

## A COMPREHENSIVE PLAN FOR THE TOWN OF WHEATLAND: 2035

### SUMMARY

In 1999, the Wisconsin Legislature enacted a comprehensive planning law, which is set forth in Section 66.1001 of the *Wisconsin Statutes*. The requirements supplement earlier provisions in the *Statutes* for the preparation of county development plans (Section 59.69(3) of the *Statutes*) and local master plans (Section 62.23 of the *Statutes*). The requirements, which are often referred to as the “Smart Growth” law, provide a new framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The law includes a “consistency” requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by towns, villages, and cities must be consistent with the comprehensive plan adopted by the town board, village board, or common council, respectively. Zoning and subdivision ordinances adopted and enforced by a county must be consistent with the comprehensive plan adopted by the county board. The consistency requirement took effect on January 1, 2010.

To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Kenosha County; 10 local government partners, including the Town of Wheatland; UW-Extension; and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). As a result of the multi-jurisdictional process, a comprehensive plan that satisfies the planning requirements and is in compliance with Section 66.1001 of the *Statutes* has been developed for the Town of Wheatland. The draft Town comprehensive plan is available for review at the Town Hall, the Silver Lake and Twin Lakes branches of the Community Library, at the Kenosha County Planning and Development office in Bristol, or on the Town website ([www.townwheatland.com](http://www.townwheatland.com)).

### INVENTORY INFORMATION AND PLAN ELEMENTS

Background information about the planning process and the Town is provided in the first three chapters of the comprehensive plan:

- Introduction – Chapter I
- Existing Plans and Ordinances: 2009 – Chapter II
- Population and Employment Trends – Chapter III

The remaining chapters of the Town comprehensive plan include inventory information and recommendations, identifying future needs and goals, objectives, policies, programs, and maps for each of the nine elements of a comprehensive plan required by the *Wisconsin Statutes*. The element chapters include:

- Issues and Opportunities Element – Chapter IV
- Agricultural, Natural, and Cultural Resources Element – Chapter V
- Land Use Element – Chapter VI
- Housing Element – Chapter VII
- Transportation Element – Chapter VIII
- Utilities and Community Facilities Element – Chapter IX
- Economic Development Element – Chapter X
- Intergovernmental Cooperation Element – Chapter XI
- Implementation Element – Chapter XII

## TOWN OF WHEATLAND LAND USE PLAN

This Town of Wheatland Comprehensive Plan is intended to serve the Town of Wheatland to the year 2035. The Town Land Use Plan consists of two maps, a Phase 1 and a Phase 2 map. The Phase 1 land use plan map reflects land use plan categories based on zoning in the Town as of January 2009. The Phase 2 land use plan map, for the years 2009 through 2035, is presented on Map VI-5. Development standards related to the Phase 2 map are described below.

Suburban- and medium-density residential uses occupy the largest portion of the Town on the 2035 land use plan map, with about 32 percent of the Town area. Natural resource areas occupy about 29 percent of the Town, and farmland protection areas occupy about 24 percent of the Town. The land use plan map also designates eight areas where the Town Plan Commission and Town Board will consider applications for commercial or industrial uses (shown as a red triangle on Map VI-5). Figure VI-1 compares the percentage of the Town within each future land use category.

The Town land use plan map also identifies primary and secondary environmental corridors and isolated natural resource areas. Environmental corridors contain concentrations of the best remaining elements of the natural resource base. Preservation of environmental corridors is essential to maintaining the overall environmental quality of the Town. Primary environmental corridors in the Town of Wheatland are located primarily along the Fox River, Bassett Creek, New Munster Creek, Palmer Creek, Peterson Creek, and Dyer Lake; and within an extensive area of wetlands in the southwest portion of the Town.

