

# Village of Darien Comprehensive Plan

Public Review Draft: October 2009





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## ACKNOWLEDGEMENTS

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#### THE VILLAGE OF DARIEN'S VISION FOR THE FUTURE

Located within an hour of Chicago, Milwaukee, and Madison, the Village of Darien is at the "center of it all." Darien will leverage this prime location to foster community, economic, and tourism development that helps build its own unique Village image within this larger region. Darien will continue to promote growth in its industrial park and planned commercial areas, and revitalization in the Downtown. The Village will also foster the health of its friendly, affordable neighborhoods while maintaining its peaceful, agricultural community setting.

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# TABLE OF CONTENTS

<b>Introduction.....</b>	<b>1</b>
A. Purpose of this Plan .....	1
B. Plan Components .....	1
C. Planning Process .....	1
D. Regional Context.....	2
E. Selection of the Planning Area.....	2
<b>Map 1: Jurisdictional Boundaries .....</b>	<b>3</b>
<b>Chapter One: Issues and Opportunities .....</b>	<b>5</b>
A. Population and Demographic Trends.....	5
B. Population and Household Forecasts .....	6
C. Issues and Opportunities Raised Through Public Participation.....	7
D. Goals, Objectives, Policies, Programs, and Recommendations .....	8
E. Vision Statement.....	8
<b>Chapter Two: Agricultural Resources.....</b>	<b>9</b>
A. Agricultural Resources .....	9
B. Farmland Preservation .....	10
C. Agricultural Resource Goals, Objectives, and Policies .....	11
D. Agricultural Resources Programs and Recommendations .....	12
<b>Map 2: Soil Suitability for Agriculture .....</b>	<b>15</b>
<b>Chapter Three: Cultural Resources.....</b>	<b>17</b>
A. Brief History of Darien .....	17
B. Historic Sites and Resources .....	17
C. Archeological Sites.....	17
D. Cultural Events and Community Service Organizations.....	18
E. Cultural Resources Goals, Objectives, and Policies.....	18
F. Cultural Resources Programs and Recommendations.....	19
<b>Chapter Four: Natural Resources .....</b>	<b>23</b>
A. Land Based Resources.....	23
B. Water Based Resources .....	25
C. Nature-Based Recreational Resources .....	25
D. Natural Resources Goals, Objectives, and Policies.....	26
E. Natural Resources Programs and Recommendations.....	27
<b>Map 3: Natural Features .....</b>	<b>31</b>
<b>Chapter Five: Transportation.....</b>	<b>33</b>
A. Transportation Network.....	33
B. Review of Local, State, and Regional Transportation Plans .....	35
C. Transportation Goals, Objectives, and Policies.....	36
D. Transportation Programs and Recommendations .....	37
<b>Map 4: Transportation and Community Facilities.....</b>	<b>41</b>
<b>Chapter Six: Utilities and Community Facilities.....</b>	<b>43</b>
A. Existing Utilities and Community Facilities .....	43

B. Utilities and Community Facilities Goals, Objectives, and Policies..... 47

C. Utilities and Community Facilities Programs and Recommendations ..... 48

**Chapter Seven: Housing and Neighborhood Development ..... 51**

A. Existing Housing Framework ..... 51

B. Housing Programs ..... 53

C. Housing and Neighborhood Development Goals, Objectives, and Policies ..... 54

D. Housing and Neighborhood Development Programs and Recommendations ..... 55

**Chapter Eight: Land Use ..... 59**

A. Land Use Map Categories..... 59

B. Existing Land Use Pattern..... 60

C. Existing Land Use Conflicts..... 61

D. Land Development Trends ..... 61

E. Land Supply..... 62

F. Land Use Demand Forecast..... 63

G. Future Land Use Goals, Objectives, and General Policies ..... 64

**Map 5: Existing Land Use ..... 65**

H. Explanation of the Future Land Use Map ..... 67

I. Smart Growth Areas..... 80

**Map 6: Future Land Use..... 81**

**Chapter Nine: Economic Development ..... 83**

A. Employment Trends and Economic Base Analysis ..... 83

B. Education Trends ..... 85

C. Employment Forecasts ..... 86

D. Commuting Patterns ..... 86

E. Environmentally Contaminated Sites..... 87

F. Economic Development Programs and Agencies ..... 87

G. Strengths and Weaknesses For Economic Development ..... 88

H. Economic Development Goals, Objectives, and Policies..... 89

I. Economic Development Programs and Recommendations..... 90

**Chapter Ten: Intergovernmental Cooperation ..... 97**

A. Existing State and Regional Planning Framework ..... 97

B. Intergovernmental Cooperation Goals, Objectives, and Policies ..... 99

C. Intergovernmental Cooperation Programs and Recommendations ..... 100

**Chapter Eleven: Implementation..... 103**

A. Plan Adoption and Monitoring..... 103

B. Plan Administration..... 103

C. Plan Amendments..... 104

D. Plan Update ..... 105

E. Consistency Among Plan Elements ..... 105

F. Implementation Programs and Recommendations..... 105

## INTRODUCTION

Located in southwestern Walworth County, the Village of Darien is known as a friendly, small town community of great neighborhoods, affordable housing, industrial growth, superior regional accessibility, and excellent community services. Visitors come for the annual Corn Fest; residents stay for the safe and comfortable atmosphere in which to live.



### A. PURPOSE OF THIS PLAN

This *Village of Darien Comprehensive Plan* is intended to help the Village guide future community growth and development and to ensure continued and enhanced community prosperity. Specifically, the *Comprehensive Plan* will:

1. Identify areas appropriate for development and preservation over the next 20 years;
2. Recommend appropriate types of land use for specific areas in and around the Village;
3. Preserve natural and agricultural resources in and around the Village;
4. Identify needed transportation and community facilities to serve future land uses;
5. Direct housing and economic investments in the Village; and
6. Provide detailed strategies to implement *Plan* recommendations.

### B. PLAN COMPONENTS

The *Plan* is organized into chapters that specifically address each of the elements required by the State of Wisconsin comprehensive planning law. Each chapter presents background information on the element it is addressing (e.g. Transportation, Land Use, and Economic Development) and then presents an outline of the Village's goals, objectives, and policies for that element. These documented policies are the basis for the recommendations that are presented at the end of each chapter. The final chapter (Implementation) outlines proposed strategies and implementation timelines to ensure that the recommendations presented in this *Plan* become a reality.

### C. PLANNING PROCESS

This *Comprehensive Plan* is being prepared under the State of Wisconsin's comprehensive planning legislation, adopted in 1999 and contained in §66.1001,

#### COMPREHENSIVE PLAN ADOPTION PROCESS

Preparation of a comprehensive plan is authorized under §66.1001, Wisconsin Statutes. Before adoption, a plan must go through a formal public hearing and review process. The Plan Commission adopts by resolution a public hearing draft of the plan and recommends that the Village Board enact an ordinance adopting the plan.

Following Plan Commission approval, the Village Board holds a public hearing to discuss the proposed ordinance that would be used to adopt the plan. Copies of the public hearing draft of the plan are forwarded to a list of local and state governments for review. A Class 1 notice must precede the public hearing at least 30 days before the hearing. The notice must include a summary of the plan and where the entire document may be inspected or obtained. The Village Board may then adopt the ordinance approving the plan as the Village's official comprehensive plan.

This formal, well-publicized process facilitates broad support of plan goals and recommendations. Consideration by both the Plan Commission and Village Board assures that both bodies understand and endorse the plan's recommendations.

Wisconsin Statutes. This *Plan* meets all of the statutory elements and requirements of the comprehensive planning law. After January 1, 2010, only those plans that contain the required elements and were adopted under the State's prescribed procedures will have legal standing for zoning, subdivision, and official mapping decisions.

In order to provide sound public policy guidance, a comprehensive planning process should incorporate inclusive public participation procedures to ensure that final *Plan* recommendations reflect a broadly supported vision. Near the outset of this planning process, the Village Board adopted the Village's public participation plan by resolution. Public participation activities are described in the Issues and Opportunities chapter.

The comprehensive planning process was guided by the Plan Commission, Village Board, Village officials, Village staff, and community members. This *Plan* was adopted under the process described in the text box on the previous page.

#### **D. REGIONAL CONTEXT**

Map 1 shows the relationship of the Village of Darien to neighboring communities in the region. The Village is located in southwestern Walworth County. The global city of Chicago is roughly 90 miles to the southeast of Darien. Darien is also located just 20 miles southeast of Janesville, 60 miles southwest of Milwaukee, 60 miles southeast of Madison, and just 10 miles to the Illinois/Wisconsin border. The Village of Darien is surrounded by the Town of Darien. Nearby cities and villages include Delavan, located about eight miles northeast; Sharon, located seven miles south; Walworth, located eight miles to the southeast; and Beloit, about 20 miles to the southwest. The unincorporated Hamlet of Allen's Grove is just three miles to the southeast of Darien.

#### **E. SELECTION OF THE PLANNING AREA**

The planning area for this *Plan* has been selected to include all lands in which the Village has both a short-term and long-term interest in planning and development activities. The planning area includes all lands currently within Darien's municipal limits, which encompasses approximately 1.3 square miles, and the unincorporated area within the Village's 1.5-mile extraterritorial jurisdiction (ETJ). The 2009 municipal boundaries and ETJ boundaries are depicted on Map 1. Within the ETJ, State statutes enable the Village to plan for those areas that bear relation to the Village's development, review subdivisions, enact extraterritorial zoning, and implement an official map.

This *Plan* covers a planning period of approximately 20 years (through 2030). Within that period, much of the land within the Village's ETJ will remain outside the municipal limits (i.e., not be annexed). However, the Village has an interest in assuring that development activity within the entire ETJ does not negatively affect the capacity for logical urban growth within and beyond the planning period. Through the planning process, the Village made a concerted effort to coordinate its recommendations with those of other local jurisdictions within its ETJ.

#### **PAST AND ONGOING COMPREHENSIVE PLAN IMPLEMENTATION EFFORTS**

The Village of Darien has a strong track record of planning and implementation. The following is a list of actions taken towards implementing the Village's 1998 *Comprehensive Plan*. The Village of Darien:

- Constructed a new library/senior center facility.
- Amended the zoning and subdivision regulations including site design, landscaping, lighting, and sign requirements.
- Developed detailed development plan requirements for new subdivisions.
- Initiated a rental housing inspection process.
- Began establishing a high-quality business corridor along USH 14.
- Adopted impact fee and comprehensive stormwater management ordinances.
- Cooperated with WisDOT to undertake an intersection design study for the CTH X and USH 14 intersection.
- Implemented a five-year Capital Improvement Program.

## **Map 1: Jurisdictional Boundaries**



## CHAPTER ONE: ISSUES AND OPPORTUNITIES

This chapter of the *Plan* includes an overview of demographic trends, population and housing forecasts, and issues raised through public participation efforts in the Village. This information provides an assessment of the changes taking place in Darien and offers a backdrop to explore local and regional opportunities. This chapter concludes with a community vision statement to guide future growth and development in the Village over the 20-year planning period. This vision statement establishes the framework around which the rest of the *Plan* was developed.

### A. POPULATION AND DEMOGRAPHIC TRENDS

Figure 1.1 compares the population of Darien to neighboring communities, Walworth County, and the State for the decades of 1970 through 2000. The table also compares the Wisconsin Department of Administration's 2008 population estimates of these communities as well as the percentage change in population from 2000 to 2008. According to the U.S. Census, the population of Darien has increased gradually since 1970, with an estimated increase of about four percent between 2000 and 2008. Surrounding communities, Walworth County, and the State also experienced moderate to steady population increases during this eight-year time period. The neighboring Village of Walworth saw the greatest percentage increase in population during this period (about 15 percent), followed by the Town of Darien, which increased in population by approximately 13 percent.

**Figure 1.1 Population Trends**

	1970	1980	1990	2000	2008*	Population Change**	Percent Change**
Village of Darien	839	1,152	1,158	1,572	1,640	68	4.3%
Village of Clinton	1,333	1,723	1,849	2,162	2,218	56	2.6%
Village of Sharon	1,216	1,280	1,250	1,549	1,535	-14	-0.9%
Village of Walworth	1,637	1,607	1,614	2,304	2,640	336	14.6%
City of Delavan	5,526	5,684	6,073	7,956	8,440	484	6.1%
Town of Darien	1,413	1,495	1,453	1,747	1,971	224	12.8%
Town of Delavan	3,798	4,182	4,195	4,559	4,887	328	7.2%
Town of Sharon	1,058	945	1,016	912	927	15	1.6%
Walworth County	63,444	71,507	75,000	93,759	101,315	7,556	8.1%
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,675,156	311,481	5.8%

*Sources: U.S. Census of Population and Housing, \*Wisconsin Department of Administration*

*\*\*2000 to 2008 population*

Figure 1.2 shows the Village of Darien's age and gender distribution in 2000, compared to surrounding communities and the County. Darien's reported median age is the lowest compared to nearby communities and the County as a whole. Darien's median age increased from 30.4 in 1990 to 31.4 in 2000. Similarly, the portion of residents over the age of 65 decreased from 12.6 percent in 1990 to 6.9 percent in 2000. The portion of children (residents under the age of 18) in Darien decreased slightly from 32.8 percent in 1990 to 32.6 percent in 2000. When compared to neighboring communities, Darien holds the largest share of school-aged children and the fewest residents over age 65. This data indicates a trend toward young families in the Village of Darien, when compared to other communities in the County.

**Figure 1.2: Age and Gender Distribution**

	Median Age	Percent Under 18	Percent Over 65	Percent Female
Village of Darien	31.4	32.6	6.9	49.4
Village of Clinton	34.8	29.7	14.7	52.6
Village of Sharon	32.4	31.3	8.8	50.9
Village of Walworth	37.1	26.9	17.8	52.4
Town of Darien	38.4	25.4	10.9	47.3
Town of Delavan	38.4	24.9	13.6	49.1
Town of Sharon	41.3	26.1	14.4	50.9
City of Lake Geneva	36.5	23.0	15.0	51.3
Walworth County	35.1	24.2	12.7	50.3

Source: U.S. Census of Population and Housing

## B. POPULATION AND HOUSEHOLD FORECASTS

Figure 1.3 shows three population projection scenarios for the Village of Darien through the year 2030: the Wisconsin Department of Administration's (DOA) projection, a straight line projection that was calculated by determining the Village's average annual population change from 1990 to 2005 and projecting that forward for the next 20 years, and a compounded projection that was calculated by determining the Village's percent population change from 1990 to 2005 and projecting that forward for the next 20 years. Based upon these three population projection scenarios, the Village's population is anticipated to be somewhere between 1,981 and 2,738 in the year 2030.

For the purposes of this *Plan*, the Village will utilize the compounded projection scenario. This population scenario will be used to calculate housing and land use demand projections later in this *Plan*. While it is certainly possible that the Village will not grow to this population by 2030, a careful approach to land use planning requires that this *Plan* show how that amount of growth could be appropriately accommodated. Market conditions and Village policies will help determine the actual rate of population growth over the 20-year planning period.

**Figure 1.3: Population Forecasts**

	2000 <sup>1</sup>	2005	2010	2015	2020	2025	2030
DOA Population Projection <sup>2</sup>	1,572	1,599	1,671	1,757	1,841	1,917	1,981
Straight Line Projection <sup>3</sup>	1,572	1,599	1,746	1,893	2,040	2,187	2,334
Compounded Projection <sup>4</sup>	1,572	1,599	1,781	1,983	2,208	2,459	2,738

Sources:

<sup>1</sup> U.S. Census Bureau

<sup>2</sup> Wisconsin Department of Administration

<sup>3</sup> Extrapolated based on the average annual change from 1990-2005  $((2005 \text{ pop} - 1990 \text{ pop}) / 15)$

<sup>4</sup> Extrapolated based on the average percentage change from 1990-2005 (2.2 percent)

Figure 1.4 shows household projections for the Village through the year 2030, which was calculated using the compounded projection scenario from Figure 1.3, and a slightly declining the 2000 average household size. Based upon these projections, the Village may have a total of 957 households in 2030, or 409 additional households than in 2000.

For the purposes of planning, household projections are translated into an estimated demand for additional housing units. It should be noted that the demand for future housing units will be based not only on increases in population, but also on fluctuations in the Village's average household size and on the current trend of smaller households nationwide. For example, as household sizes decrease, more housing units will be needed to meet housing demands. For the purposes of this analysis, it is assumed that the 2000 household size (2.92) will decrease slightly over the planning period to a 2030 household size of 2.86.

**Figure 1.4: Household Projections**

	2005	2010	2015	2020	2025	2030	Percentage Change 2005-2030
Population <sup>1</sup>	1,599	1,781	1,983	2,208	2,459	2,738	71.2%
Household Size <sup>2</sup>	2.92	2.91	2.90	2.89	2.88	2.86	-2.1%
Total Households <sup>3</sup>	548	612	684	764	854	957	74.8%

Sources:

<sup>1</sup>Compounded Projection scenario

<sup>2</sup>The 2000 average household size is projected to decrease at a rate of 0 .01 every five years

<sup>3</sup>Extrapolated by dividing the population projection by the projected household size

### C. ISSUES AND OPPORTUNITIES RAISED THROUGH PUBLIC PARTICIPATION

The Village's comprehensive planning process was guided by public input collected during Plan Commission meetings. The Plan Commission held four public meetings regarding the *Comprehensive Plan*. The kick-off meeting was held in May 2009, at which time the Plan Commission and members of the public participated in an exercise to visualize the Village in the year 2030. Key ideas that were developed during this meeting included:

- Downtown revitalization should begin with the municipal offices and buildings already located there—investment from private entities will follow if the Village shows it is invested in the downtown.
- The Village should recruit and accommodate more retail and service businesses. New development in the Village should be focused around smaller retail such as boutiques; daily needs retail, such as a corner grocery, drug store, and hardware store; restaurants; and potentially a small-scale hotel. “Big-box” retail development should not be encouraged in the Village as it is already available within a short distance in Delavan, and is out of scale with the context of Darien's community character.
- As a community within a short distance to neighboring tourist destinations, Darien could be in a unique position to capture some tourism. Development of a true destination use, or something like an ATV trail network, would assist in this effort. All terrain vehicle (ATV) trails are growing in popularity in Wisconsin, but are primarily being constructed in the northern portion of the State.
- Establishment of a wider variety of local events, and spreading them throughout the calendar, will assist in establishing Darien as a “destination” in Walworth County.

At this meeting, participants also developed the components of the vision statement, presented on the following page.

## D. GOALS, OBJECTIVES, POLICIES, PROGRAMS, AND RECOMMENDATIONS

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Each subsequent chapter of this *Comprehensive Plan* includes goals, objectives, policies, programs, and recommendations that will provide direction and policy guidance to Plan Commission members, Village Board members, developers, residents, and other interested groups and individuals for the next 20+ years. These terms are defined below but because this is a general chapter on issues and opportunities, it does not include specific objectives, policies, programs, or recommendations.

- **Goals** are broad, advisory statements that express general public priorities about how the Village should approach development issues. Goals are based on key issues and opportunities that are affecting the Village.
- **Objectives** more specifically identify future direction. By accomplishing an objective, the Village moves closer to achieving its goals.
- **Policies** are rules or courses of action implemented to achieve specific objectives. Village staff and officials should use policies on a day-to-day basis when making decisions.
- **Programs** are specific projects or services that are intended to move the Village toward achieving its goals, objectives, and policies.
- **Recommendations** provide detailed information regarding how to implement objectives, policies, and programs.

## E. VISION STATEMENT

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A vision statement is an inspirational, positive view of the Village's long-term future. It is intended to broadly describe how a community will like look, feel, and function 20 years into the future. A vision becomes the framework around which strategies are laid out in the comprehensive plan. All goals, objectives, policies, programs, and recommendations of the *Plan* should reflect and advance this vision. The vision statement to the right was developed via public input and discussion about the future of the Village over the 20-year planning period.

### THE VILLAGE OF DARIEN'S VISION FOR THE FUTURE

Located within an hour of Chicago, Milwaukee, and Madison, the Village of Darien is at the "center of it all." Darien will leverage this prime location to foster community, economic, and tourism development that helps build its own unique Village image within this larger region. Darien will continue to promote growth in its industrial park and planned commercial areas, and revitalization in the Downtown. The Village will also foster the health of its friendly, affordable neighborhoods while maintaining its peaceful, agricultural community setting.

## CHAPTER TWO: AGRICULTURAL RESOURCES

This chapter provides information and recommendations to advance agriculture in the Darien area. The information will be used to guide future land use decisions designed to preserve agricultural land, support the farm economy, and help Darien's economic growth.

### A. AGRICULTURAL RESOURCES

Historically, wheat was Wisconsin's most important cash crop. Before it was known as "America's Dairy Land," Wisconsin was commonly referred to as "America's Breadbasket." Darien was established and became a major shipping and receiving site for wheat. However, wheat production in the State began to decline in the mid-nineteenth century when failure to rotate crops gradually depleted the soil suitability for wheat and competition in wheat production arose from Iowa, Minnesota, and the Dakotas. As wheat production began to decline in Wisconsin, dairying was quickly promoted as an economically viable alternative. Today, Darien is a modern agricultural-based community offering diverse agricultural products.

#### AGRICULTURAL RESOURCES RECOMMENDATIONS SUMMARY

- Promote the growth and consumption of local foods and agricultural products, building on momentum from efforts like Cornfest.
- Encourage the development of local food and bio-based businesses.
- Limit development in areas reserved for long-term agricultural use or long-term Village growth.

### Character of Farming

The Village of Darien is surrounded by some of the State's best agricultural soil. As such, agriculture in the Darien area is an important component of the local and regional economy. According to a 2009 land use inventory, agricultural land accounts for approximately 40 percent of the Village's total land area. Agriculture in Darien and Walworth County is fairly diverse with products ranging from specialty meats, horticulture crops, and equine facilities, in addition to Wisconsin's staple dairy and grain production. Agriculture in the Darien area uses the latest technology for large grain farming.

### Assessment of Farmland Viability

The Natural Resources Conservation Service groups soils into classes based on their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. These

capability classifications are based on numerous criteria that include, but are not limited to, the soil's salinity; capacity to hold moisture; potential for erosion, depth, texture, and structure; as well as local climatic limitations (e.g. temperature and rainfall). Under this system of classification, soils are separated into eight classes. Generally, Class I and Class II soils are the best suited for the cultivation of crops.

Class I soils have few limitations that restrict their use. These soils can sustain a wide variety of plants and are well suited for cultivated crops, pasture plants, range lands, and woodlands. Class II soils have moderate limitations that restrict the types of plants that can be grown or that require simple conservation practices or soil management



techniques to prevent deterioration over time. However, these practices are generally easy to apply, and, therefore, these soils are still able to sustain cultivated crops, pasture plants, range lands, and woodlands.

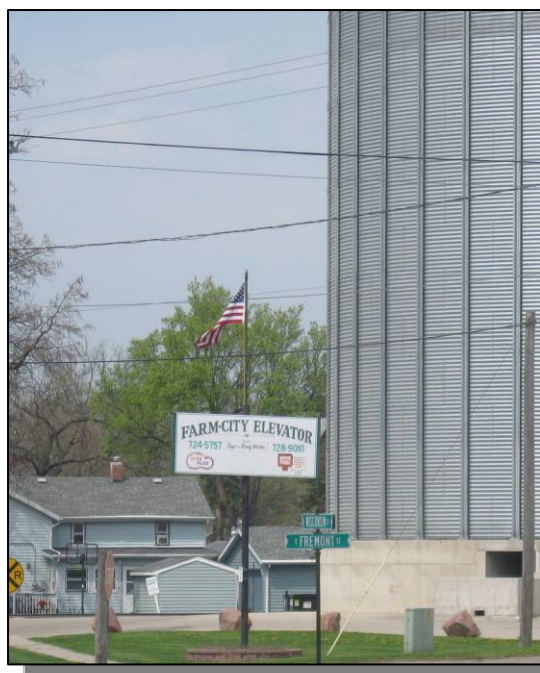
Soils in Class III have severe limitations that, under natural circumstances, restrict the types of plants that can be grown, and/or that alter the timing of planting, tillage, and harvesting. However, with the application and careful management of special conservation practices, these soils may still be used for cultivated crops, pasture plants, woodlands, and range lands. Soils in capability classes IV through VIII present increasingly severe limitations to the cultivation of crops. Soils in Class VIII have limitations that entirely preclude their use for commercial plant production.

Map 2 depicts the locations of Class I, II, and III soils in the Village and surrounding area. Large areas of Class I soils are located northwest and south of the Village. Class II soils comprise 60 percent of the Village's land area and comprise the majority of land in the southern half of Village. Class III soils account for just 13 percent of the Village's land area and are generally found near the Darien's eastern boundary. Protecting the area's best agricultural soils should be a key component of the Village's and Town's development strategy.

## B. FARMLAND PRESERVATION

Local farmers can participate in several Federal and State programs and initiatives that are intended to encourage long-term farming activities. For example, the following programs have been developed by the Wisconsin Department of Revenue to preserve farmland through property tax relief to farmland owners.

- The **Farmland Preservation Credit Program** strives to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and provides property tax relief to farmland owners. To qualify for the credit, farmland must be 35 acres or more and zoned for exclusive agricultural use or be subject to a preservation agreement between the farmland owner and the state. In addition, in order to be eligible for this credit, all program participants must comply with soil and water conservation standards set by the State Land Conservation Board.
- The **Farmland Tax Relief Credit Program** provides direct benefits to all farmland owners with 35 or more acres. The credit is computed as a percentage of up to \$10,000 of property taxes, with the maximum credit of \$1,500.



These programs were recently overhauled with the adoption of the State's Working Lands legislation in 2009.

In addition, the 2008 Farm Bill reauthorized and initiated several federal farmland preservation programs, including:

- The **Conservation Reserve Program (CRP)** provides technical and financial assistance to eligible farmers and ranchers to address soil, water, and related natural resource concerns on their land in an environmentally beneficial and cost-effective manner.
- The **Conservation Stewardship Program (CSP)** is a voluntary conservation program designed to encourage producers to address resource concerns in a comprehensive manner by improving, maintaining, and managing existing conservation activities and by undertaking additional conservation activities.

- The **Farmland and Ranchland Protection Program** (FRPP) keeps productive farmland in privately owned agricultural use by assisting states, tribes, local governments, and non-profit agencies with the purchase of conservation easements and development rights on productive farmland and on farms with historical or archaeological resources.
- The **Environmental Quality Incentives Program** (EQIP) promotes agricultural production and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible farmers and ranchers to install or implement structural and management practices on eligible agricultural land.
- The **Conservation of Private Grazing Land** (CPGL) initiative is designed to offer educational and technical assistance in land grazing management, soil erosion prevention, energy efficiency in food and fiber production, water conservation, wildlife habitat provision, sustaining of forage and grazing plants, usage of plants to sequester greenhouse gas emissions, and employment of grazing lands as a source of biomass energy.
- The **Grassroots Source Water Protection Program** is a joint project by the USDA's Farm Service Agency (FSA) and National Rural Water Association (NRWA). The program is designed to help prevent source water pollution at the grassroots level.
- The **Voluntary Public Access and Habitat Incentive Program** allows states and tribal governments to apply for grants to encourage owners and operators of privately held farm, ranch, and forest land to voluntarily make that land available for access by the public for wildlife dependent recreation, including hunting or fishing under programs administered by the State and tribal governments.

### **C. AGRICULTURAL RESOURCE GOALS, OBJECTIVES, AND POLICIES**

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#### ***Goal***

- [a]. Preserve agricultural resources in the Village of Darien planning area and help grow and celebrate the agricultural economy.

#### ***Objectives***

- [a]. Maintain agriculture as a significant economic activity within areas identified for continued agricultural use in Darien's extraterritorial jurisdiction.
- [b]. Promote business development in the Village that capitalizes on and celebrates Darien's position and role in a rich agricultural region.

#### ***Policies***

- [a]. Work with surrounding communities to encourage an orderly and efficient development pattern that minimizes conflicts between urban and rural land uses.
- [b]. Work with surrounding towns to preserve agricultural uses in mutually agreed upon areas.
- [c]. Discourage the creation of scattered rural home sites and subdivisions that are not served by public water and sanitary sewer within the Village's extraterritorial jurisdiction.
- [d]. Exercise extraterritorial jurisdiction land division review authority as established by State statutes.
- [e]. Support agricultural business development (e.g. industries that process agricultural materials, agricultural-based tourism uses) and direct marketing opportunities (e.g. farmers market) that enhance markets for farm products and provide tourism opportunities.

## D. AGRICULTURAL RESOURCES PROGRAMS AND RECOMMENDATIONS

### **AGRICULTURAL TOURISM**

Also known as “agritourism” or “agritainment,” agricultural tourism allows tourists to engage in a variety of farm activities from fruit and vegetable picking to crop planting to vineyards and cheese factory tours. Agricultural tourism promotes sustainable economic growth through the production and sale of agricultural products and fosters a community’s rural character.

### **Promote Agricultural Tourism**

Walworth County is renowned throughout the Midwest as a desirable tourist destination featuring clear lakes, resorts, and numerous outdoor recreation activities. Darien is well positioned to take advantage of its prominent location along Interstate 43 and its agricultural heritage to develop a niche agricultural tourism market within the larger Walworth County tourism circuit. Presently, thousands of visitors travel to attend the Village’s annual Cornfest celebration. To expand the tourism industry in Darien while capitalizing on Walworth County’s broader tourism market, the Village will promote the development of agricultural tourism in Darien by:

- Developing a marketing theme to build upon the Village’s fame as “Home of Cornfest” and further promote Darien as an agricultural-based tourism destination.
- Supporting the establishment of family farm tourist destinations that specialize in unique agricultural products; events; and activities such as hay rides, train rides, craft fairs, and square dancing. The Elegant Farmer, located outside of East Troy, is an example of such an establishment that enhances the agricultural experience and draws tourists from throughout the region.
- Supporting the development of agricultural related industrial development in the community such as a sausage processing plant, cheese factories, and demonstration businesses aimed at explaining the agricultural process and how local farm products are brought to market.
- Encouraging the sale and consumption of local farm products through farmer’s markets, retail, and restaurant establishments, such as specialty shops and restaurants serving locally produced meats, produce, beer, and wine.
- Launching downtown revitalization efforts that integrate Darien’s agricultural theme—with the Village’s grain silos in the downtown serving as a visual reminder of Darien’s agricultural heritage. (See the Economic Development chapter for more information on downtown revitalization).

