Appendix G

Lisbon-Merton Cooperative Plan

TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

RECEIVED
SEP 11 2019
Municipal Boundary Review
Wisconsin Dept. of Admin.

Monday, September 9, 2019

Wisconsin Department of Administration
Office of the Secretary
101 E. Wilson Street, 10th Floor
Madison, WI 53703

Dear DOA Secretary Joel Brennan,

The following submittal is for a Cooperative Plan between the Town of Lisbon and Village of Merton pursuant to Wis. Stats, 66.0307(4)(f), for your review.

If you have any questions regarding this matter, please feel free to contact Town Attorney James Hammes at 262-542-4278 or jwh@chmlaw.com, or Village Attorney August Fabyan, 262-367-1142 or afabyan@fabyanlaw.com.

Sincerely,

Gina C. Gresch, MMC/WCPC
Town of Lisbon Administrator
Waukesha County

Tom Nelson
Village of Merton Administrator/Clerk/Treasurer
Waukesha County

MERTON

Wisconsin Cooperative Boundary Plan Approval Checklist

The checklist below is used to assess whether a Cooperative Plan submitted to the Department for its review under s. 66.0307 Wis. Stats. is complete and meets the statutory criteria. Municipal Boundary Review staff use it to determine whether to approve the proposed plan, recommend that it be resubmitted with changes, or deny it. To print out a checklist, or for more information on Cooperative Plans, see the Department's Cooperative Boundary Plan website at: doa.wi.gov/MunicipalBoundaryReview

Authorizing/Approving Resolutions

Present	Not Present	Not Applicable	
☑	☐	☐	Town(s) Authorizing Resolution *s. 66.0307(4)(a) Wis. Stats.*
☐	☐	☐	City or Village(s) Authorizing Resolution *s. 66.0307(4)(a) Wis. Stats.*
☑	☐	☐	Affidavit that authorizing resolutions were sent to DOA, DNR, DOT, DATCP, County Clerk, County Planning, RPC, and other jurisdictions within 5 miles such as municipalities, school districts, vocational districts, sewer or sanitary districts. *s. 66.0307(4)(a) Wis. Stats.*
☑	☐	☐	Town(s) Approval Resolution *s. 66.0307(4)(d) Wis. Stats.*
☑	☐	☐	City/Village(s) Approval Resolution *s. 66.0307(4)(d) Wis. Stats.*

Public Hearing

Present	Not Present	Not Applicable	
☑	☐	☐	Evidence that class 3 notice was published *s. 66.0307(4)(b) Wis. Stats.*
☑	☐	☐	Summary or transcript of public comments *s. 66.0307(4)(c) Wis. Stats.*
☐	☐	☑	List of any changes made in response to public comments *s. 66.0307(4)(d) Wis. Stats.*
☐	☐	☑	Comment letters from the county and RPC *s. 66.0307(4)(c) Wis. Stats.*

Extraordinary activities

Present	Not Present	Not Applicable	
☐	☐	☑	Request for super-majority vote *s. 66.0307(4)(d)2 Wis. Stats.*
☐	☐	☑	Request for advisory referendum *s. 66.0307(4)(e) Wis. Stats.*

Cooperative Plan

Present	Not Present	Not Applicable	
☒	☐	☐	Do either one or both of the participating municipalities have an adopted comprehensive or master plan? *s. 66.0307(3)(c) Wis. Stats.*
☐	☐	☐	Does the cooperative plan describe how it is consistent with participating municipality's comprehensive or master plan? (note: cooperative plans may be based on, or duplicate, existing plans). *s. 66.0307(3)(c), Wis. Stats.*
☐	☐	☐	Does the cooperative plan identify boundaries that may, or may not, be changed? If certain boundaries shall or may change, are any conditions that must be met clearly identified? Is there a schedule for when changes will or may occur? *s. 66.0307(3)(d)1,2,3, Wis. Stats.*
☐	☐	☐	Does the cooperative plan describe how the proposed boundaries are compact? *s. 66.0307(3)(d)4, Wis. Stats.*
☐	☐	☐	Does the cooperative plan describe how services will be provided to the plan territory, who will provide them, and when? *s. 66.0307(3)(d)5,6,7 Wis. Stats.*
☐	☐	☐	Does the cooperative plan describe how it is consistent with current state and federal laws, county shoreland zoning ordinances, and any local ordinances or rules that apply to the plan territory? *s. 66.0307(3)(e), Wis. Stats.*
☐	☐	☐	Does the cooperative plan specify the planning period? If over 10 years, is justification given? *s. 66.0307(3)(f), Wis. Stats.* (7)
☐	☐	☑	Does the cooperative plan include a zoning ordinance specifically developed for the territory? *s. 66.0307(3)(g), Wis. Stats.*

Department Approval Criteria

Present	Not Present	Not Applicable	
☐	☐	☐	Is the cooperative plan sufficiently detailed for the Department to make a finding that the criteria have been met? *s. 66.0307(5)(c)1 Wis. Stats.*
☐	☐	☐	Is the cooperative plan consistent with each participating municipality's comprehensive plan and with current state laws, municipal ordinances and rules that apply to the territory affected by the plan? *s. 66.0307(5)(c)2 Wis. Stats.*
☐	☐	☐	Does the cooperative plan adequately provide for service delivery to the territory? s. 66.0307(5)(c)3 Wis. Stats.
☐	☐	☐	Are the proposed plan boundaries compact, and not the result of arbitrariness? *s. 66.0307(5)(c)5, Wis. Stats.*
☐	☐	☐	If the cooperative plan exceeds 10 years in duration, is there justification provided? *s. 66.0307(5)(c)6, Wis. Stats.*

STATE OF WISCONSIN **TOWN OF LISBON** **WAUKESHA COUNTY**

RESOLUTION 04-19

RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF A COOPERATIVE PLAN

WHEREAS, Section 66.0307, Wis. Stats., authorizes municipalities to enter into Cooperative Plans with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory to be included in the Cooperative Plan, consistent with the Comprehensive Plan of each municipality; and,

WHEREAS, the Town Board of the Town of Lisbon has determined that the best interests of the Town will be served by participating in the preparation of a Cooperative Plan in accordance with Section 66.0307, Wis. Stats., which Cooperative Plan shall include territories within the Town of Lisbon and the Village of Merton; and,

NOW THEREFORE, the Town Board of the Town of Lisbon does ordain as follows:

BE IT RESOLVED, that Town officials and staff members, acting under the direction and authority of the Town Board be, and hereby are, authorized to participate in the preparation of a Cooperative Plan with the Village of Merton, which Cooperative Plan shall be prepared and submitted to the Department of Administration for review and approval in accordance with the provisions of Section 66.0307, Wis. Stats.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be given in writing, by the Town Clerk, within five (5) days after the adoption of this Resolution, to the municipalities, school districts and other agencies as required by Section 66.0307(4), Wis. Stats.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 25th day of March, 2019.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: absent
TEDIA GAMINO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

BY: absent
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Dan Green, WCMC
Town Clerk

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI

This document drafted by:

Attorney James W. Hammes
CRAMER, MULTHAUF & HAMMES, LLP
1601 East Racine Avenue • Suite 200
P.O. Box 558
Waukesha, WI 53187
(262)-542-4278

Resolution 2019-3

STATE OF WISCONSIN: VILLAGE OF MERTON: WAUKESHA COUNTY

RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF A COOPERATIVE PLAN

WHEREAS, Section 66.0307, Wis. Stats., authorizes municipalities to enter into Cooperative Plans with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory to be included in the Cooperative Plan, consistent with the Comprehensive Plan of each municipality; and,

WHEREAS, the Village Board of the Village of Merton has determined that the best interests of the Village will be served by participating in the preparation of a Cooperative Plan in accordance with Section 66.0307, Wis. Stats., which Cooperative Plan shall include territories within the Village of Merton and the Town of Lisbon; and,

NOW THEREFORE, the Village Board of the Village of Merton does ordain as follows:

BE IT RESOLVED, that Village officials and staff members, acting under the direction and authority of the Village Board be, and hereby are, authorized to participate in the preparation of a Cooperative Plan with the Town of Lisbon, which Cooperative Plan shall be prepared and submitted to the Department of Administration for review and approval in accordance with the provisions of Section 66.0307, Wis. Stats.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be given in writing, by the Village Clerk, within five (5) days after the adoption of this Resolution, to the municipalities, school districts and other agencies as required by Section 66.0307(4), Wis. Stats.

PASSED AND ADOPTED this 21st day of March, 2019.

VILLAGE OF MERTON

BY: _____
Ron Reinowski, Village President

ATTEST:

VILLAGE OF MERTON CORPORATE SEAL WISCONSIN

BY: _____
Tom Nelson
Administrator – Clerk – Treasurer

AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING AND RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF A COOPERATIVE PLAN WITH THE VILLAGE OF MERTON

STATE OF WISCONSIN

COUNTY OF WAUKESHA

I, Kris Porter, duly sworn accordingly by law, do hereby depose and say:

I am the Deputy Clerk for the Town of Lisbon, and on the 27th day of the month of March, in the year 2019, I personally deposited copies of the Resolution by the Town of Lisbon Authorizing Participation in the Preparation of a Cooperative Plan with the Village of Merton via certified mail to all governmental agencies within a 5 mile radius described on the following page.

Kris Porter

Kris Porter, Deputy Clerk

Sworn to before me this 27th
day of March, *2019*

Daniel Green

Notary Public

Commission Expires 1/24/2020

AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING AND RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF A COOPERATIVE PLAN WITH THE TOWN OF LISBON

STATE OF WISCONSIN

COUNTY OF WAUKESHA

I, Julie Ofori-Mattmuller, duly sworn accordingly by law, do hereby depose and say:

I am the Deputy Clerk for the Village of Merton, and on the 26th day of the month of March, in the year 2019, I personally deposited copies of the Resolution by the Village of Merton Authorizing Participation in the Preparation of a Cooperative Plan with the Town of Lisbon via certified mail to all governmental agencies within a 5 mile radius described on the following page.