### ***Development Standards for Areas Inside the “Phase 2” Line:***

- The Phase 2 land use plan map includes a “Phase 2 line” that indicates areas where the Town Plan Commission and Town Board will consider applications for zoning map amendments (rezonings) to allow urban development between 2009 and the year 2035, provided the proposed rezoning is contiguous to a parcel that has been developed for urban use. Urban uses include residential subdivisions with a net density of less than five acres per dwelling, which is typically the R-2 zoning district. “Contiguous” is defined as parcels having a common boundary and adjacent parcels that are only separated from each other by a common public street abutting both adjacent parcels.
- The Phase 2 line includes all parcels contiguous to urban development of 20 acres or more in size that existed in 2008, and certain parcels adjacent to State Trunk Highway 50.
- Rezonings to the A-2 or R-1 zoning districts will be considered at any time anywhere within the Phase 2 line.
- Red triangles indicate general areas within the Phase 2 line that will be considered by the Town Plan Commission and Town Board for land use plan map amendments to business (office, retail, or service commercial uses) or manufacturing use districts and an associated rezoning to a business (B-1, B-2, B-3, B-4, or B-5) or manufacturing (M-1 or M-2) zoning district.

### ***Development Standards for Areas Outside the “Phase 2” Line:***

- Outside the Phase 2 line, the Plan Commission and Town Board will consider land use plan map amendments from the Farmland Protection or General Agricultural and Open Lands land use categories to the Rural Residential land use category if a parcel is contiguous to an existing parcel in the Rural Residential category, or contiguous to an existing parcel in an urban land use (development with a net density of less than five acres per dwelling). Contiguous parcels must be 20 acres or larger, or consist of a group of smaller parcels under separate ownership that combined occupy 20 acres or more. Contiguous developed parcels located in adjacent Towns will be considered when applying these criteria.

- An application for a land use plan map amendment and rezoning from the Farmland Protection land use category to the General Agricultural and Open Lands land use category will be considered for any parcel at any time.
- An application for a land use plan map amendment and rezoning to the M-3 zoning district to allow nonmetallic mineral extraction will be considered for parcels outside the Phase 2 line at any time.

Any parcel outside the Phase 2 line that is zoned or rezoned to the General Agricultural and Open Lands (A-2) or Rural-Density Residential (R-1) land use category may apply to the Kenosha County Board for a rezoning to add the Rural Cluster Development Overlay District (RC overlay) to the parcel if the minimum tract size and other requirements of the County zoning ordinance are met. The minimum tract size in the A-2 zone is 50 acres. The minimum tract size in the R-1 and C-2 districts is 25 acres. The RC overlay allows the development of cluster subdivisions (also known as conservation subdivisions) with a minimum lot size of 80,000 square feet and an average net density of one home per 10 acres in the A-2 district; and a minimum lot size of 40,000 square feet and an average net density of one home per five acres in the R-1 or C-2 districts. Up to 20 percent of wetlands and floodplain areas within the tract may be counted toward the density calculation in cluster subdivisions, thereby allowing more lots than could be created in a conventional subdivision.

Development within the Town may be limited or prohibited in some areas due to environmental constraints. Development on lands with such constraints is limited by the Kenosha County zoning ordinance and, in the case of wetlands and floodplains, by State and Federal regulations.

## **PLAN IMPLEMENTATION**

Following adoption of the comprehensive plan, the Town Plan Commission and Town Board must use the comprehensive plan as a guide to ensure that implementation of zoning, subdivision, and official mapping ordinances does not conflict with the recommendations of the comprehensive plan. If a conflict is found or would result from a proposed action, the Town has the option of amending the comprehensive plan, following the procedures described in the Implementation Element (Chapter XII) of the plan.

### ***Zoning Ordinance***

The zoning ordinance is one of the primary implementation tools of a comprehensive plan. As such, it should substantially reflect and promote the achievement of comprehensive plan goals, objectives, policies, and programs. A zoning ordinance and the accompanying zoning map are a legal means for both guiding and controlling development, so that an orderly and desirable pattern of land use can be achieved over time that conforms to the plan and balances individual property rights with community interests and goals. Zoning ordinances typically include provisions for regulating the use of property, the size of lots, the intensity of development, site planning, the provision of open space, and the protection of natural resources. The Town is regulated under the Kenosha County zoning ordinance. Table II-1 provides a summary of existing zoning district regulations from the County zoning ordinance.