### **FUNDING OPPORTUNITIES:**

**USDA Farmer’s Market Promotion Program:** The USDA provides federal grants to local governments to develop and expand farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, and other direct producer-to-consumer market opportunities. Awards generally range from \$2,500 - \$100,000, with no match; about \$5 million is appropriated per fiscal year.

**USDA Rural Enterprise Grant:** USDA provides federal grants of up to 50 percent match (with no limit) to public entities for projects that finance and facilitate development of small and emerging rural businesses.

### **Encourage the Development of New and Expanded Uses for Agricultural Products**

Advances in technology are opening up new markets for traditional agricultural products. The “new bio-economy” is focused on finding new ways to use and process corn, soybeans, and other organic matter into new marketable plastics, fuels such as biodiesel and ethanol, and even pharmaceuticals. As production costs to process these materials declines, environmental regulations are becoming more stringent, petroleum costs are rising, and “green” economic incentives are becoming more widespread.

Wisconsin is in a favorable position to be able to supply raw materials for the rising bio-economy. To compete with the efforts of other states and regions, Wisconsin has launched a state-wide initiative to position itself to take advantage of this emerging economy.

The Village of Darien is ideally located near agricultural producers, major research and development centers at the University of Wisconsin-Madison and Northern Illinois University, and the manufacturing centers of southeastern Wisconsin. This location places the Village in an excellent position to be a processor for bio-based products through new and expanded industrial development. In addition to economic benefits generated through the use of biomass, the Village could benefit from on-site bio-energy production through the use of agricultural products or natural amenities such as wind and geothermal.

#### ***WHAT IS THE BIO-ECONOMY?***

Bioeconomy refers to the production of products, chemicals, and energy from renewable biomass (crops, crop waste, wood) instead of non-renewable fossil fuels such as petroleum. Ethanol from corn and biodiesel from crop waste are well known examples of fuels created from biomass. Research is underway to unlock the potential for higher energy yields from other organic sources such as grasses, legumes, and timber, all of which are readily grown in Wisconsin. The potential for biomass is certainly not limited to fuels. Many products that can be made from petroleum, such as plastics and lubricants, can also be made from biomass. By virtue of its natural resources, strong agricultural economy, and research facilities, Wisconsin is in a strong position to develop and expand its bio-economy and bio-based industries.

#### **FUNDING OPPORTUNITIES:**

**USDA Rural Business Opportunity Grant:** USDA provides federal grants of around \$50,000 to rural public entities to promote sustainable economic development in rural communities. Eligible projects include: analysis of business opportunities that will utilize local material and human resources; leadership development training; business support centers; and economic development planning.

**USDA Value-Added Producer Grants:** Agricultural producers, cooperatives, and related business ventures may be eligible for planning (\$100,000) and working capital (\$300,000) grants to support marketing value-added agricultural products and for farm-based renewable energy. The primary objective is to help producers develop strategies to create marketing opportunities and business plans.

### **Manage Development in Long-Term Urban Expansion Areas**

Some of the lands that are within the Village's 2009 extraterritorial jurisdiction have been indicated on the Future Land Use Map (Map 6 later in this *Plan*) as Long-Term Urban Expansion Areas. The Village anticipates that these areas are not likely to be developed within the 20-year planning period. These lands provide logical long-term (20+ years) urban growth areas for the Village; however, in the shorter-term, these areas should be preserved for mainly agricultural uses so as to maintain a well-defined edge between urban development and the surrounding countryside. To achieve this, it is recommended that the Village abide by the following development standards for these areas.

- Prohibit development at gross densities higher than one home per 35 acres.
- Discourage premature development and utility extensions into these areas by promoting the continuation of agricultural uses.
- Prior to any intensive development within or beyond the 20-year planning period, the Village should engage in detailed planning processes that addresses land use, transportation, and utility plans for projects proposed in Long-Term Urban Expansion Areas.

### **Limit Development in Agricultural Areas**

This *Plan* intends to implement agricultural preservation objectives by guiding future development into areas that are presently served or can be easily and cost effectively connected to municipal utilities. Limiting non-farm development in areas intended to remain in agricultural use is a key component of an overall program of farmland preservation.

The majority of the lands outside the Village's municipal limits have been identified on the Future Land Use Map (Map 6) as appropriate for continuation in agricultural use. The Village intends to exercise its subdivision review authority within its 1.5-mile extraterritorial jurisdiction to limit development in these areas, instead directing new development (e.g. subdivisions, multi-family residential, commercial, and industrial) to areas in the Village that have been identified for such development.

**Map 2: Soil Suitability for Agriculture**



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## CHAPTER THREE: CULTURAL RESOURCES

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Cultural resources are the invaluable cultural and historical assets that offer a tangible connection to the history and cultural heritage of a place. Cultural resources include historic buildings and structures; archeological sites and landscapes; and the places, events, and activities that make Darien unique. Cultural resources are critical components of not only how a community views itself, but also the perception of the Village to the outside world.

### A. BRIEF HISTORY OF DARIEN

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Settled in the spring of 1837 by John Bruce, the Village of Darien was first known as “Bruceville.” The name stuck until 1840, when it was renamed after Darien, New York—the home town of many of the Village’s prominent families of the time.

The Village originally grew around a park located in the center of the community known as “The Commons,” known today as “Bruce Park.” This park was dedicated in perpetuity by John Bruce as a drilling field for soldiers. In 1856, a railroad spur was established, stimulating new business and industrial development to the north of the Village’s center. At that time many businesses relocated alongside the railroad, thus reestablishing the Village center around what is now known as Wisconsin Street—the site of today’s Downtown.

### B. HISTORIC SITES AND RESOURCES

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The Wisconsin Historical Society maintains an Architecture and History Inventory (AHI)—a collection of information on historic buildings, structures, sites, objects, and historic districts throughout the State of Wisconsin. There are 21 AHI documented sites, buildings, and structures in Darien, including the Milwaukee Road railroad bridge and the McNeill and Libby Milk Condensory. Locations of AHI historic sites are depicted on Map 3. It is important to note that numerous sites and structures overlap on the map; therefore, fewer representative points are depicted on the map.

There are no properties in the Village that are listed on the National Register of Historic Places. For a property to become eligible for listing it must meet the National Register Criteria for Evaluation, which involves examining the property’s age, integrity, and significance. More information regarding eligibility is available on the National Register of Historic Places website.

### C. ARCHEOLOGICAL SITES

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The Wisconsin State Historical Society lists archeological sites throughout the State in its Archeological Sites Inventory (ASI). These sites include cemeteries/burial sites, effigy mounds, and campsites/villages. At this time there are no archeological sites within Darien’s village limits listed on the ASI; however, the Darien Village Cemetery, located just outside of the Village’s municipal boundary, is included on the ASI list. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Many of these sites are located on private land and may not be viewed by the general public. The National Historic Preservation Act of 1966 requires federal agencies to ensure that their actions do not adversely affect archeological sites on or eligible for listing on the National Register of Historic Places. Archeological sites can be protected during the course of State agency activities if the sites have been recorded with the Office of the State Archeologist.

#### CULTURAL RESOURCES RECOMMENDATIONS SUMMARY

- Emphasize and enhance Darien’s small town, agricultural-focused community character.
- Support and sponsor community events and destination uses to provide year-round cultural attractions.
- Direct visitors to key places by developing a community-wide wayfinding signage system.

## D. CULTURAL EVENTS AND COMMUNITY SERVICE ORGANIZATIONS

Darien's modern-day culture is distinguished by its unique events and community service organizations. While an effort was made to identify all events and organizations, this list may not be comprehensive.

- Famous throughout the State, **Cornfest** is Darien's premiere fall festival featuring a parade, carnival, regional softball tournament, and corn eating contest. It is a great celebration of local food and drink that could become a launching pad for more agricultural-based cultural activities.
- **American Legion**, a congressionally chartered, mutual-aid veteran's organization devoted to benefit veterans of the armed services.
- Founded in 1922, the **Delavan-Darien Rotary Club** serves the communities of Delavan and Darien. Notable service projects include supporting Delavan's Rotary Gardens, providing scholarships to local high school students, ensuring regular trash removal from a stretch of USH 14, contributing to Rotary International's polio eradication campaign, and supporting a dental clinic in Agra, India.
- The **Darien Community Club** is a community-based organization dedicated to the youth of Darien, providing donations to the Darien Library, community baseball events, and the Darien Rescue Squad.
- **SMILES**, located southeast of Darien just south of Sweet Road, is a non-profit, tax exempt corporation offering therapeutic and recreational horsemanship lessons to children and adults with disabilities.
- **Twin Oaks Shelter for the Homeless**, operated by Community Action, Inc., provides temporary housing for homeless individuals and households as well as assistance for residents to build skills and knowledge in employment, landlord tenant relationships, budgeting, and finding stable housing.



## E. CULTURAL RESOURCES GOALS, OBJECTIVES, AND POLICIES

### *Goal*

- [a]. Preserve, enhance, and expand the Village's historic character and cultural offerings, organized particularly around its agricultural heritage.

### *Objectives*

- [a]. Re-establish Darien's historic downtown as a vital community center and gathering place.
- [b]. Identify and protect unique historic structures within the Village and planning area.
- [c]. Expand upon the Village's unique cultural programs, events, and destinations which celebrate the community of Darien and its agricultural heritage, such as Cornfest.

### *Policies*

- [a]. Collaborate with the Delavan-Darien School District, Walworth County Visitor's Bureau, churches, clubs, and other local groups to expand Darien's cultural programs and event offerings.
- [b]. Explore options to institute and maintain a comprehensive community streetscaping, entryway, and wayfinding signage program.
- [c]. Encourage sensitive design for the remodeling and renovation of historic commercial and residential structures.
- [d]. Maintain and enhance Darien's agricultural and small town community character through events, land uses, and marketing approaches.
- [e]. Support nomination of key historic buildings in the community to the National Register of Historic Places.

## F. CULTURAL RESOURCES PROGRAMS AND RECOMMENDATIONS

The following recommendations are intended to preserve Darien's unique historical and archaeological resources while assisting the Village to develop and expand upon cultural traditions.

### **Nominate Historic Sites and Structures for Placement on the State or National Register of Historic Places**

The National Parks Service (NPS) works with local governments throughout the nation to preserve and protect historic structures. The Village will nominate historically significant buildings and sites that may be appropriate for designation on the State or National Register of Historic Places. For properties in Wisconsin, the National Register nomination process begins with Wisconsin Historical Society. Numerous incentives are available for rehabilitation of State and nationally designated historic buildings (see sidebar).

### **Support and Sponsor Community Events**

Darien is currently host to the regionally-famous annual Cornfest; however, the Village would benefit from the expansion of local events and activities to capture residents and visitors throughout the calendar year; particularly those focused on its agricultural heritage. The Village has an opportunity to bolster the community's pride, tourist appeal, cohesiveness, and sense of place by supporting and sponsoring local events and programs that celebrate the history, culture, and values of residents. The Village will coordinate with Walworth County Visitor's Bureau and other community groups to help develop and organize local events. Some additional ideas to be explored include the following:

- **Additional Festivals or Events:** Special community events provide an excellent opportunity for residents and visitors to learn more about the history and culture of Darien. Events that could bring in people in to Darien include an arts and crafts show, antique show, community-wide garage sale/recycling event, outdoor theater, classic auto show, etc. Businesses are also encouraged to celebrate and commemorate the history of their business site through displays or decorations.
- **Weekly Summer Concerts:** West Park provides a great potential venue for holding summer concerts. Residents and people who live outside the Village could come with family and friends and set up picnics at the park to enjoy the weekly concerts. A snack stand could be opened and local businesses could set up additional booths to sell food and drinks.

### **FUNDING OPPORTUNITIES:**

**Federal Investment Tax Credit:** Property owners can qualify for a 20 percent tax credit to rehabilitate their historic commercial, industrial, and rental residential properties. Preservation tax incentives are available for buildings that the Secretary of Interior has listed on the National Register of Historic Places. In Wisconsin, owners of historic properties can claim an additional five percent ITC from the State against the approved costs of the rehabilitation of their building. All work must comply with federal guidelines established in the Secretary of Interior's Standards for Historic Building Rehabilitation.

**State Investment Tax Credit:** At the state level, another tax relief program provides a 25 percent tax credit for the rehabilitation of owner-occupied structures that either contribute to a National Register-listed historic district, or are individually listed or eligible for listing with the National or State Register. To qualify, rehabilitation expenditures must exceed \$10,000 and the State Historical Society must certify that the work is compatible with the historic character of the building. All applications must be made to the State's Division of Historic Preservation, where required forms and additional information can be obtained.

**Historic Preservation Grant Program:** Wisconsin Humanities Council offers grants to historic property owners for projects that enhance the appreciation of important historic buildings. Preference is given to significant preservation projects in small communities with populations of less than 30,000.

- **Farmer's Market:** As discussed in the Agricultural Resource Recommendations section of this *Plan*, development of a local farmer's market would create a weekly attraction for Darien residents and the surrounding area to celebrate the Village's local agricultural heritage and encourage people to spend time in Darien.

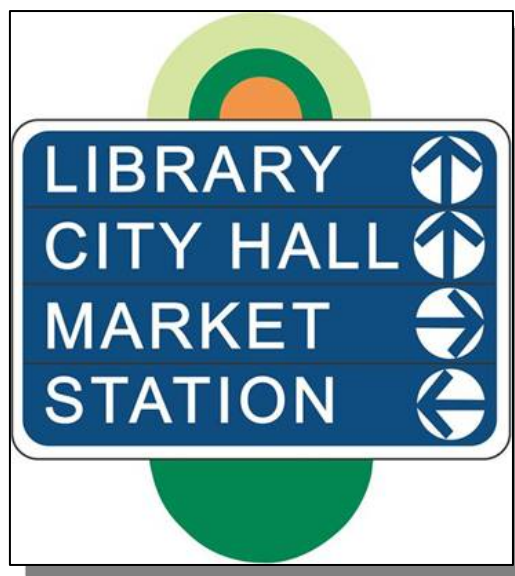


### **Design and Install Community-Wide Wayfinding Signage System**

Like many communities, Darien's historical downtown was built around the railroad. As a result, a great deal of Highway 14 traffic passes through the Village without every glimpsing the downtown or other Village amenities. Darien would greatly benefit from the design and installation of a community-wide wayfinding signage system that would direct visitors to the downtown and other key community destinations. This informal notification system may pique the interest of travelers who intended to just pass through—thereby unwittingly assisting in Village downtown revitalization and economic efforts.

The Village will develop a design theme for wayfinding signage to direct people to key destinations, such as the downtown, Village Hall, library, senior center, and community parks. Some guidelines to keep in mind when developing a community-wide wayfinding signage system include the following:

- Use the design theme to brand the community, suggesting both the Village's unique heritage and future opportunities.
- Ensure that once the signage system starts to provide directions to a destination, subsequent signs are also in place to get travelers to their destination.
- Include a short list of destinations that are of general public interest on each sign. Avoid using the signs to direct people to private businesses except in cases where they are an important destination in the Village (e.g. Industrial Park).
- Provide a font large enough and plain enough for drivers to read at a safe and comfortable distance, so that decisions on where and what direction to turn can be made well in advance.
- Do not put too much information on one sign.



### **Emphasize Darien's Small Town and Agricultural Community Character**

"Community Character" is a term often used to describe the way a community looks, feels, and functions. A community's character is related to much more than where land uses are located. Rather, it is a function of the relationships between the built environment, the natural environment, and the people who live in, work in, or visit the community. Communities are usually comprised of different, but ideally compatible, components (historic downtown, neighborhoods, employment centers, shopping districts, etc.) that make up their overall character.

Darien's community character is derived from its agricultural heritage. As Darien continues to grow, the community will be challenged to maintain and enhance its "small town" charm. Specifically, it will be important for the Village to attract types of land uses and destinations that contribute to this character. It will be important to apply standards that help ensure that new development and redevelopment projects have a positive impact on the way the community looks and feels to residents and visitors. Such standards should specifically address aesthetic components of development such as architecture and building materials; the thoughtful integration of parks, natural areas, and gathering spaces; and the preservation of inviting community entryways and historic and culturally significant features.

Identifying the characteristics that make small communities like Darien desirable places to live will help the Village better protect and build upon its cultural assets. More specifically, the Village of Darien will utilize the following guidelines to enhance and maintain its small town character:

- Discourage large-scale, generic commercial uses that tend to transform communities like Darien into "Anytown, U.S.A."
- Encourage land uses and building sizes and forms that celebrate and advance the area's agricultural heritage and future.
- Emphasize creating a walkable, pedestrian-friendly environment, with paths and sidewalks provided in all new developments.
- Orient commercial and mixed use buildings toward people and arrange to promote pedestrian access and maximize human interaction.
- Develop and encourage community gathering places in key locations throughout the Village.
- Include "traditional neighborhood" design standards in new neighborhoods (see the Housing and Neighborhood Development chapter).
- Emphasize compact development, maintaining a development radius that permits and encourages walking and biking—generally ½ mile to key destinations (e.g. the downtown, schools, and community parks).
- Support a mix of housing types to meet needs of varying demographics.
- Soften rough, pre-existing transitions between land uses wherever possible, such as where commercial dumpster or industrial loading docks are in plain view of housing.
- Blend compatible land uses, and encourage mixed use buildings in appropriate areas.





## CHAPTER FOUR: NATURAL RESOURCES

Knowledge of the location and variety of the Village’s natural resource base, especially environmental corridors, is critical in local planning decision making. Maintenance of environmentally sensitive areas and natural features is important for both the visual attractiveness of the community, as well as the integrity and sustainability of the environment. Further, communities throughout the world are embracing programs that emphasize community sustainability.

### A. LAND BASED RESOURCES

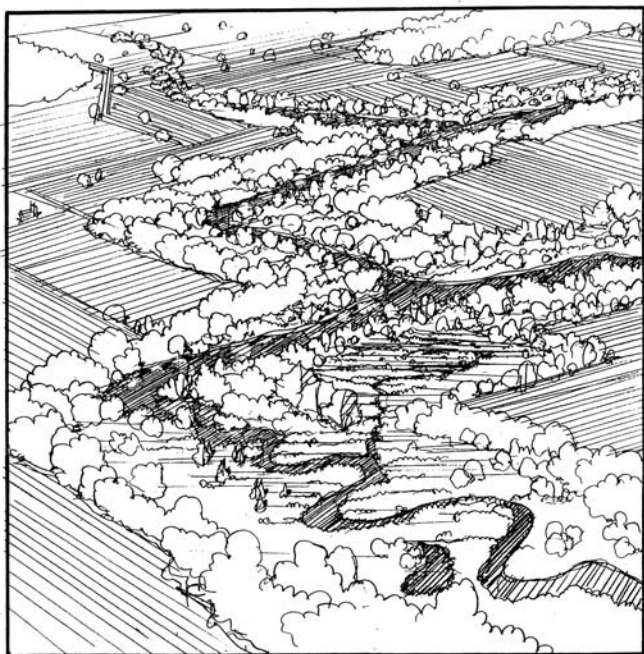
The following is a summary of natural resources within Darien and its planning area. Many of these features are also illustrated on Map 3.

#### Ecological Landscapes

An ecological landscape is defined as a region of Wisconsin characterized by a unique combination of physical and biological attributes such as climate, geology, soils, water, or vegetation. Different ecological landscapes offer distinct management opportunities based upon their levels of biological productivity, habitat suitability for wildlife, and presence of rare species and natural communities. The Village of Darien falls entirely within the Southeast Glacial Plains ecological landscape, which is largely composed of glacial materials deposited during the Wisconsin Ice Age. Today, vegetation in this ecological landscape consists primarily of cropland. Forests of maple-basswood, lowland hardwoods, and oak occupy approximately ten percent of land area.

#### Environmental Corridors and Isolated Natural Resource Areas

Environmental corridors are a composite of the best elements of the natural resource base, which generally occur in a linear pattern on the landscape. Almost all of the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodplains and shorelands are contained within these corridors. Environmental corridors provide linkages in the landscape for the movement of species and provide a buffer between natural and human communities. Isolated natural resource areas contain some of these resource elements but are separated physically from environmental corridors by intensive urban or agricultural land uses, and are at least five acres in size.



ENVIRONMENTAL CORRIDOR

**NATURAL RESOURCES  
RECOMMENDATIONS SUMMARY**

- Create a compact and efficient development pattern to minimize expansion into natural areas.
- Advance stormwater best management practices to protect surface and groundwater quality.
- Develop approaches to become a more sustainable and energy-conscious community.

Protection of environmental corridors and isolated natural resource areas from intrusion by incompatible land uses, and thereby from degradation and destruction, should be an essential planning objective for the preservation of open natural spaces. These corridors should be preserved and protected in essentially natural, open land uses.

### **Metallic and Non-Metallic Resources**

There are currently no metallic mining operations in the Darien area. There are, however, 30 non-metallic extraction sites operating in Walworth County, three of which are located in the vicinity of Darien. The Burdick-Baker and Amon-Whelan extraction sites are located in northeastern corner of the Town of Sharon, about two miles to the southeast of Darien. The Burdick-Keizer operation is located in the Town of Darien about four miles to the northeast of the Village. Both are outside of the Village's extraterritorial jurisdiction.

Under §295.20, Wis. Stats., landowners who want to register their property as a non-metallic mining deposit are required to notify each county, city, village and/or town that has zoning authority over their property. Registrations must be recorded at the County Register of Deeds in the county where the mineral deposit is located. State law limits the ability of a municipality or a county to rezone or otherwise interfere with the future extraction of a mineral resource from a registered non-metallic mineral deposit. It is important to note that zoning changes prohibiting mining on land registered as a marketable non-metallic mining deposit cannot take effect during the registration period. Registration is effective for ten years and renewable for an additional ten years. In addition, registration on property with active mining operations can be renewed for as long as mining is ongoing. Zoning changes may take effect after the registration has expired.

### **Soils**

As noted in Chapter Two, soil suitability helps to determine the best locations for agriculture. Soil suitability is also a key factor in determining the best and most cost-effective locations for new development. According to the Walworth County Soil Survey and soils inventories prepared by Southeast Wisconsin Regional Plan Commission (SEWRPC) for the greater Darien area, most of the soils that have a fluctuating or high water table, or are subject to ponding, overwash, or runoff hazard, are located in the southern and eastern portions of the planning area. Soils that are subject to flooding or overflow are most prevalent in the southern portion of the planning area, particularly along streams.

### **Steep Slopes and Topography**

Steep slopes are defined as having a 12 percent grade or greater. The land in and surrounding Darien consists mainly of flat to gently rolling terrain; steep slopes comprise only two percent of land within the Village of Darien. Rolling landforms in the planning area in and around the Village are basically glacial drift features. The most notable features are scattered hills throughout the planning area.

### **Wildlife and Rare Species**

Species of wildlife common to the southeastern Wisconsin region are rabbits, squirrels, woodchucks, raccoons, muskrats, and beavers. Larger mammals such as white-tailed deer, coyotes, and foxes also inhabit the region. Common bird species include cardinals, robins, woodthrushes, great blue herons, wrens, blue jays, cranes, hawks, and killdeer. According to the Wisconsin Department of Natural Resources (WisDNR), rare or endangered species have been found in numerous locations within Darien's municipal boundaries and within its extraterritorial jurisdiction. Aquatic rare and/or endangered species have been found in eastern and southern portions of the Village, while occurrences of both aquatic and terrestrial rare and/or endangered species have been found in the western side of the Village. Occurrences of terrestrial rare and/or endangered species have been found northwest of the Village along Turtle Creek, and to the east of the Village at the Town of Delavan's western boundary. Detailed information regarding the types and more precise locations of endangered animals, plants, and natural communities can be obtained by contacting WisDNR.

### **Woodlands**

Woodlands, which comprise approximately 47 acres within the Village, are generally located on the eastern side of the Village. Woodlands include a large area to the north of Darien Elementary and a large stand of mature trees just west of the Village and south of I-43. Existing woodlands that have not been broken up by residential development are invaluable to the Village's character and natural beauty. As such, remaining woodland areas should be preserved, and any development in and around them should take special care not to destroy these resources.

## **B. WATER BASED RESOURCES**

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Although the Village of Darien is not characterized by water-based resources, such as lakes or rivers, there are significant water resources in the planning area.

### **Drainage Basins, Watersheds, and Surface Waters**

The Village of Darien is located within Darien Watershed in the Lower Rock River Basin. Surface water in the area includes a series of unnamed ponds scattered along the eastern edge of the Village and an unnamed creek that is located along the southern edge of the Village. This creek flows southwest to connect with Darien Creek, which is a five-mile creek consisting of sand, gravel, and rock substrate with good water clarity. Fluctuating water levels limit fishing opportunities in Darien Creek; however, the Ozark minnow and slender madtom (both listed by WisDNR as threatened species) have been found in the Creek.

### **Floodplains**

The Federal Emergency Management Agency (FEMA) designates floodplains, which are areas predicted to be inundated with flood waters in the 100-year storm event (e.g. a storm that has a one percent chance of happening in any given year). There are no floodplains within Village's municipal boundary. Flood hazard areas in the vicinity are located primarily along Turtle Creek in the northernmost part of the planning area, and along Little Turtle Creek in the southwestern portion of the planning area.

### **Groundwater**

One hundred percent of the Village of Darien's municipal water originates from groundwater. Groundwater is comprised of the portion of rainfall that does not run off to streams or rivers and that does not evaporate or transpire from plants. This water percolates down through the soil until it reaches the saturated zone of an aquifer. Drinking water in the basin comes from three main groundwater aquifers; the sand and gravel, dolomite, and sandstone aquifers. Consumer confidence reports issued by WisDNR demonstrate that Darien's drinking water quality is good, with no violations of disinfectant byproduct or inorganic compound contaminants. In the rural areas located throughout Walworth County, however, a potential groundwater contaminant is nitrate-nitrogen, which can come from improperly functioning on-site wastewater systems, animal feedlots, livestock waste facilities, sludge and septage application, lawn and agricultural fertilizers, and decaying plant debris.

### **Wetlands**

Wetlands are important ecological features that help protect and enhance a region's water quality by preventing pollutants from reaching lakes, rivers, streams, and groundwater. Wetlands protect shorelines from erosion and reduce potential flood damage by storing and infiltrating runoff from rain storms and snow melt. Additionally, wetlands provide critical habitat for many native plant and animal species. According to SEWRPC's Land Use Inventory, wetland habitats comprise less than one percent of the Village's total land area.

## **C. NATURE-BASED RECREATIONAL RESOURCES**

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Southeastern Wisconsin and Walworth County are home to a wealth of outdoor recreational opportunities. The following is a list of state parks, wildlife areas, natural areas, and county parks that are located near and are easily accessible from the Village of Darien.

- The **Kettle Moraine State Forest—Southern Unit** is a 30-mile stretch of unaltered forestland extending from the Village of Dousman nearly to the City of Whitewater. The forest consists of more than 20,000 acres of glacial hills, kettles, lakes, prairie restoration sites, pine woods, and hardwood forests.
- The **Turtle Creek Wildlife Area** is a 1,035-acre property located in western Walworth and eastern Rock Counties. This property straddles four areas of Turtle Creek within a ten-mile segment of the waterway, beginning just west of CTH P outside of the City of Delavan. The habitat consists of sedge meadow, shrub carr, hardwood forest, and small prairie remnants. Large fall and winter concentrations of Canada

Geese can be seen at Turtle Creek. It is also home to a number of rare fish and reptile species. Permitted activities include wildlife viewing, hiking, fishing, paddling, hunting, trapping, and berry picking.

- **Natureland Park**, located in the Town of Richmond to the north of Darien, is a 122-acre Walworth County Park featuring hiking trails and observation areas to view the Kettle Moraine terrain. Facilities include a large cedar log cabin, restrooms, picnic areas, and pavilion.
- **Price Park Conservancy**, located at the intersection of Interstate 43 and Hodunk Road, this Walworth County Park consists of wetland plant communities, open field grasslands, wildflowers, walking trails, and other nature-based educational resources. The park was established when approximately 66 acres were donated by Merle and Thomas Price; and a second acquisition of 49 acres includes the Mathilde Schreiner Woods.
- Other natural areas in Walworth County that are easily accessible from Darien include the White River State Trail, Beulah Bog, Lulu Lake, Young Prairie, Pickerel Lake Fen, Clover Valley Fen, and Bluff Creek. Additional information on these natural areas can be obtained from the WisDNR website.

## **D. NATURAL RESOURCES GOALS, OBJECTIVES, AND POLICIES**

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### ***Goal***

- [a]. Preserve natural resources and advance community sustainability for the benefit of present and future generations.

### ***Objectives***

- [a]. Protect environmental corridors and isolated natural areas from new development.
- [b]. Embrace a concerted initiative to become a more sustainable and energy-conscious community.

### ***Policies***

- [a]. Utilize subdivision review authority to protect environmental corridors and natural resource areas within the Village and its extraterritorial area.
- [b]. Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.
- [c]. Protect groundwater by requiring new development to provide adequate on-site stormwater management facilities using stormwater best management practices.
- [d]. Support sustainable development practices that promote the preservation of natural resources and lead to a more energy efficient/renewable energy community.
- [e]. Cooperate with WisDNR to protect wildlife habitat, particularly rare and endangered species.
- [f]. Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.
- [g]. Work with Walworth County, neighboring municipalities, State and Federal agencies, and property owners to encourage an orderly, efficient development pattern that preserves natural resources, minimizes conflicts between urban and rural land uses, and prevents erosion.
- [h]. Discourage the establishment of new mineral extraction operations within the Village limits, except where they are associated with a development project on the same site and are operated according to safe and clean standards.

