

SEWRPC Community Assistance Planning Report No. 295
A COMPREHENSIVE PLAN FOR THE TOWN OF POLK: 2035

Chapter IX

UTILITIES AND COMMUNITY FACILITIES ELEMENT

INTRODUCTION

The utilities and community facilities element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(d) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide future development of utilities and community facilities within the Town of Polk. The *Statutes* also require an inventory of existing utilities and community facilities and an approximate timetable that projects the need to expand, rehabilitate, or replace existing utilities and community facilities or construct new utilities and community facilities. As required by the *Statutes*, a goal, objective, policy, program, or map has been developed for each of the following utilities and community facilities:

- Sanitary sewer service
- Water supply
- Stormwater management
- On-site wastewater treatment technology
- Solid waste disposal
- Recycling facilities
- Parks
- Telecommunications facilities
- Power plants and transmission lines
- Cemeteries
- Health care facilities
- Child care facilities
- Police
- Fire
- Rescue
- Libraries
- Schools
- Other government facilities

In addition, the following comprehensive planning goals related to the utilities and community facilities element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:¹

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Part 1 of this Chapter includes an inventory of existing utilities and community facilities and an approximate timetable that projects expansion, rehabilitation, or replacement of existing, or the construction of new, utilities and community facilities.² Part 2 of this Chapter sets forth goals, objectives, policies, and programs intended to guide the future development of utilities and community facilities in the Town of Polk through the comprehensive plan design year of 2035.

¹Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.

²Information regarding parks is inventoried in Chapter V, Agricultural, Natural, and Cultural Resources Element.

PART 1 – EXISTING UTILITIES AND COMMUNITY FACILITIES AND PROJECTED REQUIREMENTS FOR 2035

Development in the Town of Polk is supported by utilities that provide residents and businesses with electric power, natural gas, communication, and solid waste management facilities and services, and community facilities that provide educational, recreational, administrative, and other services. This chapter inventories sewage treatment and water supply services, stormwater management facilities, private utilities, solid waste management facilities, healthcare facilities, government and public institutional buildings, police service, fire protection and emergency rescue services, public and private schools, cemeteries, childcare, assisted-living facilities, and other services provided in the Town.

Section 66.1001(2)(d) of the *Statutes* requires a projection of the demand for future utilities and community facilities in the Town and an approximate timetable of the expansion, rehabilitation, and replacement of existing facilities and the construction of new facilities to meet the projected demand. The projected demand and approximate timeline for various utilities and community facilities in the Town are based on recommendations set forth by regional plans and the anticipated land use development pattern set forth in Chapter VI, the *Land Use Element*. Many of the utilities and community facilities referenced by the *Statutes* are not provided by the Town, and will require additional refinement by other service providers, including the private sector.

Wastewater Treatment and Disposal

Sanitary Sewer Services

Sanitary sewer service within the Town of Polk is provided to St. Joseph's Community Hospital and the Washington County Fair Park in the northeastern portion of the Town. These areas are served by the Village of Jackson sewerage system and wastewater treatment plant and are located in the Village of Jackson sewer service area. About 967 acres in the Town were in the sewer service area in 2008. Planned sewer service areas in the Town and portions of adjacent villages are shown on Map IX-1.

Private Onsite Waste Treatment Systems

All other developed properties in the Town rely on private onsite waste treatment systems (POWTS). Washington County regulates POWTS in the Town under the County Sanitary Code, which is Chapter 25 of the County Code of Ordinances. Between 1980 and 2006, permits were issued for 853 POWTS in the Town.

The authority to regulate POWTS comes from Chapters Comm 5, Comm 16, Comm 82, Comm 84 through 87, and Comm 91 of the *Wisconsin Administrative Code*. Chapter 25, the Sanitary Code, of the Washington County Code of Ordinances sets forth the regulations for POWTS in the County. The County should periodically update Chapter 25 of the County Ordinance to allow for advancements in POWTS technology over the comprehensive plan design period in accordance with changes to the *Wisconsin Administrative Code*. It is recommended that the Town continue to support and comply with the County's Sanitary Code and support the County's ability to research advancements in the design of POWTS for a safer and healthier environment for Town residents.

Water Supply

Public water service is provided to St. Joseph's Community Hospital and the Washington County Fair Park in the northeastern portion of the Town by the Village of Jackson Water Utility. Water for domestic and other uses in remaining portions of the Town is supplied by groundwater through the use of private wells. The Town does not have a public water supply system. The Town encourages residents and businesses to maintain a high level of environmental quality by controlling groundwater contaminants and ensuring an adequate and safe water supply throughout the Town.

The Wisconsin Department of Natural Resources (DNR) has established 14 areas within Washington County where special well casing requirements apply because of the presence of, or potential for, groundwater contamination. One of those areas is located in the Ackerville area in the Town. There are low levels of contamination from trichloroethylene (TCE) in the groundwater, which is believed by the DNR to be related to

past railroad activities in the area.³ Residents in the area have historically complained about poor tasting water, which is due to high levels of iron. The DNR requested that consideration be given to extending public water to areas subject to well-casing requirements during the preparation of the regional water supply plan, which is currently being prepared by SEWRPC. Existing development, developable land, and the extent of groundwater contamination in each area was reviewed in relation to planned public water supply areas. As a result of this analysis, the draft water supply plan recommends that public water from the Village of Slinger be extended to serve the Ackerville area. The area proposed to be served is shown on Map IX-2. Extension of water service would require the establishment of a utility district by the Town and an agreement with the Village to extend water service to the area.

Stormwater Management

Stormwater management facilities include overland flow paths, roadside swales or ditches, other open channels, curbs and gutters, catch basins and inlets, storm sewers, culverts, stormwater storage facilities for both quantity and quality control, and infiltration facilities.⁴ Although often designed on a subdivision-by-subdivision or project-by-project basis, stormwater management facilities ideally should be part of an integrated system of stormwater and floodplain management facilities for an entire watershed, or for an entire community with consideration given to the watershed(s) in which the community is located.

Stormwater in the Town of Polk drains through natural watercourses, roadside ditches, and culverts. The Town does not have a centralized storm sewer system. It is recommended that the Town continue to cooperate with Washington County for administration of the Town Stormwater Management and Erosion Control Ordinance, and amend the ordinance as necessary.

Solid Waste Disposal

The Town of Polk does not provide for solid waste collection. Town residents contract privately with either Veolia Environmental Services or Waste Management for individual garbage collection services. In addition, the Big Cedar Lake Protection and Rehabilitation District provides trash collection services to properties within the district.

The average person in Wisconsin generates 4.7 pounds of trash (residential and their share of commercial trash) each day and recycles 1.9 pounds of that trash per day. Most of the solid waste collected in the Town is landfilled in the Glacier Ridge Landfill in Horicon (Dodge County), operated by Veolia Environmental Services, or the Orchard Ridge Landfill in Menomonee Falls (Waukesha County). Both landfills receive solid waste from sources throughout the State of Wisconsin, primarily from those counties in which they are located and adjacent counties, as well as from sources in the States of Illinois and Michigan. As of 2006, the Glacier Ridge landfill had 1.1 million cubic yards remaining, or an estimated three additional years of activity at its current capacity and use, and the Orchard Ridge landfill had 2.2 million cubic yards remaining, or an estimated two additional years of activity at its current capacity and use.