In addition to the zoning districts listed on Table II-1, the Land Use Committee of the Kenosha County Board is considering the addition of the following three districts to the County zoning ordinance to help implement the County comprehensive plan:

- **Business Park District**  
The BP Business Park District would provide for planned development on a tract of land that contains a number of separate businesses, offices, light manufacturing facilities, accessory and supporting uses, and open space designed and constructed on an integrated and coordinated basis. Site plan review and approval would be required for proposed uses.

- **Planned Unit Development (PUD) Overlay**  
Revise existing regulations to include Mixed-Use PUDs, which would provide for a mix of compatible uses (i.e. residential, commercial, industrial) designed and constructed on an integrated and coordinated basis and compatible with underlying zoning districts. Site plan review and approval would be required for proposed uses.
- **Town Center Overlay**  
The TCO Town Center Overlay District would provide for the orderly and attractive grouping of compatible residential and business uses in the style of a downtown or main street in Town Center locations designed and constructed on an integrated and coordinated basis. Site plan review and approval would be required for proposed uses.

Consideration will also be given to the following potential changes to the County zoning ordinance:

- The addition of "open space" suburban cluster subdivision options in the R-2 and R-3 Districts to foster and accommodate "open space" suburban cluster subdivisions served by public sanitary sewer service and which would be located within approved sanitary sewer service areas.
- Site plan review for uses proposed in residential zoning districts.
- The addition of landscaping standards and bufferyard requirements.
- A review and possible update of sign regulations.
- A review and possible update of parking regulations.

The draft multi-jurisdictional comprehensive plan for Kenosha County, which is expected to be adopted by the County Board as the Kenosha County comprehensive plan, recommends that the County Land Use Committee and County Board consider a change to the County subdivision ordinance to require approval of a certified survey map or plat for any land division that would create a parcel smaller than 35 acres. Such a change would avoid the creation of parcels that do not conform to the zoning ordinance.

***Town Ordinances***

The Town has not adopted subdivision or official mapping ordinances. No changes to Town ordinances will therefore be required to implement the comprehensive plan.

**PLAN UPDATES AND AMENDMENTS**

The comprehensive planning law requires that the adopted Town comprehensive plan be reviewed and updated at least once every ten years. While there is no limit on the number or frequency of amendments that may be made to a comprehensive plan, the public participation, plan review, and plan adoption procedures required for a full comprehensive plan also apply to plan amendments. The Implementation Element (Chapter XII) recommends a procedure and review criteria for amending the plan.

Authority for regulating land use development in the Town is shared by both the Town and Kenosha County through implementation of the County zoning and subdivision ordinances. The Phase 2 Town land use plan map was included in the County land use plan map expected to be adopted by the Kenosha County Board as part of the multi-jurisdictional comprehensive plan. Land owners wishing to rezone property to a zoning district that is not consistent with the Town plan, or request approval of a preliminary plat or certified survey map (CSM) under the Kenosha County subdivision ordinance for a use that is not consistent with the Town plan, will therefore likely need to amend both the Town comprehensive plan and the Kenosha County multi-jurisdictional comprehensive plan in order for the proposed rezoning or land division to be considered for approval. A coordinated procedure for amending the land use plan maps in the Town and multi-jurisdictional plans is described in Chapter XII.

