

Planning-related terms have been known to be subject to a range of interpretations. In order to clarify their meanings, as they are used within the context of the Village Land Use Plan, these terms are defined as follows:

- **Objective:** a goal or end toward the attainment of which plans and policies are directed.
- **Principle:** a fundamental, generally accepted tenet used to support objectives and prepare standards and plans.
- **Standard:** a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
- **Plan:** a design which seeks to achieve agreed-upon objectives.
- **Policy:** a rule or course of action used to ensure plan implementation.
- **Program:** a coordinated series of policies and actions to carry out a plan.

The Village has identified ten topic areas for the Land Use Plan that include individual objectives, principles, and standards.

- 1. The conceptual framework for the preparation of the Village of Bristol Land Use Plan;**
- 2. The maintenance of the Village’s various community character including rural, suburban, and urban areas;**
- 3. Natural resource base features;**
- 4. Open space preservation/protection and agricultural lands protection;**
- 5. Land use allocation;**
- 6. Land use spatial distribution;**
- 7. Recreation;**
- 8. Transportation system;**
- 9. Sanitary sewer service areas;**
- 10. Plan implementation.**

OBJECTIVES, PRINCIPLES, & STANDARDS

1. Conceptual Framework for Plan Preparation

OBJECTIVE

Develop a land use plan for the Village which is responsive to both local cultural and natural conditions.

PRINCIPLE

Existing local Bristol conditions (both natural and cultural) should determine, in part, the boundaries of planning areas and not a single preconceived planning model. In using this approach, the following facts are recognized:

- a. Preparing a plan for a predominantly rural Village which has both suburban and urban subareas is both an art and a science;
- b. The form of suburban and urban growth in those Village subareas does not, nor cannot, fit into any single model for growth;
- c. Rural, suburban, and urban forms and their diverse functions should be planned integral with the existing natural environment and desirable cultural features;
- d. Due to both the existing natural and cultural features of the Village, several alternative planning approaches may have to be used in concert with one another in order to properly recognize these factors. And, thus, several different planning approaches may have to be used in distinctly different areas of the Village.

STANDARDS

The Village Land Use Plan shall be generally developed and structured into a planning hierarchy that includes a low level of specificity for regional contexts and high level of specificity for neighborhoods and individual lots. This planning hierarchy calls for the plan to be developed within the larger regional context of which the Village is an integral part, the planning of the Village as a whole, and the planning of the component parts or areas of the Village. These component parts or areas of the Village shall include special planning districts as described below:

- a. The special planning districts shall include the I-94 Corridor, STH 45 & 50 area, and the "Village Center" as further specified in Chapter 6.
- b. Residential neighborhoods shall consist of subordinate sub-neighborhood areas. Sub-neighborhoods, in turn, shall consist of subordinate residential clusters. Residential "cluster" open space developments shall be encouraged.

2. Community Character

OBJECTIVE

The retention, preservation, maintenance, and enhancement of the existing and desired community character of the Village, Village neighborhoods, and special planning districts, and the promotion of the planned and desired community character of Village areas.

PRINCIPLE

Further the appropriate use of land, the conservation of natural resource features; preserve and promote the beauty of the community; lessen congestion, promote the safety and efficiency of streets; prevent overcrowding; and stabilize and protect property values.

STANDARDS

Detailed land division regulations, with appropriate rural, suburban, and urban design and land use standards and requirements, shall be developed and adopted as necessary. These shall recognize and promote the retention, preservation, maintenance, and enhancement of the community character of the Village in its rural areas, suburban and urban areas, and its special planning districts, and shall assist in the implementation of this Plan.



**confirm and add other
community character images**

3. Natural Resource Base Protection

OBJECTIVE

A spatial distribution of land use types which results in the protection, preservation, and wise use of the Village's natural resource base.

GENERAL PRINCIPLE

The proper distribution of land use types can assist in maintaining an ecological balance between the activities of man and the natural environment which supports man.

SOILS PRINCIPLE

The proper relation of land use development to soil type and the distribution of those soils can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of soils.

STANDARD

Development served by public sanitary sewers should not be located in areas covered by soils having severe or very severe soil limitations for such development except in areas which may be overcome by sound engineering practices and which are not recognized as protected wetlands.