Glacier Ridge Landfill has permits to continue active operation for an additional 12 years. Additional land has been acquired for potential expansion of the landfill beyond 12 years, subject to approval of permits by the DNR and other regulating agencies. The landfill will require continued expansion to accommodate the solid waste over the comprehensive plan design period, or new landfills will need to be sited and developed to accommodate solid waste.

³ *Fact sheet entitled Questions and Answers About Groundwater Quality in the Ackerville Area, prepared by the Wisconsin Departments of Natural Resources and Health and Family Services, June 2006.*

⁴ *Infiltration facilities include bioretention, rain gardens, infiltration basins, infiltration swales, and porous pavement. Rain barrels can promote infiltration by collecting roof runoff that is then applied to lawns and gardens as needed.*

Based on normal average daily volumes, it is estimated that Orchard Ridge Landfill has enough available land for the continued expansion of the landfill until about 2025. After 2025, the landfill may reach design capacity and become inactive or “capped.” An alternative method such as “heightening” may extend the life of the landfill, if the method is approved by the appropriate regulating bodies. “Heightening” is the process of placing solid waste on top of an existing landfill.

Both landfills will require the continuation of expansion to accommodate the solid waste produced in Washington County over the County comprehensive plan design period, or new landfills will need to be sited and developed to accommodate solid waste.

Recycling Facilities

Each local government in Washington County carries out a recycling program for household waste (no hazardous waste) within its jurisdiction. A recycling center, located adjacent to the Town Hall, serves the recycling needs of Town of Polk residents.

Washington County residents may dispose of their hazardous waste materials year round at the Port Washington Facility (1275 Mineral Springs Drive, Port Washington) operated by Veolia Environmental Services. The Volunteer Center of Washington County collects computer equipment for proper disposal and the West Bend Knights of Columbus offers a telephone recycling service (including cell phones). Washington County sponsors periodic collections of hazardous household waste through the Clean Sweep Program, which the County conducts in partnership with the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP). A two-day countywide Hazardous Waste Clean Sweep was held by Washington County at the Washington County Highway Shop (900 Lang Street, West Bend) in 2008. County residents were able to dispose of agricultural, residential, and business hazardous wastes, which include unused pesticides, old gasoline, batteries, lead paint, mercury-containing thermostats, fluorescent tubes, solvents, and other chemicals. To date, the program has been dependent on receiving a portion of the funds needed for the program from DATCP. The County is studying the feasibility of providing a full-service Clean Sweep program for residents to dispose of hazardous household and agricultural waste, electronic goods, and pharmaceutical waste on a quarterly basis.

The County, in cooperation with MMSD and neighboring counties, held medicine collection days in April of 2008 and 2009. In addition, the County is assessing the need for a tire collection program.

It is recommended that the Town assist and support the County in studying the feasibility of providing a quarterly Clean Sweep program for hazardous waste disposal, as well as a tire collection program. The Town should also continue to provide a recycling facility for household waste at the Town Hall for Town residents.

Road Maintenance

The Town of Polk Highway Department is responsible for maintaining about 52 miles of Town roads. Duties include conducting summer maintenance such as pavement markings, mowing roadsides, grading gravel shoulders, replacing cross road culverts, cleaning roadside ditches, and installing street signs. The Highway Department also coordinates road paving and reconstruction projects in the Town and plows snow. The Highway Department also plows the parking lots for the Washington County Humane Society. Washington County provides the Town assistance with road construction and maintenance, such as centerline striping, on a contract (fee for service) basis.

Parks

As of 2008, the Town of Polk owned one park and open space site, the 21-acre Town Hall Park. There were also three County-owned park and open space sites located in the Town, the 64-acre Ackerman’s Grove Park, the 233-acre Heritage Trails Park, and the 129-acre Washington County Fair Park. The DNR owned two park and open space sites, the 267-acre Ice Age Trail/Polk Kames site, and the 17-acre Schweitzer Dam/Cedar Creek site.⁵

⁵ *The Schweitzer Dam/Cedar Creek site is open to the public, but there is no access to it other than wading up the creek.*

Together, these six sites provide 731 acres of publicly-owned park and open space. There were also 13 private sites located in the Town encompassing 669 acres, for a total of 1,400 acres within park and open space sites. All existing parks in the Town are listed in Table V-12 in Chapter V.

The Park and Open Space Plan for Washington County,⁶ adopted in 2004, provides recommendations for the maintenance and continued development of the County park system. The plan includes an open space preservation element and an outdoor recreation element. The outdoor recreation element of the County plan focuses on providing a well-distributed network of park sites for recreational activities that are closely related to natural resource amenities and/or large contiguous areas of open space, such as picnicking, swimming, golfing, and trail activities.

The outdoor recreation element of the County park plan also recommends a full range of community and neighborhood parks for urban areas of the County that provide facilities for more intensive recreational activities, such as baseball, tennis, and playground activities. Recommendations for the provision of local park sites and facilities should be identified through the preparation and adoption of local park and open space plans. Within rural areas of the County, it is recommended that one town-owned park and associated outdoor recreation facilities be provided in each town to serve the needs of town residents for local civic events and for organized recreation activities, such as softball and picnicking. As the community recreational facility, the town park should be located in conjunction with another community facility that serves as a focal point for town residents such as a town hall, school, or fire station. The Town Park adjacent to the Town Hall fulfills this recommendation.

Telecommunications Facilities

Communication services include: 1) Voice Transmission Services; including: "Plain Old Telephone Service" (POTS); cellular wireless; satellite wireless; packet-based telephone networks; and Internet voice services; 2) Data Transmission Services, including: the Internet; ATM-Frame Relay, and third generation (3G) cellular wireless networks; 3) Multimedia Services, including: video, imaging, streaming video, data, and voice; and 4) Broadcast Services, including AM/FM terrestrial radio, satellite radio and television, terrestrial television, and cable television.

Telecommunications have become increasingly important in the local, national, and global economies. SEWRPC has undertaken a regional telecommunications planning effort to create a better understanding of telecommunications networks and the provision of services such as wireless and wireline telecommunications and high speed, broadband telecommunications throughout the Region. An inventory of wireless telecommunications providers and antennas providing cell phone service in Washington County is included in SEWRPC Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*, published in September 2006. In addition to presenting inventories of both infrastructure and performance for the existing cellular/PCS mobile wireless networks operating in the Region, the plan describes a recommended wireless telecommunications plan for the Region.

There were eight wireless antenna towers in the Town in 2008, two which accommodated antennas for three companies, one accommodating antennas for two carriers, and five accommodating antennas for a single carrier. Providers with wireless antennas in the Town included AT&T, Nextel, SBA, Sprint, T-Mobile, U.S. Cellular, and Verizon. Table IX-1 lists the location of towers and antennas in the Town of Polk.