Julie Ofori-Mattmuller

Julie Ofori-Mattmuller, Deputy Clerk

Sworn to before me this 26th
day of March, *2019*

Daniel Green

Notary Public

Commission Expires 11/24/2020

STATE OF WISCONSIN **TOWN OF LISBON** **WAUKESHA COUNTY**

RESOLUTION 11-19

RESOLUTION APPROVING COOPERATIVE PLAN WITH THE VILLAGE OF MERTON

WHEREAS, Section 66.0307, Wis. Stats., authorizes adjoining municipalities to adopt a Cooperative Plan which, when approved by the Department of Administration in accordance with the requirements of Sec. 66.0307, Wis. Stats., becomes effective and binds both municipalities to the terms and conditions of the Plan; and,

WHEREAS, the Village of Merton and the Town of Lisbon have adopted Resolutions authorizing their respective municipalities to enter into negotiations for the purpose adopting a Cooperative Plan; and,

WHEREAS, The Cooperative Plan prepared by the Village and Town has the general purpose of guiding and accomplishing a coordinated and harmonious development of the territory covered by the Plan in order to best promote the public health, safety, and general welfare of the Village and Town; and,

WHEREAS, the Village and Town held a joint hearing on the proposed Cooperative Plan on July 9, 2019; and,

WHEREAS, the Village and Town have considered all comments on the Plan received during the Public Hearing and during the subsequent comment period; and,

WHEREAS, the purpose of this Resolution is to approve the Cooperative Plan as described in Sec. 66.0307, Wis. Stats.;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town Lisbon does hereby approve the Cooperative Plan, a copy of which is attached hereto and incorporated herein by reference, as defined in Sec. 66.0307, Wis. Stats.;

BE IT FURTHER RESOLVED that the proper Town officials are hereby authorized to take all necessary and appropriate action consistent with this Resolution, including but not limited to the submission of the Plan to the Department of Administration for review and approval.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 15th day of August, 2019.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
JOSEPH OSTERMAN, Chairman

BY: _____
TEDIA GAMIÑO, Supervisor

BY: _____
MARC MOONEN, Supervisor

BY: _____
LINDA BEAL, Supervisor

BY: _____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Dan Green, WCMC
Town Clerk

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI

STATE OF WISCONSIN VILLAGE OF MERTON WAUKESHA COUNTY

RESOLUTION 2019-5

RESOLUTION APPROVING COOPERATIVE PLAN WITH THE TOWN OF LISBON

WHEREAS, Section 66.0307, Wis. Stats., authorizes adjoining municipalities to adopt a Cooperative Plan which, when approved by the Department of Administration in accordance with the requirements of Sec. 66.0307, Wis. Stats., becomes effective and binds both municipalities to the terms and conditions of the Plan; and,

WHEREAS, the Village of Merton and the Town of Lisbon have adopted Resolutions authorizing their respective municipalities to enter into negotiations for the purpose adopting a Cooperative Plan; and,

WHEREAS, The Cooperative Plan prepared by the Village and Town has the general purpose of guiding and accomplishing a coordinated and harmonious development of the territory covered by the Plan in order to best promote the public health, safety, and general welfare of the Village and Town; and,

WHEREAS, the Village and Town held a joint hearing on the proposed Cooperative Plan on July 9, 2019; and,

WHEREAS, the Village and Town have considered all comments on the Plan received during the Public Hearing and during the subsequent comment period; and,

WHEREAS, the purpose of this Resolution is to approve the Cooperative Plan as described in Sec. 66.0307, Wis. Stats.;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Merton does hereby approve the Cooperative Plan, a copy of which is attached hereto and incorporated herein by reference, as defined in Sec. 66.0307, Wis. Stats.;

BE IT FURTHER RESOLVED that the proper Village officials are hereby authorized to submit a signed copy of this Resolution and a signed copy of the Cooperative Plan to the Town of Lisbon Clerk.

PASSED AND ADOPTED by the Village Board of the Village of Merton, Waukesha County, Wisconsin this 5th[h] day of September, 2019.

VILLAGE BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
RON REINOWSKI, President

BY: Mark Baral
MARK BARAL, Trustee

BY: _____
VACANT SEAT, Trustee

BY: _____
JEFF SMITH, Trustee

BY: _____
BRUCE BLAWAT, Trustee

ATTEST:

BY: _____
Thomas Nelson
Village Clerk/Treasurer

VILLAGE OF MERTON CORPORATE SEAL WISCONSIN

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN
Town of Lisbon, Waukesha County
Village of Merton, Waukesha County

Please take notice that the Village Board of the Village of Merton and the Town Board of the Town of Lisbon will conduct a Public Hearing on Tuesday, July 9, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Lisbon, W234 N8676 Woodside Road, Lisbon, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Village of Merton and Town of Lisbon, enacted pursuant to Section 66.0307, Wis. Stats., which Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

Dated this 11th day of June, 2019.

Gina Gresch
Town Administrator

Dated this 11th day of June, 2019.

Tom Nelson
Village Administrator-Clerk-Treasurer

You may review a copy of the Cooperative Plan on the Town of Lisbon website www.townoflisbonwi.com or the Village of Merton website www.villageofmerton.com, by contacting the Town Clerk at 262-246-6100 or the Village Clerk at 262-538-0820. Written comments on the Plan may be submitted to the Town of Lisbon Town Clerk by email dgreen@townoflisbonwi.com or by mail W234 N8676 Woodside Road, Lisbon, WI 53089, or the Village of Merton Village Clerk by email clerk@villageofmerton.com or by mail P.O. Box 13, Merton, WI 53056, such comment to be submitted before, at, or within twenty (20) days following the Public Hearing. Public comments may also be presented during the Public Hearing. All interested parties are welcome to attend.

Published as a Class 3 Notice on Wednesdays, June 19, 26 & July 3 in the Lake Country Now and Northwest Now.

COMMUNITY CNI NEWSPAPERS

AFFIDAVIT OF PUBLICATION

0004835649

RECEIVED
JUL 08 2019
TOWN OF LIS

TOWN OF LISBON LEGALS
W234 N8676 WOODSIDE RD

SUSSEX, WI 53089

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Community Publishing Group, publisher of Community Newspapers, public newspapers of general circulation, published in the city of Hartland and county of Waukesha, printed in the city and county of Milwaukee; was published and delivered in the **MKE-Northwest NOW** on **6/19/2019 and 6/26/2019 and 7/3/2019**; that said printed copy was taken from said printed newspaper(s).

Legal Clerk

7/3/19
Date Signed

State of Wisconsin

County of Brown

Signed and sworn before me

Nancy Heyrman

Notary Public State of Wisconsin, County of Brown

My Commission Expires 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
STATE OF WISCONSIN
Town of Lisbon, Waukesha County Village of Merton, Waukesha County
Please take notice that the Village Board of the Village of Merton and the Town Board of the Town of Lisbon will conduct a Public Hearing on Tuesday, July 9, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Lisbon, W234 N8676 Woodside Road, Lisbon, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Village of Merton and Town of Lisbon, enacted pursuant to Section 66.0307, Wis. Stats., which Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.
Dated this 11th day of June, 2019.
/s/ Gina Gresch
Town Administrator
/s/ Tom Nelson
Village Administrator-Clerk-Treasurer

PO No. July 10th

COMMUNITY CNI NEWSPAPERS

AFFIDAVIT OF PUBLICATION

0004835564

TOWN OF LISBON LEGALS
W234 N8676 WOODSIDE RD

SUSSEX, WI 53089

RECEIVED
JUL 15 2019
TOWN OF LISBON

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Community Publishing Group, publisher of Community Newspapers, public newspapers of general circulation, published in the city of Hartland and county of Waukesha, printed in the city and county of Milwaukee; was published and delivered in the **MKE-Lake Country NOW** on **6/19/2019 and 6/26/2019 and 7/3/2019** ;that said printed copy was taken from said printed newspaper(s).

Legal Clerk

7-11-19
Date Signed

State of Wisconsin

County of Brown

Signed and sworn before me

KRISTEN KOENIG NOTARY PUBLIC STATE OF WISCONSIN

Notary Public State of Wisconsin, County of Brown

My Commission Expires 3/20/22

PO No. Public Test

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN
Town of Lisbon, Waukesha County Village of Merton, Waukesha County

Please take notice that the Village Board of the Village of Merton and the Town Board of the Town of Lisbon will conduct a Public Hearing on Tuesday, July 9, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Lisbon, W234 N8676 Woodside Road, Lisbon, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Village of Merton and Town of Lisbon, enacted pursuant to Section 66.0307, Wis. Stats., which Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

Dated this 11th day of June, 2019.

/s/ Gina Gresch
Town Administrator
/s/ Tom Nelson
Village Administrator-Clerk-Treasurer

You may review a copy of the Cooperative Plan on the Town of Lisbon website www.townoflis bonwi.com or the Village of Merton website www.villageofmerton.com, by contacting the Town Clerk at 262-246-6100 or the Village Clerk at 262-538-0820. Written comments on the Plan may be submitted to the Town of Lisbon Town Clerk by email dgreen(@townoflisbonwi.com or by mail W234 N8676 Woodside Road, Lisbon, WI 53089, or the Village of Merton Village Clerk by email clerk(avillageofmerton.com or by mail P.O. Box 13, Merton, WI 53056, such comment to be submitted before, at, or within twenty (20) days following the Public Hearing. Public comments may also be presented during the Public Hearing. All interested parties are welcome to attend.