## E. NATURAL RESOURCES PROGRAMS AND RECOMMENDATIONS

This *Plan* recognizes the importance of natural resource management in the comprehensive planning process. The following recommendations aim to preserve and protect natural resource features within and around the Village.

### **Promote a Compact Development Pattern**

The Village will, through this *Plan*, promote a more compact development pattern, focusing on techniques that minimize the amount of land required for additional growth such as infill development, redevelopment, and smaller lots sizes. A compact development pattern will benefit regional water quality (see call-out box), facilitate the use of alternative forms of transportation (e.g. walking, biking, neighborhood electric vehicles), will help keep development out of productive agricultural areas, and will be less expensive to serve with public utilities and services.

### **Advance Stormwater Best Management Practices (BMPs)**

The Village will promote progressive stormwater management approaches to mitigate the negative impacts stormwater can have on waterways and downstream properties. Traditional stormwater management practices attempt to carry water away from a developed site as quickly as possible after a storm or hold water on-site in constructed ponds. Alternatively, stormwater BMPs aim to control runoff volume by managing precipitation as “close to where it hits the ground” as possible, thereby facilitating infiltration of precipitation into groundwater and evaporation of water back into the atmosphere. This approach decreases peak stormwater quantities and improves the overall quality of the stormwater that does enter streams and lakes. BMPs for stormwater quality may include any or all of the following strategies:

- **Maximize permeable surface areas.** This technique reduces the impervious footprint of development sites and breaks up large paved areas with permeable surfaces and/or natural ground cover and vegetation. The impacts of stormwater runoff are far more effectively managed by natural systems, such as wetlands and forest ecosystems, than by pervious ground cover that has been altered by construction or other human impacts (e.g. front lawns). Where paved surfaces are necessary, these areas should be graded so they drain to infiltration areas. This approach also includes the incorporation of narrower street widths into neighborhoods and the development of smaller lots, which are typically associated with less impervious surface per lot (e.g. less street frontage needed per lot).
- **Incorporate progressive construction site erosion control practices.** If not managed properly, construction sites generate a significant amount of sediment runoff. Under State law, erosion control plans are required for all construction sites that are larger than one acre. Progressive erosion control

### **URBAN DENSITY AND WATER QUALITY**

Urban development has negative impacts on water quality by decreasing natural ground cover and increasing the amount of stormwater runoff that enters streams and lakes. Water bodies can become impaired when just ten percent of the adjacent land is impervious. As a result, some communities have concluded that lower-density development patterns will have less of an impact on water quality by spreading out development and allowing for more pervious surface around and between buildings, roads, driveways, and parking lots.

However, when the quantity of stormwater runoff in a given area is measured per building, versus per acre, higher density developments generate less stormwater runoff than lower density developments and consequently have less of a negative impact on the overall watershed (see USEPA report “Protecting Water Resources with Higher Density Development”).

Nevertheless, it should be recognized that with denser development comes localized increases in impervious surfaces, which, over time will contribute to the impairment of waterways. Therefore, in addition to promoting compact development patterns, communities should take additional measures to mitigate the impacts of stormwater runoff.

systems should be components of new development sites such as include providing silt fencing surrounding the construction project, minimizing the amount of land area that is disturbed throughout the construction process, and quickly reestablishing displaced vegetation. The Village will enforce erosion control ordinances for the protection and continued improvement of water quality.

- **Include infiltration and retention areas.** Where stormwater basins are necessary to effectively manage runoff, such basins and associated conveyance routes should be carefully integrated into the surrounding development pattern and should incorporate native vegetation whenever possible to ensure the aesthetic and functional integrity of the site. Other possible infiltration techniques include:
  - Rain gardens: A rain garden is a landscaping feature that is designed, located, and installed for the purposes of capturing stormwater runoff and allowing it to infiltrate back into the ground.
  - Rain Barrels: A rain barrel collects and stores water that drains from rooftops to prevent it from running off-site. A hose connected to the barrel can be used to water the lawn or garden, or to wash the car.
  - Green (vegetated) roofs: Green roofs effectively act like sponges, absorbing water from rain storms that would otherwise run off the roof. Green roofs also function as filters, removing pollutants from rainwater.
  - Vegetated buffer strips and berms: Locating areas of vegetation either alone or in combination with landscaping berms around properties helps restrict the off-site flow of water. Also, the addition of organic material to soil aids in the decomposition and filtration of pollutants.

### **Develop an Approach to Community Sustainability**

Sustainability is not a stand alone concept—it is linked not only to the natural environmental, but also to equitable housing and transportation, economic health, and a community’s identity. It is this interconnected quality that makes sustainability challenging to achieve, but it also makes sustainability beneficial to all. The multiple components of sustainability are shown in the pie graphic on the following page. Because sustainability touches many facets of community planning—sustainability concepts, goals, policies, and recommendations are woven throughout each chapter of this *Comprehensive Plan*.

The most successful approach to achieving community sustainability generally involves multiple players—from the Village decision-makers and staff, to private and non-profit entities, to the development and building community, to residents. Moving the Village toward sustainability will require not only a wide-spread community “buy-in” to engage multiple players—but also substantial education and outreach activities to increase community support and establish a common understanding of what sustainability means for Darien.

The following steps outline a comprehensive approach for achieving a more sustainable community.

#### **WHAT IS SUSTAINABILITY?**

The term sustainability refers to a community’s capacity to support the long-term health and welfare of its natural and man-made environment, as well as all forms of life that depend on that environment. A sustainable community is focused not only on protecting natural resources, but also on ensuring a high quality of life for all residents. To achieve an increased level of sustainability, a community must recognize the interconnectedness of all things, as well as the impact their actions have on the greater region and the world.

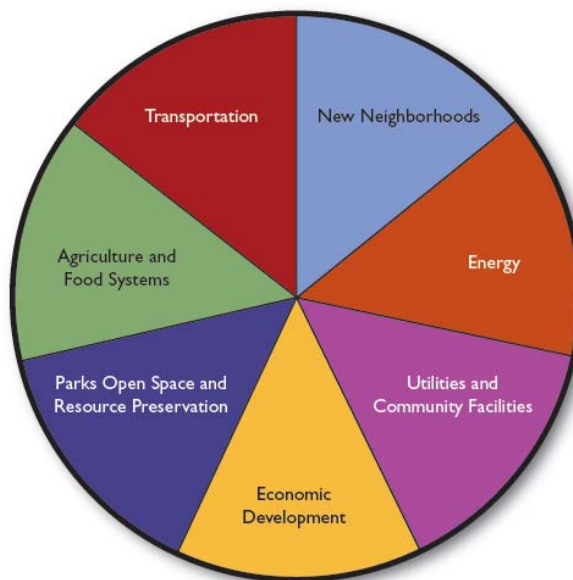
A community can advance sustainability through a variety of strategies such as seeking out opportunities to reduce non-renewable energy consumption and waste; promoting comprehensive transportation networks and services; ensuring a variety of housing options; investing in a strong, diversified economy; supporting development that preserves high-quality farmland and complements the natural environment; and generally by developing comprehensive solutions to complex issues.

**Step 1. Declare sustainability as a community-wide priority.** This may be done through resolution by the Village Board.

**Step 2. Serve as a model to the community for sustainable practices through municipal operations, infrastructure, and planning.**

To effectively serve as a model and guide public and private sustainability initiatives, the Village may promote any or all of the following municipal-level sustainability strategies:

- Enable the development community to incorporate sustainable building and site design by minimizing hurdles and maximizing incentives.
- Develop modern zoning and subdivision standards to address on-site renewable energy generation such as wind, solar, and geothermal.
- Design and construct new Village buildings with an emphasis on energy-efficiency and natural, locally sourced building materials.
- Encourage energy-efficient building and site design for new development and redevelopment projects.
- Identify opportunities for converting waste to energy (e.g., utilizing an anaerobic digester to convert organic waste from agricultural uses, residences, and businesses into methane gas).
- Advance stormwater infiltration through encouraging the use of Best Management Practices such as rain barrels, infiltration swales, pervious pavement, rain gardens, and green roofs.
- Modernize the Village's municipal fleet with hybrid, electric, or biodiesel vehicles and permit the use of neighborhood electric vehicles on local streets.
- Enhance opportunities for walking and biking for both recreation and transportation—this can be done in part through Traditional Neighborhood Design (TND) (see the Housing and Neighborhood Development chapter).
- Seek opportunities to increase access to local and sustainable food options.
- Promote economic development strategies that capitalize on the place-based assets and inherent competitive advantages of the Village.
- Support and encourage local businesses to maximize reinvestment in the community.
- Continue to provide a diversity of family-supporting jobs within the Village.



**Sustainability Components**

**Step 3. Promote private sector sustainability strategies and initiatives.**

The above are specific approaches that the Village may initiate to promote the concept of sustainability in Darien. However, not all sustainability initiatives are intended to be led by the Village. The private sector can play a key role in advancing sustainability by assuming a position as a role model for the community. To develop a more focused approach to achieving sustainability, the Village will encourage private entities to:

- Incorporate sustainable practices and operational policies into the company's business model.
- Develop incentive programs for workers to engage in more sustainable personal practices such as participating in a live-near-your-work program, purchasing a fuel efficient vehicle, commuting by bicycle, and carpooling.
- Develop a company newsletter featuring articles about the company's sustainable projects and initiatives.

**Step 4. Encourage Village-wide sustainable practices through education and outreach.**

Educational and outreach programs will not only help the Village engage the public and provide information, but also establish the level of community support for specific community-wide sustainability initiatives and activities. The following techniques and approaches to educate community members have been successfully utilized in other communities.

- Working with educational institutions and the media to promote education and outreach on the need for and benefits of sustainable approaches.
- Communicating conservation initiatives through various media outlets. The use of websites, internet-based networking (e.g. facebook, twitter, blogs), cell phone text message trees, radio and television public service announcements, newspapers, and other print publications can provide low-cost media coverage and reach varied audiences.
- Hosting educational programs such as workshops, study circles, seminars, and informal community events. Examples could include how-to workshops on rain barrels, composting, gardening, energy efficiency, or bicycle commuting. Community sponsored educational seminars featuring field experts (e.g. experts in energy, stormwater management, farming, natural resources, etc.) could foster greater understanding of complex systems and encourage participation in sustainability programs.
- Formalizing the above strategies into a system and ethic of community sustainability—reference the publication “Toward a Sustainable Community: A Toolkit for Local Government,” prepared by UW-Extension for local governments as a tool to improve the efficiency of their municipal departments, both in terms of impact on the environment and government spending.

### **Map 3: Natural Features**



## CHAPTER FIVE: TRANSPORTATION

This chapter guides the future development and maintenance of various modes of transportation in the Village of Darien. This chapter also compares the Village's transportation policies and programs to State and regional transportation plans as required under §66.1001, Wisconsin Statutes.

### A. TRANSPORTATION NETWORK

Transportation access is a key component of community health and growth because it facilitates the flow of goods and people. Darien is well connected to the region by the Interstate network—other transportation systems, such as freight rail and airport service, are easily accessible to the Village.

#### Roadways

Interstate 43 is located along the Village of Darien's northern border, and provides crucial interchange access at U.S. Highway (USH) 14. I-43 serves as a regional, controlled-access facility within Wisconsin, connecting Milwaukee and Beloit. USH 14 connects Darien to State Trunk Highway (STH) 11 to the north, and the Village of Walworth and Harvard, Illinois, to the south. USH 14 also serves as a primary north-south arterial roadway in the Village.

County Trunk Highway (CTH) X connects Darien to the City of Delavan to the east and Allen's Grove to the west. CTH X also serves as a primary east-west arterial roadway for the Village. CTH C/Foundry Road provides a north-south connection for local traffic on the west side of the Village. This roadway is currently improved to rural standards—improvements to suburban collector standards would not only benefit Village of Darien users, but also residents of Sharon seeking a more direct route to I-43.

Darien's local road system consists of both rural and urban roadway sections. The majority of the developed portions of the Village, with the exception of the downtown area and newer subdivisions, are comprised of rural cross-section roadways which do not include curb and gutter.

#### TRANSPORTATION RECOMMENDATIONS SUMMARY

- Implement the road and other recommendations shown on the Transportation and Community Facilities Map (Map 4).
- Collaborate on successful completion of the Highway 14 reconstruction and a truck route/collector road along the Village's west side.
- Strive to become a "bicycle friendly" community through a bike route system and other efforts.

#### ROAD FUNCTIONAL CLASSIFICATION SYSTEM

WisDOT's functional classification system groups roads and highways according to the level service they offer. The purpose is to enhance travel efficiency by designing streets to the standards suggested by their functional class. The four main functional classes include:

- **Principal Arterials:** Serve longer inter-urban type trips and traffic traveling through urban areas, including interstate highways and other freeways.
- **Minor Arterials:** Provide intra-community continuity and service trips of moderate length, with more emphasis on land access than principal arterials.
- **Collectors:** Grant both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These roadways collect traffic from local streets in residential neighborhoods and channel it onto the arterial system.
- **Local Streets:** Provide direct access to abutting land and access to collectors. Local roads offer the lowest level of mobility. Through traffic movement on this system is usually discouraged.

**Rail**

Freight rail service is provided by Wisconsin and Southern Railroad with a spur line that passes through Darien and connects to Bardwell and Elkhorn. An abandoned rail line is located to the southwest of the Village between I-43 and CTH X.

The nearest commercial passenger rail service is the Amtrak Hiawatha service line between Milwaukee and Chicago. The train stations nearest Darien are located near the City of Racine, Mitchell International Airport, and in downtown Milwaukee. In addition, Chicago's Metra commuter rail service extends as far west as Harvard, Illinois—only a 20-minute drive from Darien.

**Airports**

Larger air carrier and passenger facilities are located approximately one hour's drive to the south of the Village in Rockford, Illinois, at the Chicago Rockford International Airport. The Chicago-O'Hare International Airport is also easily accessible to residents of the Village and offers 56 passenger carriers that operate out of 178 gates. In 2006, more than 76.5 million passengers flew out of O'Hare. General Mitchell Field in Milwaukee, known as "Chicago's 3rd Airport," is located about 50 miles east of Darien. General Mitchell is the largest airport in Wisconsin with 13 airlines, 42 gates, and roughly 252 daily departures and arrivals.

**Public Transportation and Para-Transit**

Public bus service is not currently provided in the Village of Darien; however, Walworth County operates a summer bus route that serves neighboring communities of Elkhorn, Delavan, Fontana, Williams Bay, and Lake Geneva from Memorial Day to Labor Day.

Three park and ride facilities and rideshare programs are available to residents in Walworth County. The closest is the Elkhorn Park and Ride Lot. Another option for Darien residents is Wisconsin Department of Transportation's (WisDOT) free rideshare program. The program matches individuals residing in Southeastern Wisconsin based on origins, destinations, and work hours, and is available for those commuting to northern Illinois. Vanpool options are also available to residents who commute to Madison.

Walworth County Health and Human Services provides on-demand transportation services to County residents age 60 and above and to disabled persons for medical appointments.

**Truck and Water Transportation**

Interstate 43 and USH 14 have been designated by WisDOT as heavy truck routes. STHs 11 and 50 are designated access routes for vehicles up to 75 feet in length. This provision allows tractor/semi-trailer combinations access to locations within 15 miles of 75-foot restricted routes to reach fuel, food, maintenance, repair, rest, staging, and points of loading/unloading. Loads are limited to 13,000 pounds. There is no waterborne freight or passenger transit in the in the Village.

The Village has noted that trucks traveling along the designated truck routes through the Village, particularly those trucks turning onto CTH X from USH 14, have negatively affected traffic flow and safety at that intersection. As an alternative, Village staff has identified a preference for an alternative truck route to be established that would originate from USH 14 north of Madison Street, traverse south on Badger Parkway, then westerly to connect with Foundry Road. This recommendation is depicted on the Transportation and Community Facilities Map. Development of this alternative truck route would provide logical access to existing and planned industrial development.

## **B. REVIEW OF LOCAL, STATE, AND REGIONAL TRANSPORTATION PLANS**

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The following is a review of local, State, and regional transportation plans and studies related to Darien. The transportation recommendations of this *Plan* are consistent with these plans.

### **Walworth County Highway Improvement Program**

Walworth County maintains a highway improvement program that designates funding for highway repair and construction projects to occur within the county over a ten-year time period. Projects related to the Darien planning area include:

- Bridge repair of CTH X over Little Turtle Creek.—2009.
- Improvements to CTH X from USH 14 to the Rock County line—2016 to 2017.

### **Six-Year Highway Improvement Program for Southeast Wisconsin: 2008-2013**

WisDOT maintains a six-year improvement program for State and Federal highways within the Southeastern Region. The State highway system consists of 743 miles of interstate freeways and 11,773 miles of State and U.S. marked highways. Within the Darien planning area, the following projects are planned:

- Preventative maintenance and reconstruction of a 14-mile stretch of USH 14 running through the Village of Darien. This project will include the construction of a roundabout at the intersection of USH 14 and CTH X, as well as replacement of drainage tile along a two-mile stretch of the highway. This project is expected to commence in 2010 with an anticipated completion in 2013.
- Improvement and preventative maintenance activities to I-43 from the Rock County line to USH 12. This work is expected to commence in 2009.

### **Transportation Improvement Program for Southeastern Wisconsin: 2009-2012**

SEWRPC maintains a Transportation Improvement Program (TIP), which provides a comprehensive listing of all arterial highway and public transit improvement projects proposed to be carried out by State and local governments over the next four years (2009-2012). The TIP covers projects in the seven-county Southeastern Wisconsin Region, which includes Walworth County. Listed TIP projects relative to Darien include those listed above under WisDOT's Six-Year Highway Improvement Program.

### **Regional Transportation System Plan for Southeastern Wisconsin: 2035**

Adopted by the Southeastern Wisconsin Regional Plan Commission in 2006, the Regional Transportation System Plan 2035 serves as component of the Wisconsin Department of Transportation long range transportation plan. The plan addresses arterial road, rail, surface transit, regional bicycle and pedestrian facilities, and systems and demand management through the year 2030. The plan proposes the widening of USH 14 to four lanes from Rock County, through Darien, to the Village of Walworth. The plan also recommends reconstruction of CTH C and identifies a new connector road from USH 14, just south of the I-43 interchange, to Foundry Road. A similar recommendation is reflected on this *Plan's* Transportation and Community Facilities Map. In southern Walworth County, the plan recommends a corridor study be performed to determine the feasibility of a potential future commuter rail to Chicago originating in the Village of Walworth.

### **Connections 2030: Wisconsin's Long-Range Transportation Plan**

This multi-modal transportation plan aims to meet State transportation needs of the 21<sup>st</sup> century by focusing on strategies to maintain and enhance the State's transportation system, and to support future mobility and economic growth. Key elements of this plan include: ensuring safety and security; preserving the existing and future transportation system; optimizing investment in the system for continued safety, enhanced mobility, and efficiency; responding to local, regional, national, and international economic trends to maintain State economic competitiveness; and providing users with transportation choices. The policies in this plan will aid transportation decision-makers when evaluating transportation programs and projects.

**Wisconsin Bicycle Transportation Plan: 2020**

This plan presents a blueprint for improving conditions for bicycling, clarifies the WisDOT's role in bicycle transportation, and establishes policies for further integrating bicycling into the current transportation system. While there are no Darien-specific recommendations, the plan map shows existing State trails and future "priority corridors and key linkages" for bicycling along the State Trunk Highway system in Wisconsin.

**Wisconsin Pedestrian Plan Policy**

In 2001, the State adopted a Pedestrian Plan that highlights the importance of maintaining and expanding walking and pedestrian facilities throughout the State. The plan outlines measures to increase walking and promote pedestrian comfort and safety. It also provides a policy framework addressing pedestrian issues and clarifies WisDOT's role in meeting pedestrian needs.

**C. TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES**

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***Goal***

- [a]. Provide a safe, convenient, and efficient "multi-modal" transportation system.

***Objectives***

- [a]. Coordinate transportation system improvements with land use planning and development decisions and with regional transportation plans.
- [b]. Divert truck and through traffic in and around the Village to lessen its negative impacts.
- [c]. Maintain a comprehensive system of bicycle and pedestrian facilities in the Village.
- [d]. Utilize the Village's official mapping authority within the Village limits and its extraterritorial area.

***Policies***

- [a]. Divert high volume and truck traffic around residential neighborhoods and minimize route lengths for such traffic wherever possible.
- [b]. Discourage the creation of cul-de-sacs except where topography or existing development precludes a through street.
- [c]. Provide safe and convenient access, connecting neighborhoods with employment centers, schools, recreation areas, and community facilities.
- [d]. Encourage shared parking facilities between complimentary land uses wherever possible.
- [e]. Ensure that all pedestrian crossings at major intersections are properly designed to provide maximum safety to those crossing the street.
- [f]. Ensure that schools, parks, playgrounds, and community facilities are well-connected by sidewalks and bicycle routes or trails.
- [g]. Protect and improve the visual quality of major community thoroughfares by enforcing signage, landscaping, and property maintenance regulations, particularly along Highway 14 and in conjunction with the Highway 14 reconstruction project.
- [h]. Cooperate with Walworth County and neighboring towns to establish a regional recreational trail system that focuses on the Turtle Creek corridor and provides activities such as hiking, biking, cross country skiing, and snowmobiling.
- [i]. Develop a bicycle route system internal to Darien that connects key destinations (e.g. parks) and connects Darien to other community and natural areas like the Turtle Creek Wildlife Area.
- [j]. Collaborate with Walworth County to establish a bus stop in Darien for the County's summer bus route and support the County's on-demand transportation service for elderly and disabled residents.

## D. TRANSPORTATION PROGRAMS AND RECOMMENDATIONS

The following transportation recommendations are intended to provide guidance and specific guidelines for the design, construction, and maintenance of the Village's transportation system.



### **Apply for Transportation Enhancement Funding Associated with the Highway 14 Reconstruction Project**

The Wisconsin Department of Transportation administers several programs to fund projects that enhance community transportation facilities and promote multi-modal transportation options. The Village will investigate potential funding programs to install transportation enhancements (TE) or incorporate community sensitive design (CSD) improvements in conjunction with the USH 14 reconstruction project.

Potential funding opportunities are described below. As an example CSD or

TE project, the Village could pursue the construction of a Darien Welcome Center. A welcome center, in conjunction with the establishment of a community-wide wayfinding signage system discussed in the Cultural Resources chapter, would facilitate numerous Village initiatives identified elsewhere in this *Plan*, such as downtown revitalization and enhancement, promotion of agricultural tourism in the community, and development of a community image/marketing campaign (see also Economic Development chapter). As an example BPPF project, the Village may seek funding for sidewalks and bicycle friendly facilities to promote the Village as a “pedestrian and bicycle friendly community” (see recommendation on the following page).

### **FUNDING OPPORTUNITIES:**

**Local Transportation Enhancement (TE) and Bicycle and Pedestrian Facilities (BPPF) Programs:** TE provides funding for activities that would “enhance” traditional highway facilities. BPPF, administered under the TE program, provides funding for projects that provide facilities or educational activities for bicycle and pedestrians. Each program provides federal funding for up to 80 percent of the total project cost with the local match of at least 20 percent. Examples of eligible projects appropriate for implementation in the Village of Darien include:

- Establishment of a tourist/welcome center along a highway.
- Preservation of historic structures along a highway.
- Installation of bicycle and pedestrian facilities.
- Provision of safety and educational activities for pedestrians and bicyclists.
- Landscaping and other scenic beautification of highway corridors.

**Community Sensitive Design (CSD):** This program provides between 1 and 5 percent of the total cost for major state highway construction/ reconstruction projects to local communities for “community sensitive design.” CSD is defined by projects that are both visually and environmentally compatible the community setting, as well as engineered to be functional and safe.

### **Promote Foundry Road/CTH C as a Western Collector**

U.S. Highway 14 is a major route that connects the Village of Darien to Interstate-43 to the north, Janesville to the east, and Harvard, Illinois, to the south. However, this integral roadway poses negative affects for the Village. Heavy vehicular traffic, particularly semi truck traffic, traveling through the Village creates considerable congestion and safety issues for bicycles and pedestrians. This is most prevalent at the intersection of USH 14 and CTH X. In addition, the Village of Sharon, located seven miles south of Darien, currently accesses I-43 via CTH X to USH 14—an indirect route that further exacerbates traffic volume on USH 14.

For these reasons, the Village has identified a desire to establish an alternative route to filter a portion of this heavy traffic to the west side of the Village. Two alternative Western Collector routes are depicted on the Transportation and Community Facilities Map. Each option ultimately directs southbound traffic to Foundry Road/CTH C. Foundry Road/CTH C provides an important north-south connection for local traffic, including heavy truck traffic on the west side of the Village. This route is also a preferred alternative for residents of Sharon traveling north but wishing to bypass Darien.

Option 1 would direct heavy truck traffic traveling south onto Badger Parkway, west on West Madison Street, and south on Foundry Road. Option 2 would direct heavy truck traffic traveling south onto Badger Parkway onto a new roadway through the Village's Industrial Park, then west to Foundry Road/CTH C. SEWRPC has also identified a western collector route in its Regional Transportation System Plan for Southeastern Wisconsin: 2035. Regardless of the preferred option, improvements to Foundry Road to bring it up to urban standards would be required, including an at-grade rail crossing.

The following steps are advised to implement this recommendation:

1. Reserve the route's right-of-way on the Village's Official Map.
2. Initiate discussions with the Town of Darien regarding improvements to Foundry Road/CTH C.
3. Work with WisDOT to reduce the number of private driveway access points along Foundry Road/CTH C.
4. Install an improved rail crossing on Foundry Road, upgrade existing streets, including Foundry Road, and construct new segments of roadway along the proposed route with assistance from State and Federal funding sources.
5. Work with WisDOT and the Town of Darien to designate the route as an official designated truck route.

### **Implement the Recommendations of the Transportation Map**

The major transportation recommendations of this *Plan* are depicted on the Transportation and Community Facilities Map (Map 4). In addition to the proposed Western Collector, as listed above, the primary transportation recommendation is the development of a future collector ring road. This ring road would serve new residential areas associated with the development of planned neighborhoods as shown on the Future Land Use Map (Map 6). Specific development proposals and detailed traffic engineering may justify adjustments to this roadway as shown on Map 4, including changes in the alignment and intersection points of the proposed collector road.

### **Make Bicycle and Pedestrian Friendly Improvements**

The Village intends to become a more bicycle and pedestrian friendly community by promoting the installation of new bicycle and pedestrian facilities including on-street bicycle routes, off-street recreational trails, and installation of sidewalks on both sides of the street in all future subdivisions.

#### **FUNDING OPPORTUNITY:**

**WisDOT Safe Routes to School:** WisDOT provides federal funds ranging from \$10,000-\$200,000 to promote bicycling and walking to school by students in kindergarten through 8<sup>th</sup> grade. Funding may be used for infrastructure improvements, educational activities, or promotion.

Proposed bicycle routes are shown on the Transportation and Community Facilities Map (Map 5). These bicycle routes were established based on WisDOT designations of roadways with the most favorable conditions for bicycling and Delavan's proposed bicycle route/trail system. On-street bicycle routes include Old Highway 89, Foundry Road/CTH C, West Madison Street, Sweet Road, portions of CTH K, Creek Road, and a proposed recreation trail to follow Turtle Creek. This proposed on-road bicycle network will connect with Delavan's proposed routes.

In general, streets should be planned, developed, or retrofitted with the expectation that they will be used to a certain extent by bicycles. When traffic volumes and vehicular speeds are low, on-road bike traffic is generally acceptable without extra street width or designated bike lanes. When vehicular traffic volumes are higher, signed and striped bicycle lanes (to feet wide) and/or off-street paths are preferred.

Off-street bike paths are often preferred where recreational traffic is heavy, and where multiple uses (walking, in-line skating, biking) are anticipated or encouraged. Off-street paths are generally ten feet in width. Over the planning period, the Village will consider if and where off-street paths would be appropriate.

The Village intends to apply for WisDOT Bicycle and Pedestrian Facility Program (BPF) funds to implement the proposed bicycle facilities. (See the Cultural Resources Chapter for more information on the BPF program).

### **Prepare an Official Map**

The Village would benefit from the preparation of an Official Map to reserve land for future roadways, bicycle routes, and recreation trails. See description of an Official Map shown right.

### **Continue to Prepare Annual Maintenance Inventory**

The Village will continue to prepare an annual inventory of maintenance and improvement projects for all public streets, sidewalks, and pathways in the community. At the completion of the annual inventory, the Village will prioritize improvements based on the level of maintenance required and respective costs for such improvements. Priority projects should be integrated into the Village's Capital Improvement Budget, discussed in the Utilities and Community Facilities chapter.

#### **WHAT IS AN OFFICIAL MAP?**

An Official Map is a plan implementation tool authorized under Wisconsin Statutes (Section 62.23(7)) for adoption by cities and villages. An Official Map is not the same as a "chamber of commerce"-type road map. It is actually a city or village ordinance that may be used to show alignments of future roads, expanded rights-of-way for existing roads, and other planned public facilities like trails and parks. When land development is proposed in an area of a facility shown on the adopted Official Map, the city or village may obtain or reserve land for that future facility through public dedication, public purchase, or reservation for future purchase.

Cities and villages generally use Official Maps to show future highways and bypasses, other future arterial and collector streets, and suggested wider rights-of-way for some existing major streets. Official Maps generally show desired right-of-way widths for all future new and expanded roads, but do not show road improvement standards like pavement width or sidewalks. Official Maps rarely show planned minor streets, as their locations are usually difficult to determine in advance of development.

Wisconsin Statutes attach some unique authority to Official Maps. For example, a city or village may require that no building permits be issued within land shown for a future public facility on its Official Map. Additionally, a community may require that no subdivision or land division may be recorded unless its arrangement conforms to the Official Map. These and related provisions may apply within both the municipal limits and within the city's or village's extraterritorial jurisdiction.



**Map 4: Transportation and Community Facilities**



## CHAPTER SIX: UTILITIES AND COMMUNITY FACILITIES

This chapter of the *Plan* guides the future maintenance and development of utilities and community facilities within the Village of Darien.