A regional broadband access plan, which built upon the wireless telecommunications plan, was completed in 2007.⁷ Upon implementation, this plan will support a mix of wireline and wireless networks that will provide fourth generation (4G) video, voice, and data communications services to the entire Region. A central feature of

⁶See *SEWRPC Community Assistance Planning Report No. 136 (3rd Edition)*, A Park and Open Space Plan for Washington County, March 2004.

⁷Documented in *SEWRPC Planning Report No. 53*, A Regional Broadband Telecommunications Plan for Southeastern Wisconsin, October 2007.

Table IX-1

**WIRELESS TELECOMMUNICATION TOWERS AND
 ANTENNAS IN THE TOWN OF POLK: 2008**

Location	Provider	Antenna Height (Feet)	Antenna Type ^a
T10N, R19E, Section 16	Sprint	181.1	S
T10N, R19E, Section 3	AT&T	180.5	O
	Verizon	160.8	O
	U.S. Cellular	170.0	O
T10N, R19E, Section 13	AT&T	200.1	O
	Nextel	200.1	O
	T-Mobile	181.1	S
T10N, R19E, Section 13	Sprint	175.0	O
T10N, R19E, Section 15	Verizon	80.0	S
T10N, R19E, Section 32	AT&T	200.1	O
T10N, R19E, Section 36	SBA	193.6	S
	U.S. Cellular	100.0	-b
T10N, R19E, Section 36	Verizon	121.0	O

^aAntenna types include S (Sectoral) and O (Omni). A Sectoral antenna uses a more complex antenna structure and transmits and receives over a sector with the total number of sectors covering a 360-degree pattern. An Omnidirectional uses a monoplex antenna and receives and transmits over a 360-degree pattern.

^bInformation not available.

Source: Federal Communications Commission, Universal Licensing System Cellular License Database, Washington County and local governments, and SEWRPC.

the recommended plan is the potential for cooperative efforts between the public and private sectors in which infrastructure costs are shared between the public safety and commercial networks. Implementation of the recommended plan will require county or multi-county action, although partial implementation can be achieved at the community or multi-community level. It is recommended that the Town work with wireless telecommunication providers to provide Town residents and businesses with an array of wireless telecommunication options.

Power Plants and Transmission Lines

We Energies provides electric power and natural gas service throughout the Town; however, some Town residents currently use propane tanks rather than natural gas. Although the entire Town is within the We Energies natural gas service area, residents interested in receiving natural gas service are responsible for the cost of extending the gas line to their home. Town residents may contact We Energies for a cost estimate if they are interested in receiving natural gas service. Electrical power is available to the Town on demand and is not currently or anticipated to be a constraint to development during the comprehensive plan design period.

A high-voltage (69 kilovolts or higher) electric power transmission corridor owned by the American Transmission Company (ATC) crosses the Town. There are no power plants currently existing in the Town. Koch Pipeline Company has a product pipeline that runs diagonally across the County from the northwest corner of the Town of Addison to the southeast corner of the Village of Germantown, in the Town of Addison, Town of Hartford, Village of Slinger, Town of Polk, Town of Jackson, and Village of Germantown. The pipeline is used for a variety of products.

The Town will work with We Energies and other utilities, as necessary, for possible expansion of new infrastructure related to transmission lines or pipelines to be located in the Town.

Cemeteries

There are seven cemeteries in the Town of Polk: Cedar Creek Parkway, Diefenbach Corners Cemetery, Earling/Held (Lied) Cemetery, Faith Cemetery, Faith United Church of Christ Cemetery, Mayfield Cemetery, and Polk Dairy Cemetery. Together, the cemeteries encompass about six acres. The Town will consider the expansion of existing cemeteries or the development of new cemeteries in appropriate locations in the Town on request.

Health Care Facilities

St. Joseph's Community Hospital is located in the northeastern portion of the Town along USH 45. There is one other hospital in the County, the Aurora Medical Center in the City of Hartford. Major hospitals in surrounding counties also offer a full range of medical services reasonably convenient to Town residents. An increased demand for health care services and facilities can be expected as the number and percentage of elderly persons increases over the planning period. Based on SEWRPC population projections, the number of Washington County residents 65 years of age and older is expected to almost triple, from 13,212 persons in 2000 to 38,325 persons in 2035.

Assisted Living Facilities

Facilities for Persons of Advanced Aged

An increased demand for facilities including nursing homes, assisted living facilities such as community based residential facilities (CBRF) and adult family homes, residential care apartment complexes, and senior apartment complexes may also increase as the number of elderly residents increases over the planning period. As of 2006, there were five nursing homes, 17 CBRFs, seven residential apartment care complexes, two adult family homes, and two adult day care facilities located in Washington County. Facilities for the aged licensed by the Wisconsin Department of Health and Family Services in 2006 are listed in Table IX-2. No facilities for the aged were located in the Town, but such facilities are available nearby in the City and Town of West Bend, City of Hartford, Village of Slinger, and Village of Jackson. The number of available rooms at nursing homes varies at any point during the year, but typically, nursing homes in the County have been able to accommodate the demand for people indicating an interest in residing in a nursing home. Funding, however, is a problem. The County

Table IX-2

ASSISTED LIVING FACILITIES FOR THE ADVANCED AGED IN WASHINGTON COUNTY: 2006

Name	Street Address ^a	Capacity
Nursing Homes		
Cedar Lake Health Care Center	5595 CTH Z, West Bend	229
Hartford Healthcare Center	1202 E. Sumner Street, Hartford	106
Samaritan Health Center	531 E. Washington Street, West Bend	212
Samaritan Health Center Sub-Acute Unit.....	551 Silverbrook Drive, West Bend	23
Virginia Highlands Health and Rehabilitation Centers	W173 N10915 Bernies Way, Germantown	121
Community Based Residential Facilities		
Autumn Oaks LLC	227 E. Washington Street, Slinger	30
Countryview Group Home	N112 W12850 Mequon Road, Germantown	8
Deerview Meadows Assisted Living I	109 Lone Oak Lane, Hartford	14
Deerview Meadows Assisted Living II	111 Lone Oak Lane, Hartford	8
Everly House	N168 W22022 Main Street, Jackson	16
Friendship House	5595 CTH Z, West Bend	20
Hawthorn Manor Inc.	321 Hawthorn Drive, West Bend	15
Hawthorn Manor Inc.	346 S. Main Street, West Bend	12
Ivy Manor of Jackson.....	W194 N16744 Eagle Drive, Jackson	22
Landmark at Jackson Crossing (The).....	N168 W22022 Main Street, Jackson	20
Legacy (The)	1025 Bell Avenue, Hartford	12
Maple Dale Manor Kewaskum I.....	1038 Fond du Lac Avenue, Kewaskum	20
Maple Dale Manor Kewaskum II.....	1042 Fond du Lac Avenue, Kewaskum	14
River Way Place LLC	831 E. Washington Street, West Bend	40
Touchstone West Bend	1707 Carrie Lane, West Bend	8
Tri Manor LTD	1937 N. Main Street, West Bend	19
Wellington Place of Hartford.....	615 Hilldale Road, Hartford	28
Residential Care Apartment Complexes		
Cedar Bay East	5577 Home Drive, West Bend	54
Cedar Bay West	5555 Cedar Bay Drive, West Bend	107
Fields (The)	675 East Washington Street, West Bend	24
Hawthorn Manor Apartments.....	275 W. Decorah Road, West Bend	12
Lakeshore at Jackson Crossing (The).....	N168 W22026 Main Street, Jackson	30
Legacy (The)	1025 Bell Avenue, Hartford	28
Maple Manor of Kewaskum	1038 Fond du Lac Avenue, Kewaskum	20