LAKES, PONDS, AND STREAMS PRINCIPLE

Inland lakes, ponds, and streams contribute 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 certain water withdrawal requirements.

STANDARD 1

Floodlands, including floodways and floodplains, should not be allocated for development which would cause or be subject to flood damage.

STANDARD 2

The floodwater storage capacity of natural floodlands should not be reduced by urban, suburban, or rural development. To achieve this end, stormwater detention facilities should be utilized when properly planned and coordinated with areawide watershed and stormwater drainage planning activities.

STANDARD 3

The flow capacity of perennial stream channels, and associated floodlands should not be reduced below existing conditions.

3. Natural Resource Base Protection

STANDARD 4

Lakes, ponds, and streams in the Village should maintain a natural resource base protection standard as set forth in Chapter 3 of this Plan in order to foster their preservation.

SHORE BUFFER PRINCIPLE

Shore buffers preserve the soil necessary to maintain the filtration of pollutants and sediment from surface water into the ground which assists in maintaining water quality; preserve the vegetative cover necessary to stabilize the streambank and also to assist the filtration of pollutants and sediment from the surface water which assists in maintaining water quality; and preserve the slope of the land for assisting in the retention of sediment and pollutants before they reach the stream.

STANDARD

Shore buffer areas should maintain a natural resource base protection standard as set forth in Chapter 3 of this Plan in order to foster their continued preservation.

WETLANDS PRINCIPLE

Wetlands support a wide variety of desirable and sometimes unique plant and animal life; assist in the stabilization of lake levels and stream flows; trap and store plant nutrients in runoff, thus, reducing the rate of enrichment of surface waters and obnoxious weed and algae growth; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply; reduce stormwater runoff by providing area for floodwater impoundment and storage; trap soil particles suspended in runoff and thus reduce stream sedimentation; and provide the population with opportunities for certain scientific, educational, and recreational pursuits.

STANDARD

Wetland areas should maintain a natural resource base protection standard as set forth in Chapter 3 of this Plan in order to foster their continued preservation unless wetland mitigation is allowed under all applicable Federal, State, and Kenosha County laws.

3. Natural Resource Base Protection

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

Mature and young woodland areas should maintain natural resource base protection standards as set forth in Chapter 3 of this Plan in order to foster their continued preservation.

WILDLIFE PRINCIPLE

Wildlife, when provided with a suitable habitat, will supply the Village population with opportunities for certain scientific, educational, and recreational pursuits; comprise 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; provide food sources; offer an economic resource for the recreation industries; and serve as an indication of environmental health.

STANDARD

The most suitable habitat for wildlife--that is, the area wherein fish and game can best be fed, sheltered, and reproduced--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 (i.e. soil, water, wetlands, woodlands, etc.), the standards for each of these other resources, if met, will ensure the preservation of a suitable wildlife habitat and population.

STEEP SLOPES PRINCIPLE

The preservation of the natural slope of land contributes to the overall community aesthetic appearance; when vegetated, assists in the reduction of erosion, stormwater runoff hazards, and reduces sediment; affords views and vistas of the Village landscape; and provides for wildlife habitat.

STANDARD

Steep sloped areas should maintain natural resource base protection standards as set forth in Chapter 3 of this Plan in order to foster their continued preservation.

4. Open Space & Agricultural Lands Preservation/Protection

OBJECTIVE

The preservation of sufficient high-quality open space lands--including environmental corridors, isolated natural areas, and agricultural areas--for the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being and environmental quality of the area.

GENERAL PRINCIPLE

Ecological balance and natural beauty are important determinants of the Village's ability to provide a pleasant and habitable environment for all forms of life and to maintain the Village's social and economic well-being. Preservation of the most significant aspects of the natural resource base, that is, environmental corridors, isolated natural areas, and the various resource components which comprise those features, as well as agricultural lands, contributes to the maintenance of ecological balance, natural beauty, and the economic wellbeing of the Village.