### A. EXISTING UTILITIES AND COMMUNITY FACILITIES

#### Village Administrative and Public Works Facilities

Darien’s Village Hall is located at 20 North Wisconsin Street. Presently, the Village’s Administrative Offices are located in a leased building next door to Village Hall. The daily operations of the Village of Darien and the water and sewer utility are handled in this facility. The Village’s Public Works building is located at 323 West Madison Street. Both the Administrative and Public Works facilities are currently operating at maximum capacity. Village staff has identified a need to upgrade these facilities to address space and modernization needs.

#### Police Department

The Darien Police Department, also located at 24 N. Wisconsin Street in the downtown, provides 24-hour police protection. The Police Department maintains three marked squad cars equipped with high band and 800 MHZ radio equipment, radar equipment, cages, digital cameras, flares, and equipment necessary for the investigation of accidents and crime scenes. Each squad is equipped with life saving devices such as oxygen, defibrillators, and first-aid supplies necessary to render aid as a first responder. According to the 2007 Village of Darien Police Department Annual Report, the Department believes that it requires eight full-time officers and one Police Chief to provide the appropriate service level for the Village’s population and the average annual number of calls for service related to complaints and incidents. Currently, the Village employs six full-time offices, six part-time officers, and an administrative secretary.



#### Fire Department and Emergency Medical Services (EMS)

The Darien Fire Department, located at 311 Westbound Lane (adjacent to the Public Works facility), is jointly owned and provides fire protection to the Village of Darien and Town of Darien. The Department is served by 15 volunteer fire fighters who respond to approximately 200 to 250 calls per year. The Department is equipped with a fire engine and two ambulances.

The existing fire station is operating at maximum capacity. According to a 2005 Public Facilities Needs Assessment, a new or expanded fire station, including space to accommodate apparatus and

emergency medical units, is recommended to remedy existing deficiencies and provide for future population growth. A new fire station facility would also need to accommodate at least two new major vehicles. The Department also expects to purchase three additional ambulances and a first response vehicle to meet long-

#### **UTILITIES AND COMMUNITY FACILITIES RECOMMENDATIONS SUMMARY**

- Upgrade Village buildings over the planning period to address space and modernization needs.
- Implement approaches to resolve inflow and infiltration into the Village’s sanitary sewer system.
- Pursue state and federal grants as an approach to upgrade utilities and community facilities.
- Maintain existing parks and plan for new parks to correspond with future neighborhoods that are developed.

term service demands. In addition to facilities upgrades, the Department has identified a near-term need for two full-time emergency medical technicians.

### **Solid Waste Disposal and Recycling**

The Village of Darien provides weekly curbside refuse removal and recycling services for local residents. Solid waste is hauled to the Mallard-Ridge Landfill located in the Town of Darien.

### **Telecommunications and Power Distribution**

Sharon Telephone Company and GTE of Wisconsin provide residential land-line telephone service to the Village of Darien. Electric power is provided by Alliant Energy, and natural gas is provided by WE Energies. Infrastructure capacity will continue to be monitored by private service providers. As needed, the Village will collaborate with telecommunications and electric and natural gas service providers to identify the appropriate locations for new infrastructure.

### **Water Supply**

The Darien Water Utility provides municipal water service to residents. Water is supplied by a sandstone aquifer via three active wells and one underground storage facility. Well No. 1 was originally drilled in 1919 as an industrial well but was converted to municipal use in 1969. This well is eight inches in diameter, 1,045 feet deep, and has a capacity to supply 350 gallons per minute. Well No. 2 was drilled in 1984, is eight-inch diameter, 118-foot deep, and has a capacity to supply 500 gallons per minute. Well No. 3 is finished in the deep sandstone aquifer and its treatment system is designed for 1,000 gallons per minute. Water is treated at the Village well sites. Treatment at this facility consists of filtration, gaseous chlorination, iron filtration, and slat tray aeration.



The Village's water distribution system consists of 8- to 12-inch PVC water mains; 6- to 8-inch cast iron water mains; 103 fire hydrants; a 100,000-gallon elevated storage tower located at 339 East Oak Street, and a 400,000-gallon storage tower located at 699 Gerry Way. The Village's water system pumping capacity is 1.18 million gallons per day. The average daily consumption is 107,700 gallons per day. The Village of Darien imposes impact fees on new land development to cover the cost of water system extensions to serve new residents.

According to SEWRPC's Regional Water Supply Study, the most recent system upgrades to the Darien Water Works and Sewer System were completed in 2006. At that point the Village placed into operation a new well, a new water tower, and upgrades to the treatment facility.

### **Wastewater Treatment**

Residential development outside of the Village's municipal boundaries is served by individual, on-site wastewater treatment (septic) systems. Property owners will monitor and maintain privately owned septic systems.

The Darien Sewer Utility provides municipal wastewater service to all Village residents. The municipal wastewater system consists of three lift stations, PVC sewer mains, and vitreous clay sewer mains, which were installed in the 1970s. The entire wastewater collection system connects to the Walworth County Metropolitan Sewerage District (WalCoMet) via a lift station located at 347 West Madison Street and a connecting force main. The average annual hydraulic loading of the County's system is 5.75 million gallons per day. The average hydraulic design capacity is 8.11 million gallons per day. The Village of Darien imposes

impact fees on new land development to cover the cost of sanitary sewer system extensions to serve new residents.

An August 2008 evaluation by the Village engineer indicated that the original clay sewer mains installed in the 1970s have reached the end of their design life. In addition, WalCoMet has raised the issue of inflow and infiltration as a major concern for the Village's sanitary sewer system, meaning that fresh rainwater and groundwater are filtering into the sewer pipes and are being treated as sewage—adding additional costs to Darien residents. WalCoMet has requested that municipalities in its service area develop a plan to reduce inflow and infiltration by March 2010, and to complete all related repairs and replacements by the end of 2013. In response, the Village of Darien recently applied for low-interest loans to fund repairs to the system. System repairs will reduce the inflow and infiltration problem; however, replacement will ultimately be required to bring the system up to modern standards.

### **Stormwater Management**

The Village's subdivision ordinance establishes regulations for stormwater management. The ordinance requires the installation of storm sewers and other stormwater management facilities for all new developments. The Village will continue to enforce the requirements of the subdivision ordinance to guarantee provision of stormwater management facilities.

### **Health Care Services and Child Care Facilities**

Darien residents may receive medical care at the Darien Medical Center—a branch of Beloit Memorial Hospital. Other healthcare and nursing services are available in Delavan at Dean Medical Clinic, Aurora Health Center, Aurora Rehabilitation Center, Willowfield Nursing Home and Rehabilitation Center, and Lakeland Hospital. Mercy Walworth Hospital and Medical Center in Lake Geneva offers inpatient, outpatient, and emergency care to residents of the southern lake area of Walworth County. Child care and preschool education is available at the Delavan Nursery Center—Preschool, Our Redeemer Lutheran Church, Community Kids Learning Center, as well as after school programs and several smaller providers. Private and non-profit facilities are expected to accommodate health and child care needs in the Village over the planning period.

### **Library and Senior Center**

The Darien Public Library and Senior Center is within a modern facility at 47 Park Street. The new library/community facility, built in April 2004, consists of 12,900 square feet. The library, housed on the second floor the building, has an extensive collection which includes fiction, nonfiction, large-print books, books in Spanish, audio books, compact discs, VHS and DVD movies, puzzles, and children's books. Library programs include an adult book club, adult computer classes, and story time for children. The Darien Public Library is also a member of the Lakeshores Library System. Located downstairs from the Public Library, the Darien Senior Center is open to the public for parties, banquets, and organizational meetings. The existing library facility is expected to meet current and future needs.

**Parks and Open Space**

The Village of Darien’s park and open space system provides area residents with numerous opportunities to participate in recreational activities, such as passive nature viewing, playground equipment at neighborhood parks, and local and regional baseball tournaments. Figure 6.1 lists and describes Darien’s existing park and recreational facilities.

**Figure 6.1: Park and Recreational Sites**

Park	Description	Acres	Ownership
Bruce Park	Located at the center of the Village at junction of USH 14 and CTH X, this green space is used primarily for passive recreation and features picnic tables, grill, fountain, and playground equipment.	1	Village
Salas Park	Located in the Belle Vista subdivision and features playground equipment.	1	Village
West Park	Located on the west side of the Village at the intersection of USH 14 and Madison Street, this park features a large open-sided shelter, two softball fields, one hardball field with lights, three sand volleyball courts, five horseshoe pits, and playground equipment.	18	Village
Wildwood Park	Located on the east side of the Village, north of Sweet Road and adjacent to Darien Elementary School, this nature park was a gift from Walworth County and contains heavily wooded areas with a small pond; which make it ideal for passive recreation and nature trails. The Village is also developing a sledding hill at this park.	26	Village
Darien Elementary	Located on school grounds, this site is fully utilized by the school and includes open space that is used for outdoor recreation purposes.	9	School District
Darien Cemetery	Located along USH 14 between Badger Parkway and West Belle Vista Drive. Cemetery capacity is anticipated to meet community needs.	10	Darien Cemetery Association
<i>Source: Village of Darien Total Acres</i>		65	

**School System**

The Village of Darien is served by the Delavan-Darien School District, which encompasses approximately 100 square miles and serves students in Darien, Delavan, and the Towns of Richmond, Sugar Creek, Darien, Delavan, Walworth, and Sharon in Walworth County and the Town of Bradford in Rock County.

Enrollment for the Delavan-Darien School District’s five public schools is shown in Figure 6.2. Overall School District enrollment has declined by six percent since 2005. Similarly, the District’s middle school and high school and Darien Elementary have experienced a steady decline during this time period. Alternatively, enrollment numbers have increased at Turtle Creek Elementary and rather dramatically at Wileman Elementary; both schools are located in the City of Delavan. The District as a whole has observed a significant increase in Latino children.

As indicated by the School District Superintendent, upgrades are advised for all schools in the District over the course of the planning period. At this time, preventative maintenance and upgrades are advised at Darien Elementary to modernize this school with adequate space, provide updated technology needs, and to bring the school into full compliance with the Americans with Disabilities Act.



**Figure 6.2: School Enrollment, 2005-2009**

School/District	Location	2005	2006	2007	2008	2009	Percentage change (2005-2009)
Darien Elementary	Darien	473	524	287	283	336	-29.0%
Turtle Creek Elementary	Delavan	581	576	659	622	628	8.1%
Wileman Elementary	Delavan	217	213	348	358	313	44.2%
Phoenix Middle School	Delavan	590	562	528	532	511	-13.4%
Delavan-Darien High	Delavan	942	900	911	894	846	-10.2%
<b>Total</b>		<b>2,804</b>	<b>2,775</b>	<b>2,733</b>	<b>2,689</b>	<b>2,634</b>	<b>-6.1%</b>

Source: Wisconsin Department of Public Instruction, 2009

In addition to elementary and high school facilities, the greater Darien area is served by several higher education facilities, including George Williams College in the Village of Williams Bay, the University of Wisconsin–Whitewater, Gateway Technical College in Elkhorn, and Beloit College.

## **B. UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, AND POLICIES**

### **Goal**

- [a]. Provide a cost-effective and efficient system of public utilities and community facilities in the Village, designed to serve the current and future land use pattern.

### **Objectives**

- [a]. Upgrade and/or expand existing Village buildings over the planning period to address space and modernization needs.
- [b]. Repair and/or replace outdated and failing sanitary sewer system components to resolve inflow and infiltration issues.
- [c]. Maintain adequate and cost-effective public services and community facilities for Village residents, property owners, and visitors.
- [d]. Plan for the orderly extension of municipal services in the Village and encourage a full utilization of the existing system capacities.
- [e]. Provide a safe and accessible system of park and recreation facilities throughout the community.

### **Policies**

- [a]. Coordinate utility and community facilities planning with plans and projects of other service or facility providers.
- [b]. Discourage urban development in areas that cannot be easily or economically served with municipal utilities, such as water and sanitary sewer.
- [c]. Maximize the use of existing utility systems by ensuring that all new development can be adequately served by municipal services and facilities before development projects are approved.
- [d]. Extend water and sewer services only to lands within the designated Village limits that are contiguous to existing served areas; stage utility service expansions in a manner that is consistent with the recommendations of this *Comprehensive Plan*.

- [e]. Direct urban development in the Village to areas that can be efficiently served with sewer and water by avoiding extension of service to areas of steep slopes or high elevations.
- [f]. Develop and implement a stormwater drainage plan for the Village with emphasis on utilizing the natural drainage system to the greatest extent possible.
- [g]. Ensure that new subdivisions and development projects provide adequate land dedications or in-lieu-fees for park, open space, and recreation facilities created by development.
- [h]. Coordinate park development, use of recreational facilities, and recreation program efforts between the Village, the school district, and private institutions.
- [i]. Design all park and recreation facilities to meet the needs of all residents including special groups such as the elderly, disabled, and pre-school aged children.
- [j]. Develop a system of bicycle and pedestrian routes that link neighborhoods with schools and parks and recreation areas.

### **C. UTILITIES AND COMMUNITY FACILITIES PROGRAMS AND RECOMMENDATIONS**

The utility and community facilities recommendations are intended to serve as a guide for the location and timing of construction and expansion of municipal facilities and services. The Transportation and Community Facilities Map depicts existing and proposed utilities and community facilities.

#### **Conduct a Comprehensive Municipal Facilities Needs Study**

As a result of the comprehensive planning process, it was established that several of the Village's municipal facilities are in need of modernization, facility upgrades, and/or expansion to increase capacity including the Village administrative offices, Police Department, Public Works facility, and Fire Department, which is jointly owned by the Town of Darien. Given the complexity of planning for multiple facilities needs, the Village will consider conducting a Comprehensive Municipal Facilities Needs Study to determine the best approach for modernizing facilities and providing services for current and future residents. The components of a Comprehensive Municipal Facilities Needs Study may include:

- Inventory of existing conditions.
- Recognition of future needs.
- Identification of best long-term solutions.
- Classification of best combination of offices/departments.

Facility modernization and enhancement efforts should focus on improving energy efficiency and efficiency in operations, accommodating growth and service areas, and attracting and retaining quality employees.

When planning for facility upgrades and expansions, the Village will consider the current and future needs of all Village-owned facilities in order to maximize efficiency and reduce cost burden—specifically focusing on the Village Administrative Offices, Police Department, and Public Works Building. The preferred solution may have implications on the location and function of other community facilities; however, the Village intends to maintain the Village Administrative Offices in the downtown. Reinvestment in this facility in particular will demonstrate the Village's investment in the community and will reflect Darien's community pride.

#### **FUNDING OPPORTUNITY:**

**Wisconsin CDBG Public Facilities Program:** This program, administered by the Wisconsin Department of Commerce, provides local governments funding to undertake needed infrastructure and public building projects.

Financial need (e.g., lack of local fund availability or sufficient debt capacity) and local distress criteria (i.e. low-moderate income populations or demonstration of blight) must be met.

Possible fundable public projects include streetscape and sidewalk/roadway projects and well as water, sewer, other utility infrastructure, and downtown revitalization projects.

### **Develop and Implement a Park and Open Space Plan**

Park and recreation facilities provide Darien residents with both active and passive recreational opportunities, provide a connection to nature, serve as community focal points, increase surrounding property values, and enhance the overall quality of life. The Village must continue to plan for adequate numbers, types, and locations of future park and recreational facilities to meet the demands of future residents. A Park and Open Space Plan is the cornerstone for park and recreational facilities planning. This document analyzes facilities needs and service demands and proposes recommendations pertaining to upgrades and/or expansion of existing facilities and land acquisition for new parks and recreation facilities. In addition, to be eligible for Federal and State grant monies, communities are required to prepare a Park and Open Space Plan and update it every five years.

### **Develop Partnerships to Expand Recreational Programming in the Village**

Recreational programming promotes physical, social, and cultural well-being. It also enhances the quality of life for Darien residents. Through this planning process, Village residents demonstrated an interest in expanding recreational programming and events in the local area. The Village intends to partner with the City of Delavan and the Darien-Delavan School District to develop a plan to expand local indoor and outdoor recreational programming and events. Additional recreational opportunities should accommodate a broad range of interests and activities appealing to both adult and youth populations.

### **Regularly Update and Maintain the Capital Improvement Budget**

The first component of a comprehensive municipal financing system is the Capital Improvements Budget—a planning tool that allocates municipal funding to various projects over a three to ten year period. The recommendations of this *Plan* will assist the Village in identifying and prioritizing a list of potential capital improvement projects. An intermediate level analysis that translates this *Plan's* land use, transportation system, and community facilities recommendations into levels of facility demand, and then projected costs, will be necessary before accurate capital costs can be projected.

### **Continue to Implement Impact Fees for New Development Projects**

Impact fees may be imposed by local governments to cover the cost of additional community facilities or services (e.g. parks, roads, utilities) that are needed as a result of new development. The Village of Darien imposes impact fees on land development to pay for improvements to public facilities and to finance new public facilities to service that new development. The Village will continue to collect impact fees when development proposals are approved to be used for the development of new public water and sanitary sewer facilities and park facilities to serve the needs of future residents.

### **Continue to Include the School District in Future Planning Decisions**

The Village will continue to coordinate land use and development decisions with the Darien-Delavan School District's long-range planning efforts to facilitate collaboration on planning issues. Although enrollment has decreased in recent years, it is possible that over the course of this planning period that the school district may need to consider the acquisition of land to expand or construct new school facilities. If the need arises to construct a new school facility, the Village will coordinate with the school district to identify an appropriate school site.

### **Upgrade Public Utilities and Community Facilities as Needed**

Over the planning period, it will be necessary to evaluate utility and community facility needs based on Village growth and development trends. State planning law requires that communities include in their comprehensive plan an approximate timetable that forecasts the need in which to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities. This *Plan* includes an implementation schedule for utilities and community facilities in the Implementation Chapter.



## CHAPTER SEVEN: HOUSING AND NEIGHBORHOOD DEVELOPMENT

A community’s housing stock is its most significant long-term capital asset. This chapter is aimed at providing an adequate housing supply that meets the existing and forecasted housing demand in Darien, and on building and maintaining quality neighborhoods.

### A. EXISTING HOUSING FRAMEWORK

From 1990 to 2000, the Village’s total housing stock increased 40 percent, from 398 to 558 housing units. As shown in Figure 7.1, the dominant housing type in Darien is the single-family detached home, which comprises nearly three quarters of the Village’s existing housing stock. The percentage of attached two-family (duplex) structures decreased slightly from 9.5 percent in 1990, to 7.9 percent in 2000. Alternatively, the percentage of multi-family structures (three+ units) increased by nearly five percent during this ten-year period.

#### HOUSING AND NEIGHBORHOOD DEVELOPMENT RECOMMENDATION SUMMARY

- Support provision of multiple housing options for varying age brackets and income groups.
- Promote the development of “traditional neighborhoods” in new residential areas.
- Require high-quality designs for all multi-family housing development projects.

**Figure 7.1: Housing Types, 1990-2000**

Units per Structure	1990 Units	1990 Percent	2000 Units	2000 Percent
Single-family—Attached	310	77.9%	418	74.9%
Single-family—Detached	3	0.8%	9	1.6%
Two-family (Duplex)	38	9.5%	44	7.9%
Multi-family (3-4 units)	30	7.5%	26	4.7%
Multi-family (5+ units)	17	4.3%	61	10.9%
<b>Total</b>	<b>398</b>	<b>100%</b>	<b>558</b>	<b>100%</b>

*Source: U.S. Census 1990 and 2000*



Figure 7.2 illustrates the age of the Village’s housing stock based on 2000 U.S. Census data. Housing age is a characteristic that is often used to measure the general condition of the local housing supply. More than a quarter (27 percent) of Darien’s housing supply was constructed prior to 1939; about half was built in the decades between 1940 and 1990; and about a quarter was constructed between 1990 and 2000. These data indicate that a large share of Darien’s housing stock is relatively new, suggesting that the overall housing stock is in good condition. In addition, a casual site analysis indicated that the overall housing supply is well-maintained and in good condition.

**Figure 7.2: Age of Housing as a Percent of Total Housing Stock, 2000**

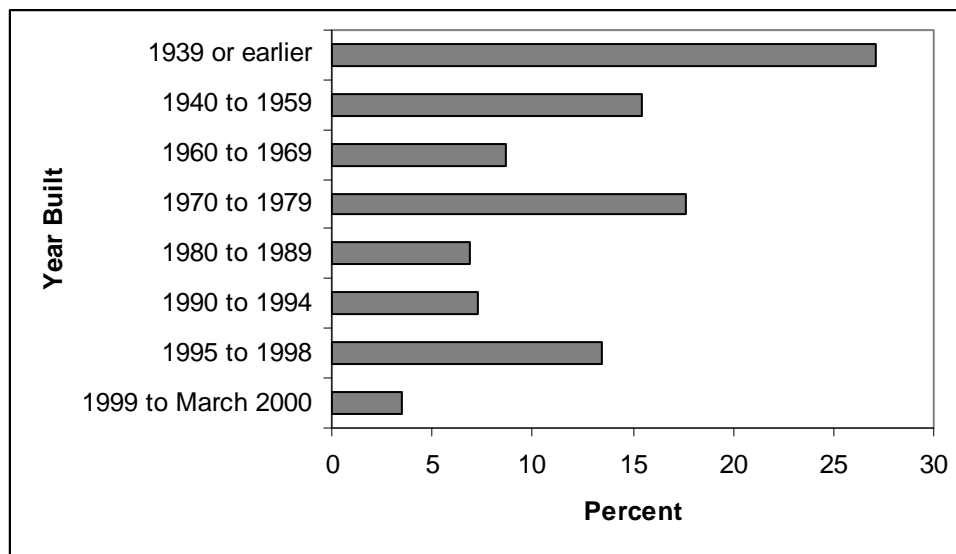


Figure 7.3 presents household characteristics for the Village of Darien as compared to several surrounding communities and Walworth County. Nearly two thirds of the housing in Darien is comprised of owner-occupied, single-family homes. In 2000, Darien’s average household size was the largest among all communities listed. Of note, the Village’s average household size decreased somewhat from 2.97 persons in 1990 to 2.92 in 2000. This trend is reflective of the growing nation-wide trend toward smaller households. The average value of residential land plus improvements in the Village of Darien is noticeably lower compared to nearby communities, with the exception of Clinton, which is slightly lower. These figures suggest a lower cost of living in Darien and Clinton compared to other neighboring communities and the County as a whole.

**Figure 7.3: Household Characteristics Comparison**

	Total Housing Units	Total HH	Percent Owner Occupied HH	Average HH Size	Percent Single-Family Units	Percent Single Person HH	Average Equalized Value of Residential Property <sup>1</sup>	Median Rent
Village of Darien	564	537	67.6	2.92	75.7	18.8	\$136,181	\$615
Village of Clinton	815	771	64.9	2.70	63.2	24.8	\$126,026	\$534
Village of Sharon	602	565	67.4	2.74	67.5	25.5	\$179,221	\$626
Village of Walworth	893	850	64.5	2.57	74.1	26.1	\$179,221	\$562
City of Delavan	3,215	2,931	54.8	2.68	52.4	26.6	\$160,503	\$585
Town of Darien	650	615	94.6	2.75	69.1	16.4	\$227,785	\$781
Town of Delavan	3,054	1,798	80.6	2.53	92.8	24.5	\$289,203	\$680
Town of Sharon	352	333	85.9	2.74	98.9	15.9	\$188,626	\$650
Walworth County	43,783	34,522	69.1	2.57	74.5	24.7	\$278,872	\$588

Source: US Census Bureau, 2000;

<sup>1</sup>Wisconsin Department of Revenue, 2008

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**B. HOUSING PROGRAMS**

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The following programs and organizations provide assistance to rent, purchase, or renovate housing. These programs are generally available to low and moderate income individuals and those with disabilities. In addition to the programs listed below, information regarding numerous other housing programs is available through the U.S. Department of Housing and Urban Development (HUD).

**Community Development Block Grant (CDBG)**

The Wisconsin CDBG program is administered by the Wisconsin Department of Commerce. Through this program, local units of government may apply for grants for housing programs to benefit low and moderate income households. Funding through this program is flexible and responsive to local needs. Examples of eligible activities for CDBG funding include: rehabilitation, homeownership opportunities for renters, and site improvements for the construction of Lower and Moderate Income (LMI) housing.

**Downpayment Plus and Downpayment Plus Advantage**

Downpayment Plus and Downpayment Plus Advantage are downpayment and closing cost assistance programs available to low and moderate income homebuyers. Both programs are funded by the Federal Home Loan Bank of Chicago's (FHLBC) Affordable Housing Program (AHP). The programs are administered by the Wisconsin Partnership for Housing Development (WPHD) and the FHLBC for members headquartered in Wisconsin. Funding through these programs is available to FHLBC member financial institutions. To qualify for DPP, borrowers must earn at or below 80 percent of the area median income, sign a five-year retention agreement, participate in homebuyer counseling, and use the home as their primary residence.

**Wisconsin Housing and Economic Development Authority**

The Wisconsin Housing and Economic Development Authority (WHEDA) manages several housing programs, including home mortgage and improvement loans and home repair grants for the elderly from the U.S. Department of Agriculture. The HOME Investment Partnerships Program funds downpayment assistance for homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements, and rental housing development. The Housing Cost Reduction Initiative (HCRI) funds activities such as emergency rental aid, homeless prevention efforts, and related housing initiatives. Further information on these programs can be obtained by contacting WHEDA.

**Wisconsin Division of Housing and Community Development (DHCD)**

One of the functions of the Wisconsin DHCD is to manage Federal and State housing programs such as owner-occupied housing purchase programs, owner-occupied improvement/accessibility programs, and rental programs. DHCD works with local governments and non-profit housing organizations to deliver financial and technical housing assistance to elderly persons, people with disabilities, low and moderate income residents, and the homeless population. Further information on these programs can be obtained by contacting DHCD.

**Community Action, Inc.**

Community Action, Inc. Walworth County acts as the Program Administrator for many of the above described programs. The corporation's mission is to optimize the economic and social potential of the community by directing public and private resources to promote the economic self-sufficiency of individuals and families. The organization works to provide people with the knowledge and skills to be self-sufficient, eliminate social and economic barriers which inhibit people from becoming self-sufficient and secure a minimum standard for living for all low income and disadvantaged individuals.

## **C. HOUSING AND NEIGHBORHOOD DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES**

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### ***Goals***

- [a]. Support a range of housing options to meet the needs of current and future residents.
- [b]. Encourage new neighborhoods that are compatible with the character and quality of the Village's existing, traditional neighborhoods.

### ***Objectives***

- [a]. Encourage a mix of high-quality affordable housing options, while maintaining the Village's predominantly single-family residential character.
- [b]. Promote the maintenance and rehabilitation of the Village's existing housing stock and neighborhoods.
- [c]. Design livable neighborhoods that are pedestrian-oriented and located within a ten-minute walk of neighborhood parks, community facilities, or commercial uses.

### ***Policies***

- [a]. Ensure that all neighborhoods in the Village have good pedestrian access to a neighborhood park and/or community facility.
- [b]. Encourage "Traditional Neighborhood Design" in new residential development projects (discussed in greater detail later in this document).
- [c]. Prohibit incompatible land uses (e.g. noise or high traffic generators) from locating within or next to residential neighborhoods.
- [d]. Continue to enforce housing and property maintenance codes and the rental inspection program to maintain neighborhood quality and tax base stability.
- [e]. Encourage the strengthening of existing neighborhoods through creative reuse of vacant or under-utilized buildings, infill on vacant parcels, and other assistance as appropriate.
- [f]. Promote energy-efficient and environmentally responsible construction practices in new housing construction, such as Energy Star, LEED, and Green Built Homes, and develop standards for on-site energy generation (e.g. wind, solar, geothermal) that both support this practice and protect public safety and the interests of neighbors.
- [g]. Design new neighborhoods that provide a range of housing types, densities, and costs, but which maintain the predominantly single-family character of the Village. New neighborhoods should be designed so that not less than 65 percent of dwelling units are single-family.
- [h]. Require high-quality design for multi-family development projects.
- [i]. Continue to require proposed residential developments to comply with the park land dedication and/or fee-in-lieu of land dedication requirements, and require new neighborhood parks with long-term neighborhood growth (see Map 6).
- [j]. Encourage new residential growth be contiguous to existing built-up areas within the Village limits.
- [k]. Work to secure the success of newer platted developments as a priority.
- [l]. Connect Darien residents to existing State and Federal housing programs as appropriate to provide for the housing needs of low and moderate income persons.

## D. HOUSING AND NEIGHBORHOOD DEVELOPMENT PROGRAMS AND RECOMMENDATIONS

This section of the *Comprehensive Plan* aims to guide the development and establish design standards for new neighborhoods; maintain Darien's predominantly single-family, community character; and promote affordable housing options to a range of people.

### **Promote Traditional Neighborhood Design Standards in New Residential Development**

Once existing platted neighborhoods are mostly filled, the Village intends to utilize traditional neighborhood design standards for areas designated as "Planned Neighborhoods" on the Future Land Use Map. Traditional neighborhoods include a combination of the following land uses:

- A range of housing types (e.g. single-family, two-family, multi-family, townhouse, etc.).
- Civic buildings and public gathering spaces (e.g. parks, plazas, public squares, and/or public art).
- Bicycle and pedestrian pathways.
- Community facilities (e.g. churches, schools, community centers).
- Neighborhood-scale commercial development (e.g. barber, corner grocer, insurance agent, etc.).

In the design and approval of new neighborhoods (subdivisions), the Village and developers should employ the following traditional neighborhood design principles. (See also Figure 7.5 on page 56.)