Run: June 19, 26, July 3
WNAXLP

Minutes of the Town of Lisbon & Village of Merton Public Hearing
Town of Lisbon, Town Hall
Tuesday, July 9, 2019
6:30 P.M.

Call to Order: Town Chairman Osterman and Village President Ron Reinowski called the Joint Public Hearing to order at 6:30 PM.

Public Hearing: Public Hearing was held by the Town of Lisbon Town Board and the Village of Merton at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089 to solicit comments regarding entering into a border agreement with the Village of Merton.

PUBLIC COMMENTS:

Jane Stadler, N56W27126 Lisbon Road, asked if there were any boundary changes. Chairman Osterman stated there were no boundary changes.

Doug Brahm, N69W26815 Hickory Chasm Road, explained the Fire Department is working on shared services with the Village of Merton and they are talking aggressively about having a shared Fire Department. Mr. Brahm stated that so far these talks have been going well and Administrator Tom Nelson agreed.

Adjournment.

Chairman Osterman adjourned the July 9, 2019 Public Hearing between The Town of Lisbon and The Village of Merton at 6:35 p.m. Seconded by Ron Reinowski.

Respectfully submitted,

Gina C. Gresch, MMC/WCPC
Town of Lisbon Administrator

INTERGOVERNMENTAL COOPERATIVE PLAN
BETWEEN THE TOWN OF LISBON
AND THE VILLAGE OF MERTON

The Town of Lisbon, a Wisconsin town located in Waukesha County, Wisconsin ("Town") and the Village of Merton, a Wisconsin municipal corporation, located in Waukesha County, Wisconsin ("Village") hereby enter into this Intergovernmental Cooperative Plan ("Plan") pursuant to the provisions of Sec. 66.0307, Wis. Stats.

RECITALS

WHEREAS, the Town has existed and operated as a Town under the provisions of Chapter 60, Wis. Stats., at all times material hereto; and,

WHEREAS, the Village is an incorporated municipality whose territory had previously been parts of the Town and the Town of Merton; and,

WHEREAS, the Town and Village have previously entered into Boundary Agreements and Cooperative Plans in accordance with the provisions of Sec. 66.0301 and Sec. 66.0225, Wis. Stats., but now mutually desire to restate, and in some instances revise, the prior agreements, and to cooperatively prepare a Plan which meets the requirements for approval of the Department of Administration ("Department") in accordance with the authority granted the Town, Village and Department pursuant to Sec. 66.0307, Wis. Stats.; and,

WHEREAS, the Town and the Village are of the opinion that intergovernmental cooperation and join planning, as set forth in the following Plan, will provide for the best use of land and natural resources and high quality and efficient services for residents of both the Town and Village; and,

WHEREAS, the Town and Village are of the opinion that it is in the best interest of the residents of the Town and Village to provide effective and efficient joint planning and to manage their future growth in the areas referenced in this Plan; and,

WHEREAS, the Town and Village, by adoption and submittal of this Plan, intend to secure their respective abilities to address future growth and development within their respective jurisdictions, and to provide for an orderly growth of lands located in both the Town and Village;

NOW, THEREFORE, in consideration of the mutual promised of the parties, the receipt and sufficiency of which is mutually acknowledged, the Town and Village hereby agree as follows:

SECTION 1: Participating Municipalities.

The Town and Village enter into this Plan under the authority of Sec. 66.0307, Wis. Stats. A legal description of the Town is appended hereto as Exhibit A, and a legal description of the Village is appended hereto as Exhibit B.

SECTION 2: Contact Persons.

The following persons and their successors are authorized to speak for their respective municipalities regarding this Plan:

For the Town: Town Chairperson, Joseph Osterman

For the Village: Village President, Ron Reinowski

SECTION 3: Adjustments Subject to the Plan.

This Plan will, in certain respects, affect the territory (herein the "Territory") currently located in the Town. The Territory, subject to change of jurisdiction in the future under this Plan, is identified on the map attached as Exhibit C. The terms under which the jurisdiction of which the subject Territory will change from the Town to the Village is set forth in Sec. 7 of this Plan.

SECTION 4: Purposes.

The Plan is intended to achieve the general purpose described in Sec. 66.0307(3)(b), Wis. Stats., which is to guide and accomplish a coordinated, adjusted, and harmonious development of the Territory covered by the Plan consistent with each participating municipality's comprehensive plan. The parties have further identified the following specific purposes of this Plan:

a. To increase governmental efficiency through the sharing of services that had been provided separately by the Town and Village, and to eliminate duplicative or unnecessary expenditures.

b. To assure orderly development by combining the land use planning, development and zoning functions of the Town and Village.

SECTION 5: Consistency with Comprehensive Plans.

Both the Town and Village currently maintain Comprehensive Plans developed in accordance with the provisions of Sec. 66.1001, Wis. Stats. Both the Town and Village have determined that the provisions of this Plan are consistent with the respective Comprehensive Plans of the Town and Village, copies of which shall be submitted to the Department with the submittal of this Plan.

SECTION 6: Existing Boundary and Boundary Changes.

The existing common boundary line between the Town and Village, as of the effective date of this Plan, as depicted on Exhibit A, shall remain the boundary line as between the Town and Village in perpetuity, except as permitted by the detachment of Territory from the Town and the attachment of that Territory to the Village subsequent of the effective date of this Plan, as authorized under Sec. 7 of this Plan.

SECTION 7: Village Growth Area.

A. Village Growth Area. The parties hereby designate certain Territory within the Town, as shown on Exhibit C, which is incorporated by reference, as the Village Growth Area ("VGA"). It is the intent of the parties that the VGA shall ultimately be attached to the Village consistent with the boundaries as shown on Exhibit B, and the legal description as shown of Exhibit D, and further, be served by the Village consistent with the Village's Master Plan. These actions, powers, rights, obligations, and privileges of the Town and the Village are delegated, modified, or limited by the parties within the VGA as described in this Plan.

B. Authorized Detachments. Any lands for which the Village receives a petition for detachment which are located within the VGA may be attached to the Village without content by the Town. The Town acknowledges that the Village has a reasonable present or demonstrable future need for the property within the VGA. The Town agrees that it will not directly or indirectly oppose any such detachment nor will it financially support any person opposing such detachment.

C. Detachment Within the VGA. The individual parcels within the VGA may be detached from the Town and attached to the Village on an individual, separate basis or an aggregate basis pursuant to the procedures set forth below.

1. Procedure for Detachment. The procedure for detachment of any lands within the VGA shall be as follows:

   a. The parcel owners desirous of attaching to the Village, developing or dividing an individual parcel(s) shall file a Petition for Detachment with the Town and Village clerks prior to being permitted to attach, develop, divide, or receive Village services.

   b. The Village, within 45 days of receipt of a Petition for Detachment, may adopt an ordinance attaching the subject property(ies).

   c. The town, within 45 days after receipt of the Village ordinance for attachment, shall adopt an ordinance detaching the subject property from the Town.

2. Conditions of Detachment. The Town shall not permit development or division of individual parcel(s) within the VGA. The Town agrees to detach each individual parcel and the Village may attach each individual parcel upon the earliest of the following events:

   a. Request on the part of the owner(s) of each individual parcel to be attached to the Village.

   b. Any land division of any individual parcel, whether by, without limitation, certified survey map, subdivision plat, or metes and bounds legal description.

   c. Development of any parcel(s). For purposes of the Plan, "development" shall mean, without limitation, any request for zoning amendment, condition, or special use permit (exclusive of permit renewals), use variance, site plan, plan of operation or design approval, or any change of use of any portion of a property, but not requests for construction of "garden sheds" or area variances under the Lisbon Town Code.

D. Prohibited Annexations. Except as otherwise set forth in this Plan, no Territory outside of the VGA shall be annexed, detached or otherwise transferred to the jurisdiction of the Village. The Village agrees that it will not, directly or indirectly, enact any ordinance or take any other action which would result in the transfer of any land or property from the Town except for the Territory described in this section of the Plan.

SECTION 8: Joint Planning.

A. Joint Planning Area. The parties have identified certain undeveloped areas which, when developed, will have impact upon both the Town and the Village. These areas, referenced herein as the Joint Planning Area ("JPA") and the Town's lands to become part of the Village, are identified in Exhibit E attached hereto. The parties agree to cooperate on matters relating to land use planning for the Territory located within the JPA and approve all use of lands within the JPA in the following manner:

1. **The Joint Planning Committee ("JPC")** shall be comprised of 2 members from the Town and 2 members from the Village ("Member" or "Members").

2. The Members who comprise the JPC shall be appointed by and serve at the discretion of the Village President or Town Chair for their respective municipalities. One of the Members from each municipality shall be a Member of the Plan Commission of that municipality. The second Member from each municipality shall be from the governing body of that municipality.

3. The Clerk and/or Administrator from each municipality shall serve as a non-voting member of the JPC.

4. Any 2 members of the JPC may call meetings of the JPC by providing 2 weeks written notice thereof to each member of the JPC in addition to the Village and Town.

5. The JPC shall serve as an informal, advisory body and its determinations and recommendations will not be binding upon any municipality.

6. In order to make a recommendation, a majority of the Members form each municipality who are present at the meeting must join the recommendation.

7. The JPC shall receive, consider, and comment upon all applications for rezoning, conditional uses, PUDs, and plats that arise within the JPA.

8. Following each meeting, the JPC shall provide the Clerk and Plan Commission of each municipality with a copy of the Minutes of the meeting. The Minutes shall include a list of the Members who were present at the meeting and that list shall identify the municipalities that those Members represent. The Minutes shall also include a description of actions taken along with identifying which Members voted in favor or, and which opposed, proposed recommendations.

9. The JPC shall prepare, from time to time, a formal Land Use Plan for JPA, and shall submit the Land Use Plan to the Town Board and Village Board for its review, consideration and approval. Any dispute involving the review or approval of the Joint Land Use Plan shall be resolved in accordance with the Dispute Resolution procedures set forth in this Plan.