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Table II-1

**KENOSHA COUNTY ZONING ORDINANCE  
SUMMARY OF DISTRICT REGULATIONS: 2007**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Area</b>	<b>Minimum / Maximum Floor Area (square feet)</b>
A-1 Agricultural Preservation	Agriculture, livestock raising, one farm dwelling	Community living arrangement serving 9 to 15 persons, air strips, housing for farm laborers, kennels, bed and breakfast establishments, and communication towers	35 acres	1,000 minimum; 1,000 first floor minimum
A-2 General Agricultural	Agriculture, one farm dwelling, equestrian trails, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangement serving 9 to 15 persons, air strips, housing for farm laborers, kennels, bed and breakfast establishments, communication towers, wind energy conversion systems, and riding stables	10 acres	1,000 minimum; 1,000 first floor minimum
A-3 Agricultural Related Manufacturing, Warehousing, and Marketing	Agricultural warehousing, food processing, sales and maintenance of farm implements	Commercial egg production and feed lots, fertilizer production and storage, gasohol plants, meat processing, communication towers, and wind energy conversion systems	5 acres	--
A-4 Agricultural Land Holding	Agriculture, forest and game management, livestock raising, one farm dwelling	Community living arrangement serving 9 to 15 persons, air strips, housing for farm laborers, kennels, bed and breakfast establishments, communication towers, wind energy conversion systems, and riding stables	35 acres	1,000 minimum; 1,000 first floor minimum
R-1 Rural Residential	Single-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons, model single-family homes, bed and breakfast establishments, and wind energy conversion systems	5 acres	1,400 minimum; 1,000 first floor minimum
R-2 Suburban Single-Family Residential	Single-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons, model single-family homes, and bed and breakfast establishments	40,000 square feet	1,200 minimum; 800 first floor minimum
R-3 Urban Single-Family Residential	Single-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons, model single-family homes, and bed and breakfast establishments	20,000 square feet	1,200 minimum; 800 first floor minimum
R-4 Urban Single-Family Residential	Single-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons, model single-family homes, and bed and breakfast establishments	15,000 square feet	1,200 minimum; 800 first floor minimum
R-5 Urban Single-Family Residential	Single-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons and model single-family homes	10,000 square feet	1,000 minimum; 800 first floor minimum
R-6 Urban Single-Family Residential	Single-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons	6,000 square feet	800 minimum; 800 first floor minimum
R-7 Suburban Two- and Three-Family Residential	Two- or three-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons and model two-family homes or condominiums	80,000 sq. ft. for two-family; 100,000 sq. ft. for three-family	2,000 minimum for two-family; 1,000 minimum per unit; 1,500 first floor minimum
R-8 Urban Two-Family Residential	Two-family dwellings, community living arrangements serving 8 or fewer persons, and foster family homes	Community living arrangements serving 9 to 15 persons and model two-family homes or condominiums	20,000 square feet	2,000 minimum; 1,000 minimum per unit; 1,500 first floor minimum

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Area</b>	<b>Minimum / Maximum Floor Area (square feet)</b>
R-9 Multiple-Family Residential	Community living arrangements serving 15 or fewer persons and foster family homes	Multiple family dwellings not to exceed 8 units per structure, community living arrangements serving 16 or more persons, and model apartments and condominiums	10,000 sq. ft. or 5,000 sq. ft. per unit	1,500 minimum; 1,000 first floor minimum; Efficiency or one-bedroom 500 per unit; Two-bedroom 750 per unit; Three or more 1,000 per unit
R-10 Multiple-Family Residential	Community living arrangements serving 15 or fewer persons and foster family homes	Multiple family dwellings not to exceed 8 units per structure, community living arrangements serving 16 or more persons, and model apartments and condominiums	12,000 sq. ft. or 4,000 sq. ft. per unit	2,000 minimum; 400 per unit for efficiency or one bedroom; 600 per unit for two-bedroom ; 800 per unit for three or more bedroom
R-11 Multiple-Family Residential	Community living arrangements serving 15 or fewer persons and foster family homes	Multiple family dwellings, community living arrangements serving 16 or more persons, model apartments and condominiums, and elderly housing	20,000 sq. ft. or 3,000 sq. ft. per unit	3,000 minimum; 300 per unit for efficiency or one bedroom; 500 per unit for two-bedroom ; 600 per unit for three or more bedroom
R-12 Mobile Home Park / Subdivision	Mobile homes and foster family homes	Mobile home parks and model mobile homes	7,500 square feet	600 minimum
B-1 Neighborhood Business	Neighborhood level retail and service	Flea markets, gas stations, and taverns	10,000 square feet (sewered); 40,000 square feet (unsewered)	2,500 maximum for individual retail; 1,500 maximum for customer service or office
B-2 Community Business	Community level retail, office, and service	Animal hospitals, automobile sales and services, bus depots, car washes, commercial recreational facilities, gas stations, and restaurants	10,000 square feet (sewered); 40,000 square feet (unsewered)	--
B-3 Highway Business	Principal uses permitted in B-1, B-2, or B-4, drive-in establishments, motels, nightclubs and dance halls, building supply stores, and commercial indoor recreation	Arenas and stadiums, automobile sales and services, gas stations, mini-warehouses, communication towers, and wind energy conversion systems	40,000 square feet	--
B-4 Planned Business	Principal uses permitted in B-1, B-2, and B-3	Flea markets, gas stations, and wind energy conversion systems	2 acres	--
B-5 Wholesale Trade and Warehousing	Wholesale and bulk sales, warehousing, mail order distribution centers, and printing and publishing houses	Animal hospitals and kennels, automobile sales and services, construction services, gas stations, testing and research laboratories, lumber yards, water storage tanks, and communication towers	10,000 square feet (sewered); 40,000 square feet (unsewered)	--