**Table IX-2
(continued)**

Name	Street Address ^a	Capacity
Adult Family Homes		
Legate AFH	229 W. Paradise Drive, West Bend	4
Symicek AFH.....	834 Center Street, Hartford	4
Adult Day Care Facilities		
Aurora Medical Center Adult Day Service	1022 E. Sell Drive, Hartford	20
LSS Adult Day Center	140 N. 7 th Street, West Bend	20

^aStreet address is the facility's mailing address.

Source: Wisconsin Department of Health and Family Services.

Department of Social Services estimates that approximately 100 people are on a waiting list to get financial assistance from the State to help fund nursing home residency or other services provided by the County.

Facilities for the Mentally and Physically Disabled

Facilities for the mentally and physically disabled in Washington County licensed by the Wisconsin Department of Health and Family Services in 2006 are listed in Table IX-3. None were located in the Town, but such facilities are available nearby in the City and Town of West Bend, City of Hartford, Village of Slinger, and Village of Jackson. Facilities for the developmentally and mentally disabled include nursing homes, community based residential facilities (CBRF), and adult family homes. Facilities included five nursing homes offering skilled nursing facilities; five CBRF's serving mentally and physically disabled persons that offer room and board, supervision, support services, and up to three hours of nursing care per week; 26 adult family homes for the mentally and physically disabled where a resident will receive care, treatment or services that are above the level of room and board and up to seven hours per week of nursing care. Washington County supports about 400 physically disabled people. According to the County Department of Social Services, about 80 families have "indicated interest" in placing a family member in long term care, but currently, the County has no residency available for physically disabled persons. However, about five of the 80 families that "indicated interest" for a family member urgently need services for residency, the remaining 75 people are considered a "watch group" that may need assistance in the future. Once a vacancy becomes available, the County decides which person that has "indicated interest" would best be served by the room available.

Each type of facility provides a different level of care for residents requiring a variety of services. All types of facilities are important for providing a continuum of care to persons with disabilities and other County residents as they age or recover from illness, injury, or addiction. Because a majority of the existing facilities are located in urbanized areas, provided with sewer and water, it would be difficult for the Town to attract assisted living facilities to the Town. However, the Town supports and encourages the expansion or development of assisted living facilities for persons with disabilities or for the elderly in appropriate locations.

Child Care Facilities

Child care facilities are regulated by the Bureau of Regulation and Licensing (BRL) in the Wisconsin Department of Health and Family Services. There are two types of child care facilities regulated by the BRL, family child care centers and group child care centers. Family child care centers are facilities that provide care for four to eight children. These programs are generally operated in a provider's home and are licensed by the BRL under *Wisconsin Administrative Code* Chapter HFS 45. Group child care centers are facilities that provide care for nine or more children. These programs are generally operated outside the provider's home and are licensed by the BRL under *Wisconsin Administrative Code* Chapter HFS 46. In 2006, there were 14 licensed family child care centers and 62 licensed group child care centers in Washington County. There were no licensed group child care centers or licensed family child care centers in the Town of Polk, but child care facilities were located in nearby communities to serve Town residents.

SEWRPC population projections anticipate the number of County residents under the age of 10 to increase by 2035. Since child care facilities and services are generally provided by the private sector, it is difficult for the Town to plan for additional child care facilities. However, the Town should consider allowing child care facilities, if presented by an interested party, through the Town comprehensive plan design year 2035 in order to provide adequate child care services for Town residents.

Police Protection

Police protection in the Town is provided by the Washington County Sheriff's Department, which is based in the City of West Bend. All unincorporated areas in the County and the Villages of Newburg and Richfield are served by the Washington County Sheriff's Department. Divisions in the Sheriff's Department include the Corrections Division, Patrol Division, Detective Division, Courthouse Security Services Unit, Communications Division, and Clerical Support. The Town anticipates reliance on the Washington County Sheriff's Department for police protection services through 2035. The Town also encourages the Sheriff's Department to monitor the personnel, equipment, and facilities yearly to ensure they are adequate to serve Town and other County residents. The Town also supports Washington County in continuing to provide the countywide Public Safety Answering Point system

Table IX-3

ASSISTED LIVING FACILITIES FOR PERSONS WITH DISABILITIES IN WASHINGTON COUNTY: 2006

Name	Street Address ^a	Capacity
Nursing Homes		
Cedar Lake Health Care Center	5595 CTH Z, West Bend	229
Hartford Healthcare Center	1202 E. Sumner Street, Hartford	106
Samaritan Health Center	531 E. Washington Street, West Bend	212
Samaritan Health Center Sub-Acute Unit.....	551 Silverbrook Drive, West Bend	23
Virginia Highlands Health and Rehabilitation Centers..	W173 N10915 Bernies Way, Germantown	121
Community Based Residential Facilities		
Autumn Oaks LLC	227 E. Washington Street, Slinger	30
Calm Harbor	139 South 8 th Avenue, West Bend	8
Countryview Group Home	N112 W12850 Mequon Road, Germantown	8
Timberline Group Home	W164 N10502 Timberline Road, Germantown	5
Ivy Manor of Jackson	W194 N16744 Eagle Drive, Jackson	22
Adult Family Homes		
17 th Avenue Adult Family Home	233 S. 17 th Avenue, West Bend	4
Beverly Tessar	1230 N. 10 th Avenue, West Bend	4
CLA Lee Ave	1102 Lee Avenue, West Bend	4
CLA Slinger Adult Family Home	3941 Elaines Way, Slinger	4
Dennis Path Adult Family Home.....	6874 Dennis Path, West Bend	3
Ellman Adult Family Home	260 S. Silverbrook Drive, West Bend	4
Hans Street	1505 Hans Street, West Bend	3
HIL Carrie Lane	1628 Carrie Lane, West Bend	4
HIL Columbus House	5096 Valley Trail, West Bend	4
HIL Drake House.....	1630 Carrie Lane, West Bend	4
HIL Magellan House.....	212 S. 16 th Avenue, West Bend	4
Imperial Court AFH.....	722 Imperial Court, West Bend	3
Legate AFH	229 W. Paradise Drive, West Bend	4
Pamme Court Adult Family Home	1545 Pamme Court, West Bend	4
PS LLC – Eder Lane	1620-1622 Eder Lane, West Bend	3
PS LLC – Firethorn.....	1209 Firethorn Drive, West Bend	3
PS LLC- Hillcrest.....	1017 Hillcrest Street, West Bend	4
REM Wisconsin II Diane Drive	6799 Diane Drive, Newburg	4
REM Wisconsin II Germantown.....	N116 W16105 Main Street, Germantown	4
REM Wisconsin II Greentree Road	2205 Greentree Road, West Bend	3

**Table IX-3
(continued)**

Name	Street Address ^a	Capacity
REM Wisconsin II INC, Patton Drive.....	1354 Patton Drive, Hartford	4
REM Wisconsin II INC, Meadowbrook Drive	505 Meadowbrook Drive, West Bend	4
REM Wisconsin II INC, Loos Street	735 E. Loos Street, Hartford	3
REM Wisconsin II Judith Court.....	708 Judith Court, West Bend	4
Symicek AFH	834 Center Street, Hartford	4
Villa Park.....	1031 Villa Park Drive, West Bend	4

^a Street address is the facility's mailing address.