- **Establish community gathering places:** Design neighborhoods around community gathering places such as parks, public squares, outdoor dining establishments, schools, churches, and other community facilities.
- **Provide housing variety:** Incorporate a variety of housing types in a compact and interconnected form, paying particular attention to the scale of buildings, walking distances, and the design of other neighborhood features such as street lights and signage. Still, at least 65 percent of housing in new neighborhoods should be in single-family detached form.
- **Blend land uses:** Integrate neighborhood-scale commercial and office uses and other small-scale community facilities in appropriate locations, generally along busier streets and intersections to draw on a broader market. Promote housing in upper stories of such developments where appropriate.
- **Promote walkability:** Design planned neighborhoods to facilitate pedestrian movement and enhance citizen mobility within and between neighborhoods and other nearby destinations such as parks, schools, and business and job districts. Provide sidewalks along both sides of all streets and bicycle routes. Require street trees at logical intervals to be planted along all new streets.
- **Promote curvilinear streets and connectivity:** Design curvilinear street patterns and interconnect nearly all streets both within the neighborhood and to existing and future adjoining neighborhoods.



Minimize the creation of cul-de-sacs to places where environmental features and odd property configurations require them.

- **Calm traffic:** Accommodate on-street parking and promote narrower streets to calm traffic and increase pedestrian safety. Integrate landscaped medians and boulevards into new neighborhood entryways and collector streets. These new boulevards may also serve stormwater management functions.
- **Establish street activity:** Focus new homes toward the street, and incorporate site and building design strategies like decreased setbacks, front porches, balconies, and other interesting architectural features that help create a safe, pleasant walking environment. Set back garages from the main body of the house wherever possible and incorporate alley-loaded garage options where practical and desired.
- **Intertwine natural areas:** Integrate environmental features into the neighborhood as common open spaces for active or passive recreation, public gathering spots, or flood protection and stormwater management. Provide adequate vegetated buffers between development and natural features.

### **Require Neighborhood Development Plans in Advance of Development**

The Land Use chapter includes a description of the “Planned Neighborhood” future land use category, which is intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious institutions, and small-scale shopping and service areas. Future residential neighborhoods are designated in this future land use category and shown as “Planned Neighborhood” on the Future Land Use Map.

Because of the complexity involved with developing well-thought-out “Planned Neighborhoods” by employing the earlier recommendations for traditional neighborhoods, the Village will require detailed neighborhood development plans to further guide development of these areas. A neighborhood development plan should be prepared by a developer, a group of property owners, or the Village in advance of the approval of individual subdivision plats within the area it covers.

Neighborhood development plans specify characteristics such as land use mix, density, street layouts, open space, and stormwater management features in greater detail than is possible within this *Comprehensive Plan*. These plans also suggest important connections between individual property ownerships and future subdivision plats. Neighborhood development plans should ideally be adopted as a detailed component of the Village’s *Comprehensive Plan* once they are completed and accepted by the Village.

### **Conserve and Improve the Village’s Housing and Neighborhoods**

Darien’s existing housing stock is one of the Village’s most important assets. Over the planning period, it will be important to continue to maintain the quality of existing homes in order to sustain home ownership rates, increase property values, and maintain Darien’s safe and friendly neighborhoods. The Village will continue to enforce its rental inspection program and property maintenance codes to uphold the quality of the Village’s housing stock, and encourage rehabilitation where necessary.

### **Require High-Quality Designs for Multi-Family Housing**

Multiple-family housing—both for affordable apartment development and higher end condominium type development—is an important component of the community to provide housing options for the elderly, younger residents, and employees for area businesses, as well as individuals and families seeking alternatives to single-family homes. New areas where multi-family residential development would be appropriate for the Village are shown within “Multi-Family Residential” and “Planned Neighborhoods” on the Future Land Use Map. The design and scale of these types of residential projects should fit within the historic fabric of the community. The Village intends to review proposals for multi-family residential developments against existing zoning ordinance standards and the guidelines listed below.

- Incorporate architectural designs that fit the context of the surrounding neighborhood and Darien’s overall character. Encourage layouts where buildings appear as a grouping of smaller residences. Within

and near the downtown, promote building materials, designs, scale, and setbacks that are compatible with the surrounding historic character.

- Avoid monotonous façades and box-like buildings. Incorporate balconies, porches, garden walls, varied building and façade setbacks, varied roof designs, and bay windows.
- Orient buildings to the street with modest front yard setbacks, bringing street-oriented entries close to streets to increase pedestrian activity. Include private sidewalk connections.
- Locate parking, dumpsters, and other unattractive uses behind buildings.
- For parking lots and garages: (a) locate garage doors and parking lots so they are not the dominant visual element; (b) buffer parking areas from public view; (c) fragment large parking lots with landscaped islands and similar features; (d) divide facades of undesirable but necessary large parking garages with landscaping, varied setbacks, and recessed garage doors.
- Provide on-site recreational and open space areas to serve resident needs. Whenever possible, develop contiguous rear yards as a unit to encourage use by residents and guests.

**Figure 7.4: Sample Design Standards for Multi-Family Residential**

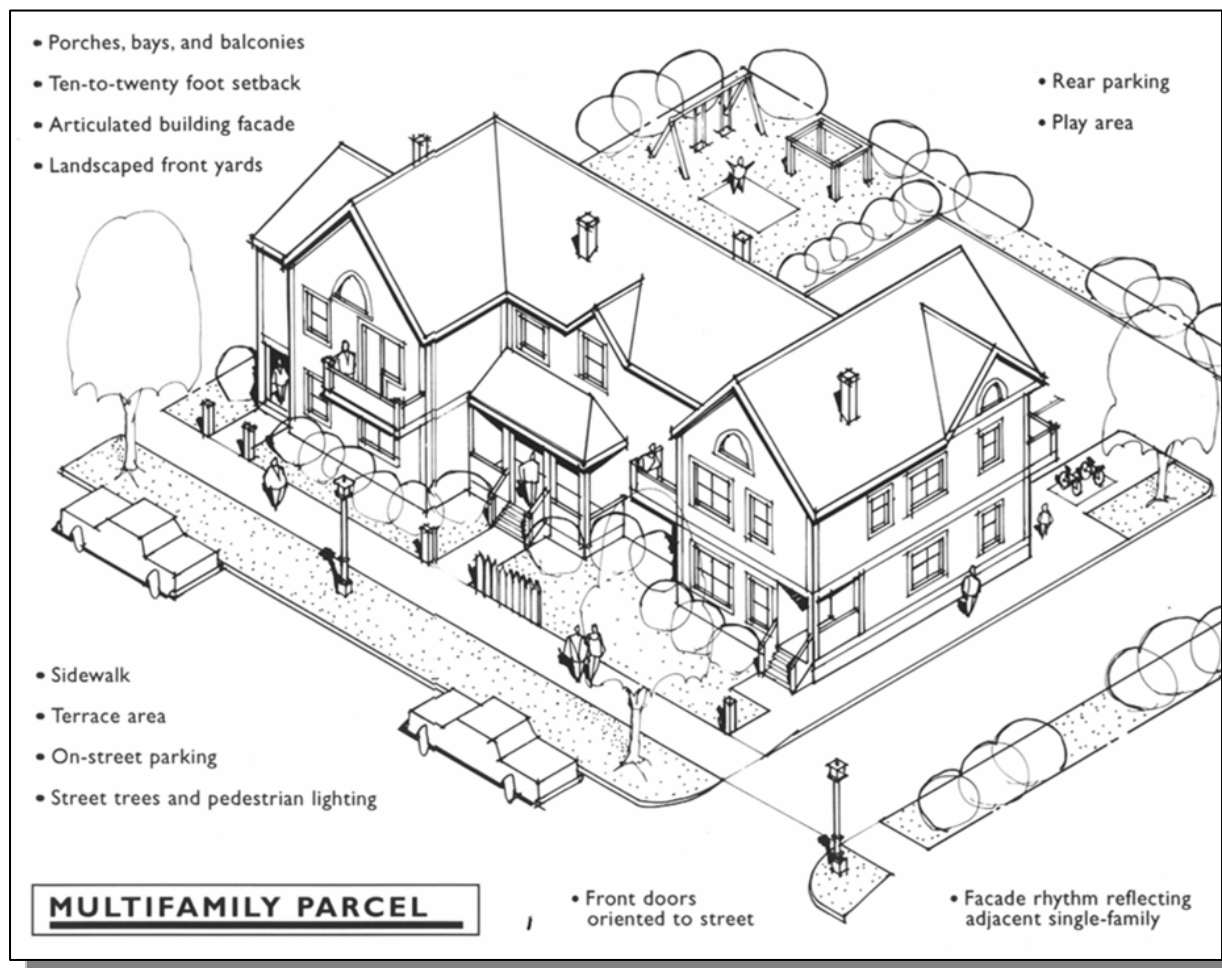
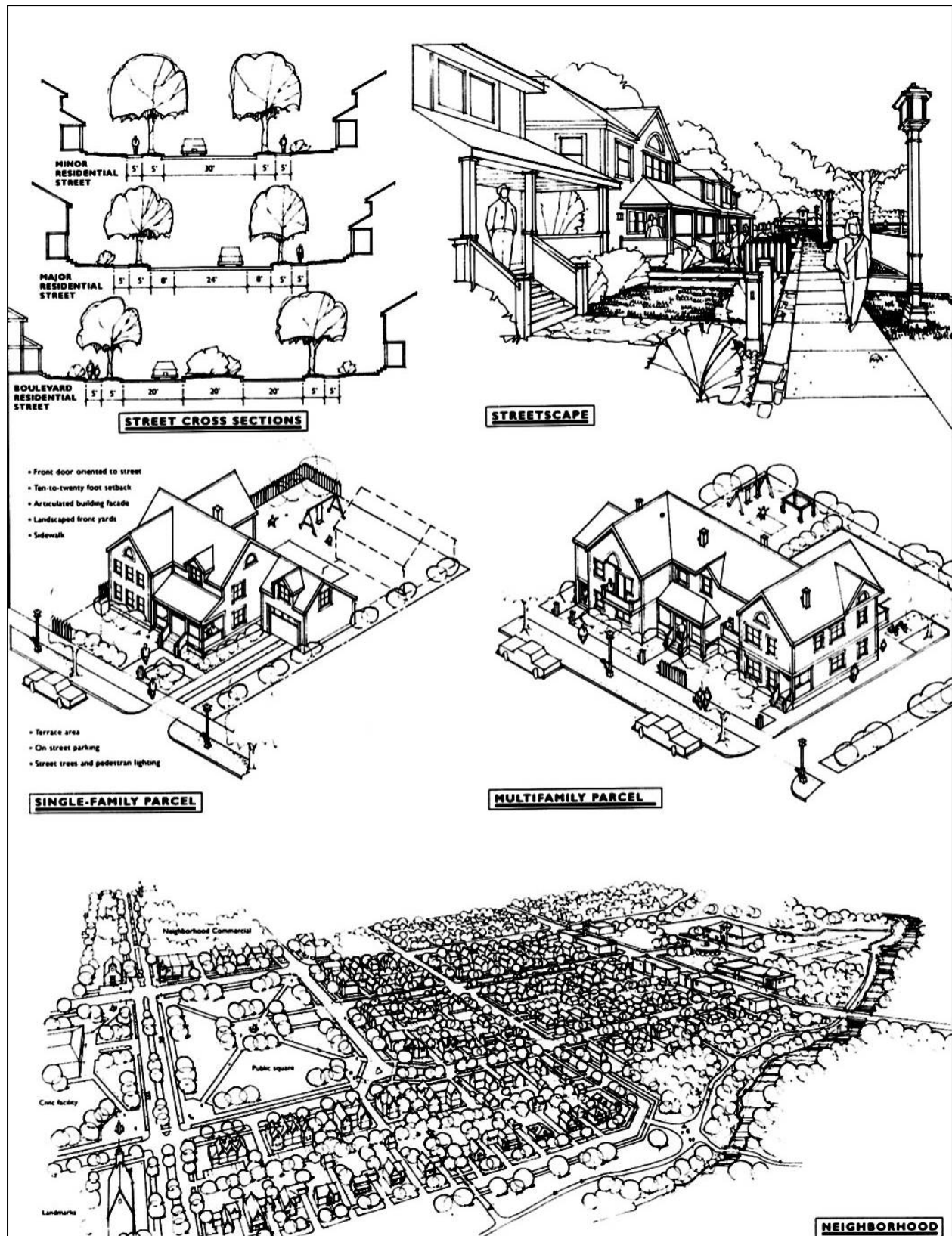


Figure 7.5: Traditional Neighborhood Design



## CHAPTER EIGHT: LAND USE

This chapter is intended to guide land use decision making in and around the Village. Implementing land use planning policies allows the Village to guide development and redevelopment in a manner that promotes economic health, maintains community character, and protects sensitive environmental features. This chapter features a map showing recommended future land uses and establishes policies to guide development decisions within each of these mapped areas.

### A. LAND USE MAP CATEGORIES

The following land use categories are used to describe land uses depicted on the Existing Land Use Map (Map 5) and the Future Land Use Map (Map 6). On the Existing Land Use Map, these categories indicate how land was being used at the time this *Plan* was written. On the Future Land Use Map, these categories indicate the Village's desired future uses. Not all of the land use categories described below are represented on both maps, as some may not be appropriate for desired future land uses.

- **Agriculture and Open Space:** Agricultural land uses, farmsteads, vacant parcels, other open lands, mineral extraction, and single-family residential homes at or below one dwelling unit per 35 acres.
- **Single-Family Residential (Unsewered):** Non-farm residential development, usually single-family homes, not served by public sewer or water.
- **Single-Family Residential (Sewered):** Single-family residential development served by public sewer and water services, and small, neighborhood-scale institutional uses (e.g. church, school).
- **Two-Family/Townhouse Residential:** Single-family and two-family residential development and small, neighborhood-scale institutional uses (e.g. church, school).
- **Multi-Family Residential:** Multi-family residential housing (three+ units per building), sometimes with a mixture of attached single-family (e.g. townhouses) and duplex units, and small, neighborhood-scale institutional uses (e.g. church, school).
- **Planned Neighborhood:** A carefully planned mix of primarily single-family residential, two-family residential, multi-family residential, and neighborhood commercial uses.
- **Neighborhood Commercial:** Neighborhood-serving retail, service, and office uses that preserve residential character through appropriate building size, appearance, landscaping, and signage.
- **Central Commercial:** Commercial development associated with Darien's historic downtown including commercial, office, community facility, and upper story residential uses.
- **Suburban Commercial:** Large- and small-scale commercial development serving the entire community, usually located near higher volume roads, typically at the edge of the community.
- **Interchange Commercial:** Large-scale retail, office, and/or high-quality indoor light industrial development located around the I-43/USH 14 interchange.
- **Suburban Industrial:** Large- and small-scale indoor industrial and office development including assembly, storage and warehousing, offices, and light manufacturing.
- **Urban Industrial:** Large- and small-scale industrial and office development including indoor, outdoor, and/or heavy industrial uses.
- **Community Facility:** Public land areas such as schools, cemeteries, churches, public buildings, hospitals, and public utilities.

#### LAND USE RECOMMENDATIONS SUMMARY

- Promote the revitalization of key areas of the Village, such as the downtown.
- Support new commercial and industrial development at the I-43 interchange and the expansion of the Village's industrial park.
- Encourage the development of "Planned Neighborhoods" for new residential development once existing developments are filled.

- **Public Park and Recreation:** Publicly-owned recreation facilities devoted to conservation, playgrounds, play fields, trails, picnic areas, and related recreational activities.
- **Environmental Corridors and Isolated Natural Resources:** Surface water, floodplains, wetlands, woodlands, prairies, rugged terrain, steep slopes, wildlife habitat areas, historic sites, significant scenic vistas, and poorly drained or organic soils.
- **Woodland:** Public and privately owned forested areas.
- **Wetland:** Wetlands as mapped on the Wisconsin Wetland Inventory.

## B. EXISTING LAND USE PATTERN

An accurate depiction of the Village's existing land use pattern is the first step in planning for a desired future land use pattern. The Village of Darien encompasses approximately 1.3 square miles. Figure 8.1 summarizes the existing acreage allocated to each of the various land use categories within the municipal boundaries. The Existing Land Use pattern is depicted on Map 5.

**Figure 8.1: Existing Land Use Totals, Village of Darien**

Land Use Category	Acres	Percentage
Single-Family Residential (Unsewered)	213	Less than 1%
Single-Family Residential (Sewered)	1	26%
Two-Family/Townhouse Residential	3	Less than 1%
Multi-Family Residential	9	1%
Commercial	28	3%
Industrial	61	7%
Community Facility	15	2%
Public Park and Recreation	27	3%
Agriculture and Open Space	318	38%
Woodland	25	3%
Rights-of-Way	124	15%
Surface Water	3	Less than 1%
<b>Total</b>	<b>826</b>	<b>100%</b>

*Source: GIS Inventory, Vandeville & Associates, 2009*

### **Residential Development**

A quarter of the developed land within the Village of Darien is designated as Single-Family Residential (Sewered). A small area of Two-Family/Townhouse Residential is located in the northeast side of the Village to the north of East Beloit Street. Pockets of Multi-Family Residential are scattered around the Village, particularly along Wildwood Drive and Bella Vista Drive. Multi-Family Residential accounts for only one percent of the residential development in the Village.

### **Industrial Development**

A growing area of industrial development is located on the west side of the Village, adjacent to Madison Street and south of I-43. Smaller pockets of older light industrial development, focused on agricultural based uses, exist in the Village's downtown along the Wisconsin and Southern rail line. A large industrial area is located outside of the Village's municipal boundaries to the west of CTH C. A second, smaller industrial area is located at the northeast corner of the I-43 and Walworth Street intersection in the Village's ETJ.

### **Commercial Development**

The Village's downtown accommodates a portion of the Village's commercial development and office space. This historic, traditional downtown, located on Wisconsin Street between Beloit Street and Fremont Street, is easily distinguished from other commercial areas of the Village. Commercial development in this area is at a higher density with buildings adjacent to the sidewalk. Community-serving, larger-scale commercial development is generally located in the northwest portions of the Village along Walworth Street (USH 14) and West Madison Street. These businesses are newer and are easily accessible from the highway and interstate. Neighborhood commercial uses are located primarily at the intersection of Beloit Street and USH 14.



### **Other Land Uses**

Key community facilities include the Darien Elementary School on South Walworth Street, the Village of Darien Public Library and Senior Center on Park Street, Darien West Park, Wildwood Park, and Darien Cemetery located within the Town of Darien along North Walworth Street.

## **C. EXISTING LAND USE CONFLICTS**

Land use conflicts occur when incompatible structures or land uses are adjacent to one another—for example, a factory next to an elementary school. Incompatibility can stem from a mismatch in density, height, building scale or mass; or from negative environmental effects such as traffic, noise, or pollution.

Land use conflicts are not numerous in the Village of Darien; however, those that do exist mainly occur in older parts of the community where industrial or agricultural uses are in close proximity to residential and business areas without adequate buffering.

A key area where land use conflicts arise in the Village is the intersection of USH 14 and CTH X. The high volumes of heavy truck traffic at this principal intersection have resulted in noise, safety, and access issues for adjacent businesses and Bruce Park. In addition, heavy traffic diminishes safe bicycle and pedestrian crossing, which particularly affects younger park patrons.



## **D. LAND DEVELOPMENT TRENDS**

A review of historical land development trends provides a foundation for projecting future land demand for new housing, commercial, and industrial development. As demonstrated in Figure 8.2, residential land development has come to a standstill in the Village since 2007—a trend that is consistent with a national slowdown in housing development. However, since 2004, four new residential subdivisions were platted and approved. These include: Winfield Estates condominiums; The Ponds and Bluebird Hills, single-family

residential neighborhoods; and The Meadows, a two-family residential neighborhood. These neighborhood developments have adequate capacity to accommodate near-term housing demand in the Village.

**Figure 8.2: New Construction Resulting from Residential Building Permits, 2004-2009**

Year	New Single-family Unit	New Duplex Units	New 3+ Units	Total Units Per Year
2004	2	2	0	4
2005	4	1	1	6
2006	3	7	2	12
2007	2	0	0	2
2008	0	0	0	0
2009	0	0	0	0
Total Units	11	10	3	24

*Source: Village of Darien Residential Building Permit Data*

New commercial and industrial development in the Village is generally occurring within the Village's tax incremental financing district (discussed in the Economic Development chapter) and in the Village's Industrial Park, both located on the west side of the Village.

## E. LAND SUPPLY

The supply of land available for development includes areas of the Village that have been planned or approved for development, but are not yet built-out; vacant areas within the Village that have not been approved or platted for development; developed land within the Village that is appropriate for redevelopment; and land that is not within the corporate limits of the Village, but is potentially available for future Village expansion. As a stand-alone Village surrounded by relatively low levels of rural development, the theoretical land supply for new development in and around Darien is relatively high.

The land available for development is determined by several factors; wetlands, floodplains, public ownership, conservation easements, or other characteristics that make land undevelopable. Other potential building limitations (e.g. infiltration area, steep slopes, shallow depth to bedrock or depth to water table, and hydric soils) will also influence which vacant areas are actually appropriate for development. Drainage basins (and the relative ability to efficiently provide lands with urban services like sanitary sewer) also form opportunities and limitations for development. Taking these factors into account, the optimal areas for future growth extend north of the Village surrounding the existing I-43 interchange, continued development within the Village's industrial park, continued development in platted subdivisions, and redevelopment of the downtown.



## F. LAND USE DEMAND FORECAST

The interaction of local and regional dynamics will continue to drive population change, household size, the balance of residential and non-residential uses, and the density of development in the Village. These factors, in turn, determine the demand for land development.

As described in Chapter One: Issues and Opportunities, three population projection scenarios were calculated for the Village through the year 2030. The following land use demand projections were calculated using the compounded projection scenario. For the purposes of planning, it is important that the Village identify a sufficient amount of land, and recommended uses for that land, to accommodate future development, even if that forecast is not realized over the 20-year planning period. These projections include land needed for road right-of-way, utilities, parks, and community facilities.

This *Plan* projects that agricultural land uses in the Village will decline over the planning period, following current trends of agricultural land conversion in the Village. In general, agricultural land is expected to be an interim use in the Village pending future development. The amount of agricultural land in the Village is expected to decline by roughly the amount of residential, commercial, and industrial land added to the Village every five years. The Village intends to work with neighboring towns to ensure that a significant portion of the land base in its extraterritorial area remains rural and in agricultural uses, as agriculture remains an important component of the Village and regional economy.

**Figure 8.3: Projected Land Use Demand**

<b>Additional Acres Needed to Meet Future Demand</b>	<b>2005-2010</b>	<b>2010-2015</b>	<b>2015-2020</b>	<b>2020-2025</b>	<b>2025-2030</b>	<b>Total</b>
Projected Number of New Residents	182	202	225	251	279	1,139
Projected Household Size	2.90	2.89	2.88	2.87	2.86	
Projected New Housing Units	63	70	78	87	98	396
Residential Land Demand	21	23	26	29	33	132
Residential Public Right-of-Way Demand*	5	6	7	7	8	33
<b>Total Residential Acreage Demand</b>	<b>26</b>	<b>29</b>	<b>33</b>	<b>36</b>	<b>41</b>	<b>165</b>
Percentage of Land in Residential Uses**	.70	.68	.65	.63	.60	
Percentage of Land in Non-Residential Uses**	.30	.32	.35	.37	.40	
Non-Residential Land Demand	11	14	18	21	27	91
Non-Residential Public Right-of-Way Demand*	2	2	3	3	4	14
<b>Total Non-Residential Acreage Demand</b>	<b>13</b>	<b>16</b>	<b>21</b>	<b>25</b>	<b>31</b>	<b>106</b>
<b>Total Land Demand (Residential, Non-Residential, Right-of-Way)*</b>	<b>39</b>	<b>45</b>	<b>54</b>	<b>61</b>	<b>72</b>	<b>271</b>
Flexibility Factor (To Accommodate Land Market)	100%	100%	100%	100%	100%	
<b>Total Land Demand</b>	<b>78</b>	<b>90</b>	<b>108</b>	<b>122</b>	<b>144</b>	<b>542</b>

*Notes:*

*Right-of-Way includes land needed for roads, utilities, etc., and was calculated at a rate of 25 percent of land area for residential land uses and 15 percent of land area for non-residential uses*

*\*Projected at a density of three dwelling units per net acre*

*\*\*Based on 2009 residential/non-residential land use ratio*

## **G. FUTURE LAND USE GOALS, OBJECTIVES, AND GENERAL POLICIES**

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### ***Goal***

- [a]. Create an economically and environmentally sustainable development pattern, with a mix of residential, commercial, and industrial land uses.

### ***Objectives***

- [a]. Provide a full range and desirable balance of land uses per the Village's Future Land Use Map.
- [b]. Create attractive neighborhoods environments and efficient, well-designed commercial and industrial employment centers.
- [c]. Work towards achieving the highest and best use of all vacant and underutilized land and buildings in the Village.
- [d]. Coordinate land development decisions with transportation, utility, and community facility expansion.

### ***General Land Use Policies***

- [a]. Continue to implement land development regulations that regulate the location, type, size, density, intensity, and site design of all residential and non-residential uses.
- [b]. Encourage a compact and efficient development pattern in the Village by planning neighborhoods, industrial parks, and commercial districts in advance, requiring high-quality site design, and phasing provision of municipal services.
- [c]. Encourage the use of innovative development tools, including planned unit developments (PUD) and professional site plan and plat review.
- [d]. Discourage the development of unsewered subdivisions and other uses that would compromise the ability for the Village to realize this *Plan* in the Village's extraterritorial jurisdiction, including premature development of rural land uses at the interchange of I-43 and Highway 14.
- [e]. Design residential subdivisions to provide more than one vehicular access point.
- [f]. Encourage the development of comprehensively planned mixed use centers, where complimentary businesses and services can be clustered together for more attractive and convenient use including employment, shopping, housing, and recreational opportunities in a compact, pedestrian-oriented setting.
- [g]. Discourage incompatible land uses from locating in close proximity to each other unless adequate mitigation measures have been included in development plans, such as adequate buffering and screening.
- [h]. Coordinate with neighboring jurisdictions on land use planning activities occurring in the Village's extraterritorial jurisdiction.
- [i]. Encourage pedestrian-oriented neighborhood design and emphasize housing quality as new developments are platted and existing neighborhoods are revitalized.
- [j]. Seek through SEWRPC appropriate expansion of the current urban service area boundary to accommodate long-term Village growth needs.

**Map 5: Existing Land Use**



## H. EXPLANATION OF THE FUTURE LAND USE MAP

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This section of the *Plan* has the ambitious intent of guiding land use and development in the Village through the year 2030. The Future Land Use Map is the centerpiece of this *Plan's* land use direction. This map was prepared based on an analysis of development trends, location, and availability of vacant land; location of areas logical for future development based on existing development, environmental constraints, public and property owner interests; and the Village's overall vision as written in the Issues and Opportunities chapter.

The Future Land Use Map and related policies will be used as a basis for all public and private sector development decisions including annexations, rezonings, conditional use permits, subdivision approvals, extension of municipal utilities, and other public or private investments. Changes in land use to implement the recommendations of this *Plan* will generally be initiated by property owners and private developers. In other words, this *Plan* does not automatically compel property owners to change the use of their land.

Not all land shown for development on the Future Land Use Map will be immediately appropriate for rezoning and other land use approvals following adoption of the *Plan*. Given market and service demands, careful consideration to the amount, mix, timing, and location of development to keep it manageable and sustainable is essential. The Village advocates for the phased development of land that focuses growth in areas and types that advance the vision of the community and can be efficiently served with transportation, public utilities, public services, and other community facilities.

**Each of the future land use categories listed and shown on the Future Land Use Map are described below. The text under each land use category includes a definition, a description of where that type of land use should be promoted, and policies related to future development in areas designated under that category.**

### **FUTURE URBAN SERVICE AREA BOUNDARY/LONG-TERM URBAN EXPANSION AREA**

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This *Plan* uses the concepts of a Future Urban Service Area Boundary and Long-Term Urban Expansion Area to show and describe areas outside of the existing Village limits where the Village has a long-term interest for urban growth. These areas are more fully described as follows:

The **Future Urban Service Area Boundary** represents the outer limits of planned urban growth over the next 20 years and includes more than enough land to accommodate anticipated growth. Lands within the Future Urban Service Area Boundary are the most logical for future development based on the Village's ability to provide municipal services and the locations of environmentally sensitive areas. Rural development on septic systems should be limited in the Future Urban Service Area Boundary. Instead, future development in the Future Urban Service Area Boundary should be provided with a range of urban services, which generally include public water supply and distribution; public sanitary sewer; urban storm drainage; urban levels of police and fire protection; garbage and recyclables collection; streets with curbs and gutters, street lights, and sidewalks; and public facilities like parks and schools. The Future Urban Service Area Boundary represents an expansion in places of the existing SEWRPC/WisDNR approved Urban Service Area for Darien. The Village will seek future approval to expand its current Urban Service Area.

The **Long-Term Urban Expansion Area** covers land beyond the Future Urban Service Area Boundary, where the Village may experience growth beyond the 20-year planning period. Rural development should be limited in this area, too. However, unlike lands within the Future Urban Service Area Boundary, it is premature for the Village to designate any particular type of developed future land use in the Long-Term Urban Expansion Area. Prior to development of any part of the Long-Term Urban Expansion Area in the future, the Village will amend this *Comprehensive Plan* to identify specific future land uses (beyond agriculture) and how the specific land use pattern would be served by transportation, utility, and other public services.

In advance of urban development proposals, the policies associated with the Agriculture and Open Space future land use category, described below, will apply within both the Future Urban Service Area Boundary and the Long-Term Expansion Urban Expansion Area.

## **AGRICULTURE AND OPEN SPACE**

Areas shown for this land use category are intended for agricultural uses, farmsteads, and rural housing where the cumulative development density will not exceed one lot for every 35 acres of land. The majority of land in the rural areas surrounding the Village has been mapped as Agricultural and Open Space on Map 6, with the exception of some areas where residential development has already occurred. Walworth County's Exclusive Agricultural/Farmland Preservation zoning district is the most appropriate district to implement this future land use category, except where rezonings are needed to implement housing at a density of not greater than one home per 35 acres.