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Area</b>	<b>Minimum / Maximum Floor Area (square feet)</b>
M-1 Limited Manufacturing	Manufacturing and industrial uses the nature of which require restrictive regulations as to hours of operations, method of manufacture, and storage of materials and products	Concrete and asphalt batch plants, freight terminals, millwork and lumber yards, retail or wholesale sales of manufactured products, communication towers, and wind energy conversion systems	10,000 square feet (sewered); 40,000 square feet (unsewered)	--
M-2 Heavy Manufacturing	General manufacturing	Abrasives, animal reduction, storage yards, electrical and steam generating plants, foundries, gasohol plants, laboratories, refineries, power and heat generating plants, stockyards, tanneries, communication towers, wind energy conversion systems, and manufacturing, processing, and storage of building materials, explosives, dry ice flammable, glue, plastic, and soap	40,000 square feet	--
M-3 Mineral Extraction	No principal uses permitted by right	Quarrying or other nonmetallic mining, storage of mineral products or machinery, manufacturing of cement or concrete products, communication towers, wind energy conversion systems, and washing or refining processed minerals and materials	Lots shall provide sufficient area for operation	--
M-4 Sanitary Landfill and Hazardous Waste Disposal	No principal uses permitted by right	Sanitary landfills, manufacture of substances in which EPA certified priority pollutants may be a byproduct, hazardous waste warehousing and transfer, garbage and medical waste incineration, and recycling centers	10 acres	--
I-1 Institutional	Churches, hospitals, nursing homes, clinics, libraries, schools, and government buildings	Airports, bus terminals, cemeteries, power and heat generating plants, school auditoriums and gymnasiums, water storage tanks, communication towers, and wind energy conversion systems	10,000 square feet (sewered); 40,000 square feet (unsewered)	--
PR-1 Park- Recreational	Parks and playgrounds, recreation trails, botanical gardens, and hunting and fishing clubs	Amusement parks, arenas and stadiums, beaches and public swimming pools, campgrounds, golf courses, resorts, amphitheaters, communication towers, and wind energy conversion systems	Lots shall provide sufficient area for principal use	--
C-1 Lowland Resource Conservancy	The following provided no filling, draining, or excavation: certain recreational activities, harvesting wild crops, pasture, and cultivating of agricultural crops	Nonresidential buildings for wildlife managements, park and recreation areas, and wildlife ponds	--	--
C-2 Upland Resource Conservancy	Agriculture, hunting and fishing, park and recreation areas, single-family dwellings	Bed and breakfast establishments and wind energy conversion systems	5 acres	1,400 minimum; 1,000 first floor minimum
FPO Floodplain Overlay	Any use of land, except structures, permitted in underlying basic use district	Marinas, municipal water supply and sanitary sewage systems, and park and recreational areas	--	--
FWO Camp Lake / Center Lake Floodway Overlay	Drainage and movement of water, stream bank protection, and the following provided they are permitted in the underlying basic use district: grazing, horticulture, pasturing, open recreational uses, and wildlife preserves	Marinas, open space and related uses, municipal water distribution and sanitary sewage collection lines	--	--
FFO Camp Lake / Center Lake Floodplain Fringe Overlay	Any use of land permitted in the underlying basic use district and residential, commercial, and industrial park, and institutional structures permitted in the underlying basic use district	None	--	--