SECTION 9: Shared Services Committee.

A. Shared Services Committee. The Shared Services Committee (SSC), as defined below, shall consider feasibility of combining services including, but not limited to, fire, emergency medical personnel, and police protection; and public works, creation of parks and other community services, for the betterment of both communities.

1. The SSC shall be comprised of 2 members from the Town and 2 members from the Village ("Member" or "Members").

2. The Members who comprise the SSC shall be appointed by the Village President or Town Chair for their respective delegates. One of the Members from each municipality shall be a Member of the Plan Commission of that municipality. The second Member from each municipality shall be from the governing body of that municipality.

3. The Clerk and/or Administrator from each municipality shall serve as a non-voting member of the SSC.

4. The SSC shall serve as an informal, advisory body and its determinations and recommendations will not be binding upon and municipality.

5. In order to make a recommendation, a majority of the Members from each municipality who are present at the meeting must join the recommendation.

6. Following each meeting, the SSC shall provide the clerk of each municipality with a copy of the Minutes of the meeting. The Minutes shall include a list of the Members who were present at the meeting and that list shall identify the municipalities that those Members represent. The Minutes shall also include a description of actions taken along with identifying which Members voted in favor of, and which opposed, proposed recommendations.

7. The SSC shall, at a minimum, develop a plan for consideration by the Village and Town Boards, on or before January 1, 2020, for the purpose of coordinating public services. The SSC shall further, at a minimum, on or before January 1, 2021, prepare a recommendation for consideration by the Village and Town boards as to what municipal services could be more efficiently and economically delivered jointly.

SECTION 10: Dispute Resolution.

A. Scope. All disputes over the interpretation or application of this Plan shall be resolved according to the dispute resolution procedures contained in this Section.

B. Mediation. If the dispute cannot be resolved by the personnel directly involved, the parties will conduct the following mediation process before invoking formal arbitration:

1. Each party will designate a representative with appropriate authority to be its representative in the mediation of the dispute.

   a. Either representative may request the assistance of a qualified mediator. If the parties cannot agree on the qualified mediator within 5 days of the request for a mediator, a qualified mediator will be appointed by the Chairperson of the Alternative Dispute Resolution Committee of the State Bar of Wisconsin, or if the Chair fails to appoint a mediator, by the American Arbitration Association.

   b. The mediation session shall take place within 45 days of the appointment of the respective representatives designated by the parties, or the designation of a mediator, whichever occurs last.

   c. In the event that a mediator is used, each party shall provide the mediator with a brief memorandum setting forth its position with regard to the issues that need to be resolved at least 120 days prior to the first scheduled mediation session. The parties will also produce all information reasonably required for

the mediator to understand the issues presented. The mediator may require either party to supplement such information.

d. The mediator does not have authority to impose a settlement upon the parties but will attempt to help the parties reach a satisfactory resolution of their dispute. All mediation sessions are private. The parties and their representatives may attend mediations sessions. Other persons may attend only with the permission of the parties and with the consent of the mediator. The parties shall not rely on, or introduce as evidence in any arbitrable, judicial, or other proceeding, views expressed or suggestions made by the other party with respect to a possible settlement of the dispute, or admissions made by the other party in the course of the mediation proceedings.

e. The expense of a mediator, if any, shall be borne equally by the parties.

C. Arbitration. If unresolved after Section 10 B. above, the parties will submit the dispute to binding arbitration by an arbitrator of recognized qualifications. If the parties cannot agree on an arbitrator, they will request an arbitrator from the American Arbitration Association. The parties may agree to an alternative method for the selection of the single arbitrator.

1. The Town and the Village will equally divide the fees of the arbitrator as well as the costs of court reporters, if any. The parties are responsible for the fees of their own attorneys and expert witnesses subject to any award of costs or fees by the arbitrator.

2. The arbitrator shall not be bound by rules of evidence or the substantive, internal laws of the State of Wisconsin. The award is final and binding and shall be enforceable at law. The arbitration provisions of Chapter 788, Wis. Stats. shall apply to the arbitration proceedings unless the parties otherwise agree.

3. The parties agree that arbitration proceedings must be instituted within 1 year after the claimed breach was discovered or in the exercise reasonable diligence could have been discovered and that the failure to institute arbitration proceedings within such period shall constitute an absolute bar to the institution of any proceedings and a waiver of all claims.

SECTION 11: Division of Assets and Liabilities.

The Town and Village agree that no adjustment relating to division of assets and liabilities were required as a result of any future transfer of land under the terms of this Plan.

SECTION 12: Planning Period.

The Planning Period, as that term is used and defined in Sec. 66.0307, Wis. Stats., shall continue in perpetuity.

SECTION 13: General Provisions.

A. Other Agreements. This Plan shall supersede all other Agreements entered into between the Town and Village which relate to the subject matter of this Plan, including the Intergovernmental Cooperation Agreement entered into between the Town and Village under the provisions of Sec. 66.0301 and Sec. 66.0225, Wis. Stats., which agreement was approved by the Town on February 25, 2002 and by the Village on March 5, 2002.

B. No Waiver. The failure of either party to require strict performance with any provision of this Plan will not constitute a waiver of the provision or any of the rights under this Plan. Rights and obligations under this Plan may only be waived or modified in writing. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any party.

C. Performance Standard. This Plan requires the parties to act or to refrain from acting on a number of matters. The parties hereby acknowledge that this Plan imposes on them a duty of good faith and fair dealing. In addition, whenever consent or approval is required by a party, the consent or approval shall not be unreasonably withheld.

D. Construction. This Plan shall be literally construed to accomplish in this Plan is the product of numerous individuals representing the various interests. Therefore, ambiguities shall not be construed against the drafter of this document. This Plan should be construed to give a reasonable meaning to each of its provisions and a construction that would render any of its provisions meaningless, inexplicable, or mere surplusage is to be avoided.

E. Enforceability. The enforceability of this Plan will not be affected by statutory amendments, changes in the forms of Village or Town government, or changes in elected officials. The parties agree that this Plan is binding on their respective successors, agents, and employees.

F. Smart Growth Law. The parties acknowledge that this Plan has been executed after the Wisconsin Legislature's enactment of Sec. 66.1001, Wis. Stats., which pertains to comprehensive land use planning. The preceding is generally referred to as "Smart Growth Law." The parties acknowledge that they have entered into this Plan in contemplation of the standards and requirements of the Smart Growth Law. This Plan is intended to be an Intergovernmental Cooperation Agreement under the Smart Growth Law and therefore may be amended, if necessary, to comply with the requirements of the Smart Growth Law.

G. Incorporation. The Village agrees that is shall not object to any attempt by the Town to incorporate in consideration for the Town's efforts under the terms and conditions of this Plan.

IN WITNESS WHEREOF, the parties will have caused the execution of this Plan by their Duly authorized officers as of the date first written above.

(signatures on following pages)

VILLAGE OF MERTON

By: _____
Ron Reinowski, Village Board President

Approved as to form:

A. Erick Fabyan
~~August Fabyan~~, Village Attorney

Mark Baral
Mark Baral, Village Trustee

_____
Vacant Seat, Village Trustee

Jeff Smith, Village Trustee

Bruce Blawat
Bruce Blawat, Village Trustee

Attest:

Thomas Nelson, Village Clerk/Treasurer

VILLAGE OF MERTON CORPORATE SEAL WISCONSIN

STATE OF WISCONSIN)
)ss.
COUNTY OF WAUKESHA)

Personally, came before me this 22nd day of August, 2019, the above-named Ron Reinowski, Village Board President of the Village of Merton, Thomas Nelson, Clerk/Treasurer of the Village of Merton, and Village Trustees Mark Baral, Jeff Smith and Bruce Blawat, to me known to be the persons and officers who have executed the foregoing instrument and acknowledged the same on behalf of the Village of Merton.

ERICK FABYAN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
My commission ~~expires~~ permanent

VILLAGE OF MERTON

By: _____
Ron Reinowski, Village Board President

Approved as to form:

_____
August Fabyan, Village Attorney

_____
Mark Baral, Village Trustee

_____
Vacant Seat, Village Trustee

_____
Jeff Smith, Village Trustee

_____
Bruce Blawat, Village Trustee

Attest:

_____
Thomas Nelson, Village Clerk/Treasurer

VILLAGE OF MERTON CORPORATE SEAL WISCONSIN

STATE OF WISCONSIN)
)ss.
COUNTY OF WAUKESHA)

Personally, came before me this 5th day of September, 2019, the above-named Ron Reinowski, Village Board President of the Village of Merton, Thomas Nelson, Clerk/Treasurer of the Village of Merton, and Village Trustees Mark Baral, Jeff Smith and Bruce Blawat, to me known to be the persons and officers who have executed the foregoing instrument and acknowledged the same on behalf of the Village of Merton.

_____
Notary Public, State of Wisconsin
My commission expires 1/24/2020

TOWN OF LISBON

By: _____
Joseph Osterman, Town Chairperson

Attest: _____
Dan Green, Town Clerk

Approved as to form:

_____
James W. Hammes, Town Attorney

_____
Tedia Gamiño, Supervisor #1

absent
Marc Moonen, Supervisor #2

_____
Linda Beal, Supervisor #3

_____
Rebecca Plotecher, Supervisor #4

STATE OF WISCONSIN)
)ss.
COUNTY OF WAUKESHA)

Personally, came before me this 15th day of August, 2019, the above-named Joseph Osterman, Town Chairperson of the Town of Lisbon, Dan Green, Clerk of the Town of Lisbon, and Town Supervisors Tedia Gamiño, Marc Moonen, Linda Beal, and Rebecca Plotecher, to me known to be the persons and officers who have executed the foregoing instrument and acknowledged the same on behalf of the Town of Lisbon.