- [a]. Fully exercise the Village's authority to review proposed land divisions within the Village's extraterritorial jurisdiction to help ensure the implementation of this desired future land use category.
- [b]. Support land developments in this area only when they are clearly consistent with the category description and when proposed housing (or other non-farm use) is not greater than one residence (or other non-farm use) per 35 acres. A maximum buildable lot size of two acres is recommended.
- [c]. Minimize the establishment of non-residential land uses in the Village's extraterritorial jurisdiction that compromise the ability of the Village to implement its long-range plans, particularly in the I-43 interchange area.
- [d]. Prohibit the extension of sanitary sewer or public water service into Agricultural and Open Space areas until and unless the Village changes the future land use category for such areas through a *Comprehensive Plan* amendment (see Implementation chapter).
- [e]. Work with neighboring towns and Walworth County to implement these policies and programs in a cooperative manner.

## **SINGLE-FAMILY RESIDENTIAL (UNSEWERED)**

This future land use category is intended to accommodate areas of existing single-family, detached residential development served by on-site wastewater treatment (septic) systems. Future concentrations of Single-Family Residential (Unsewered) development area mapped in the Village's extraterritorial jurisdiction only in areas where development of this type has already occurred. Walworth County's A-5 Agricultural Rural Residential District may be the most appropriate zoning district to implement this future land use category.

- [a]. Exercise the Village's extraterritorial land division review authority to ensure that concentrations of Single-Family Residential (Unsewered) development are permitted only within extraterritorial areas identified for such use on the Future Land Use Map.
- [b]. Encourage a maximum buildable lot size of two acres to minimize the amount of land used for housing.
- [c]. Assure that new development in these areas does not impede the logical future extension of municipal utilities or Village growth.



## **SINGLE-FAMILY RESIDENTIAL (SEWERED)**

This future land use category is intended for single-family detached residential development served by the Village of Darien public water and sanitary sewer systems, along with small-scale community facilities compatible with Single-Family Residential (Sewered) areas. Most older residential neighborhoods and recently platted subdivisions are shown on Map 6 in this future land use category. The Village's Single-Family Residential Zoning Districts (RS-1, RS-2, RS-3) are appropriate to implement this land use category.

[a]. Encourage residential densities of three to five homes per gross acre.

[b]. Plan for interconnected road and open space networks. Discourage the use of cul-de-sacs in new neighborhoods wherever possible.

[c]. Promote the construction of narrower streets in new neighborhoods, where possible, and require sidewalks on both sides of all neighborhood streets.

[d]. Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy uses, etc.) within or next to single-family residential areas. Where such uses do occur in close proximity, encourage the use of landscape buffers to mitigate the impacts that such land uses could have on residential neighborhoods.

[e]. Continue to enforce the Village's property maintenance requirements to maintain the quality of the Village's existing residential neighborhoods.

[f]. Thoughtfully locate community facilities such as roads, paths, sidewalks, parks, schools, and churches in order to provide convenient access to residential areas.



## TWO-FAMILY/TOWNHOUSE RESIDENTIAL

This future land use category is primarily intended to accommodate locations for two-flats, duplexes, and townhouses. Single-family residences and small community facility uses—such as parks, schools, churches, and stormwater facilities—may also be built on lands within this land use category. Two-family/Townhouse Residential areas are shown on the Future Land Use Map primarily in areas where this type of development existed at the time this *Plan* was prepared. The Village’s RD Two-Family Residential District is the most appropriate zoning district to implement this future land use category. The Village’s PD Planned Development district may also be appropriate.

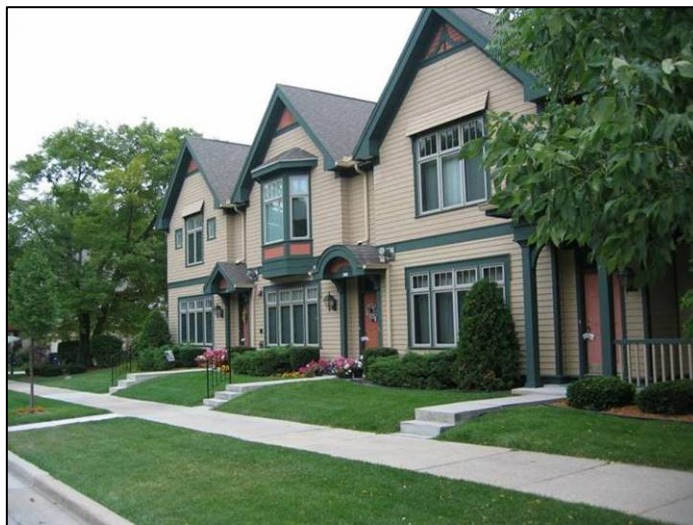
- [a]. Encourage new housing designs and allow conversions of existing homes that are attractive and emphasize the house rather than the garage when viewed from the street.
- [b]. Plan for interconnected road and open space networks. Discourage the use of cul-de-sacs in new neighborhoods wherever possible.
- [c]. Encourage the construction of narrower streets in new neighborhoods, where possible, and require sidewalks on both sides of all neighborhood streets.
- [d]. Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy uses, etc.) within or next to Two-Family/Townhouse Residential areas. Where such uses do occur in close proximity, encourage the use of landscape buffers to mitigate the impacts that such land uses could have on residential neighborhoods.
- [e]. Continue to enforce the Village’s property maintenance requirements to maintain the quality of the Village’s existing residential neighborhoods.
- [f]. Thoughtfully locate community facilities such as roads, paths, sidewalks, parks, schools, and churches in order to provide convenient access to residential areas.
- [g]. Carefully design Two-Family/Townhouse Residential development that abuts established Single-Family Residential (Sewered) areas to minimize potential negative impacts on existing homes.



## MULTI-FAMILY RESIDENTIAL

This future land use category is intended to accommodate a variety of residential uses, including apartment complexes, condominiums, townhouses, as well as some single-family and two-family residences. Multi-Family Residential is shown on the Future Land Use Map in areas where this type of development existed when this *Plan* was developed, and in an area in the southwest side of the Village that has been planned for this type of development, but where full development has not yet been completed. Multi-Family Residential is also shown along USH 14 where single-family homes currently exist. These properties are allowed to continue as single-family residences; however, given the size of these lots and the fact that they front USH 14 with a nearby rail corridor, these have been proposed for Multi-Family Residential should they redevelop in the future. The Village's RM Multi-family Residential District is the most appropriate zoning district to implement this future land use category. The Village's PD Planned Development zoning district may also be appropriate.

- [a]. Encourage residential densities of no more than 12 dwelling units per gross acre.
- [b]. Require multi-family residential projects to meet the minimum standards and design guidelines that are provided in the Housing and Neighborhood Development chapter and zoning ordinance.
- [c]. Disperse small areas of future multi-family residential throughout the Village, rather than creating large concentrations of this type of development in just a few areas.
- [d]. Require a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan for all residential buildings containing three or more dwelling units prior to approval.
- [e]. Meet the minimum design standards presented in the Housing and Neighborhood Development chapter of this *Plan* and zoning ordinance.
- [f]. Require mixed residential housing developments to provide on-site open space areas that serve the needs of the project's residents.
- [g]. Include facilities for pedestrians and bicyclists (bike storage racks, paths, etc.) in all Multi-Family Residential development designs.
- [h]. Link parking lots to building entrances by pedestrian walkways that are physically separated from vehicular movement areas.
- [i]. Encourage under-building and garage parking, and direct parking lots to the rear and sides of buildings.



## PLANNED NEIGHBORHOOD

As shown on the Future Land Use Map (Map 6), “Planned Neighborhoods” are anticipated to develop in areas beyond the current Village limits on the north, east, and south sides, once those lands are provided with sanitary sewer, water, and road infrastructure and are annexed to the Village at the land owner’s request. Planned Neighborhoods will consist of a carefully planned mix of development that is comprised of the following future land use categories described in greater detail elsewhere in this chapter:

- Single-Family Residential (Sewered)—at least 65 percent of all residential units in each neighborhood.
- Two-Family/Townhouse residential—ideally a maximum of 15 percent of all residential units.
- Multi-Family Residential—ideally a maximum of 20 percent of all residential units.
- Neighborhood Commercial.
- Community Facilities.
- Public Parks and Recreation.



Planned neighborhoods are intended to provide multiple housing options (in terms of type, cost, and style) while maintaining the Village’s existing balance of residential housing unit types. Planned neighborhoods also locate essential community amenities and services within walking distance of neighborhood residents. A combination of existing Village zoning districts may be appropriate to implement this future land use category (e.g., RS-1, RD, RM, NC). In addition, PD Planned Development zoning may be utilized in these areas to support the appropriate mix and design of each neighborhood.

- [a]. Encourage compact growth, provide efficient services, and minimize farmland conversion to establish a minimum net density of five dwelling units per acre.
- [b]. Promote Traditional Neighborhood Design Principals for new Planned Neighborhood development. See a detailed description of this concept in the Housing and Neighborhood Development chapter.
- [c]. Follow the policies listed in the Single-Family Residential (Sewered), Two-Family/Townhouse Residential, and Multi-Family Residential land use categories for new residential development within Planned Neighborhoods (see above).
- [d]. Follow the policies listed in the Neighborhood Commercial land use category described below for commercial and office development in planned neighborhoods.
- [e]. Utilize natural features to act as gathering points, recreational space, and buffers between different land uses when necessary.
- [f]. Where new subdivisions are too small to incorporate all the desired features of a Planned Neighborhood, consider how that subdivision fits within a larger whole to ultimately achieve Planned Neighborhood Principals.

## NEIGHBORHOOD COMMERCIAL

This future land use category includes neighborhood supporting commercial, office, service, and community facility uses that preserve and blend with surrounding residential character through appropriate building sizes, appearance, landscaping, and signage. Neighborhood Commercial areas are depicted on the Future Land Use Map at key intersections along the USH 14 corridor. Neighborhood Commercial uses should also be a component of areas shown as Planned Neighborhood on Map 6. The Village's NC Neighborhood Commercial zoning district is most appropriate to implement this future land use category.

- [a]. Encourage neighborhood-oriented retail, office, and service businesses in areas that will conveniently serve existing and new neighborhoods.
- [b]. Require that all proposed commercial projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
- [c]. Promote the use of high-quality building materials and designs that are compatible with residential areas including residential roof materials, such as shingles; generous use of windows; and exterior materials such as wood, cement board, vinyl siding, brick, decorative block, and stone.
- [d]. Encourage low-impact types of neighborhood retail, office, or services uses that are compatible with surrounding homes.



## CENTRAL COMMERCIAL

This future land use category is intended for pedestrian-oriented commercial, office, community facility, and residential uses in the Village’s traditional “downtown” area. Mixed use buildings are strongly encouraged in areas designated as Central Commercial on the Future Land Use Map. The Village’s CC Central Commercial zoning district is most appropriate to implement this future land use category. PD Planned Development zoning may also be appropriate in limited cases.

- [a]. Enhance the pedestrian quality and character of the downtown by encouraging compact, densely developed structures.
- [b]. Require new development projects to submit and have approved detailed building elevations and site plans showing the proposed locations of building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
- [c]. Encourage new residential and redevelopment nearby and on upper stories to provide a “built-in” market for goods and services and to increase foot traffic in the downtown.
- [d]. Augment Darien’s historic downtown by:
  - i. Promoting the use of first floor spaces for specialty retail, restaurants, entertainment, and commercial services uses and upper story spaces for housing and offices.
  - ii. Working with downtown property owners and businesses to preserve, renovate, modernize, and put to more active use Darien’s downtown buildings.
  - iii. Using marketing, investment, and incentive strategies to promote and retain business and services in the downtown.
  - iv. Following the recommendations related to Darien’s downtown described in the Economic Development chapter.
- [e]. Strengthen the retail power of the established downtown by encouraging infill development of under utilized properties in the downtown.
- [f]. Encourage public and private investment in the downtown, such as by retaining and enhancing Village administrative offices and meeting space there. See the Community Facilities and Utilities Chapter for more information.
- [g]. Encourage economic development efforts in the downtown through programs such as the State’s Main Street Program, tax increment financing, State and Federal grants, and other programs as outlined in the Economic Development chapter.



**SUBURBAN COMMERCIAL**

This future land use category is intended to accommodate medium- to larger-scale commercial uses that serve the entire community. Suburban Commercial is shown on the Future Land Use Map where this type of development has already occurred. New Suburban Commercial development may also be included as a component of the Interchange Commercial future land use category described. The Village’s SC Suburban Commercial zoning district is most appropriate to implement this future land use category.

- [a]. Encourage commercial uses that offer increased local shopping employment opportunities, limiting the need for Darien residents to travel outside the community to meet daily needs.
- [b]. Design street and driveway access to minimize traffic congestion and increase safety by limiting the number of and ensuring adequate spacing between access points.
- [c]. Promote interspersed office and community facilities in future commercial areas instead of uninterrupted areas of strip commercial development.
- [d]. Continue to require a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, landscaping plan, and signage plan prior to development for all new Suburban Commercial projects.
- [e]. Ensure that future Suburban Commercial development is adequately buffered from residential and industrial development areas.
- [f]. Encourage the use of high-quality building materials, attractive lighting, and signage that is compatible with other areas of the Village. Recommended design standards for commercial development projects are provided in the Economic Development chapter and zoning ordinance.



## INTERCHANGE COMMERCIAL

This future land use category is intended to provide flexibility in areas planned for future non-residential development surrounding the I-43/USH 14 interchange at the northwest corner of the Village. Areas designated as Interchange Commercial on Map 6 may develop with retail, commercial service, office, or light industrial uses (in accordance with policies applicable under the Suburban Commercial or Suburban Industrial future land use categories), depending on market conditions at the time development projects are proposed and how surrounding land uses have evolved or are expected to evolve. Industrial development in this future land use category should be high-value and compatible with retail (e.g. light assembly, processing). Intensive trucking or processing-type industrial uses would not be suitable for this future land use category.

It is the Village's preference that the Interchange Commercial area be developed with retail and commercial service uses as a first priority, with the development of high-quality, light industrial development as a second priority. This area is the most appropriate location in the Village for Suburban Commercial-type development. In addition, a large quantity of land with interstate access is currently available for industrial-type development.

Depending on the type of development to occur, either the Village's SC Suburban Commercial or SI Suburban Industrial zoning districts would be most appropriate to implement this future land use category.



- [a]. Work to prevent the premature introduction or expansion of rural industrial land uses within the Interchange Commercial area.
- [b]. Follow the policies listed in the Suburban Commercial land use category described above for retail, entertainment, commercial service, and office development.
- [c]. Follow the policies listed in the Suburban Industrial land use category described below for industrial development. In addition, industrial development must:
  - i. Ensure high design quality and compatibility with surrounding land uses.
  - ii. Require extension of Village public sanitary sewer and water utilities prior to development of Interchange Commercial areas.
  - iii. Safeguard the future development of other nearby properties as retail, entertainment, office, or commercial service.
  - iv. Incorporate a retail, office, entertainment, or commercial service component.
  - v. Limit truck and outdoor storage uses as well as emissions and odors for those properties adjacent to residential areas.

## SUBURBAN INDUSTRIAL

This future land use category is designed for high-quality industrial land uses such as light manufacturing, warehousing, distribution, research and development, and office uses. Suburban Industrial areas are shown on the Future Land Use Map generally in areas where this type of development has already occurred and where new areas of suburban industrial are planned to develop over the course of the planning period, including north of Madison Street on the west side of the Village. The Village's Suburban Industrial zoning district is most appropriate to implement this future land use category.

- [a]. Encourage industrial uses that offer increased local employment opportunities.
- [b]. Require proposed industrial projects to submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
- [c]. Require the use of high-quality building materials, attractive lighting, and signage that is compatible with other areas of the Village. Recommended design standards for industrial development projects are included in the Economic Development chapter and zoning ordinance.
- [d]. Encourage screened storage areas, modest lighting, limited signage, and the creation of landscaped buffers where future industrial areas abut existing or future residential and commercial areas.
- [e]. Encourage and provide incentives for sustainable building and site design techniques, such as progressive stormwater management using best management practices and use of renewable on-site energy generation (see the Natural Resources Chapter).



## URBAN INDUSTRIAL

This future land use category is intended to accommodate a broader range of industrial uses such as manufacturing, processing, repairing, assembly, wholesale establishments, and outdoor storage areas. Urban industrial development is shown on the Future Land Use Map in the Village's Industrial Park, areas of historic industrial development along the railroad, and areas planned for new industrial development to the southwest of the current Village limits once that land is provided with urban services and brought into the Village at the land owner's request. The Village's UI Urban Industrial zoning district is most appropriate to implement this future land use category.

- [a]. Encourage industrial uses that offer increased local employment opportunities.
- [b]. Require that all proposed urban industrial projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
- [c]. Require the use of high-quality building materials, attractive lighting, and signage that is compatible with other areas of the Village. Recommended design standards for industrial development projects are included in the Economic Development chapter.
- [d]. Encourage and provide incentives for sustainable building and site design techniques, such as progressive stormwater management using best management practices and use of renewable on-site energy generation (see the Natural Resources chapter).



## COMMUNITY FACILITY

This future land use category includes large-scale public buildings including schools, libraries, religious institutions, public works facilities, power plants, substations, and health clinics. Areas shown as Community Facility on the Future Land Use Map include prominent community facilities such as Darien Elementary and the Darien Public Library. Planned small-scale community facilities are not individually designated on the Future Land Use Map, but are intended to be included as a component of new neighborhoods developed in areas shown on the Future Land Use Map as Planned Neighborhood. Most of the Village's zoning districts are generally appropriate for community facilities. In general, the zoning district should reflect the predominant zoning of nearby properties and/or the desired character of the subject property.

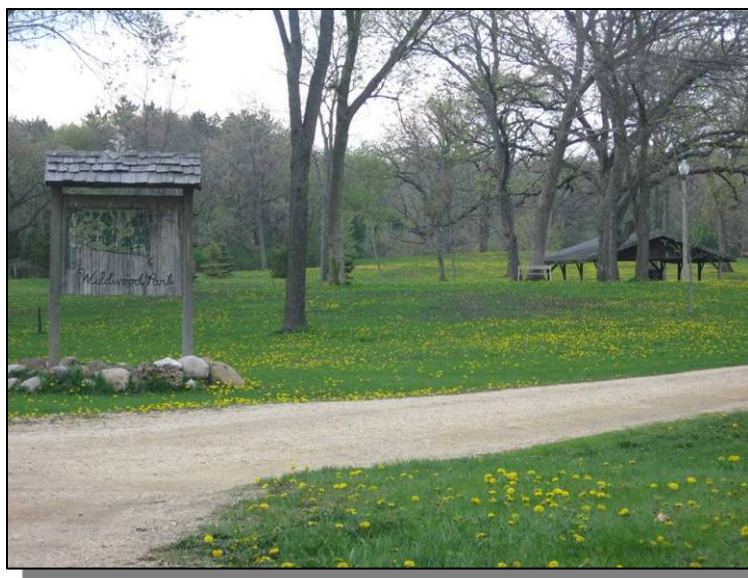
- [a]. Integrate community facilities into the fabric of the community and surrounding residential areas, and provide an adequate distribution of community facilities throughout the Village.
- [b]. Ensure that surrounding neighborhoods will not be negatively impacted in terms of traffic flows and volumes by confirming that the existing street and sidewalk system is adequate to meet increased traffic demands created by the project.
- [c]. Protect and preserve the character of adjacent residential areas via the use of landscape buffers, decorative fencing, berms, or other similar features.
- [d]. Consider reserving future sites for community facilities by identifying these areas on an Official Map.



## PUBLIC PARK AND RECREATION

This future land use category includes publicly and privately-owned parks devoted to playgrounds, play fields, trails, picnic areas, and related passive and active recreational activities. Existing parks and recreation facilities area depicted on the Future Land Use Map. New neighborhood parks will be included as a component of Planned Neighborhoods as these areas develop. Any of the Village's residential or commercial zoning districts would be appropriate to implement this future land use category.

- [a]. Ensure that all land use decisions for these areas take into consideration the recommendations included in the Utilities and Community Facilities chapter.
- [b]. Strive to provide neighborhood parks within safe walking distance of all residential neighborhoods. One-quarter mile is the preferred walking distance, with a maximum distance of one-half mile between residences and neighborhood parks.
- [c]. Maintain a system of trails and pathways to improve pedestrian and bicycle connections between neighborhoods, parks, schools, and downtown.
- [d]. Update and implement the recommendations of the Village's Park and Open Space Plan.



## ENVIRONMENTAL CORRIDOR/NATURAL RESOURCE AREA

This land use category depicts environmental corridors and isolated natural resource areas as defined by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Environmental corridors and isolated natural resource areas consist of the following elements: 1) lakes, rivers, and streams, and their associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, or organic soils; 7) rugged terrain and high-relief topography; 8) existing park and open space sites; 9) potential park and open space sites; 10) historic sites; 11) significant scenic areas and vistas; and 12) natural and scientific areas. Environmental corridors include a wide variety of these resource and resource-related elements. Isolated natural resource areas contain some of these resource and resource-related elements, are separated physically from environmental corridors by intensive urban or agricultural land uses, and are at least five acres in size. Within the Village of Darien and its surrounding area, environmental corridors are located along Turtle Creek and Little Turtle Creek, along the east Village boundary, and in the northeastern portion of the planning area. The Village's C-1 Conservancy Overlay zoning district is generally the most appropriate to implement this land use category.

- [a]. Generally prohibit new development in areas shown on the Future Land Use Map as environmental corridor/natural resource areas, per SEWRPC policies.
- [b]. If development is proposed in areas where Environmental Corridor/Natural Resource Areas are have been mapped or are adjoining, require the landowner or developer to be responsible for determining the exact boundaries of the Environmental Corridor/Natural Resource Area.
- [c]. Continue to allow existing agricultural uses (cropping, grazing, or other pre-existing agricultural use) within Environmental Corridor/Natural Resource Areas.

## I. SMART GROWTH AREAS

“Smart Growth Areas” are defined by the State of Wisconsin as “areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, State, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, State governmental, and utility costs.” They are required to be described in comprehensive plans.

In Darien, Smart Growth Areas include sites and areas within the Village that present unique opportunities, including:

- **Downtown:** In its present condition, Darien’s downtown is unable to meet its full potential as a centralized shopping district and community gathering location. Over the planning period, the Village will invest in the downtown by revitalizing municipal buildings and working with organizations such as Walworth County Economic Development Alliance (WCEDA) and local business organizations to market the downtown for targeted revitalization and redevelopment including the siting of mixed use development, restaurants, specialty retail, and lodging options. The Economic Development chapter contains additional recommendations for the future of the downtown.
- **Interchange Commercial Area:** The Interstate-43/USH 14 interchange is one of Darien’s most important assets, providing not only regional transportation access, but also high visibility for new business ventures that may locate near the interchange. This area provides an ideal location and unique opportunity for new commercial and/or industrial development that may capture a regional audience as well as expand the Village’s employment and retail base. The Village will work to ensure that this area develops as compactly and efficiently as possible by encouraging multiple storied buildings, integrating progressive stormwater management using best practices, and promoting the use of on-site alternative energy generation. The Village will also work to integrate “smart growth” and “green” building and site design techniques.



**Map 6: Future Land Use**



## CHAPTER NINE: ECONOMIC DEVELOPMENT

This chapter is intended to guide the retention, stabilization, and expansion of the Village’s economic base. This chapter includes an assessment of the community’s strengths and weaknesses with respect to attracting and retaining businesses and industries, and recommended strategies revitalization in the downtown and economic development in strategic growth areas in the Village.

### A. EMPLOYMENT TRENDS AND ECONOMIC BASE ANALYSIS

Employment trends reflect shifts within local and national economies. The Village of Darien’s labor force participation is high—reported to be nearly 75 percent in 2000. This is a slight decrease from 1990, which was reported to be 78 percent. Figure 9.1 presents the Village’s labor force by employment sector in 1990 and 2000. As demonstrated below, the Village’s economy is becoming increasingly oriented toward manufacturing. Educational, health, and social service sectors are significant to Darien’s economy. Retail trade, however, has decreased by about nine percent. Employment in the Village is also moving away from the wholesale trade; construction; and finance, insurance, real estate, rental, and leasing.

At the time of writing, the nation was undergoing a severe recession. That recession has had significant impacts on employment, business success, and the real estate market in southern Wisconsin. The effects of the recession are not reflected in the statistics presented in this chapter.

#### ECONOMIC DEVELOPMENT RECOMMENDATIONS SUMMARY

- Develop and implement a downtown revitalization plan, and/or a community-wide economic development strategy.
- Promote redevelopment of sites and street/sign enhancements along Market Street to better link the downtown to Bruce Park and Highway 14.
- Inventory and prepare development sites for “shovel-readiness.”
- Create a marketing and community-identity building strategy.

**Figure 9.1: Employment by Industry**

Employment Industry	% of Labor Force (1990)	% of Labor Force (2000)
Educational, health, and social services	13.2	10.7
Manufacturing	38.3	42.7
Retail trade	16.4	7.9
Arts, entertainment, recreation, accommodation, and food services	1.2	7.2
Finance, insurance, real estate, rental, and leasing	3.0	2.2
Professional, scientific, administrative, and waste management services	2.1	4.2
Construction	5.9	4.0
Wholesale trade	5.3	2.0
Transportation, warehousing, and utilities	6.6	6.9
Other services (except public administration)	3.9	4.6
Public Administration	1.8	3.3
Information	n/a	0.9
Agriculture, forestry, fishing, hunting, and mining	2.5	3.4

*Source: U.S. Census Bureau, 2000*

*Note: Census methodology changed from 1990-2000*

Figure 9.2 shows employment in the Village by occupational group. In 2000, production, transportation, and materials moving occupations accounted for 36 percent of the Village’s labor force; followed by sales and office occupations, and management and professional occupations.

**Figure 9.2: Employment by Occupational Group**

Occupation	% of Labor Force
Management, professional, and related occupations	21.3
Sales and office occupations	21.6
Production, transportation, materials moving occupations	36.1
Service occupations	11.7
Construction, extraction, and maintenance occupations	7.9
Farming, fishing, and forestry occupations	1.3

Source: U.S. Census Bureau, 2000

Figure 9.3 lists the Darien area’s 25 largest employers. Darien’s economic base is largely based around manufacturing, agricultural, and transportation service industries.

**Figure 9.3: Largest Employers in Darien Area**

Rank	Employer	Rank	Employer
1	Versacold Cascade, Inc.	14	Plasticraft Corp
2	Professional Power Products, Inc.	15	Village of Darien-Walworth County
3	Protect-All MFG & Converting, Inc.	16	Bigelow Landscaping
4	Vegas Gentlemen’s Club	17	Maxx Motorsports
5	Tankcraft Corp	18	Smiles
6	Wood Products Corp	19	Sovereign Intl, LTD
7	Darien Elementary	20	Convert All Inc
8	Bliss Machine, LTD	21	Darien Corner Market, Inc.
9	Tri-Tec Corp	22	Kwik-Wall Moveable Wall Systems, LLC
10	Five Guys Famous Burgers	23	First National Bank and Trust
11	Sorg Farm Packing, Inc.	24	Walter and Son Waste Haulers, LLC
12	Farm City Elevator, Inc.	25	Badger Grain Co, Inc.
13	Walworth Foundry/Waukesha Specialty		

Source: Wisconsin Department of Workforce Development

Figure 9.4 presents income characteristics for Darien and surrounding communities. According to 2000 Census data, the Village’s median household income was \$46,800, which is higher than reported for the comparison Villages and the City of Delavan, but in general lower than the comparison towns. The Village’s per capita income was \$17,638, which is lower than nearly all surrounding communities, with the exception of the Village of Sharon and the City of Delavan. The per capita income is defined as the total personal income divided by the total population and is used as a measure of the wealth of the population.

Figure 9.4 also shows the percentage of individuals below the poverty level in Darien and surrounding communities. The reported percentage of individuals falling below the poverty line is highest in Darien compared to neighboring communities and Walworth County.

**Figure 9.4: Income Comparison**

	Median Household Income	Per Capita Income	Percentage of Individuals Below the Poverty Level
Village of Darien	\$46,800	\$17,638	12.4%
Village of Clinton	\$45,987	\$18,015	7.2%
Village of Sharon	\$39,330	\$15,779	10.4%
Village of Walworth	\$43,672	\$19,311	8.7%
City of Delavan	\$42,551	\$17,624	7.6%
Town of Darien	\$50,700	\$19,580	9.5%
Town of Delavan	\$45,264	\$22,796	4.9%
Town of Sharon	\$51,635	\$20,023	7.0%
Walworth County	\$46,274	\$21,229	8.4%

*Source: U.S. Census Bureau, 2000*

## B. EDUCATION TRENDS

Educational attainment is another characteristic of a community's labor force. Figure 9.5 compares educational attainment in the Village with neighboring communities and the County. Darien's population is reasonably educated—over 79 percent of Darien residents have received a high school diploma and nine percent have obtained a Bachelor's degree.

**Figure 9.5: Educational Attainment**

	High School Graduate (or higher)	Some College (no degree)	Associates Degree	Bachelor's Degree	Graduate or Professional Degree
Village of Darien	79.0	19.2	7.4	9.0	4.5
Village of Clinton	81.0	19.8	7.5	10.6	4.1
Village of Sharon	78.2	19.3	6.0	6.3	1.1
Village of Walworth	84.4	23.0	8.3	9.9	5.7
City of Delavan	75.5	20.2	6.3	13.6	5.2
Town of Darien	84.3	23.6	4.4	8.4	3.2
Town of Delavan	81.9	23.2	5.8	12.8	4.1
Town of Sharon	84.2	22.5	5.3	7.6	1.4
Walworth County	84.2	22.1	6.8	15.0	6.8

*Source: U.S. Census Bureau, 2000*

### C. EMPLOYMENT FORECASTS

Walworth County employment projections were provided by Woods & Poole Economics, Inc., a regional economic and demographics analysis firm. These data predict the County's total employment to grow approximately 51 percent between the years 2000 and 2030. Over this time period, the most significant increase in jobs is projected to be in the service industry, which is expected to double during the planning period. By 2030 the percentage of employees working in mining, the federal government, and on farms is projected to decrease. Municipal level employment projections (i.e. for the Village of Darien) are not available.