ENVIRONMENTAL CORRIDORS & ISOLATED NATURAL AREAS PRINCIPLE

The primary and secondary environmental corridors and isolated natural areas (delineated in Chapter 3 of the Village Land Use Plan) are a composite of the best individual elements of the natural resource base including lakes, rivers, and streams and their associated floodlands (floodplains and floodways), wetlands, woodlands, wildlife habitat areas; rugged terrain consisting of slopes twelve (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.

STANDARD 1

All remaining undeveloped lands within the designated primary environmental corridors in the Village should be encouraged to be preserved in essentially natural, open uses.

STANDARD 2

All remaining undeveloped lands within the designated secondary environmental corridors and isolated natural areas in the Village should be considered for preservation as urban or suburban development proceeds and used as drainageways, floodwater detention areas, and parks.

STANDARD 3

To the extent practicable, environmental corridors and isolated natural areas should be linked with public parks located in the Village.

4. Open Space & Agricultural Lands Preservation/Protection

PRIME AGRICULTURAL LANDS PRINCIPLE

The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.

STANDARD

Prime agricultural lands in the Village, located outside of areas planned for development (also see Chapter 6), should be preserved for agricultural use through the application of agricultural zoning districts and a land division ordinance which permit only agricultural uses and agricultural-related uses and which specify a relatively large parcel size-- such as thirty-five (35) acres--in order to foster farmland preservation in the rural areas of the Village.

AGRICULTURAL LANDS OF STATEWIDE AND LOCAL SIGNIFICANCE PRINCIPLE

Agricultural lands of local significance, although not meeting criteria for prime agricultural lands, constitute an important part of the agricultural base of the Village and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base (to a limited degree), preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.

STANDARD

Farmlands of statewide and local significance, located outside of areas planned for development (also see Chapter 6) in the Village of Bristol, should be preserved for agricultural use to the maximum extent practicable through the application of zoning and land division ordinances which permit only agricultural uses and agricultural-related uses and which specify a relatively large minimum parcel size, such as thirty-five (35) acres.

4. Open Space & Agricultural Lands Preservation/Protection

OTHER AGRICULTURAL LAND PRINCIPLE

While less important to the production of food and fiber than prime and locally significant agricultural lands, other agricultural lands serve many useful functions. Such lands lend form and structure to urban and suburban development and contribute to the agricultural heritage and natural beauty of the Village of Bristol. Moreover, these agricultural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around major educational and recreational sites. The preservation of all agricultural lands, including those of marginal value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.

STANDARD

Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance should be protected to the maximum extent practicable.

image of farmland



5. Land Use Allocation

OBJECTIVE

A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the Village of Bristol.

PRINCIPLE

The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

STANDARD

The amount of land area set aside for accommodating forecast growth in the Village of Bristol should be determined, in part, by the application of the standards set forth in Table 5.1. It is also recognized that the Village Land Use Plan should address the provision of adequate land uses to accommodate land market choice. Therefore, land uses allocated in the Village Land Use Plan using those standards set forth in Table 5.1 should be increased an additional twenty-five (25) percent in order to accommodate such market choice.

Table 5.1 – Land Use Standards

Land Use Category	Development Standard (gross area) (a)
Residential (Single-Family Detached Dwellings)	
Rural	20+ acre lots
Countryside	5- to 20-acre lots
Estate	1- to 5-acre lots
Suburban	1/4- to 1-acre lots
Urban	Less than 1/4-acre lots
Residential (Multiple-Family Attached Dwellings)	
Medium-Density Urban	4.4 to 6.9 dwelling units/acre
High-Density Urban	6.9 to 8.0 dwelling units/acre
Commercial, Office, & Industrial	
Commercial	6 acres per 100 commercial employees
Office	9 acres per 100 office employees (b)
Industrial	9 acres per 100 industrial employees (b)
Governmental & Institutional	
Major	12 acres per 1,000 persons
Public Elementary School	0.3 acres per 100 students
Public Middle School	0.3 acres per 100 students
Public High School	0.3 acres per 100 students
Church	2.5 acres per 1,000 persons
Other	12 acres per 1,000 persons
Public Outdoor Recreation	
Regional & Multi-Community	No Standard (c)
Community (in park sites)	2.2 acres per 1,000 persons
Community (in middle school or high school sites)	0.9 acres per 1,000 persons
Neighborhood (in park sites)	1.7 acres per 1,000 persons
Neighborhood (in elementary school sites)	1.6 acres per 1,000 persons
Subneighborhood (Mini Parks in park sites)	1.0 acre per 1,000 persons (d)