Source: Wisconsin Department of Health and Family Services.

operated by the Sheriff's Department for emergency dispatch services for the Town. The center handles calls pertaining to fire, police, and public works (sewer/water) emergencies.

Enforcement of Town Ordinances

The Town of Polk Code of Ordinances specifies the following enforcement officers for Town ordinances, who may issue citations to persons found to be violating a Town ordinance:

- Town zoning ordinance: Zoning Administrator
- Uniform dwelling code: Building Inspector
- Driveway regulation and weight limits: Town Chairman
- Public safety, health and welfare, and emergency management laws and regulations: Town Chairman

The Town Board has the authority to enforce any Town ordinance.

Fire Protection

Fire protection in the Town is provided by three fire departments. The Slinger Fire Department, operated privately and located in the Village of Slinger, serves the western portion of the Town and consists of 50 volunteer firefighters. The Jackson Fire Department, operated by the Village of Jackson and located in the Village of Jackson, serves the eastern portion of the Town and consists of 35 paid on-call employees and three full-time employees. The Richfield Volunteer Fire Department, operated privately and located in the Village of Richfield, serves the southern portion of the Town and consists of 60 paid on-call employees and two full-time employees. The Town encourages each fire department to conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the departments have sufficient fire-fighters, equipment, water supply, and facilities to adequately protect the Town. Fire departments and fire protection service areas in Washington County, including the Town of Polk, are listed in Table IX-4.

Emergency Rescue Services

Emergency medical service units associated with the three fire departments provide emergency rescue services in the Town. The Washington County Sheriff's Department maintains a DIVE team that serves all communities in the County. The Town encourages each department to conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the departments have sufficient personnel, equipment, and facilities to adequately protect the Town and other communities they serve.

The Washington County Emergency Management Department prepares and updates county emergency operation plans; coordinates emergency training exercises; communicates to the public about emergency preparedness; and responds to incidents throughout Washington County, including those involving hazardous materials. The Town Chairman serves as the contact person for the coordination of emergency services in the Town.

Libraries

Washington County is served by five public libraries, which are part of the Mid-Wisconsin Federated Library System.⁸ The Town of Polk does not have a public library. The nearest libraries are the Slinger Public Library in the Village of Slinger and the West Bend Community Library in the City of West Bend. Table IX-5 lists the location and circulation of each library in Washington County. Each library is also part of an interlibrary loan and reference referral system that includes all libraries in the Mid-Wisconsin Federated Library System. Washington County contracts with each library to provide library services to Town and County residents living in communities without a municipal library.

A plan for library service in Washington County was undertaken by the Strategic Plan Committee and staff of the Mid-Wisconsin Federated Library System. Several goals and objectives for providing library service to the Mid-Wisconsin Federated Library System and Washington County residents were reviewed during the planning

⁸The Mid-Wisconsin Federated Library System includes 27 public libraries located in Washington, Dodge, and Jefferson Counties.

Table IX-4

FIRE DEPARTMENTS AND FIRE PROTECTION SERVICE AREAS IN WASHINGTON COUNTY: 2006

Fire Departments	Service Zone Area (acres)	Paid Fire Department Employees	Paid On Call Fire Fighters	Fire Department Volunteers ^a
Allenton Volunteer Fire Department	17,168	0	0	45
Ashippun Volunteer Fire Department ^b	3,774	0	0	37
Boltonville Volunteer Fire Department.....	12,204	0	0	40
Fillmore Fire Department.....	11,341	0	0	35
Germantown Fire Department.....	23,169	3 full time/4 part time	36	0
Hartford Fire Department	32,834	2 full time	58	0
Jackson Fire Department	30,879	3 full time	35	0
Kewaskum Fire Department.....	15,589	1 full time	54	0
Kohlsville Fire Department	28,088	0	0	35
Newburg Volunteer Fire Department.....	21,716	0	0	58
Richfield Volunteer Fire Department	30,489	2 full time	60	0
Slinger Volunteer Fire Department.....	16,457	0	0	50
St. Lawrence Volunteer Fire Department..	12,154	0	0	42
West Bend Fire Department.....	22,917	40 full time	0	0

^aTotals include active volunteer fire fighters and emergency medical service personnel.

^bThe Ashippun Volunteer Fire Department is in the Town of Ashippun in Dodge County. The Department serves the southwestern portion of the Town of Erin.

Source: Washington County and SEWRPC.

Table IX-5

THE LOCATION AND CIRCULATION OF PUBLIC LIBRARIES IN WASHINGTON COUNTY: 2007

Community	Library	Circulation
City of Hartford	Hartford Public Library	171,978
City of West Bend	West Bend Community Memorial Library	593,921
Village of Germantown	Germantown Community Library	288,515
Village of Kewaskum	Kewaskum Public Library	54,408
Village of Slinger	Slinger Public Library	92,928
Total	--	1,201,750

Source: Mid-Wisconsin Federated Library System.

process. The Mid-Wisconsin Federated Library System Board uses the plan as a guide in local planning and budgeting activities of member libraries, including the five libraries in Washington County. The Town supports and encourages Washington County and the Mid-Wisconsin Federated Library System Board to revisit the Strategic Plan in five year increments and continue to implement the goals and objectives listed in the plan.

Schools

In 2008, there were 36 public schools in five public high school districts and 26 private schools in Washington County. The Town of Polk lies primarily within the Slinger School District, although the northeastern corner of the Town lies within the West Bend School District and the southeastern corner lies within the Germantown School District. There are no public schools located in the Town. Public and private schools and public school districts in the Town and surrounding areas are shown on Map IX-3.

School districts within the County typically prepare facilities plans, which include needs assessments for new facilities and land, based on development statistics received from the local governments they serve and population projection data from agencies such as SEWRPC and the Wisconsin Department of Administration (DOA). SEWRPC projections anticipate that the number of County residents under the age of 20 will increase from about 34,000 in 2000 to about 40,000 in 2035. This increase may require the expansion of existing schools buildings or the construction of new school buildings. In addition, some older school buildings within the County may require replacement as the facility becomes antiquated.