**Figure 9.6: Walworth County Employment Projections**

	2000	2005	2010	2015	2020	2025	2030
Farm Employment	1,324	1,266	1,242	1,218	1,195	1,171	1,147
Agricultural Services	893	1,155	1,253	1,352	1,451	1,552	1,654
Mining	32	28	28	28	28	28	28
Construction	3,080	2,988	3,368	3,746	4,121	4,493	4,861
Manufacturing	10,163	9,307	9,645	10,002	10,382	10,790	11,229
Transportation, Communications, Public Utilities	2,010	1,707	1,810	1,916	2,025	2,139	2,258
Wholesale Trade	1,831	1,602	1,696	1,793	1,897	2,008	2,129
Retail Trade	9,347	10,416	10,812	11,223	11,654	12,108	12,590
Finance, Insurance, Real Estate	2,902	3,220	3,500	3,779	4,061	4,351	4,654
Services	13,537	15,638	17,950	20,281	22,639	25,032	27,470
Federal Civilian Government	244	196	194	193	192	191	191
Federal Military Government	314	325	327	329	331	333	335
State and Local Government	6,324	6,934	7,519	8,119	8,735	9,368	10,019
<b>Total Employment</b>	<b>52,001</b>	<b>54,782</b>	<b>59,344</b>	<b>63,979</b>	<b>68,711</b>	<b>73,564</b>	<b>78,565</b>

*Source: Woods & Poole, 2006*

### D. COMMUTING PATTERNS

According to 2000 Census data, Darien residents spent an average of 20 minutes commuting to work. About 20 percent of Darien residents traveled less than ten minutes to work while only six percent traveled over an hour to work, indicating that most workers remain in Walworth County (or portions of eastern Rock County) for employment. Approximately 80 percent of Darien residents commuted to work alone; approximately 11 percent carpooled; and about four percent walked to work or used public transportation.

## **E. ENVIRONMENTALLY CONTAMINATED SITES**

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The Wisconsin DNR's Environmental Remediation and Redevelopment Program maintains a list of environmentally contaminated sites, or brownfields, in the State. The WisDNR defines brownfields as "abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination." Examples of brownfields might include a large abandoned industrial site or a small corner gas station. Properties listed in the WisDNR database are self-reported, and do not necessarily represent a comprehensive listing of possible brownfields in a community.

According to the Bureau for Remediation and Redevelopment Tracking System (BRRTS), as of April 2009, there were four contaminated sites in the Village of Darien in need of clean up activities. One of the identified sites is classified as environmental repair (ERP). ERP sites are often times older and have been releasing contaminants to the soil, groundwater, or air over a long period of time. Two of the sites have been classified as leaking underground storage tank (LUST), and the final site has been classified as a spill. The Village will require appropriate remediation of these sites as a condition of any development approval.

## **F. ECONOMIC DEVELOPMENT PROGRAMS AND AGENCIES**

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### **Capital Improvement Plan/Budget**

A capital improvement plan is a community's near-term financial plan of future capital improvements to be carried out during a specific timeframe—capital improvement costs are intended to be matched with anticipated revenues. The Village's Capital Improvement Budget allocates funding for general administrative expenses, machinery and equipment expenditures, police operating costs, solid waste collection costs, streets maintenance expenditures, and parks and recreation expenditures. Commercial and residential property tax revenue, utility revenue, and impact fees fund the Village's Capital Improvement Budget, which is updated annually.

### **Tax Incremental Financing (TIF)**

The Village of Darien utilizes tax incremental financing to fund public improvements and/or economic development projects that would not be feasible without the use of TIF. Costs associated with TIF projects are funded from the issuance of debt, with the principal and interest paid back with tax increment from properties within the TIF. To date, the Village of Darien has established two TIF districts—TIF #2 remains active. TIF District #2 was established in April 1995, to develop high quality industrial and distribution facilities and to increase employment opportunities in the Village. The 1995 TIF boundary covers the west side of the Village from I-43, to Madison Street on the south, and to Foundry Road to the west, generally to the west of Badger Parkway. Portions of this TIF extend south to the railroad. TIF #2 was amended in October 1999 to generally include the area between the previously adopted TIF area south to CTH X, and from Foundry Road on the west to Wise Road on the east.

### **Darien Downtown Business Association**

The Darien Downtown Business Association is a private business group dedicated to promoting growth and development in the Village of Darien's downtown. The group is currently working to develop a farmer's market in the downtown as well as investing in the feasibility of applying to the State's Main Street Program or otherwise pursuing a more active revitalization effort.

### **Walworth County Economic Development Alliance (WCEDA)**

WCEDA is a non-profit corporation that is dedicated to promoting economic development in Walworth County. WCEDA is currently in the process of developing an inventory of available business and industrial sites in the County. WCEDA administers programs that advance the economic base in the County and follows policies and investment guidelines that are consistent with Federal Economic Development Administration priorities. WCEDA provides planning and consulting services to Walworth County businesses and municipalities as well as financial assistance via the following programs:

- **Hometown Entrepreneur Loan Program (HELP)**—HELP is a revolving loan fund specifically for small businesses with 50 or fewer employees to purchase new equipment, real estate, construction, working capital, training, and business acquisition.
- **Community Revolving Loan Fund**—WCEDA helps connect small businesses to revolving loan funds offered by local communities (not currently available in Darien).
- **State Business Incentives**—WCEDA aids local businesses in determining eligibility for State aid, including tax credits and grants.

**Forward Wisconsin**

Forward Wisconsin is a public-private State-wide marketing and business recruitment organization that works to attract new businesses, jobs, and increased economic activity to the State. Forward Wisconsin provides resources to businesses looking to either expand or open a new location in the State of Wisconsin. Forward Wisconsin uses the Location One Information System (LOIS)—a searchable economic development database containing detailed information about buildings, sites, and locations for businesses to expand.

**G. STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT**

To accurately assess categories or particular types of new businesses and industries that would be appropriate or desirable in Darien, it is important to first identify and understand the Village’s strengths and weaknesses. Only then can the Village develop a strategy to capitalize on its assets.

**Figure 9.7: Strengths and Weaknesses for Economic Development**

Strengths	Weaknesses
Transportation network; interchange; easy access via USH 14 and I-43	Competition from other nearby communities, like Beloit and Delavan for commercial uses
In the “middle of it all”; Darien is close access to larger-scale shopping (in Delavan) and is easily accessible to Beloit, Janesville, Madison, Milwaukee, and Chicago	Lack of business growth within the Village, particularly small businesses, retail stores, and daily needs stores/services (e.g. grocery)
Train station with access to Chicago is located nearby in Harvard, Illinois	Property taxes
Quality school system	Downtown is in need of investment
Excellent community services and facilities—streets, police, rescue, parks, library, senior center	Wastewater system is approaching capacity
Adequate infrastructure to serve immediate needs	Fire protection issues
Strong volunteer base	Heavy truck traffic on CTH X and STH 14
Affordable housing	Municipal service facilities in need of upgrades
Growing industries	
Railroad spur near industries	

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## H. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

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### *Goal*

- [a]. Strengthen and diversify the job base and tax base by capitalizing on Darien's unique assets and opportunities.

### *Objectives*

- [a]. Capitalize on Darien's place in a productive agricultural region, excellent access, and nearby tourist activities as springboards for economic growth.
- [b]. Revitalize the downtown as a commercial, civic, and social center for the Village.
- [c]. Maintain a sufficient supply of developable land for industrial and commercial land uses, directing new development to the industrial park and the interchange commercial areas.
- [d]. Collaborate with property owners, developers, the County, and the Downtown Business Association to advance economic development initiatives in the Village.

### *Policies*

- [a]. Provide and support infrastructure improvements that foster the desired types of economic activity.
- [b]. Preserve long-term economic opportunities to prevent premature development beyond the Village limits—particularly to the north and west of the interchange—through intergovernmental cooperation and extraterritorial authorities.
- [c]. Emphasize the interchange area as the Village's primary opportunity for future economic development growth; make wise land use decisions in this area to ensure its long-term success as an economic driver for Darien's economy.
- [d]. Plan for small-scale commercial developments convenient to and integrated with residential neighborhoods, without impairing neighborhood character.
- [e]. Promote quality design standards for commercial and industrial building and site development.
- [f]. Develop modern zoning and subdivision standards to address small-scale, on-site energy generation systems such as wind, solar, and geothermal.
- [g]. Continue the appropriate use of tax increment financing to promote new commercial and industrial development, expansion or relocation of industries, and redevelopment and revitalization activities.
- [h]. Support the economic health of agriculture and the development and expansion of businesses and markets for agricultural products (see Agricultural Resources chapter).
- [i]. Promote a vital and healthy downtown by encouraging mixed use redevelopment, enhancements of existing buildings, reuse of vacant or underutilized buildings and sites, expanded downtown activities, and Village involvement.
- [j]. Establish incentives to encourage property and business owners to renovate, rehabilitate, and improve facades in the downtown area.
- [k]. Support the expansion of the Downtown Business Association and its efforts to spearhead downtown economic development initiatives.
- [l]. Establish a comprehensive wayfinding signage system to direct tourists to the downtown and other prominent sites in the Village.
- [m]. Develop a diverse mixture of commercial and industrial enterprises in the community to create local jobs and increase local income.

## I. ECONOMIC DEVELOPMENT PROGRAMS AND RECOMMENDATIONS

This section of the *Comprehensive Plan* is intended to serve as a guide to carry out and build upon the goals, objectives, and policies for economic development outlined in the previous section. The Village intends to pursue the following strategies and initiatives as part of a broader economic positioning strategy for the Village.

### **Develop and Implement a Downtown Revitalization Plan**

The current condition of the downtown in Darien is negatively affecting the character, tax base, and image of the community. To improve the health and vitality of the downtown, creative and coordinated planning, development implementation, and marketing will be required. Preparation of a Downtown Revitalization Plan will assure that the desired character of the downtown is attained, appropriate uses and strategies for redevelopment of key sites are identified, historically and architecturally significant buildings are not destroyed in the name of redevelopment (but rather restored or rehabilitated), and funding and other tools to promote revitalization (e.g., business improvement district) are explored and implemented.



Typical components of a Downtown Revitalization Plan include:

- A public participation process that involves stakeholders, downtown property and business owners, and others with an interest in the downtown through interviews and small group meetings.
- An inventory of the downtown that includes existing land uses, businesses, conditions of properties, identification of historic properties, and parking.
- An analysis of assets and potential opportunities for development, redevelopment, revitalization, and economic development—looking not only at the boundaries of the downtown, but also linking redevelopment along West Fremont and Market Streets to physically connect the downtown to Bruce Park and the USH 14 corridor.
- Identification of potential funding sources for revitalization projects from local, to federal, to private sources.
- Recommendations and an overall strategy and implementation plan for revitalization.

As a way to help jumpstart downtown planning and revitalization, the Village will investigate different funding and organizational opportunities including community development block grants (CDBG) funding and other Federal and State programs such as the State's Main Street Program.

### **FUNDING OPPORTUNITIES:**

**Wisconsin Main Street Program (MSP):**  
An approach to downtown revitalization that is community-driven and advocates the return of community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets. Potential economic benefits generated by the Main Street Program participation include investment in infrastructure improvements, establishment of new businesses, and job creation.

**Community Development Block Grant (CDBG):** Funding is available through the State to small communities like Darien for community planning, as well as site specific or functional planning. Successful applicants must provide a match of at least 50 percent of the total grant award from private or public non-federal and non-state sources.

As an alternative, the Village may pursue a broader community-wide economic strategy that focuses not only on the revitalization of the downtown, but also the economic advancement of the entire community, including the development of additional commercial, job-focused, and “destination” uses in the interchange area.

### **Develop an Inventory of Certified, “Shovel-Ready” Development Sites**

The Village of Darien has numerous advantages in terms of industrial and commercial development—including its large Industrial Park, interstate access, industrial rail spur, and convenient location between Janesville, Beloit, Milwaukee, and Chicago. Readyng all available sites for potential development would enable the Village to capitalize on these assets. In today’s economy, many companies are investing in new projects and specifically seeking out development sites that are “shovel-ready,” meaning that the site is:

- **Available**—sites must be for sale with pre-established terms and conditions or, preferably, owned by the Village or an economic development entity.
- **Fully served by municipal services**—sites must be served by existing transportation, utility (i.e. sewer, water, electric, natural gas, etc.), and telecommunications infrastructure.
- **Ready for development**—sites must have appropriate zoning and the necessary and required site assessments completed (i.e. site assessment checklist, wetland delineations, etc.).

The “shovel-ready” concept allows companies to move quickly to invest in a community with less risk. In order to capitalize on emerging trends and to foster new economic growth, the Village intends to develop and market an inventory of available sites for commercial and industrial development. Once the available sites have been processed to “shovel-readiness,” the Village will work to advertise these sites on the Village’s website and work with economic development entities, such as WCEDA and Forward Wisconsin, to broaden the advertisement market for “shovel ready” sites and projects. This can be done via placement on the Location One Information System (LOIS)—the searchable economic development database containing detailed information about buildings, sites, and locations for businesses to expand.

Again, this inventory could be a component of a broader economic development strategy described in the section above—Develop and Implement a Downtown Revitalization Plan.

### **Promote the Redevelopment of Brownfield Sites**

As noted earlier in this chapter, there are four environmentally contaminated sites within the Village in need of clean-up. The Village encourages remediation and redevelopment of these sites for economic development purposes, especially in areas in and around the downtown. In particular, the former Mobile station on N. Market Street is recommended for remediation and redevelopment in conjunction with future downtown revitalization projects. This 2.5-acre property is ideally located to

#### **FUNDING OPPORTUNITIES:**

**Blight Elimination and Brownfield Redevelopment (BEBR):** The Wisconsin Department of Commerce administers and provides funding for the assessment, remediation, redevelopment, and acquisition of brownfield sites for the purposes of blight elimination and redevelopment to promote economic and community development. Eligible projects must promote economic development and positively impact the environment. Grants require a 20 to 50 percent match, depending on the size of the grant awarded.

Funds may be used for the following activities:

- Environmental investigation, remediation or groundwater monitoring of the site;
- Removal of underground storage tanks or hazardous waste containers;
- Acquisition cost of the brownfield site;
- Site clearance, building demolition or building renovation;
- Asbestos and lead paint abatement; and
- Infrastructure improvement.

provide a physical and economic link between the STH 14 business corridor and the downtown; promoting not only activity along Beloit Street, but also cross-street connections to Bruce Park and the Darien Library.

### **Develop a Marketing and Community Image Building Strategy**

To create a thriving Village that will attract visitors and engage residents and businesses, an important component of implementation of this *Comprehensive Plan* is the creation of a coordinated community image building and marketing strategy for the Village of Darien—one that is based upon the Village’s unique assets, agricultural heritage, culture, and recreational resources.

The first phase should focus around recruitment and expansion of the business community. Efforts should be directed toward relaying the above recommended inventory of available industrial and commercial sites to a growing digital audience. The Village should publish the inventory on the Village website or potentially collaborate with the County and/or WCEDA to market available sites on its webpage. In addition to learning more about the opportunities available in Darien, potential businesses will see a concerted effort by the Village to create a favorable business environment. In addition, during the first phase the Village should strongly focus on developing a critical mass of businesses, destinations, and amenities in the community.



Phase two focuses on developing and actively marketing the Village’s community identity. Presumably by phase two the Village will have developed an inventory of unique destinations, restaurants, amenities, and events to deliver a pleasurable visitor experience based on the Village’s agricultural history and culture. Efforts to update the Village’s image can include a variety of marketing forms and media, allowing the Village to reach a broader market including regional tourists. Marketing efforts may include creating a collection of electronic and hard-copy materials to serve as a “calling card” for the Village. In addition, the Village may collaborate with the local businesses, Walworth County, WCEDA, and Wisconsin Department of Tourism to actively promote and market the Village.

Two points of caution should be observed when working to market the Village. First, the Village must carefully plan the timing of various components of marketing a new image. Extensive marketing should not precede the creation of a critical mass of destinations and/or community amenities. In a sense, the Village only gets one opportunity to showcase itself—it should not promise more than it can deliver. Second, the Village must clearly communicate to existing residents and businesses how marketing can benefit them. The benefits of generating interest in Darien’s Industrial Park, for instance, include sustained property values, increased tax base, increased employment base, and improved viability of local businesses.

#### **FUNDING OPPORTUNITY:**

Joint Effort Marketing Grant Program: The Wisconsin Department of Tourism provides local branding or marketing funds to create new local tourism events or to grow existing events through increased marketing. Eligible promotional expenses include: e-mail marketing campaigns; advertising in magazines, newspapers, on radio and TV; internet marketing; direct mail; media kits and publicity materials; and billboards.

### **Connect with Regional and State Economic Growth Initiatives**

Darien’s future health depends not only on what can be done solely through local efforts, but how well the Village connects with county, regional, State, and Federal initiatives and grant programs.

At the time of plan writing, existing State and Federal grant programs were being infused with new funds and new programs were being created as part of the Federal government’s massive economic recovery act. In

general, initiatives that combine economic development with road and utility improvements, brownfield clean-up and reuse, and energy-efficiency and sustainability are most favored. The Village intends to remain apprised of these grant programs during this rapidly-evolving era, and will identify and seek funding from the programs that are most applicable to implementing the economic positioning approach and other recommendations of this *Plan*.

Another trend in both funding and economic development in general is the movement towards regional approaches for economic growth, as opposed to having different communities in the same county or region competing for the same businesses and industries. Milwaukee 7 was formed in 2005 to create a regional, cooperative economic development platform for the seven counties in southeastern Wisconsin: Kenosha, Milwaukee, Ozaukee, Racine, Waukesha, Washington, and Walworth. The vision and focus of Milwaukee 7 is to attract, retain, and grow diverse businesses and talent by pooling together the regional assets from its skilled workforce, to local amenities, to corporate headquarters. The Village will attempt to utilize the relationships between local and regional opportunities and recommendations to advance Darien's participation in regional initiatives like Milwaukee 7 to focus greater attention on the Village and enhance its ability to promote itself in economic development initiatives.

### **Expand and Position the Darien Industrial Park**

The Village will promote the development, expansion, and marketing of the Darien Industrial Park, located on the west side of the Village, to accommodate future industrial growth. The Village will use the Industrial Park's proximity to transportation, infrastructure, and farmland to market its unique assets.

As demonstrated by Map 6, the Village envisions both the southwesterly expansion of the Industrial Park between I-43 and CTH X (for heavier industrial use) and the westerly expansion of the Industrial Park along W. Madison Street (for lighter industrial use). The factors that should shape the timing of expansion include:

- The time when most of the existing, improved but vacant sites in the current Industrial Park are sold or developed. The Village must have an adequate supply of "move-in" or "shovel-ready" sites at all times to remain competitive in the industrial development arena.
- The feasibility of providing sewer, water, and stormwater management facilities to the expansion areas.
- The interest of the current property owners to annex, sell for development, or develop the land themselves.
- Any significant development interest that emerges. For example, if an attractive business from outside of the area would like a larger industrial site in one of these locations, the Village should move quickly to secure the necessary land use approvals, land acquisition, utility and road expansions, and incentive structure (i.e., TIF) to open the required land for that business.

The Darien Industrial Park—and future expansions to it—in particular, provide a good location for future bio-based businesses or industries. Bio-based industries are those that capitalize on and complement the Village's natural resources and access to agricultural products and that use and process raw materials such as corn, soybeans, and other organic matter to create new marketable products (see Agricultural Resources chapter for more details).

### **Ensure High-Quality Design Standards for Economic Development**

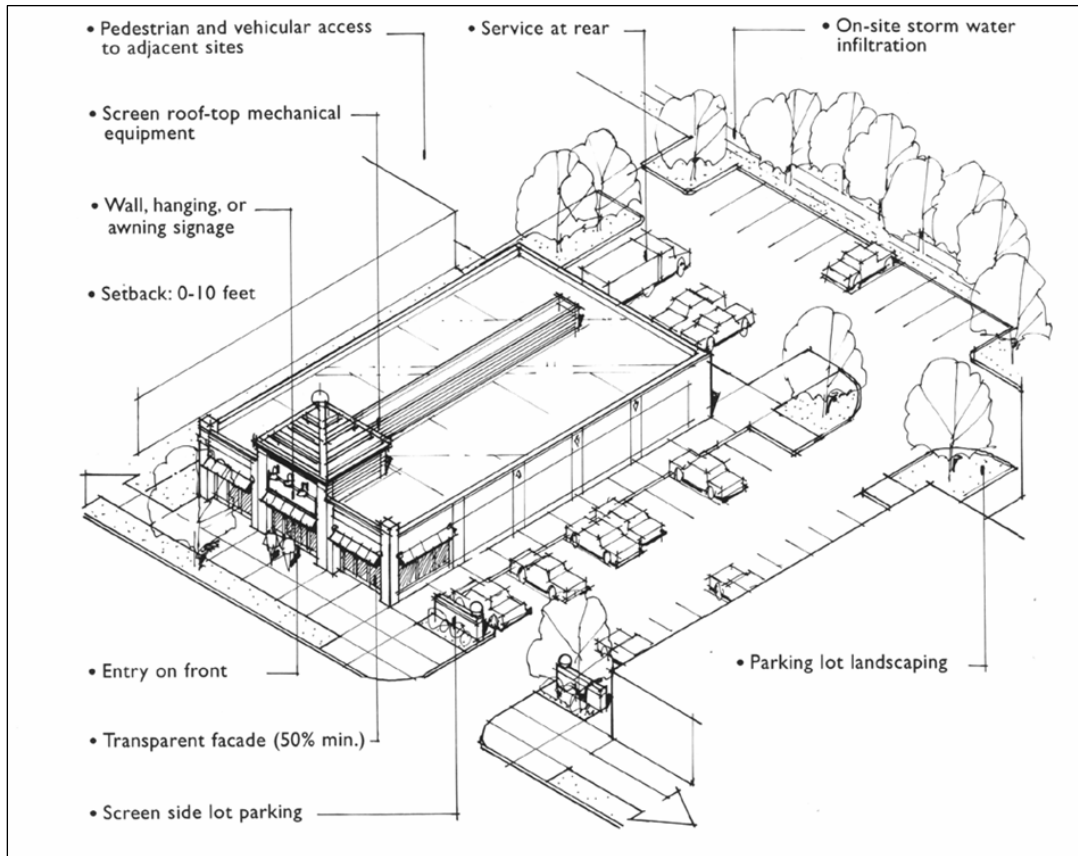
To ensure the development of non-residential projects that complement the character and enhance the image of Darien, the Village intends to seek high-quality design for future development. Village enforcement of high-quality standards will be particularly important at the interchange and along key corridors such as along USH 14. The Village will utilize the following design standards for future commercial, mixed use, office, and industrial developments:

- High quality landscaping of bufferyards, street frontages, paved areas, and building foundations.
- Common driveways serving more than one commercial use wherever possible.

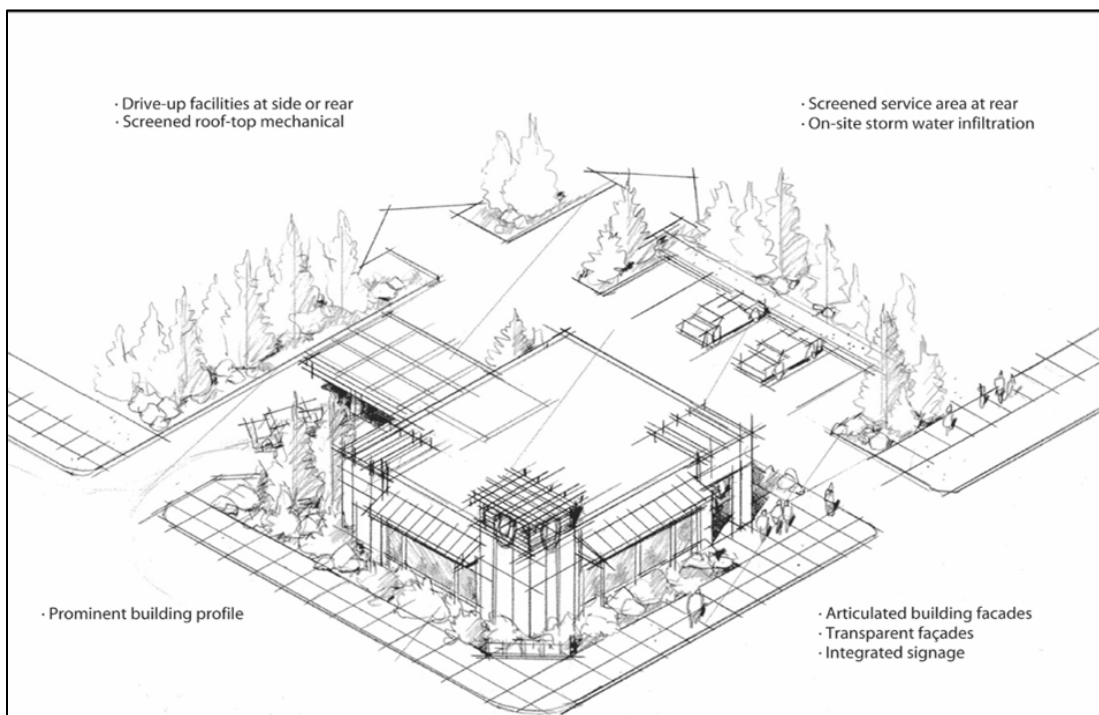
- Street trees along all public street frontages.
- Intensive activity areas such as building entrances, service and loading areas, parking lots, and trash receptacle storage areas oriented away from less intensive land uses.
- Parking lots heavily landscaped with perimeter landscaping and/or landscaped islands.
- Parking oriented to the sides and rear of buildings, where appropriate, rather than all parking in the front.
- Signage that is high quality and not excessive in height or total square footage.
- Location of loading docks, dumpsters, mechanical equipment, and outdoor storage areas behind buildings and away from less intensive land uses.
- Complete screening of loading docks, dumpsters, mechanical equipment, and outdoor storage areas through use of landscaping, walls, and architectural features.
- Safe, convenient, and separated pedestrian and bicycle access.
- Illumination from lighting kept on-site through use of cut-off “dark sky” fixtures.
- Use of high-quality building materials such as brick, wood, stone, and tinted masonry.
- Canopies, awnings, trellises, bays, and windows to add visual interest to facades.
- Variations in building height and roof lines including parapets, multi-planed and pitched roofs, and staggered building facades (variations in wall-depth or direction).
- All building facades containing architectural details and of similar quality as the front building façade.
- Avoidance of linear, “strip commercial” development patterns within multi-occupant development projects.
- Design of parking and circulation areas so that vehicles are able to move from one area of the site to another (and from one site to the adjacent site) without re-entering a street.

Figures 9.8 through 9.11 on the following pages illustrate these guidelines.

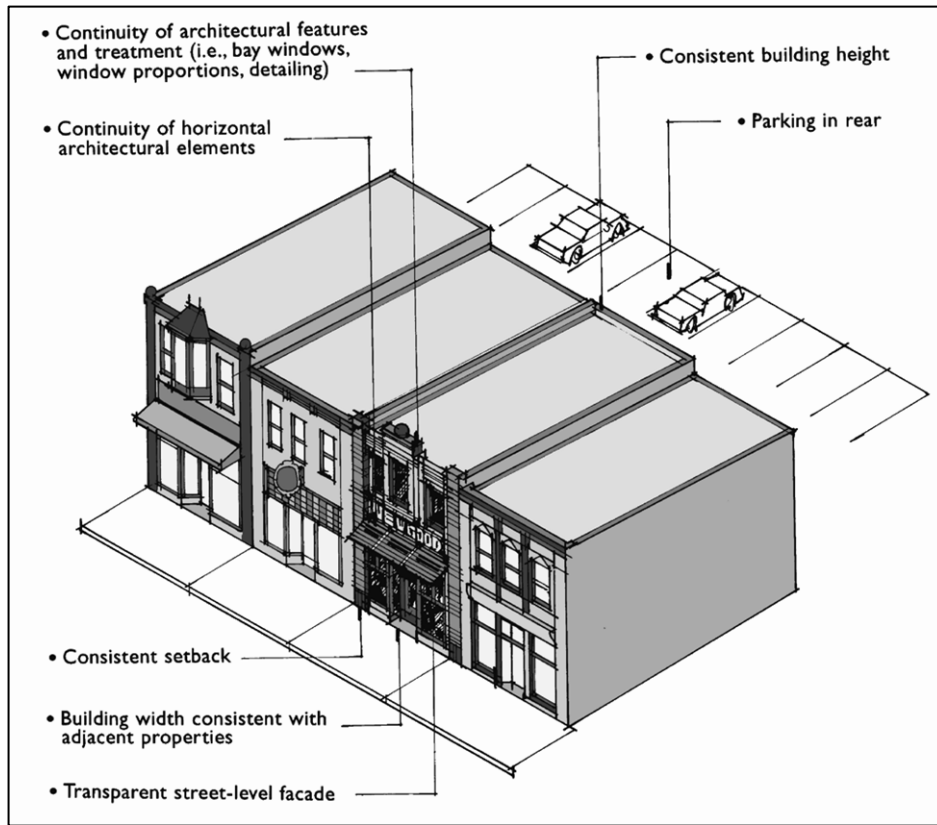
**Figure 9.8: Design Standards for Suburban Commercial Development**



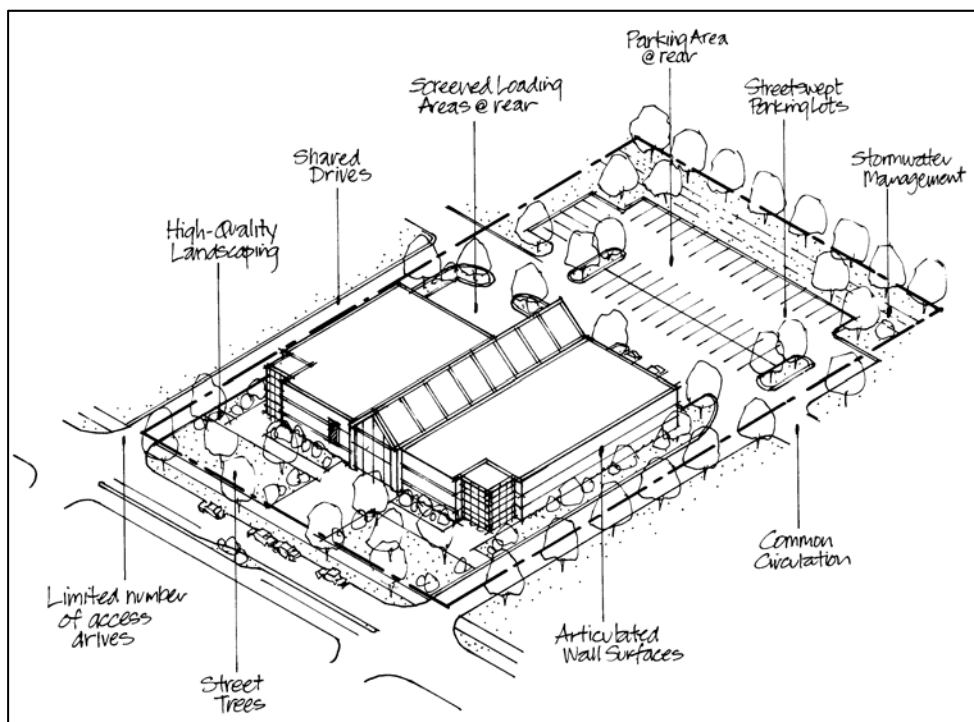
**Figure 9.9: Design Standards for Neighborhood Commercial Development**



**Figure 9.10: Design Standards for Central Commercial Development**



**Figure 9.11: Design Standards for Industrial Development**



## CHAPTER TEN: INTERGOVERNMENTAL COOPERATION

This chapter is focused on providing meaningful suggestions for “intergovernmental cooperation.” In a State with over 2,500 units of government and a movement towards greater cooperation and efficiency, it is becoming increasingly important to coordinate decisions that may affect neighboring communities and overlapping jurisdictions, like school and utility districts.