_____
Notary Public, State of Wisconsin
My commission expires 7-10-2022

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI

KRIS LYNN PORTER NOTARY PUBLIC STATE OF WISCONSIN

EXHIBITS

Exhibit A: Legal Description for the Town of Lisbon.

Exhibit B: Legal Description for the Village of Merton.

Exhibit C: Village Growth Area.

Exhibit D: Legal Description for the Village Growth Area.

Exhibit E: Joint Planning Area.

Exhibit A: Legal Description for the Town of Lisbon.

ALL OF SECTIONS 1 THROUGH 36, Town 8 North, Range 19 East, Waukesha County, Wisconsin, except for lands in said sections presently falling within the Corporate Limits of the Villages of Merton and Sussex, more particularly described as follows:

Beginning at the NW corner of Section 6, T8N, R19E,
then N88°35'08"E, along the north line of the NW1/4 of Section 6, T8N, R19E, a distance of 2297.80 feet to the North 1/4 corner of said Section 6;

then N 88°33'30" E, along the north line of the NE1/4 of said Section 6, a distance of 2642.81 feet, to the NW corner of Section 5, T8N, R19E;

Then N 88°38'40"E, along the north line of the NW1/4 of said Section 5, 1057.67 feet to a witness corner on the west side of Lake Five;

Then N88°16'20"E, 1995.57 feet to a witness corner on the east side of Lake Five;

Then N 88°48'18" E along the north line of the NE1/4 of said Section 5, a distance of 2264.93 feet to the NW corner of Section 4, T8N, R19E;

then N 88°47'42" E along the north line of the NW1/4 if said Section 4, a distance of 2637.88', to the North 1/4 corner of said Section 4;

then N 89°19'01" E along the north line of the NE1/4 of said Section 4, a distance of 2640.20 feet to the NW corner of Section 3, T8N, R19E;

then N 89°11'33" E along the north line of the NW1/4 of said Section 3, a distance of 2652.09 feet to the North 1/4 corner of said Section 3;

then N 89°36'20" E along the north line of the NE1/4 of said Section 3, a distance of 2653.42 feet, to the NW corner of Section 2, T8N, R19E;

then N 89°19'20" E, along the north line of the NW1/4 of said Section 2, a distance of 2627.78 feet to the North 1/4 corner of said Section 2;

then N 89°22'46" E along the north line of the NE1/4 of said Section 2, a distance of 2633.86 feet, to the NW corner of Section 1, T8N, R19E;

then N 89°58'14" E, along the north line of the NW1/4 of said Section 1, a distance of 2661.99 feet to the North 1/4 corner of said Section 1;

then S 89°58'03" E along the north line of the NE1/4 of said Section 1, a distance of 2662.99 feet, to the NE corner of Section 1, T8N, R19E;

then S 0°34'04" W, along the east line of the NE1/4 of said Section 1, a distance of 2978.02 feet to the East 1/4 corner of said Section 1;

then S 0°20'30" W, along the east line of the SE1/4 of said Section 1, a distance of 2646.46 feet, to the NE corner of Section 12, T8N, R19E;

then S 0°21'12" W, along the east line of the NE1/4 of said Section 12, a distance of 2639.96 feet to the East 1/4 corner of said Section 12;

then S 0°36'14" W, along the east line of the SE1/4 of said Section 12, a distance of 2639.95 feet, to the NE corner of Section 13, T8N, R19E;

then S 0°09'29" W, along the east line of the NE1/4 of said Section 13, a distance of 2643.57 feet to the East 1/4 corner of said Section 13;

then S 0°17'01" W, along the east line of the SE1/4 of said Section 13, a distance of 2646.72 feet, to the NE corner of Section 24, T8N, R19E;

then S 0°19'32" W, along the east line of the NE1/4 of said Section 24, a distance of 2643.39 feet to the East 1/4 corner of said Section 24;

then S 0°27'27" W, along the east line of the SE1/4 of said Section 24, a distance of 2642.68 feet, to the NE corner of Section 25, T8N, R19E;

then S 0°15'35" W, along the east line of the NE1/4 of said Section 25, a distance of 2649.76 feet to the East 1/4 corner of said Section 25;

then S 0°47'30" W, along the east line of the SE1/4 of said Section 25, a distance of 2646.15 feet, to the NE corner of Section 36, T8N, R19E;

then S 0°12'15" W, along the east line of the NE1/4 of said Section 36, a distance of 2644.77 feet to the East 1/4 corner of said Section 36;

then S 0°03'33" W, along the east line of the SE1/4 of said Section 36, a distance of 2644.87 feet, to the SE corner of Section 36, T8N, R19E;

then S 89°04'08" W, along the south line of the SE1/4 of said Section 36, a distance of 2639.87 feet to the South 1/4 corner of said Section 36;

then S 89°09'46" W, along the South line of the SW1/4 of said Section 36, a distance of 2638.87 feet to the SE corner of Section 35, T8N, R19E;

then S 88°57'36" W, along the south line of the SE1/4 of said Section 35, a distance of 2642.30 feet to the South 1/4 corner of said Section 35;

then S 89°01'48" W, along the South line of the SW1/4 of said Section 35, a distance of 2643.11 feet to the SE corner of Section 34, T8N, R19E;

then S 89°22'22" W, along the south line of the SE1/4 of said Section 34, a distance of 2640.52 feet to the South 1/4 corner of said Section 34;

then S 89°35'42" W, along the South line of the SW1/4 of said Section 34, a distance of 2646.35 feet to the SE corner of Section 33, T8N, R19E;

then S 89°24'01" W, along the south line of the SE1/4 of said Section 33, a distance of 2639.14 feet to the South 1/4 corner of said Section 33;

then S 89°11'08" W, along the South line of the SW1/4 of said Section 33, a distance of 2647.56 feet to the SE corner of Section 32, T8N, R19E;

then S 88°43'12" W, along the south line of the SE1/4 of said Section 32, a distance of 2640.27 feet to the South 1/4 corner of said Section 32;

then S 88°28'23" W, along the South line of the SW1/4 of said Section 32, a distance of 2641.81 feet to the SE corner of Section 31, T8N, R19E;

then S 88°40'05" W, along the south line of the SE1/4 of said Section 31, a distance of 2665.20 feet to the South 1/4 corner of said Section 31;

then S 88°51'59" W, along the South line of the SW1/4 of said Section 31, a distance of 2453.50 feet to the SW corner of Section 31, T8N, R19E;

then N 0°09'17" E, along the west line of the SW1/4 of said Section 31, a distance of 2729.23 feet to the West 1/4 corner of said Section 31;

then N 0°40'21" E, along the west line of the NW1/4 of said Section 31, a distance of 2558.57 feet to the SW corner of Section 30, T8N, R19E;

then N 0°35'56" E, along the west line of the SW1/4 of said Section 30, a distance of 2656.92 feet to the West 1/4 corner of said Section 30;

then N 0°32'10" E, along the west line of the NW1/4 of said Section 30, a distance of 2650.96 feet to the SW corner of Section 19, T8N, R19E;

then N 0°42'47" E, along the west line of the SW1/4 of said Section 19, a distance of 2642.66 feet to the West 1/4 corner of said Section 19;

then N 0°33'31" E, along the west line of the NW1/4 of said Section 19, a distance of 2644.05 feet to the SW corner of Section 18, T8N, R19E;

then N 1°04'55" E, along the west line of the SW1/4 of said Section 18, a distance of 2627.38 feet to the West 1/4 corner of said Section 18;

then N 0°44'41" E, along the west line of the NW1/4 of said Section 18, a distance of 2647.08 feet to the SW corner of Section 7, T8N, R19E;

then N 0°55'37" E, along the west line of the SW1/4 of said Section 7, a distance of 2671.25 feet to the West 1/4 corner of said Section 7;

then N 0°55'22" E, along the west line of the NW1/4 of said Section 7, a distance of 2641.55 feet to the SW corner of Section 6, T8N, R19E;

then N 0°33'34" E, along the west line of the SW1/4 of said Section 6, a distance of 2652.13 feet to the West 1/4 corner of said Section 6;

then N 0°32'23" W, along the west line of the NW1/4 of said Section 6, a distance of 3015.29' feet to the NW corner of Section 6, T8N, R19E and point of beginning;

EXCEPT lands that presently fall inside the boundaries of the VILLAGE OF MERTON, more particularly described as follows:

Beginning at the intersection of the centerline of Center Oak Road and the Town line between Merton and Lisbon at a point which lies 486 feet more or less North of the Southeast comer of the Northeast one-quarter of said Section 13;

then North 01°52'55" East along the centerline of Center Oak Road and the West line of said Northwest one-quarter of Section 18, 201 feet to the NW corner of CSM 9273;
then N 88°08'00" E, along the North line of said CSM 9273, 1272 feet more or less to the NE corner of said CSM 9273;

then S 06°14'54" W, along the East line of said CSM 9273, 723 feet more or less to the Southeast comer of said CSM 9273 and a point on the North line of said SW 1/4 line of said Section 18;
then N 88° 6'35" E along said North line, 1073 feet more or less to the NE corner of said SW1/4 of Section 18;

then S 00° 9'02" W along the east line of said SW1/4, 2646 feet more or less to the NE corner of the NW1/4 of said Section 19;

then S 00°11'52" W along the east line of said NW1/4, 960 feet more or less to the SE corner of Woods Edge Estates subdivision;
then S 88°54'21" W along the south line of said subdivision, 33 feet more or less to the NE corner of CSM 11126 and a point on the west line of Lake Five Road;

then S 00°12'12" W along the common west line of Lake Five Road and east line of CSM 11126, 1,133 feet more or less;

then S 89°47'48" W along said common line, 27 feet more or less;

then S 00°12'12" W along said common line, 437 feet;
thence S 58°18'37" W along said common line, 105 feet more or less to a point on the north line of CTH "VV";

then S 89°01'57" W along the common south line of CSM 11126 and north line of CTH "VV", 1642 feet more or less;
then S 88°36'57" W along said common line 86 feet more or less to unplatted lands in the Town of Lisbon;

then N 00°34'01" E along said unplatted lands 88 feet more or less;
then S 88°56'08" W along said unplatted lands 454 feet more or less to the East line of the NE1/4 of Section 24, T8N, R18E;

then S 00°33'58" W along said east line, 150 feet more or less to the SE corner of the NE1/4 of said Section 24;

then N 88°55'44" E along the north line of the SW1/4 of said Section 19, 636 feet more or less to the centerline of Moraine Drive {CTH "MD");

then southeasterly along the centerline of said Moraine Drive the following calls:
S 61 09'57" E, 487 feet more or less;
S 53°06'16" E, 345 feet more or less;
S 54°06'42" E, 24 feet more or less;
S 54°10'54" E, 545 feet more or less;

then leaving said centerline and traversing S35°50'44" W, 33.00 feet more or less to a point on the SW right-of-way line of said Moraine Drive (CTH "MD");

then southeasterly along said SW right-of-way line, which is 33 feet southwesterly of and parallel with the center line of said Moraine Drive, as measured at a right angle to said centerline, 3355 feet more or less to a point on the north line of Beaumont Ridge subdivision;

then N 88°54'33" E along said North line and its extension, 39 feet more or less to said centerline of Moraine Drive (CTH "MD");

then southeasterly along said centerline, 2454 feet more or less to a point on the south line of the NW1/4 of said Section 29, also being a point on the centerline of Ainsworth Road;

then S 88°11'32" W along said south line and said centerline, 487 feet more or less to the East ¼ corner of said Section 30;

then S 89°49'11" W along said centerline and said East 1/4, 2633 feet more or less to the center of said Section 30;

then South 88°56'44' West along the South line of the Northwest one-quarter of said Section 30, 11.16 feet to the Southeast comer of CSM 7618;

then N 00°21'30" W along the East line of said CSM 7618, 859.38 feet to the NE corner of said CSM 7618;

then S 88°16'02" W along the north line of said CSM 7618, 836.88 feet to the NW corner of Lot 1 of said CSM 7618;

then S 00°58'00" W along the west line of said Lot 2, CSM 7618, 300.56 feet to a point;

then N 89°20'07" E along the west line of said Lot 2, CSM 7618, 312.37 feet to a point;

then S 00°26'42" W along the west line of said Lot 2, CSM 7618, 547.07 feet to a point in the south line of the NW1/4 of Section 30, T8N, R19E;

then S 88°56'54" W along said south line, 1857.40 feet to the West 1/4 corner of said Section 30;

then northerly along the west lines of Sections 30, 19, and 18, all in T8N, R19E, to the point of beginning for the Exception of lands falling inside the boundary of the Village of Merton.

And also EXCEPTING lands that presently fall inside the boundaries of the VILLAGE OF SUSSEX, more particular described as follows:

All that part of Sections 13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35, and 36 in Lisbon Township 8 North, Range 19 East, Waukesha County, Wisconsin bounded and described as follows:

Beginning at the NW corner of the NE1/4 of Section 14 T8N, R19E;

then N88°46'03"E along the north line of said NE1/4, 2549.20 feet;

then S00°34'44"W along the Cold Water Creek Phase 4 subdivision and the east line of Lots 152-155 of said subdivision, 396.00 feet;

then N88°46'03"E along the North line of Lot 158 of said subdivision, 110.00 feet;

then S00°34'44"W along said Cold Water Creek Phase 4 subdivision and the east line of Lots 158-159 of said subdivision, 409.97 feet;

then N88°47'02"E along said Cold Water Creek Phase 4 subdivision and the north line of Lots 163-168 of said subdivision, 590.50 feet;

then N00°34'44"E along said Cold Water Creek Phase 4 subdivision and the west line Outlot 16, 826.00 feet;

then N88°47'02"E along the north line of the NW 1/4 of said Section 13, 186.80 feet to a point on the west line of the Canadian National Railroad right-of-way;

then southerly along said west line, 2600 feet more or less to a point on the north line of the SW1/4 of said Section 13;

then N88°39'04"E along said north line, 100 feet more or less to a point in the east line of the Canadian National Railroad right-of-way;

then northerly along the east line of the Canadian National Railroad right-of-way, a distance of 2600 feet more or less to a point in the north line of the NW 1/4 of said Section 13;

then N88°47'02"E along the north line of the NW 1/4 of said Section 13, 1455 feet more or less to the NW corner of lands described in Book 1390/Page 819, being tax parcel LSBT0194998;

then southerly along the west line of said parcel LSBT0194998, a distance of 273 feet;

then easterly along the south line of said parcel LSBT0194998, a distance of 80 feet;

then northerly along the east line of said parcel LSBT0194998, a distance of 273 feet;

then N88°47'02"E along the north line of the NW 1/4 of said Section 13, 231 feet, to the NE corner of the NW1/4 of said Section 13;

then southerly along the east line of said NW1/4 of Section 13, a distance of 999.94 feet to the SE corner of said NW1/4 of Section 13;

then S00°16'09"W along the East line of the SW1/4 of said Section 13, 2399.32 feet;

then N88°42'43"W along the north line of CSM 941, 150 feet;

then S00°16'09"W along the West line of said CSM 941, 250.09 feet to a point on the North line of the Northwest 1/4 of said Section 24;

then N88°42'43"W, along said north line, 1182.68 feet to the NE corner of the West 1/2 of said NW1/4 of Section 24;

then south along the east line of said West 1/2 to a point on the south line of said Northwest ·1/4 of Section 24;

then S88°55'22"W along said south line, 1369.73 feet to the NW corner of the SW1/4 of said Section 24;

then S0°41'58"W along the west line of said SW1/4 to a point on the centerline of the Union Pacific Railroad;

then southeasterly along said centerline to the west line of the East 1/2 of said SW1/4;

then South, 100 feet more or less to a point on the Southerly line of said Railway right-of-way;

then S77°35'E along said Southerly line, 2643.18 feet;

then S00°25'E, 66.8 feet to a point on the north line of the NE1/4 of said Section 25;

then S88°27'26"W along said north line, 1302 feet to the NE corner of the NW1/4 of said Section 25;

then S00°19'50"W along the East line of said Northwest 1/4, 2635.60 feet to the Southeast comer of said Northwest 114;

then S88°58'45"W along the South line of said Northwest 1/4, 715.99 feet to a point on the centerline of Silver Spring Drive C.T.H. "VV";

then northwesterly along said centerline, 1053 feet more or less;

then S00°33'10"W along the west line of lands designated by Tax Key LSBT 0242.993, 513.29 feet to a point on said South line of said NW1/4;

then N88°59'10"E along said south line, 311.37 feet to a point on the west line of Circlecrest Park Site, a recorded Subdivision Plat;

then S00°02'50"E along said west line, 1313.54 feet to the SW corner of said Circlecrest Park Site;

then North 89°17'10"E along the South line of said Circlecrest Park Site and its Easterly extension along the South line of lands designated by Tax Key LSBT 0243.994, 1324.41 feet to a point on the West line of the SE1/4 of said Section 25;

then N00°16'51"E along said West line, 834.92 feet to a point on the referenced centerline of C.T.H. "VV";

then S57°01'08"E along said centerline, 144.38 feet;

then N00°15'55"E along the west line of lands designated by Tax Key SUXV0244.993.001, 451.09 feet;

then N86°45'41"E along the North line of said lands, 376.90 feet;

then Sl2°02'59"W along the East line of said lands, 716.74 feet to the Silver Spring Road centerline;

thence S57°01'08"E along said centerline, 1146.39 feet;

thence S56°52'32"E along said centerline, 1150.01 feet to a point of curvature;

thence continuing along said centerline, 76.61 feet along the arc of a curve to the left, with a radius of3819.72 feet, whose chord bears S57°27'00.5"E for 76.61 feet;

thence N05°56'43"E, 66.86 feet to a point on the northerly right-of-way line of C.T.H. "VV";

thence S89°12'35"E along said northerly line, 159.13 feet to a point on the east line of said SE1/4 of Section 25;

then S00°47'25"W along said east line, 549.97 feet to the NE corner of the NE1/4 of said Section 36;

then S00°12'04"W along the east line of said NE1/4, 661.29 feet;

then S88°59'39"W along the south line of Lot 6, CSM 9260, 1326.78 feet;

then N00°04'45"E along the west line of said Lot 6, 660.55 feet to a point on the north line of said NE1/4 of Section 36;

then S88°57'49"W along said north line, 1328.21 feet to the NE corner of the NW1/4 of said Section 36;

then S00°02'33"E along the east line of said NW1/4, 2391.79 feet;

then S89°00'05"W along the north line of lands designated by Tax Key LSBT 0286.997, 147.60 feet, parallel to the South line of said NW1/4;

then S00°02'33"E along the west line of said lands, 182.59 feet, parallel to said east line to a point on the north right-of- way line of County Trunk Highway "K" (Lisbon Road);

then S89°00'05"W along said north right-of-way line, 1998.72 feet to an angle point on said north right-of-way line of County Trunk Highway "K";

then N59°29'49"W along said north right-of-way line, 148.55 feet to the easterly right-of-way line of the Canadian National Railroad;

then S19°02'49"E along the southerly extension of said easterly right-of-way line , 81.64 feet to a point on said north right-of-way line;

then S89°00'05"W along said north right-of-way line, 105.18 feet to a point on the Westerly right-of-way line of said Railroad;