The West Bend School District prepared a facilities plan in 2007.⁹ Recommendations in the plan included:

- Closing Jackson and Barton Elementary schools and Badger Middle School;
- Renovation and additional classroom space at Decorah, Fair Park, Green Tree, and McLane Elementary schools;
- Conversion of Silverbrook Middle School to a 600-student elementary school;
- Construction of a new Jackson Elementary School in the Jackson area and new “twin” middle schools for 900 students at CTH G and Sand Drive in the City of West Bend near the existing high schools; and
- Upgrading facilities and accommodating enrollment growth by renovating and expanding existing facilities at both high schools.

In November 2007, a referendum that would have funded implementation of the facilities plan was voted down by district residents.

The School Board revised the facilities plan in 2008 and proposed a two-question referendum which was voted on by district residents in April 2009. The first question of the referendum included the following improvements:

- Construction of a new Jackson Elementary School in the Jackson area;
- Renovation and additional classroom space at Silverbrook Middle School and Decorah Elementary School;
- Security improvements at Fair Park, Green Tree, and McLane Elementary schools and East and West High schools; and
- Parking and traffic improvements at McLane and Fair Park Elementary schools.

The second question of the referendum proposed the renovation and additional classroom space at Badger Middle School. Residents of the district approved the second referendum proposal but did not approve the first proposal.

The Germantown School District is preparing for potential growth using an “as needed” approach based on annual enrollments and projected population growth and change. The district is anticipating building a new elementary school within the next five years to relieve overcrowding at existing elementary schools. In November 2008, a referendum that would have funded the construction of a new elementary school in the Germantown School District next to Kinderberg Park on Donges Bay Road was voted down by district residents.

⁹*Document titled, Comprehensive Long-Range Facilities Plan Proposal, June 11, 2007, prepared by the West Bend Board of Education.*

The Germantown, Slinger, and West Bend school districts should work with the Town, Washington County, and SEWRPC to obtain information regarding proposed residential developments and population projections to prepare accurate facilities plans in short-term increments through the County comprehensive plan design year 2035.

Washington County is also home to the University of Wisconsin–Washington County and the Moraine Park Technical College. The Moraine Park Technical College has campuses in the City of West Bend in Washington County, City of Fond du Lac in Fond du Lac County, and City of Beaver Dam in Dodge County, and regional centers in the City of Hartford in Washington County and City of Ripon in Fond du Lac County. The Town supports the continued cooperation between the colleges and Washington County to partner in economic development and other educational initiatives, which may require additional facilities and programs, academic faculty and staff, and equipment.

Other Government Facilities –Polk Town Hall

The Town Hall is located on the north side of STH 60, just east of Scenic Drive. The Town Hall was constructed in 1976 and includes a meeting hall, two offices, and a kitchen. Facilities at Town Hall include the Town highway garage and shop and recycling center. In addition to holding Town meetings, the Town Hall also serves as the Town’s only polling place and is available for use by non-profit groups. The Town Hall is also available as a Mass Care Facility by the Red Cross for up to 50 people and is designed for meal preparation and on-site meal service. The Town should continue to maintain and, as necessary, expand Town Hall facilities to effectively conduct Town government business.

PART 2 - UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The *Statutes* require a number of utilities and community facilities to be addressed in this element; however, utilities and community facilities are provided by many units and levels of government and also by the private sector. The following is a brief summary of the utilities and facilities provided in the Town:

- ***Washington County*** provides services or administers ordinances associated with environmental quality, including regulation of shorelands, wetlands, and floodplains; stormwater management; farm and watershed conservation planning; environmental health and sanitation, such as the regulation of private on-site waste treatment systems and hazardous waste collection and disposal; parks and recreational facilities; health care services and facilities; safety and emergency management services; and other general government services. Transportation facilities and services, which are also provided by the County, are addressed in the Transportation Element (Chapter VIII).
- ***Town of Polk*** provides services or establishes agreements for recycling facilities, parks, maintenance of streets under Town jurisdiction, fire protection, police protection, and emergency medical services throughout the Town. Town land use regulations also affect the location of existing and potential telecommunications facilities, power plants, cemeteries, health care facilities, child care facilities, and schools. An inventory and description of utilities and community facilities provided by the Town are included in Part 1 of this chapter.
- ***School districts*** are responsible for planning, constructing, and operating school facilities and for providing educational services.
- ***The private sector*** typically provides electric power, natural gas, communications services, health care, and child care services.

Utilities and Community Facilities Goals, Objectives, Policies, and Programs

Goals:

- Maintain services in the Town, including law enforcement and emergency services, the Town park, and road improvement and repair.
- Secure adequate fire and police protection.
- Provide a safe, secure, and healthful environment and a high quality of life for Town residents.

- Support and/or encourage intergovernmental cooperation to provide for adequate transportation, water supply, stormwater management, parks, playgrounds, and other public facilities and services.
- Minimize the future costs of providing services to residents.

Objectives:

- Strive to match the level of public services with the basic needs of new development and population increases.
- Require developers to pay their “fair share” for improvements needed to support new development requests.
- Encourage shared services with neighboring communities.

Policies:

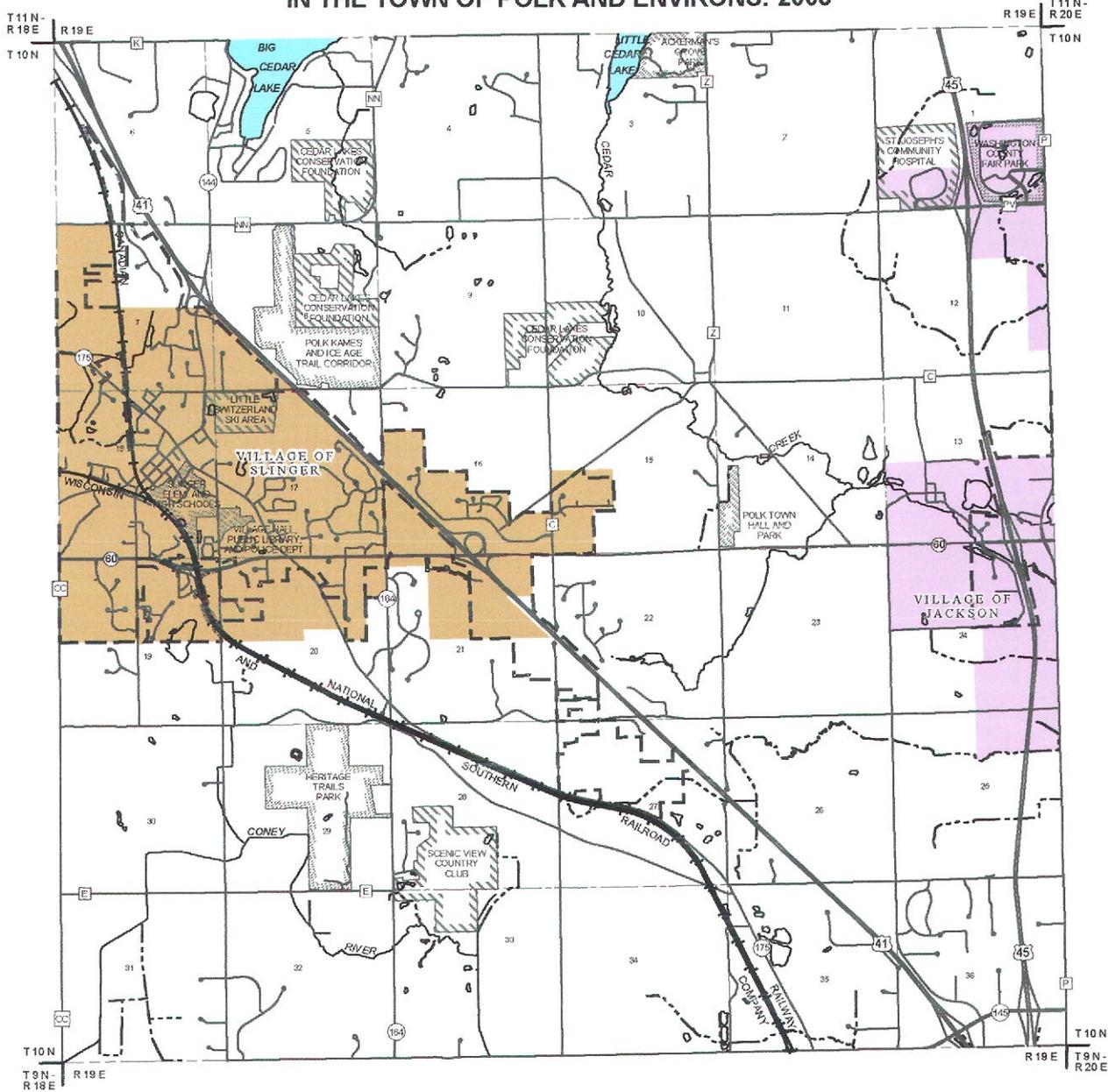
- Conversion of land to other uses should be based on the Town’s natural and financial resources, transportation, utilities, and services to support such development.
- Prohibit development in areas not easily accessed by emergency and other service vehicles.
- Continue to work with and support the Washington County Sheriff’s Department in providing police protection services to the Town.
- Continue to work with and support the Slinger, Jackson, and Richfield Fire Departments in providing fire protection and rescue services to the Town.
- Continue the use of private wells to supply water for domestic and other uses in the Town.
- Continue to rely on private onsite wastewater treatment systems (POWTS) for wastewater disposal in the Town.
- Continue to maintain the Town Hall to effectively conduct Town government business.
- Continue to maintain and develop a Town park system.
- Continue to cooperate with Washington County to protect public health and safety.
- Work with Washington County to provide adequate health care facilities and services to maintain the high level of health care in the Town.
- Support continued County participation in the Mid-Wisconsin Federated Library System.
- Work with the Slinger, Germantown, and West Bend school districts, if requested, to provide information regarding proposed residential developments to help the districts prepare accurate facilities plans. School districts serving the Town are shown on Map IX-3.
- Cooperate with electric and gas service providers, such as We Energies, to provide power and heat to Town residents and businesses.
- Work with private providers and SEWRPC to provide the most affordable and efficient communications and telecommunications systems to Town residents and landowners.
- Continue to rely on private firms for solid waste collection and disposal services.
- Continue to provide recycling services for Town residents.
- Although cemeteries are not provided by the Town, the Town encourages the expansion of existing cemeteries or the development of new cemeteries in the Town in appropriate locations, subject to review and approval by the Town.
- Although child care facilities are not provided by the Town, the Town supports the development of additional child care facilities in the Town, where appropriate, to meet the needs of Town residents, subject to review and approval by the Town.

Programs:

- Consider conducting a needs assessment and adopting an impact fee ordinance for facilities provided by the Town.
- Consider preparing a Town stormwater management plan to provide for comprehensive and coordinated stormwater management facilities and measures.
- Review the Regional Water Supply Plan once it has been completed and consider amending this plan to incorporate recommendations supported by the Town.

- Continue to cooperate with Washington County in the implementation of Chapter 25, Sanitary Code, of the *Washington County Code of Ordinances*, which includes the regulation of private on-site wastewater treatment systems (POWTS) in the Town.
- Initiate contacts with Washington County and adjacent communities prior to constructing new public facilities or initiating or expanding Town services to determine if there are opportunities for joint facilities or services.
- Cooperate with Washington County and adjacent communities when approached to consider joint service agreements or facilities.
- Explore a partnership with Washington County for recycling programs and facilities, including establishment of household hazardous waste collection sites and facilities.
- Continue to maintain Town parks and develop additional parks and facilities as needs are identified and funding becomes available.

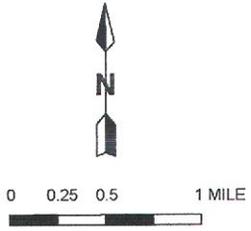
Map IX-1 PLANNED SANITARY SEWER SERVICE AREAS IN THE TOWN OF POLK AND ENVIRONS: 2008



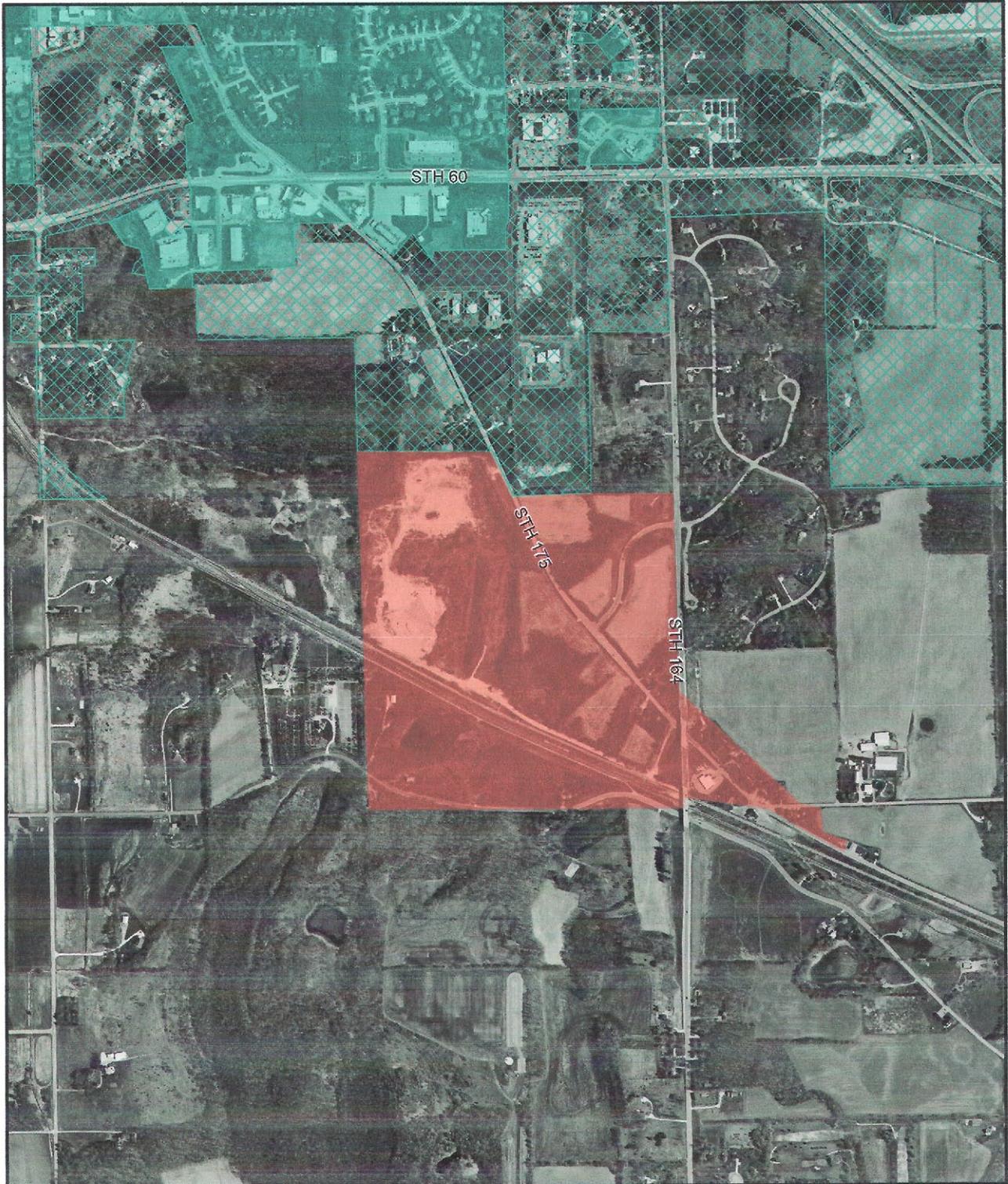
- VILLAGE OF JACKSON
 PLANNED SEWER SERVICE AREA
- VILLAGE OF SLINGER
 PLANNED SEWER SERVICE AREA