### A. EXISTING STATE AND REGIONAL PLANNING FRAMEWORK

The Village of Darien lies within Walworth County. It is surrounded by the Town of Darien, is neighbored by the City of Delavan, and its extraterritorial jurisdiction extends into the Town of Sharon. Map 1 depicts the boundaries of Darien’s neighboring and/or overlapping jurisdictions. Relationships with these local, regional, and State jurisdictions were analyzed during the Village’s planning process to identify mutual planning issues, potential conflicts, and partnerships.

#### **Southeastern Wisconsin Regional Planning Commission (SEWRPC)**

SEWRPC was established in 1960 to serve as the regional planning agency for the highly urbanized area of Southeastern Wisconsin. The commission consists of 21 members (three from each county) who provide information and planning services to the counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. SEWRPC addresses planning issues that transcend political and natural boundaries such as transportation, water supply, parks and open space, air and water quality, flooding, natural resource base deterioration, and changing land uses.

SEWRPC recently updated the Regional Land Use Plan and the Regional Transportation System Plan. The new Land Use and Transportation System Plans replace the existing plans, and will serve as guides to land use development and redevelopment and transportation system planning at the regional level through the year 2035. The planned land use map in the Regional Land Use Plan depicts the Village’s boundary as coterminous with the Village’s designated urban service area boundary—it does not acknowledge the potential for future annexation and growth of the Village of Darien. However, as identified in the Land Use chapter of this *Plan*, the Village does anticipate future growth beyond its present day boundaries—primarily growth surrounding the I-43 interchange and to the west of the existing Industrial Park. To remedy this conflict, the Village intends to share this *Comprehensive Plan* with SEWRPC, including its justification for future urban expansion, and will work with SEWRPC to amend its Regional Land Use Plan to reflect the recommendations of this *Village of Darien Comprehensive Plan*.

The SEWRPC Transportation System Plan is a multi-modal plan of recommended transportation actions designed to address existing and anticipated future transportation problems and needs. This plan does not recommend transportation improvements specific to Darien; however, the plan does recommend reserving right-of-way to expand USH 14 from two traffic lanes to four. An off-street bicycle trail is proposed to the north of the Village to generally follow Turtle Creek. This trail will eventually connect communities in Rock County to Delavan, Whitewater, and beyond. That plan also proposes a new park and ride lot in the City of Delavan to serve communities in Walworth County. The Village’s Transportation and Community Facility Map is consistent with the recommendations of SEWRPC’s plan.

#### INTERGOVERNMENTAL COOPERATION RECOMMENDATIONS SUMMARY

- Work towards an intergovernmental boundary and land use agreement with the Town of Darien.
- Attempt to harmonize Village plans, town plans, and County plans, while protecting Village interests.

### **Walworth County**

At the time of this writing, Walworth County was actively orchestrating a multi-jurisdictional comprehensive planning effort to comply with the State comprehensive planning requirements by January 1, 2010. SEWRPC is providing planning assistance in this initiative. Participating communities include the Towns of Darien, Delavan, East Troy, Geneva, LaFayette, LaGrange, Richmond, Sharon, Spring Prairie, Sugar Creek, Troy, Walworth, and Whitewater. The outcome of this planning effort will be a long-range comprehensive plan for the year 2035. Pending completion of this plan, the 13 participating towns will adopt this plan as their local comprehensive plan. All work on the comprehensive plan is expected to be completed in the fall of 2009.

### **Town of Darien**

The Town of Darien participated in Walworth County's multi-jurisdictional comprehensive planning effort. The Town's draft future land use map, within its draft comprehensive plan, identifies the Town's anticipated and preferred growth pattern over the course of its twenty-year planning period.

The Town's future land use map in its plan designates the majority of land within the Village's ETJ as prime agricultural land; a land use designation that requires a minimum parcel size of 35 acres. The Town's plan designates the area to the immediate northwest of the I-43/USH 14 interchange as industrial and land to the northeast as agricultural-related manufacturing. Areas of existing industrial use have been mapped to remain in industrial use. Similarly, existing natural resource areas have been mapped to remain as undeveloped, natural open space areas.

The draft Town plan identifies two, small sections of land identified as "urban reserve areas" adjacent to the Village of Darien. These are generally located to the northwest and southwest of the Village's existing municipal boundary. This urban reserve designation recognizes that these areas may be developed during the planning period, but that specific future uses have not been identified. The Town's plan notes that ideally, specific future uses would be identified in cooperation with the Village, taking into account compatibility with adjacent land uses, physical site characteristics, the availability of utilities, and other factors as appropriate.

When reviewing the future land use maps of both this Village *Comprehensive Plan* and the draft Town of Darien comprehensive plan, there are some differences between them. Most notably, the Town's plan anticipates very little future outward growth of the Village. Other areas of potential difference are discussed in greater detail below:

- **Western edge of the Village's planning area.** The Town has designated this area to remain in agricultural use; however, the Village plans for the future expansion of its industrial park to the west of CTH C, between the railroad and I-43.
- **Surrounding the I-43/USH 14 interchange.** The Town has designated future industrial and agricultural-related manufacturing land uses north of the USH 14/I-43 interchange; whereas the Village's *Plan* designates this area as Interchange Commercial. The Village's land use designation would allow either commercial or light industrial development in this area (see Land Use chapter). The Village *Plan* suggests that this land not develop until a point when public sewer and water service would be provided to this area, while the Town plan seems more general in this regard.
- **South of I-43 and west of Old 89.** The Town has designated this area to remain in agricultural use; the Village anticipates that future growth will occur in this area. The Village's *Plan* (see Map 6) designates the northern half of this area as future Interchange Commercial and the southern half as Planned Neighborhood.
- **Northeast and southeast Village edges.** The Town plan identifies urban reserve areas to the northwest and southwest of the Village. The Village *Plan* designates these areas, in addition to other larger areas to the south and east of the Village, for future Planned Neighborhoods.

The Village will attempt to resolve these differences by initiating discussions with the Town of Darien and possibly work toward establishing an intergovernmental boundary and land use agreement with the Town. This recommendation is discussed in greater detail later in this chapter. The Town's plan notes that the Town of Darien would like to enter into a mutually beneficial boundary agreement with the Village of Darien.

In addition to land use related recommendations, the Town of Darien's draft comprehensive plan also identifies opportunities for continued cooperation pertaining to local fire protection. The Town is exploring a location and design of a possible new fire station and studying a possible improved cooperative fire and rescue arrangement with the City of Delavan, Town of Delavan, and Village of Darien.

The Town's draft plan also considers future utility needs and recognizes that the food processing operations located southwest of the Village of Darien may need sanitary sewer service over the course of the planning period. The Town's plan notes that other future service extensions will be considered at the time of future comprehensive plan amendments.

### **Town of Sharon**

The Town of Sharon's future land use map, within its comprehensive plan, designates the majority of land in the Village's ETJ as prime agricultural land. Other lands within the Village's ETJ are designated as environmental corridor and other agricultural, residential, or open space land use areas at densities between five and 19 acres per dwelling unit. A small area of existing agricultural related manufacturing has been designated near the junction of CTH C and Darien-Sharon Town Line Road. A small area of planned urban density residential developed has also been mapped near the junction of Darien-Sharon Town Line Road and Wise Road. There are no conflicts between this Village *Comprehensive Plan* and the Town's future land use map in its comprehensive plan.

### **City of Delavan**

At the time of adoption, the City of Delavan was also in the process of updating its comprehensive plan. Delavan's draft future land use map proposes future urban growth within the City's urban service area boundary. Generally, undeveloped land within the City's ETJ is planned to remain in agricultural and open spaces uses. The western extent of the City's planned growth area is Lawson School Road, north of I-43. This area is planned to accommodate existing and future single-family and multi-family residential land uses. The City designates an extensive bicycle trail/route system through and around the City. This network has been designed for easy connection to bicycle facilities in neighboring jurisdictions. There are no identified conflicts between Darien's *Plan* and the City of Delavan's comprehensive plan.

## **B. INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, AND POLICIES**

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### ***Goal***

- [a]. Establish mutually beneficial intergovernmental relationships with surrounding jurisdictions.

### ***Objectives***

- [a]. Encourage collaboration among the Village of Darien, Walworth County, and neighboring local jurisdictions with regard to planning initiatives and development policies.
- [b]. Cooperate with neighboring governments, the School District, Walworth County, and State agencies on providing shared services and facilities.

### ***Policies***

- [a]. Work with the Darien-Delavan School District on pursuing specific opportunities and challenges identified in this *Plan*, including school retention, long-term facility needs, and logical use and management of open space and recreational lands and facilities, and collaboration on economic health.
- [b]. Encourage the School District to incorporate sustainability into school curriculum.
- [c]. Attempt to adopt intergovernmental agreements and collaborate on land use plans with adjacent communities to address land use issues of mutual concern.
- [d]. Provide copies of this *Comprehensive Plan* and future amendments to surrounding communities.

## C. INTERGOVERNMENTAL COOPERATION PROGRAMS AND RECOMMENDATIONS

Intergovernmental communication, coordination, and cooperation are critical in implementing many of the recommendations in this *Plan*. This section builds off the policies listed above, setting forth recommendations for enhanced relations with adjacent and overlapping jurisdictions. It focuses in particular in areas and relationships that are not described extensively in other chapters of this *Plan*, and where potential future conflicts may be the greatest without concerted future action.

### **Potentially Pursue Intergovernmental Agreement with the Town of Darien**

A formal intergovernmental agreement between the Village and Town of Darien covering issues of mutual concern could provide benefits to both communities, including:

- Developing a cooperative approach to dealing with challenging issues at shared community borders.
- Minimizing harmful forms of competition for development.
- Making sure that future development is of high quality.
- Providing each party with a greater sense of certainty of the future actions of the other.
- Promoting municipal efficiency in an era of diminishing government resources.
- Sharing both the costs and the benefits of economic development.

Specific issues often addressed in intergovernmental agreements include municipal boundaries, exercise of extraterritorial rights, rural development, sanitary sewer and water provision, road and public facilities maintenance and upgrades, growth management, development design standards, and even revenue sharing. The following sections contain recommendations for a possible intergovernmental agreement between the Village and Town of Darien.

#### **Organizational and Procedural Approach for Creating an Intergovernmental Agreement**

Creation of an Intergovernmental Steering Committee with equal membership from both communities is a tested approach to get intergovernmental discussions off to a productive start. Each contingent would be made up of community representatives appointed by the respective Village or Town Board. Direct participation by sitting elected and appointed officials should be limited so as not to create a quorum of the respective Board or Plan Commission. The Steering Committee would hold an initial meeting to identify issues and areas of mutual concern.

Following the development of individual community positions, the Intergovernmental Steering Committee would hold a series of facilitated working sessions to negotiate possible terms for the agreement.

#### **INTERGOVERNMENTAL AGREEMENTS UNDER WISCONSIN LAW**

There are two main formats for intergovernmental agreements under Wisconsin Statutes. The first is available under Section 66.0301, which allows any two or more communities to agree to cooperate for the purpose of furnishing services or the joint exercise of any power or duty authorized under State law. While this is the most commonly used approach, a “66.0301” agreement is limited by the restriction that the municipalities must be able to exercise co-equal powers. So, for example, attorneys sometimes do not recommend this agreement format when future municipal boundary changes are involved, because cities and towns do not have co-equal powers with respect to annexation.

Another format for an intergovernmental agreement is a “cooperative (boundary) plan” under Section 66.0307 of the Wisconsin Statutes. This approach is more labor intensive and ultimately requires State approval of the agreement, but the “66.0307” approach does not have some of the limitations of the “66.0301” agreement format.

An increasingly common approach is for communities to first enter into a “66.0301” intergovernmental agreement, which in part directs the communities to then prepare a “66.0307” cooperative plan covering issues such as boundary changes.

Once the Intergovernmental Steering Committee completed terms of a draft agreement, the individual Village and Town Plan Commissions and Boards would review and make recommendations for revisions to the draft agreement terms.

The Village and Town would then begin to jointly prepare a formal agreement and adoption tools in accordance with applicable State Statutes (depending on the specific form of the agreement—see sidebar to the right). Municipal attorneys would need to place any agreement in a proper legal format prior to adoption by the respective Boards.

### **Outline of Possible Issues Covered by an Intergovernmental Agreement**

Intergovernmental agreements typically define the specific geographic areas to be covered by the agreement. Intergovernmental agreements then often address topics such as limits on or acceptable areas for village annexations or areas where municipal services and utilities may be extended. Agreements often include specific rules governing territory covered by the agreement including mutually acceptable land uses prior to and following annexation, and provision of and responsibility for public services.

### **Possible Directions for an Intergovernmental Agreement**

- **Municipal Boundaries.** Intergovernmental Agreements most frequently cover where annexations will be jointly supported by both communities, based on mutually agreed community growth and economic development goals.
- **Future Land Use Recommendations.** Confidence in each other's future land use vision is important to the success of an intergovernmental agreement. The Village and Town could agree to acknowledge each other's future land use recommendations as described and mapped in the adopted comprehensive plans of both communities, or amend plans where differences exist. A particular area of concern is the interchange area. Other potential land use differences are documented earlier in this chapter.
- **Consistent Design Standards.** Consistent design standards enhance all affected communities regardless of where the development takes place and prevents communities from competing with one another on the basis of lower development standards. An agreement between the Town and the Village could include minimum standards that all or certain types (e.g. commercial, industrial) would need to follow; regardless of within which community the development occurred.
- **Transportation and Road Maintenance.** An agreement between the Village and Town could address road jurisdiction, maintenance, and upgrades (particularly associated with Foundry Road/CTH C) that are important to the economic future and quality of life in the area.
- **“Permanent” Intergovernmental Planning Committee.** Communities participating in intergovernmental agreements often appoint an ad hoc committee to help administer the agreement, resolve issues not addressed in the agreement, engage in joint planning or implementation efforts, and recommend possible amendments or updates to the agreement. This may be the same group as the initial intergovernmental steering committee described above.
- **Agreement Term.** The agreement should specify the length of time that it is applicable. Twenty years is a typical time frame, and corresponds well with the time frame of comprehensive plans. Occasionally, agreements have provisions for automatic extensions if neither party decides to withdraw.
- **Amendments and Updates.** Agreements frequently include provisions that specify that communities will agree to formally discuss, consider, and as necessary jointly adopt amendments and updates to the agreement no less than every five or ten years following the date of its execution. Changes in other policies proposed by one or both communities that would affect the agreement (such as a unilateral change to the future land use recommendations in respective comprehensive plans within the geographic areas covered by the agreement) could also be identified as conditions that also would require review and possible amendment to the agreement. Scheduled review and updates serve to remind long-time local officials and educate newer ones about the terms and underlying assumptions of the agreements, and provide an opportunity to adapt to changing conditions.



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## CHAPTER ELEVEN: IMPLEMENTATION

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Few of the recommendations of this *Plan* will be automatically implemented. Specific follow-up action will be required for the *Plan* to become reality. This final chapter is intended to provide the Village with a roadmap for these implementation actions.

### A. PLAN ADOPTION AND MONITORING

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A first step in implementing the *Village of Darien Comprehensive Plan* is making sure that it is adopted in a manner which supports its future use for more detailed decision making. The Village has included all necessary elements for this plan to be adopted under the State's comprehensive planning legislation. The Village has also followed procedures for adopting this *Plan* under Section 1001(4), Wisconsin Statutes.

The Village should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions using the recommendations in this *Plan* as a guide. This *Plan* should be used as the first "point of reference" when evaluating these projects. Beginning January 1, 2010, zoning, subdivision, and official map actions will have to be consistent with the *Comprehensive Plan*.

### B. PLAN ADMINISTRATION

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This *Plan* will largely be implemented through an ongoing series of individual decisions about annexation, zoning, land division, official mapping, public investments, and intergovernmental relations. The Village of Darien intends to use this *Plan* to inform such decisions under the following guidelines:

#### Annexations

Proposed annexations will be guided by the recommendations of this *Plan*. Specifically, the Future Land Use Map and the Transportation and Community Facilities Map of this *Plan* will be among the factors considered when evaluating a request for annexation. Annexation proposals on lands that are designated for urban development, as locations for future transportation facilities, and/or as locations for future community facilities will be more strongly considered for annexation approval. However, in their consideration of annexation proposals, the Plan Commission and Village Board will also evaluate the specific timing of the annexation request, its relationship to the overall regularity of the corporate boundary, the ability to provide utilities and public services to the site, the costs associated with the proposed annexation,

#### Zoning

Proposed zoning map amendments (rezonings) should be consistent with the recommendations of this *Plan*. Specifically, the Future Land Use Map will be used to guide the application of the general pattern of permanent zoning. However, the precise location of zoning district boundaries may vary, as judged appropriate by the Plan Commission and Village Board. Departures from the exact land use boundaries depicted on the Future Land Use Map may be particularly appropriate for projects involving a mix of land uses and/or residential development types, properties split by zoning districts, and/or properties located at the edges of future land use areas. However, in their consideration of zoning map issues, the Plan Commission and Village Board will also evaluate the specific timing of the zoning map amendment request, its relationship to the nature of both existing and planned land uses, and the details of the proposed development. Therefore, this *Plan* allows for the timing of zoning actions and the refinement of the precise recommended land use boundaries through the zoning, conditional use, and land division processes.

#### Land Division

Proposed land divisions should be generally consistent, but not necessarily precisely consistent, with the recommendations of this *Plan*. Specifically, the Future Land Use Map and the Transportation and Community Facilities Map (and the policies behind these maps) will be used to guide the general pattern of development, and the general location and design of public streets, parks, and utilities. However, in their consideration of land divisions, the Plan Commission and Village Board will also evaluate the specific timing of the land division request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on these maps will be resolved through

the land division process for certified survey maps, preliminary plats, and final plats both within the Village limits and the extraterritorial jurisdiction. This *Plan* allows for the timing and the refinement of the precise recommended development pattern and public facilities through the land division process as deemed appropriate by the Plan Commission and Village Board.

### **Official Mapping**

The Transportation and Community Facilities Map will be used to guide the general location and design of both existing and new public streets, public parks, and utilities. The Village may adopt an Official Map to capture some of these recommendations. In their consideration of official mapping issues, the Plan Commission and Village Board will also evaluate the specific timing of the development request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on *Plan* maps will be resolved through the official mapping and platting processes both within the Village limits and the extraterritorial jurisdiction.

### **Public Investments**

Proposed public investment decisions will be guided by the recommendations of this *Plan*. However, the timing and precise location of public investments may vary, as judged appropriate by the Plan Commission and Village Board. This *Plan* allows for the timing and the refinement of the precise recommended public facilities and other public investments as deemed appropriate by the Plan Commission and Village Board.

### **Intergovernmental Relations**

Proposed intergovernmental relations decisions, including intergovernmental agreements, will be guided by the recommendations of this *Plan* as deemed appropriate by the Plan Commission and Village Board. However, in their consideration of intergovernmental decisions and agreements, the Plan Commission and Village Board will also evaluate a wide variety of other factors. Departures from the recommendations of this *Plan* will be resolved by the Village Board through the intergovernmental process.

## **C. PLAN AMENDMENTS**

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This *Plan* can be amended and changed. Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the *Plan* is becoming irrelevant or contradictory to emerging policy or trends, or does not provide specific advice or guidance on an emerging issue. “Amendments” are generally defined as minor changes to the *Plan* maps or text. The *Plan* should be specifically evaluated for potential amendments every three years. Frequent amendments to accommodate specific development proposals should be avoided, or else the plan will become meaningless.

The State comprehensive planning law requires that the Village use the same basic process to amend a comprehensive plan as is used to initially adopt the plan. This means that the procedures defined under Section 66.1001(4), Wisconsin Statutes, need to be followed:

- a) Either the Village Board or Plan Commission initiates the proposed *Comprehensive Plan* amendment. This may occur as a result of a regular Plan Commission review of the *Plan*, or may be initiated at the request of a property owner or developer.
- b) The Village Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during the *Plan* amendment process (see Section 66.1001(4)a of Statutes and model resolution included in this *Comprehensive Plan*).
- c) The Village Plan Commission prepares or directs the preparation of the specific text or map amendment to the *Comprehensive Plan*.
- d) The Village Plan Commission holds one or more public meetings on the proposed *Comprehensive Plan* amendment. Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the Village Board by majority vote of the entire Commission (see Section 66.1001(4)b of Statutes).
- e) The Village Clerk sends a copy of the recommended *Plan* amendment (not the entire comprehensive plan) to all adjacent and surrounding government jurisdictions and the County as required under

Section 66.1001(4)b, Wisconsin Statutes. These governments should have at least 30 days to review and comment on the recommended *Plan* amendment. Nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least 30 days to review and comment on the recommended *Plan* amendment.

- f) The Village Clerk directs the publishing of a Class 1 notice, published at least 30 days before a Village Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
- g) The Village Board holds the formal public hearing on an ordinance that would incorporate the proposed *Plan* amendment into the *Comprehensive Plan*.
- h) Following the public hearing, the Village Board approves (or denies) the ordinance adopting the proposed *Plan* amendment. Adoption must be by a majority vote of all members. The Village Board may require changes from the Plan Commission recommended version of the proposed *Plan* amendment.
- i) The Village Clerk sends a copy of the adopted ordinance and *Plan* amendment (not the entire *Comprehensive Plan*) to all adjacent and surrounding government jurisdictions, nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing as required under Sections 66.1001(4)b and c, Wisconsin Statutes.

#### **D. PLAN UPDATE**

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The State comprehensive planning law requires that a community's comprehensive plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial rewrite of the *Plan* document and maps. Based on this deadline, the Village should update this *Comprehensive Plan* by the year 2019 (i.e., ten years after 2009), at the latest. The Village should continue to monitor any changes to the language or interpretations of the State law over the next several years.

#### **E. CONSISTENCY AMONG PLAN ELEMENTS**

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The State comprehensive planning statute requires that the implementation element "describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan." Because the various elements of this *Plan* were prepared simultaneously, there are no known internal inconsistencies between the different elements or chapters of this *Plan*.

#### **F. IMPLEMENTATION PROGRAMS AND RECOMMENDATIONS**

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Specific steps are advised to transition this *Plan* from concept to reality. Figure 11.1 provides a list and timeline of the major actions that the Village should complete to implement this *Plan*. Often, such actions will require substantial cooperation with the County, surrounding local governments, and local property owners. In addition, the various chapters of the *Plan* identify non-Village funding opportunities that may be pursued to accomplish many of these recommendations. Figure 11.1 contains three columns described as follows:

- **Recommendations by Chapter:** Recommended actions to implement key aspects of the *Plan*. The recommendations are for Village actions, recognizing that many of these actions may not occur without cooperation from others.
- **Implementation Timeframe:** Suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation. Short-term indicates that the Village may implement the recommendation within the next 2 to 3 year from *Plan* adoption; medium-term may occur within the next 4 to 6 years of *Plan* adoption; and long-term may occur within 7 to 10+ years of *Plan* adoption.
- **Completion Checklist:** Check boxes for the Village to sign off as recommendations have been completed.

**Figure 11.1: Implementation Recommendations and Timeline**

<b>Recommendations by Chapter</b>	<b>Implementation Timeframe</b>	<b>Completion Checklist</b>
<b>Agricultural Resources</b>		
Encourage the sale and consumption of local farm products through a farmer's markets and retail and restaurant establishments	Short-term	<input type="checkbox"/>
Promote agricultural related industrial development (i.e., advance the bio-economy)	Medium-term	<input type="checkbox"/>
Establish one or more agricultural-based tourist destinations	Medium-term	<input type="checkbox"/>
<b>Cultural Resources</b>		
Nominate structures for placement on State or National Registers of Historic Places	Long-term	<input type="checkbox"/>
Sponsor additional community events and festivals	Medium-term	<input type="checkbox"/>
<b>Natural Resources</b>		
Develop an approach to community sustainability	Medium-term	<input type="checkbox"/>
Amend the Village's municipal code as necessary to implement the recommendations of this <i>Comprehensive Plan</i> .	Medium-term	<input type="checkbox"/>
Amend Village's zoning and subdivision ordinances to address onsite energy generation and other minor issues	Short-term	<input type="checkbox"/>
<b>Transportation</b>		
Seek funding for transportation enhancement projects, including a community wayfinding signage system, associated with USH 14 reconstruction	Short-term	<input type="checkbox"/>
Promote CTH C/Foundry Road as a western collector	Short-term	<input type="checkbox"/>
Develop and adopt an Official Map	Medium-term	<input type="checkbox"/>
Work towards becoming a more bicycle friendly community	Long-term	<input type="checkbox"/>
<b>Utilities and Community Facilities</b>		
Conduct a comprehensive municipal facilities needs study	Short-term	<input type="checkbox"/>
Work with the Town of Darien and others to plan for modernization and expansion/relocation of the fire station	Medium-term	<input type="checkbox"/>
Upgrade or repair sanitary sewer lines to reduce inflow and infiltration	Short-term	<input type="checkbox"/>
Advance a recreation program within the Village	Medium-term	<input type="checkbox"/>
Develop and implement a new park and open space plan	Medium-term	<input type="checkbox"/>
<b>Housing and Neighborhood Development</b>		
Require neighborhood development plans in advance of development	Short-term	<input type="checkbox"/>
<b>Economic Development</b>		
Develop and implement a downtown revitalization plan	Short-term	<input type="checkbox"/>
Develop a broad, community-wide economic development strategy	Medium-term	<input type="checkbox"/>
Develop an inventory of certified, "shovel-ready" development sites	Medium-term	<input type="checkbox"/>
Develop a marketing and community image building strategy	Short-term	<input type="checkbox"/>
Promote the clean up and redevelopment of brownfield sites within and near the downtown	Medium-term	<input type="checkbox"/>
<b>Intergovernmental Cooperation</b>		
Pursue an intergovernmental land use/boundary agreement with the Town of Darien	Medium-term	<input type="checkbox"/>

PLAN COMMISSION RESOLUTION 2009-\_\_\_\_\_  
RECOMMENDING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF DARIEN IN  
WALWORTH COUNTY, WISCONSIN

WHEREAS, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to adopt a comprehensive plan, and section 66.1001(2) identifies the required elements of a comprehensive plan; and

WHEREAS, the Village of Darien Plan Commission has the authority to recommend that the Village Board adopt a “comprehensive plan” under section 66.1001(4)(b); and

WHEREAS, the Village has prepared the *Village of Darien Comprehensive Plan*, containing all required maps and other descriptive materials, to be the comprehensive plan for the Village under section 66.1001, Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Village of Darien hereby recommends that the Village Board adopt an ordinance to constitute official Village approval of the attached *Village of Darien Comprehensive Plan* as the Village’s comprehensive plan under section 66.1001(4), Wisconsin Statutes.

Adopted this 7<sup>th</sup> day of October, 2009.

\_\_\_\_\_  
Plan Commission Chair

Attest:

\_\_\_\_\_  
Plan Commission Secretary

ORDINANCE NO. 2009-\_\_\_\_  
AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN  
OF THE VILLAGE OF DARIEN IN WALWORTH COUNTY, WISCONSIN.

The Village Board of the Village of Darien, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of Wisconsin Statutes, the Village of Darien is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Darien has adopted and followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of Wisconsin Statutes.

SECTION 3. The Plan Commission of the Village of Darien, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled "VILLAGE OF DARIEN COMPREHENSIVE PLAN," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Village of Darien has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes, and provided numerous other opportunities for public involvement per its adopted public participation strategy and procedures.

SECTION 5: The Village Board of the Village of Darien, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "VILLAGE OF DARIEN COMPREHENSIVE PLAN," pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 6: This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication/posting as required by law.

Adopted this 16<sup>th</sup> day of November, 2009.

\_\_\_\_\_  
Village President

Attest:

\_\_\_\_\_  
Village Clerk

Published/Posted on: \_\_\_\_\_, 2009.