- (a) Gross areas include associated street rights-of-way, off-street parking for each land use category, and any Town-required private mini-parks for residential areas. These standards have been based upon existing land use studies of the Southeastern Wisconsin region since 1963 performed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and are reasonably responsive to expected future as well as present conditions. These standards exclude any additional required open space or areas with natural resource features protected under the various resource protection standards presented in Chapter 3 of the Town of Bristol Land Use Plan.
- (b) Assuming a net land-to-building ratio of from about 5:1 to 7:1. If the net land-to-building ratio is between 3:1 and 5:1, then 6 acres per 100 employees is a more realistic standard to use.
- (c) As recommended in SEWRPC's Planning Report No. 27, *A Regional Park and Open Space Plan for Southeastern Wisconsin-2000* (Waukesha, WI: SEWRPC, November 1977) and SEWRPC's Community Assistance Planning Report No. 131, *A Park and Open Space Plan for Kenosha County* (Waukesha, WI: SEWRPC, November 1987).
- (d) Excluding stormwater detention/retention areas and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Chapter 3.

: Meehan & Company, Inc. and SEWRPC.

6. Land Use Spatial Distribution

OBJECTIVE

A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services and which will result in a compatible arrangement of land uses.

PRINCIPLE

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

STANDARD

Sites for commercial, educational, transportation, recreational, industrial, and other employment facilities to serve the Village, County, and region should be provided in accordance with the standards set forth in Chapter 6.

PRINCIPLE

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

STANDARD 1

Urban and suburban development should be located so as to maximize the use of the existing transportation and utility systems. In this respect, certain selected and planned arterial street and highway intersections or highway segments may be used as potential urban activity nodes.

STANDARD 2

All lands developed or proposed to be developed for urban or suburban use should be located in areas serviceable by a public water supply system and by a public sanitary sewerage system and, preferably, within the gravity drainage area tributary to such systems.

STANDARD 3

Adequate stormwater drainage facilities should be provided for all development.

6. Land Use Spatial Distribution

STANDARD 4

Commercial facilities should meet the following minimum standards in addition to those indicated in Chapter 6.

- a. Neighborhood and Community-level commercial land uses should be located in established and planned centers of concentrated retail and service activity as identified in Chapter 6.
- b. Direct access to the arterial street and highway system.
- c. Provision of a high degree of visual exposure from the arterial street or highway.
- d. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets.
- e. The provision of adequate off-street parking and loading facilities.
- f. The provision of adequate building setbacks from abutting major arterial streets and highways.
- g. The provision of adequate landscape screening to serve as a buffer between commercial uses and adjacent noncommercial uses.
- h. Available adequate stormwater drainage facilities.
- i. Available adequate utilities (sanitary sewer service, water, electric power, gas)

STANDARD 5

Highway-oriented commercial retail and service facilities shall be located at either planned “major” or “minor” nodes in the Village using the “nucleated” or “planned area” development approaches described in Chapter 6 of the Village Land Use Plan.

STANDARD 6

Office development should also meet the following minimum standards in addition to those indicated in Chapter 6:

- a. Office development should be located in established and planned locations as identified in Chapter 6.
- b. Direct access to the arterial street and highway system.
- c. To the extent possible, office or office park sites should be located so as to maximize visibility and should offer potential for public identity.
- d. The site configuration, or its shape, should accommodate the use of the site as an office development.
- e. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets and highways.
- f. An office development or office park should be served by an internal street system which provides convenient access from individual parcels in the park to the supporting arterial street and highway system.

6. Land Use Spatial Distribution

- g. An office development, or office park, should allow for the internal expansion of the office development area in order to accommodate some future office land needs.
- h. Adequate off-street parking and loading areas on-site.
- i. The provision of adequate building setbacks from abutting major streets and highways.
- j. The provision of adequate landscape screening to serve as a buffer between office uses and adjacent incompatible non-office uses.
- k. Available adequate stormwater drainage facilities.
- l. Available adequate utilities (sanitary sewer service, water, electric power, gas, telephone communication systems).

