

2004 Comprehensive Plan

Adopted by the Village of Park Ridge Plan Commission on April 5, 2004

Adopted by the Village of Park Ridge Board on May 17, 2004

Acknowledgements:

Village Plan Commission

George Berger - Plan Commission Chair
Pete Jirous - Member
Tom McCarten - Member
Christine Neidlein - Member
Dan Trainer - Member
Thomas Gloudemans - Member
Elmer Fournier - Member

Village Board

Thomas Gloudemans - Village President
John Klismet - Trustee
Elmer Fournier - Trustee
Kristen Kleckner - Trustee
James LaMar – Trustee

Pat Barrington - Clerk

Portage County Planning and Zoning Department

Chuck Kell, Director
Sarah Nimmer, Assistant Planner/Project Coordinator
Jeff Schuler, Senior Planner
Jeff Hartman, GIS LIS Manager
Rod Sutter, GIS Technician

Developed by the Village of Park Ridge, with the assistance of
Portage County Planning and Zoning Department, 2004.

This project was made possible through Comprehensive Planning Grant Funding
obtained through the State of Wisconsin Department of Administration.

Table of Contents

Introduction	1
Chapter 1 - Issues and Opportunities	4
Section 1.1 - Brief History and Description of the Planning Area	4
Section 1.2 - Past Planning in Park Ridge	7
Section 1.3 - The Current Comprehensive Planning Process	7
Section 1.4 - Demographic Trends	8
Section 1.5 - Forecasts	17
Section 1.6 - Issues Identified by the Plan Commission.....	18
Section 1.7 - Conclusions	18
Section 1.8 - Community Goals, Objectives and Policies	18
Chapter 2 - Housing Element	20
Section 2.1 - Housing Inventory	20
Section 2.2 - Housing Demand	25
Section 2.3 - Conclusions – Housing Analysis.....	26
Section 2.4 - Housing and Residential Development Goals, Objectives and Policies	26
Chapter 3 - Transportation Element	28
Section 3.1 - Transportation Facility Inventory	28
Section 3.2 - Inventory/Analysis of Applicable Transportation Plans and Programs	31
Section 3.3 - Transportation Issues Identified by Plan Commission	32
Section 3.4 - Transportation Goals, Objectives and Policies.....	32
Chapter 4 - Utilities and Community Facilities Element	33
Section 4.1 - Public Utilities Inventory.....	33
Section 4.2 - Community Facilities Inventory	37
Section 4.3 - Utility and Community Facilities Goals, Objectives and Policies	41
Chapter 5- Agricultural, Natural and Cultural Element	43
Section 5.1 - Agricultural Inventory	43
Section 5.2 - Natural Resources Inventory	43
Section 5.3 - Cultural Resources Inventory	50
Section 5.4 - Issues Identified by the Plan Commission.....	51
Section 5.5 - Conclusions	51
Section 5.6 - Natural and Cultural Goals, Objectives and Policies	51

Chapter 6- Economic Development Element	53
Section 6.1 - Introduction to Economic Development.....	53
Section 6.2 - Economic Base Characteristics	53
Section 6.3 - Community Assessment: Strengths and Weakness Analysis.....	56
Section 6.4 - Identification of Developable Land.....	57
Section 6.5 - Environmentally Contaminated Sites	57
Section 6.6 - Economic Development Programs	58
Section 6.7 - Economic Development Issues/Concerns	60
Section 6.8 - Economic Development Goals, Objectives, and Policies.....	60
 Chapter 7 - Intergovernmental Cooperation Element	 62
Section 7.1 - Inventory of Intergovernmental Cooperation Agreements.....	62
Section 7.2 - Analysis of Intergovernmental Agreements	64
Section 7.3 - Identification of Existing or Potential Conflicts with Other Governmental Units.....	64
Section 7.4 - Issues/Conclusions Regarding Intergovernmental Relations	64
Section 7.5 - Intergovernmental Cooperation Goals, Objectives, and Policies	64
 Chapter 8 - Land Use Element	 66
Section 8.1 - Existing Land Use	66
Section 8.2 - Land Use Trend Analysis and Projected Land Use.....	68
Section 8.3 - Land Use Conflicts	70
Section 8.4 - Land Use Goals, Objectives, and Policies.....	70
Section 8.5 - Future Land Use Recommendations.....	70
Section 8.6 - Future Land Use	72
 Chapter 9 - Implementation Element	 73
Section 9.1 – Comprehensive Plan Adoption Procedures	73
Section 9.2 – Comprehensive Plan Implementation	75
Section 9.3 – Integration, Amendment, and Update of Comprehensive Plan Elements	76
Section 9.4 – Monitoring/Formal Review of the Plan	78

Maps

Map 3.1 – Urban Functional Classification	30
Map 4.1 – Community Facilities	36
Map 5.1 – Soils	44
Map 5.2 – Ground Water and Surface Water Flow	45
Map 5.3 – Wetlands	47
Map 5.4 – Floodplain and Slope.....	48
Map 5.5 – Endangered Species Location Map (Township 42408).....	49
Map 8.1 – Existing Land Use	67
Map 8.2 – Future Land Use	71

Appendices

Appendix A – Public Participation Plan and Resolution	A-1
Appendix B – Village of Park Ridge 2001 Survey Results	B-1
Appendix C – Wisconsin Statutes 16.965(4) and 66.1001	C-1
Appendix D – Detailed Distribution of Population for Urban Area Communities	D-1
Appendix E – Comparison of Housing Value for Urban Area Communities	E-1
Appendix F – Wisconsin Department of Natural Resources Contaminated Site Listings	F-1
Appendix G – Village of Park Ridge Plan Commission Resolution for Adoption	G-1
Appendix H – Village of Park Ridge Board Ordinance for Adoption.....	H-1