then N19°02'49"W along said westerly right-of-way line, 655.22 feet;
thence S89°00'05"W along the northerly line of lands designated by Tax Key LSBT0281.991.002, 74.44 feet to a point on the east line of the NE1/4 of said Section 35;

then N00°16'46"W along said east line, 47.46 feet;

then S89°00'18"W along said Northerly line of said lands, 249.00 feet;

then S00°16'46"E along the West line of said lands and the west line of lands designated by Tax Key LSBT0281.991.003, 387.00 feet;

then S89°00'18"W along the North line of lands designated by Tax Key LSBT 0281.988, 1.00 foot;

then S00°16'46"E along the West line of said lands, 308.50 feet to a point on the north right-of-way CTH "K";

then S89°00'18"W along said north right-of-way line, 546.10 feet;

then N00°00'18"E along the east line of lands designated by Tax Key LSBT 0281.993, 262.59 feet;

then N89°59'42"W along the north line of said lands, 199.97 feet;

then S00°00'18"W along the west line of said lands, 266.08 feet to a point on said North right-of-way line;

then S89°00'18"W along said north right-of-way line, 107.80 feet to the beginning of a curve to the right, said curve having a radius of 172.21 feet and a long chord bearing N45°32'05"W for 245.49 feet;

then northwesterly along the arc of said curve and said north right-of-way line, 273.27 feet to a point of tangency on the east right-of-way line of State Trunk Highway "164";

then N00°04'28"W along said east right-of-way line, 96.50 feet;

then S89°00'18"W along said east right-of-way line, 5.00 feet;

then N00°04'28"W along said east right-of-way line, 2162.37 feet;

then N89°03'52"E along the south line of lands designated by Tax Key LSBT 0248.977, 280.00;

then N00°04'28"W along the east line of said lands, 162.00 feet to a point on the north line of said NE1/4 of said Section 35;

then N89°03'52"E along said North line, 410.23 feet to a point on said westerly right-of-way line of the Canadian National Railroad;

then Nl9°02'49"W along said westerly right-of-way line, 212 feet more or less to a point on the north line of said lands designated by Tax Key LSBT 0248.977;

then S89°44'21"W along said North, 662.30 feet to the centerline of Waukesha Avenue (STH 74);

then N00°12'21"E along said centerline, 207.62 feet;

then N89°53'22"W along the north line of Mitchell Lane and its westerly projection, 450.13 feet; to a point in the east line of Parcel 2, CSM 6863;

then southerly along the east line of said Parcel 2 a distance of 10.00 feet to the SE corner of said Parcel 2;

then westerly along the south line of said Parcel 2, 793.59 feet, to the SW corner of said Parcel 2;

then northerly along the west line of said Parcel 2; 490.03 feet, to the NW corner of said Parcel 2;

then easterly along the north line of Parcels 1 and 2 CSM 6863 and its easterly projection to the centerline of Waukesha Avenue (STH 74);

then N00°l2'21"E along said centerline, 578.00 feet to the south line of Spring Green Heights Addition No. 1 subdivision and its easterly extension;

then N89°42'19"W along said subdivision line and its extension, 952 feet to a point of the east line of Lot 14, Block 5 of said subdivision;

then S 0°8'20" W along said east line and the East line of Lot 15, Block 5, 165.00 feet;

thence N89°42'19"W along the south line of said subdivision and the south line of Clover Downs subdivision, 1300 feet more or less to the center of Sussex Creek;

then southerly along said centerline, 1320 feet more or less to a point on the north line of the NW1/4 of said Section 35;

then S89°05'02"W along said north line, 294.76 feet;

then S00°47'02"W along the westerly line of lands designated by Tax Key LSBT 0282.979, 787.64 feet;

then S89°00'00"W along said westerly line, 81.64 feet;

then S00°47'02"W along said westerly line, 482.20 feet to a point on the north line of the Northview Drive right-of-way;

then S89°0'00"W along said north line, 811.94 feet;

then N00°20'45"E along the east line of lands designated by Tax Key LSBT 0282.990, 230.00 feet;

then S89°00'00"W along the north line of said lands, 89.93 feet;

then N00°20'45"E along the east line of Lot 1 of CSM 2589, 117.11 feet;

then N89°39'15"W along the north line of said Lot 1, 315.00 feet, to a point on the east line of the NE1/4 of said Section 34;

then N00°20'45"E along said east line, 215.24 feet;

then S89°31'10"W along the north line of Lot 1 of CSM 5081, 468.65 feet;

then S00°20'45"W along the west line of said Lot 1 and the west line of Lot 1 of CSM 4499, 296.39 feet;

then S89°32'27"W along the north line of Lot 1 of CSM 3280, 191.35 feet;

then S00°20'45"W along the west line of said Lot 1, 330.00 feet;

then S89°32'27"W along the south line of Lot 2 and Outlot 1 of CSM 7984, 1652.47 feet;

then S01°53'00"W along the west line of lands designated by Tax Key LSBT 0277.996, 1320 feet more or less to a point on the south line of said NE1/4 of Section 34;

then westerly along said south line, 388.80 feet to the SW corner of said NE 1/4;

then S89°34'13"W along the South line of the NW1/4 of said Section 34, 2476.60 feet;

then S00°25'47"E, 82.64 feet;

then easterly along the centerline of County Road K (Lisbon Road) to a point in the northerly projection of the east line of Outlot 1, CSM 11107, as corrected in Affidavit Doc 1099137;

then southerly along the said northerly projection of east line of said Outlot 1, to the south line of County Road K (Lisbon Road);

then continuing southerly along the east line of said Outlot 1, 1176.51 feet;

then westerly along the south line of said Outlot 1; 702.72 feet to a point in the east line of Lot 3, in said CSM 11107;

then southerly along the east line of said Lot 3; 721.30 feet to the SE corner of said Lot 3;

then westerly along the south line of said Lot 3, 1122.44 feet to a point in the east line of STH 164;

then continuing easterly along a westerly projection of the south line of said Lot 3 to a point in the east line of the SE1/4 of Section 33, T8N, R18E;

then S89°24'05"W along the south line of the Seven Stones of Sussex subdivision and its Easterly extension, 1649.67 feet;

then N00°26'11"E along the west line of said subdivision and the west line of the Seven Stones of Sussex Addition No. 1 subdivision, 1274.88 feet;

then N89°55'40"E along the north line of the Seven Stones of Sussex Addition No. 1 subdivision, 332.5 feet;

then N00°26"E, 655.12 feet;

then N89°53"E, 332.5 feet;

then Northerly, 75 feet more or less to a point on the south line of the NE1/4 of said Section 33;

then S89°30'40"W along said south line, 325 feet more or less to the SW corner of the East 1/2 of said Northeast 1/4;

then northerly along the west line of said East 1/2, 2640 feet more or less to a point on the north line of said NE 1/4;

then N89°55'30"E along said north line, 395 feet more or less;

then N00°04'30"E, 33.00 feet to the SW corner of Lot 2 of CSM 10012:

then N20°44'30" W along the westerly line of said Lot 2, 143.05 feet:

then N43°49'30"W along said westerly line, 483.10 feet;

then N00°22'24"E along said westerly line, 2153.89 feet to a point on the south line of the NE1/4 of said Section 28;

then N89°26'50"W along said south line, 1361.76 feet to the SW corner of said NE1/4; then N00°3l '43W along the west line of said NE1/4, 1314.22 feet to a point on the south line of the North 1/2 of the NW1/4 of said Section 28;

then N88°44'55"W along said south line, 2648.80 feet to a point on the west line of said NW1/4;

then N01°46'04"E along said west line,1326.01 feet to the SW corner of the SW1/4 of said Section 21;

then N02°22'56"E along the west line of said SW1/4, 2640.67 feet to the NW corner of said SW1/4;

then N89°38'41"E along the north line of said SW1/4, 2639.91 feet to the NE corner of said SW1/4;

then southeasterly along the centerline of Silver Spring Road (CTH "VV"), 1496 feet more or less to a point on the west line of the East 1/2 of the SE1/4 of said Section 21; then N00°10'28"E along said west line, 613.01 feet to a point on the north line of said SE1/4;

then N00°09'23"E along the west line of the East 1/2 of the NE1/4 of said Section 21, 578.06 feet to a point on the southerly line of the Waukesha County Recreational Trail; then N56°12'30"W along said southerly line, 783.19 feet;

thence N33°47'30"E along the westerly line and the southerly extension of lands designated by Tax Key SUXV 0225.996.001, 93.99 feet to a point on the southerly right- of-way line of the Union Pacific Railroad;

then southeasterly along said right-of-way, 11.81 feet, being the arc of a curve, the center of which lies northerly with a radius of 5342.55 feet and the chord of which bears S60°27'00"E to a point;

then southeasterly along said right-of-way, 667.17 feet, being the arc of a curve, the center of which lies northerly with a radius of 2721.55 feet and the chord of which bears S67°27'25"E for 658.065 feet;

then southeasterly along said right-of-way, 400 feet, being the arc of a curve, the center of which lies northerly with a radius of 5342.55 feet and the chord of which bears S76°32'44"E for 399.91 feet;

then S78°41'25"E along said right-of-way, 950.35 feet to a point on the east line of said NE1/4 of Section 21;

then N00°07'28"W along said east line, 54.16 feet to the centerline of the Union Pacific Railroad;

then S78°45'28"E along said centerline, 2693 feet to the east line of the NW1/4 of said Section 22;

then S00°07'39"E along said east line to the southerly right-of-way line of said railway; then S77°56'E along said southerly right- of-way line, 1340.74 feet to the east line of the East 1/2 of the SE1/4 of said Section 22;

then northerly along said east line to a line which lies northerly and parallel to and 50 feet distant at right angles to the centerline of said railway;