STANDARD 7

Industrial development should meet the following minimum standards in addition to those indicated in Chapter 6:

- a. Industrial development should be located in established and planned locations as identified in Chapter 6.
- b. Direct access to the arterial street and highway system or access within two (2) miles to the freeway system.
- c. To the extent possible, industrial sites should be located so as to maximize visibility and should offer potential for public identity.
- d. The site configuration, or its shape, should accommodate the use of the site as a planned industrial development.
- e. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets.
- f. Adequate fire protection services should be available at or near the industrial development for protecting plant and employees against the hazards of fire.
- g. The planned industrial development should be served by an internal street system which provides convenient access from individual parcels in the development to the supporting arterial street and highway system.
- h. The planned industrial development should allow for the internal expansion of the industrial area in order to adequately accommodate future industrial land needs.
- i. Adequate off-street parking and loading areas on-site.
- j. The provision of adequate building setbacks from abutting major streets and highways.
- k. The provision of adequate landscape screening to serve as a buffer between industrial uses and adjacent incompatible non-industrial uses.
- l. Available adequate stormwater drainage facilities.
- m. Available adequate utilities (sanitary sewer service, water, electric power, gas)

7. Recreation

OBJECTIVE

The provision of an integrated system of public general use outdoor recreation sites and related open space areas, areas for intensive non-resource-oriented outdoor recreational activities, areas for intensive resource-oriented outdoor recreational activities, land-based outdoor recreational activities, and water-based outdoor recreational activities, which will allow the resident population of the Village of Bristol adequate opportunity to participate in a wide range of outdoor recreation activities.

PRINCIPLE

The attainment and maintenance of good physical and mental health is an inherent right of all residents of the Village. 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 while 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 Village area by lending form and structure to suburban and urban development patterns.

PUBLIC GENERAL USE OUTDOOR RECREATION SITES PRINCIPLE

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

STANDARD

The public sector should provide, or cause to be provided, general use outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resource or man-made amenities appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner which provides ready access by the resident population.

8. Transportation

OBJECTIVE

An integrated transportation system which, through its location, capacity, and design, will effectively serve the existing and proposed land use pattern and promote the implementation of the Village Land Use Plan, meeting the anticipated travel demand generated by the existing and proposed land uses.

PRINCIPLE

An integrated area transportation system serves to freely interconnect the various land use activities within the Village's activity nodes, neighborhoods, Village as a whole, and region, thereby providing the attribute of accessibility essential to the support of these activities. Standard - The transportation system should provide access not only to all land presently devoted to rural, suburban, and urban development, but to land proposed to be used for suburban and urban development, as well as an orderly functional hierarchy of arterial streets and highways, collector streets, and minor streets. All streets and highways in the Village of Bristol should be placed into one of the following functional classifications and should form a circulation system hierarchy as illustrated in Figure 5.2.