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Area	Minimum / Maximum Floor Area (square feet)
HO Historical Overlay	All principal uses permitted in the underlying basic use district	All conditional uses permitted in the underlying basic use district	--	-- <sup>ii</sup>
AEO Adult Entertainment Overlay	All principal uses permitted in the underlying basic use district and certain adult entertainment uses such as adult cabarets, media stores, and novelty shops	All conditional uses permitted in the underlying basic use district	--	-- <sup>b</sup>
PUD Planned Unit Development Overlay	All principal uses permitted in the underlying basic use district	All conditional uses permitted in the underlying basic use district	Residential <sup>iii</sup> - 10 acres; Commercial - 10 acres; Industrial - 40 acres	-- <sup>ii</sup>
AO Airport Overlay	The following principal uses provided they are permitted in the underlying basic use district: agriculture, arboretum, auto storage areas, botanical gardens, golf courses, marinas, nurseries, and water-treatment plants	The following conditional uses provided they are permitted as either principal or conditional uses in the underlying basic use district: banking services, convention center, gas stations, hotels and motels, lumber yards, office building, recreational activities, restaurants, sewage disposal plants, shopping centers, warehouse, and wholesale distribution centers	-- <sup>iv</sup>	-- <sup>ii</sup>
RCO Rural Cluster Development Overlay	Clustered single-family detached dwellings, single-family farmstead dwellings, community living arrangements serving 8 or fewer persons, foster family homes, and common open space	Community living arrangements serving 9 to 15 persons, golf courses, community swimming pools, community centers, and wind energy conversion systems	20,000 square feet for areas with an underlying R-1, R-2, or C-2 zoning (sewered) 40,000 square feet for areas with an underlying R-1 or C-2 zoning and 80,000 square feet for areas with an underlying A-2 zoning (unsewered)	Maximum 15 percent lot coverage (sewered) Maximum 10 percent lot coverage (unsewered)

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Kenosha County zoning ordinance and map for specific zoning information.

<sup>i</sup> Provided that the structures comply with the filling requirements set forth in Section 12.26-1.7(d)1 of the ordinance.

<sup>ii</sup> Individual structures must comply with the specific building area and height requirements of the underlying basic use district.