SOURCE: SEWRPC.

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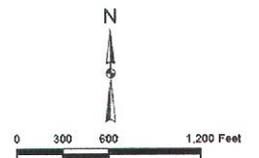


Map IX-2
POTENTIAL PUBLIC WATER SERVICE AREA IN THE TOWN OF POLK

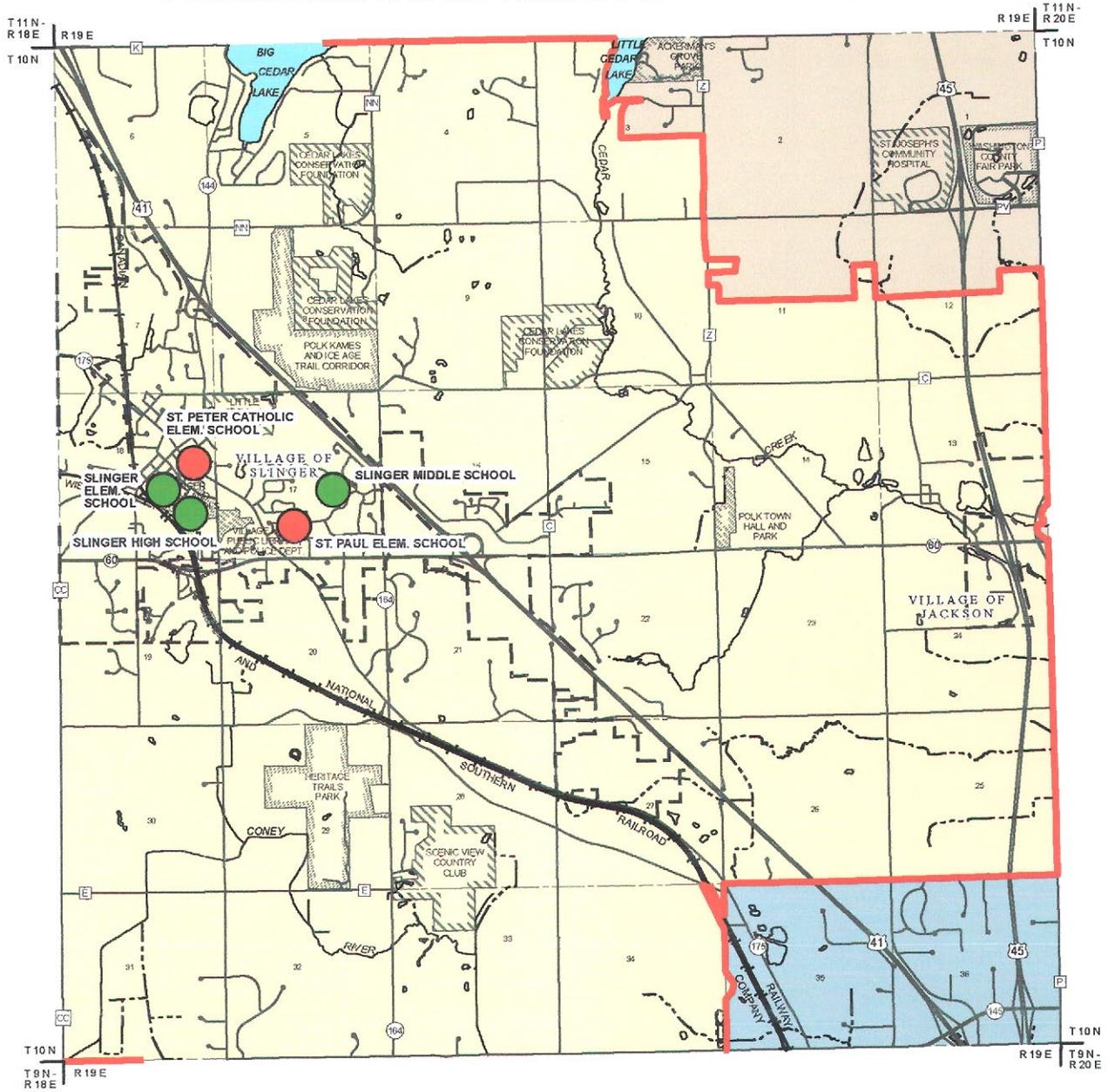


-  SLINGER WATER UTILITY: 2005
-  SLINGER WATER UTILITY: PROJECTED 2035
-  POTENTIAL 2035 SERVICE AREA EXPANSION

SOURCE: WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND SEWRPC.



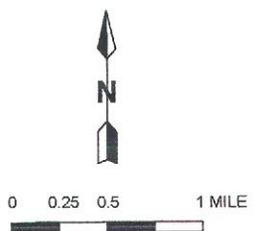
MAP IX-3 SCHOOL DISTRICTS IN THE TOWN OF POLK AND ENVIRONS: 2008



- GERMANTOWN SCHOOL DISTRICT
- SLINGER SCHOOL DISTRICT
- WEST BEND SCHOOL DISTRICT

- SCHOOL TYPE**
- PUBLIC
 - PRIVATE

SOURCE: WASHINGTON COUNTY, SCHOOL DISTRICTS, AND SEWRPC.



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