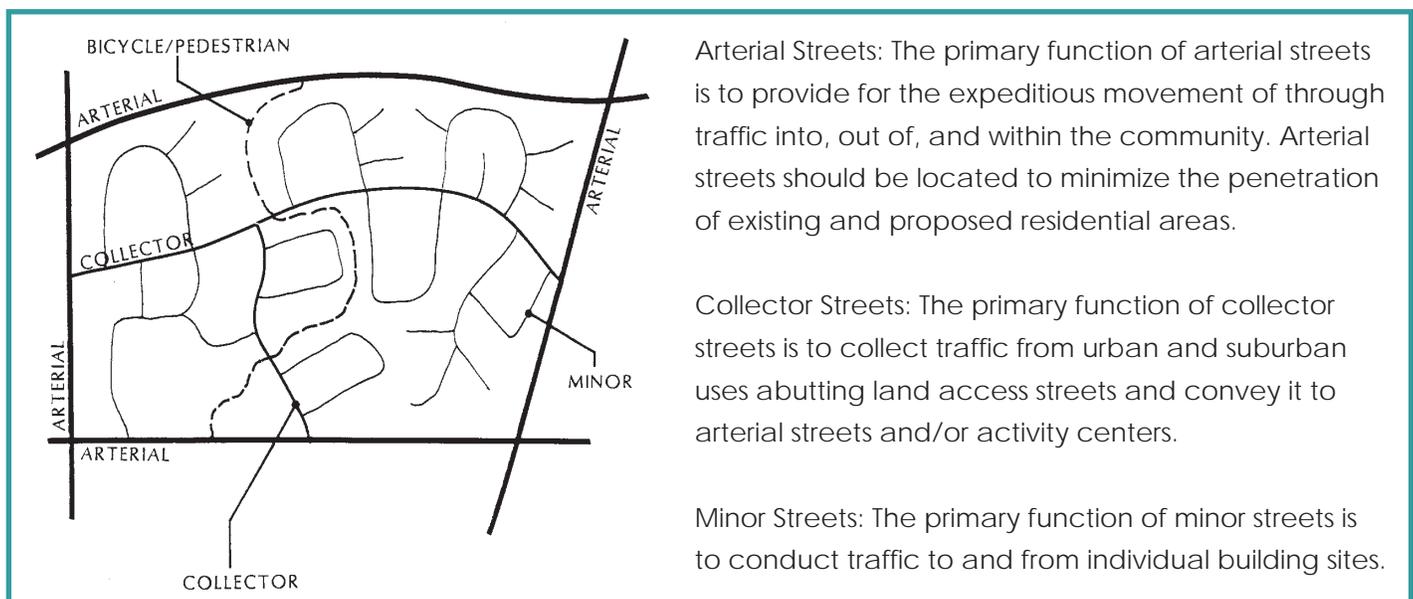
STANDARD 1

Transportation-related terminal facilities, such as off-street parking and off-street truck loading, should be located in proximity to the principal land uses to which they are accessory.

STANDARD 2

A network of convenient, safe, and well-designed bicycle and pedestrian facilities that link all local and regional systems and community destinations shall be embraced and adhere to the recommended locations identified in Chapter 3.

Figure 5.2 – Street Hierarchy



9. Sanitary Sewer Service Area

OBJECTIVE

To retain refined sanitary sewer service areas which are in conformance with both the adopted areawide water quality management plan and the Village Land Use Plan.

PRINCIPLE

All proposed sanitary sewer extensions are to be in conformance with adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans and, thereby, assuring the maintenance of areawide water quality.

STANDARD

All development proposed to be located within the Village's delineated sanitary sewer service areas shall be served by public sanitary sewers.

10. Plan Implementation

OBJECTIVE

The Village of Bristol shall endeavor to use all of the Village Land Use Plan implementation tools legally available to the Village in order for the Village Land Use Plan to be implemented.

PRINCIPLE

Village Land Use Plan implementation will assist in guiding and accomplishing a coordinated, adjusted, and harmonious development of the Village which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

STANDARDS

Village Land Use Plan implementation tools to be used by the Village of Bristol to implement the Village Land Use Plan and its various elements shall include, but shall not necessarily be limited to, the following:

- a. Appropriate amendments and revisions to Bristol's zoning ordinance. Such amendments shall serve to effectively link the Village Land Use Plan to the implementing Bristol's zoning ordinance.
- b. Under these provisions, Section 62.23(6) of the Wisconsin Statutes provides that the Village Board may establish an official map for the precise identification of right-of-way lines and site boundaries of streets, highways, waterways, and parkways, and the location and extent of railway rights-of-way, public transit facilities, and parks and playgrounds. Therefore, the Village shall endeavor to prepare and adopt such a map for its entire Village area. The "Official Map" shall serve to advance the Village Land Use Plan and its stated objectives, principles, and standards.
- c. Other implementation measures deemed necessary by the Village Plan Commission and/or the Village Board which will implement the Village Land Use Plan and/or its stated objectives, principles and standards.

The objectives, principles, and standards presented in this Chapter express the basis for the development intent of the Village of Bristol. The standards perform a particularly important function in designing the Village Land Use Plan since they form the basis upon which estimates of future Village land use needs are based. Village land use requirements are set forth in Chapter 6 for the year 2050 based, in part, upon these objectives, principles, and standards.