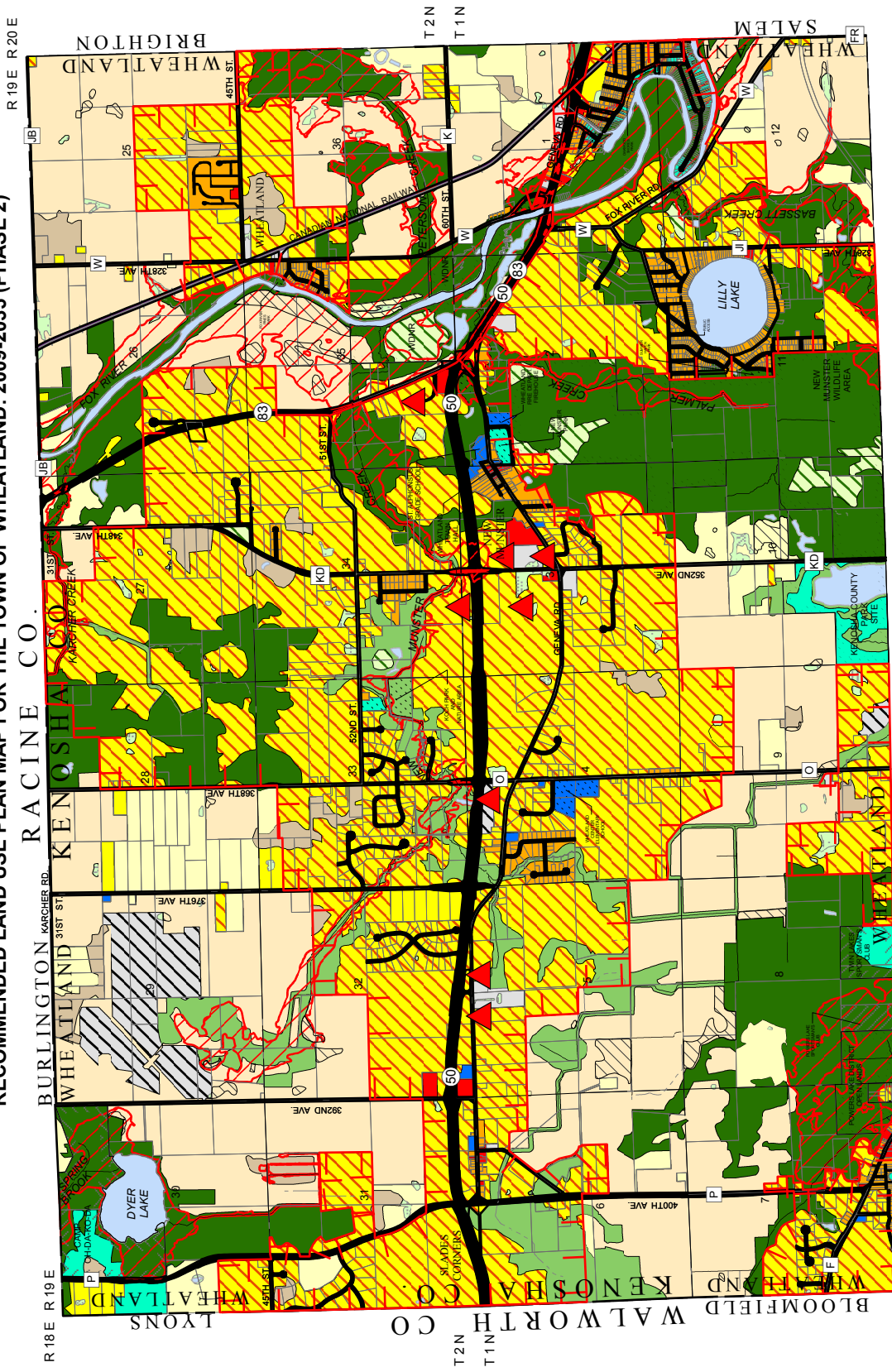
<sup>iii</sup> Specific density requirements for residential Planned Unit Development Overlay Districts are set forth in Section 12.26-4 (k)1d of the Kenosha County ordinance.

<sup>iv</sup> Lot area, width, yards and sanitation requirements applicable in the underlying district apply in the Airport Overlay District.

Source: Kenosha County General Zoning and Shoreland/Floodplain Ordinance and SEWRPC.

Map VI-5

RECOMMENDED LAND USE PLAN MAP FOR THE TOWN OF WHEATLAND: 2009-2035 (PHASE 2)



- |  |                                    |  |  |  |  |
|--|------------------------------------|--|--|--|--|
|  | FARMLAND PROTECTION                |  | PARK AND RECREATIONAL                            |  | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED |
|  | GENERAL AGRICULTURAL AND OPEN LAND |  | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |  | FARMED WETLAND (OVERLAY)   |
|  | RURAL-DENSITY RESIDENTIAL          |  | EXTRACTIVE                                       |  | 100-YEAR FLOODPLAIN (OVERLAY)  |
|  | SUBURBAN-DENSITY RESIDENTIAL       |  | PRIMARY ENVIRONMENTAL CORRIDOR                   |  | PHASE 2 (2009-2035)  |
|  | MEDIUM-DENSITY RESIDENTIAL         |  | SECONDARY ENVIRONMENTAL CORRIDOR                 |  | GENERAL LOCATION - POTENTIAL FUTURE COMMERCIAL OR INDUSTRIAL DEVELOPMENT   |
|  | COMMERCIAL                         |  | ISOLATED NATURAL RESOURCE AREA                   |  | STREET AND HIGHWAY RIGHT-OF-WAY  |
|  | INDUSTRIAL                         |  | OTHER CONSERVANCY LAND TO BE PRESERVED           |  |  |
|  | GOVERNMENTAL AND INSTITUTIONAL     |  | SURFACE WATER                                    |  |  |

Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Town of Wheatland, Kenosha County, and SEWRPC.

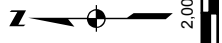
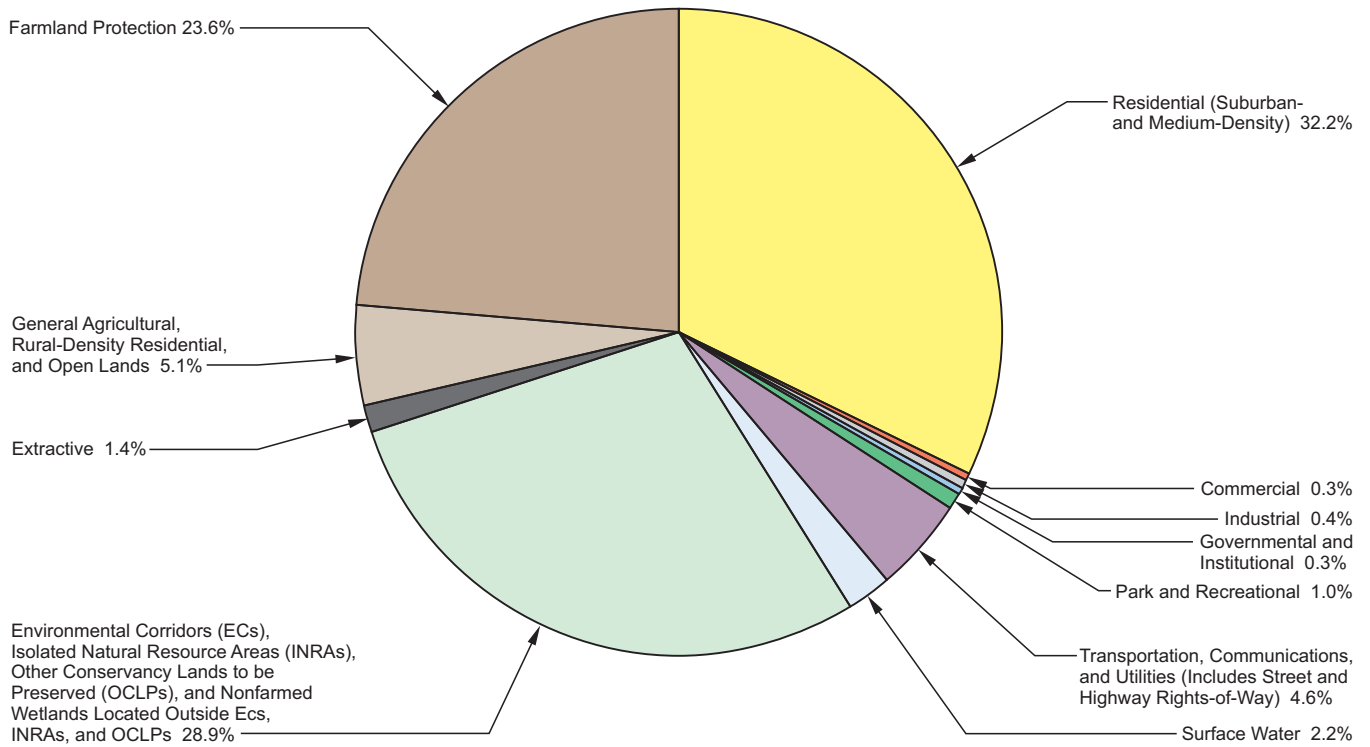


Figure VI-1

PLANNED LAND USES IN THE TOWN OF WHEATLAND: 2035



Source: SEWRPC.