then S76°15'E along the northerly line of said railway, 1340 feet to the east line of said SE1/4;

then N00°08'04"E along said east line, 450 feet more or less to the SE corner of the NE1/4 of said Section 22;

then N00°09'14"E along the east line of said NE1/4, 1327.20 feet to the south line of the NE1/4 of said NE1/4;

then westerly along said south line of said NE1/4 of the NE1/4, 1318 feet more or less to the SW corner of said NE1/4 of the NE1/4;

then northerly along the west line of said NE1/4 of the NE1/4, 1319 feet more or less to a point of the north line of said NE1/4 of Section 22;

then westerly along said north line, 286 feet more or less to the intersection with the southerly right-of-way line of Good Hope Road, said right-of-way being 100 feet wide;

then northeasterly, 114 feet more or less to a point on the northerly right-of-way line of Good Hope Road, said point being the Southwest corner of Lot 1, Block 6 in Centennial Oaks Phase II subdivision;

then N00°10'45"E along the East line of Lot 1 of CSM 6101, 217.43 feet to the NE corner of said Lot 1;

then S87°01'10"W along the north line of said Lot 1, 200.30 feet to the NW corner of said Lot 1, said point also being on the east line of Lot 2 of CSM 4195;

then N00°10'45"E along said east line, 282.80 feet to the NE corner of said Lot 2;

then S89°S2'52"W along the north line of said Lot 2 and Lot 1 of CSM 4195, 874.18 feet to the NW corner of said Lot 1, said point being on the east line of the Stonewood Estates of Sussex subdivision;

then S00°10'45"W along said east line, 239.12 feet;

then S89°50'00"W along the north line of Parcel 2 of CSM 2818 and the North line of Parcel 2 of CSM 4039, 290.86 feet;

then S00°l O'OO"E along the west line of said Parcel 2 of CSM 4039, 300.00 feet;

then S89°50'00"W along the north line of Good Hope Road, 405.67 feet;

then N00°10'45"E along the westerly line of said Stonewood Estates of Sussex subdivision and the westerly line of Stonewood Estates of Sussex II subdivision, 1287.73 feet;

then N89°53'49"E along the westerly line of said Stonewood Estates of Sussex II subdivision, 33.35 feet;

then N00°07'49"E along the westerly line of said Stonewood Estates of Sussex II subdivision, 1320.92 feet to a point on the north line of the SW1/4 of said Section 15;

then N89°57'31"E along said north line, 664.37 feet to the NW corner of the SE1/4 of said Section 15;

then N89°53'41"E along the north line of said SE1/4, 2161.56 feet to the NW corner of Lot 1 of CSM 7280;

then S00°01'34"W along the West line of said Lot 1 and the West line of Lot 2 of said CSM 7280, 255.00 feet;

then N89°53'41"E along the south line of said Lot 2, 475.00 feet to the east line of said SE1/4;

then S00°01'34"W along said East line, to the NW corner of Lot 1 CSM 11568;

then easterly along the north line of said Lot 1, 273.68 feet, to a point in the west line of Lot 33, Hidden Hills Addition No. 1;

then continuing easterly along the north line of said Lot 33, a distance of 122.29 feet;

Then northerly along the west line of Lot 33 and Lot 32, Hidden Hills Addition No. 1, 300.00 feet to the south line of the NW1/4 of Section 14, T8N, R19E;

Then westerly along the south line of said NW1/4 and south line of Majestic Heights, subdivision, 436 feet to the SW corner of said NW1/4;

Then northerly along the west line of said NW1/4 to the SE corner of the NW1/4 of the SW1/4 of said Section 14;

Then westerly along the south line of the NE1/4 of the NE1/4 of Section 15, T 8N, R19E, to a point in the west line of Maple Avenue;

then northerly along the east line of Lot 1, CSM 4739, 164.27 feet;

then westerly along the north line of said Lot 1, 524.29 feet to the NW corner of said Lot 1;

then southerly along the west line of said Lot 1, 168.51 feet to a point in the south line of said NE1/4 of the NE1/4;

then westerly along the south line of said NE1/4 of the NE1/4, to the SW corner of the NE1/4 of the NE1/4 of Section 15, T8N, R19E.

then northerly along the west line of said NE1/4 of the NE1/4 to the NW corner of said NE1/4 of the NE1/4;

then easterly along the north line of said NE1/4 of the NE1/4 to the NE corner of said NE1/4 of the NE1/4;

then southerly along the east line of said NE1/4 of the NE1/4, Section 15 to the SE corner of said NE1/4 of the NE 1/4;

then N89°04'42"E along the North line of the Majestic Heights subdivision, 2626.12 feet to a point on the West line of the Woodside Road right-of-way;

then N00°29'44"E along said west line, 1317.445 feet to a point of the north line of the NW1/4 of said Section 14;

then N89°09'47"E along said north line, 33.01 feet to said NW corner of the NE1/4 of said Section 14 and the point of beginning.

Exhibit B: Legal Description for the Village of Merton.

All that part of the NE1/4, SE1/4, and SW1/4 of Section 13, the SE1/4 of Section 14, the NE1/4 and SE1/4 of Section 23, all of Section 24, the NE1/4 and NW1/4 of Section 25 and the NE1/4 of Section 26 located in Town 8 North, Range 18 East, Village of Merton, Waukesha County, Wisconsin, together with all that part of the NW1/4 and SW1/4 of Section 18, the NW1/4, SW1/4 and SE1/4 of Section 19, the NW1/4 Section 29, and the NE1/4 of Section 30, Town 8 North, Range 19 East, Village of Merton, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the intersection of the centerline of Center Oak Road· and the Town line between Merton and Lisbon at a point which lies 486 feet more or less North of the Southeast comer of the Northeast one-quarter of said Section 13;

then North 01°52'55" East along the centerline of Center Oak Road and the West line of said Northwest one-quarter of Section 18, 201 feet to the NW corner of CSM 9273;

then N 88°08'00" E, along the North line of said CSM 9273, 1272 feet more or less to the NE corner of said CSM 9273;

then S 06°14'54" W, along the East line of said CSM 9273, 723 feet more or less to the Southeast comer of said CSM 9273 and a point on the North line of said SW 1/4 line of said Section 18;

then N 88° 6'35" E along said North line, 1073 feet more or less to the NE corner of said SW1/4 of Section 18;

then S 00° 9'02" W along the east line of said SW1/4, 2646 feet more or less to the NE corner of the NW1/4 of said Section 19;

then S 00°11'52" W along the east line of said NW1/4, 960 feet more or less to the ·SE corner of Woods Edge Estates subdivision;

then S 88°54'21" W along the south line of said subdivision, 33 feet more or less to the NE corner of CSM 11126 and a point on the west line of Lake Five Road;

then S 00°12'12" W along the common west line of Lake Five Road and east line of CSM 11126, 1,133 feet more or less;

then S 89°47'48" W along said common line, 27 feet more or less;

then S 00°12'12" W along said common line, 437 feet;

thence S 58°18'37" W along said common line, 105 feet more or less to a point on the north line of CTH "VV";

then S 89°01'57" W along the common south line of CSM 11126 and north line of CTH "VV", 1642 feet more or less;

then S 88°36'57" W along said common line 86 feet more or less to unplatted lands in the Town of Lisbon;

then N 00°34'01" E along said unplatted lands 88 feet more or less;

then S 88°56'08" W along said unplatted lands 454 feet more or less to the East line of the NE1/4 of Section 24, T8N, R18E;

then S 00°33'58" W along said east line, 150 feet more or less to the SE corner of the NE1/4 of said Section 24;

then N 88°55'44" E along the north line of the SW1/4 of said Section 19, 636 feet more or less to the centerline of Moraine Drive {CTH "MD");

then southeasterly along the centerline of said Moraine Drive the following calls:
S 61 09'57" E, 487 feet more or less;
S 53°06'16" E, 345 feet more or less;
S 54°06'42" E, 24 feet more or less;
S 54°10'54" E, 545 feet more or less;

then leaving said centerline and traversing S35°50'44" W, 33.00 feet more or less to a point on the SW right-of-way line of said Moraine Drive (CTH "MD");

then southeasterly along said SW right-of-way line, which is 33 feet southwesterly of and parallel with the center line of said Moraine Drive, as measured at a right angle to said centerline, 3355 feet more or less to a point on the north line of Beaumont Ridge subdivision;

then N 88°54'33" E along said North line and its extension, 39 feet more or less to said centerline of Moraine Drive (CTH "MD");

then southeasterly along said centerline, 2454 feet more or less to a point on the south line of the NW1/4 of said Section 29, also being a point on the centerline of Ainsworth Road;

then S 88°11'32" W along said south line and said centerline, 487 feet more or less to the East ¼ corner of said Section 30;

then S 89°49'11" W along said centerline and said East 1/4, 2633 feet more or less to the center of said Section 30;

then South 88°56'44' West along the South line of the Northwest one-quarter of said Section 30, 11.16 feet to the Southeast comer of CSM 7618;

then N 00°21'30" W along the East line of said CSM 7618, 859.38 feet to the NE corner of said CSM 7618;

then S 88°16'02" W along the north line of said CSM 7618, 836.88 feet to the NW corner of Lot 1 of said CSM 7618;

then S 00°58'00" W along the west line of said Lot 2, CSM 7618, 300.56 feet to a point;

then N 89°20'07" E along the west line of said Lot 2, CSM 7618, 312.37 feet to a point;

then S 00°26'42" W along the west line of said Lot 2, CSM 7618, 547.07 feet to a point in the south line of the NW1/4 of Section 30, T8N, R19E;

then S 88°56'54" W along said south line, 1857.40 feet to the West 1/4 corner of said Section 30 and a point on the center line of Ainsworth Road;

then S 88°58'51" W along said centerline, 1299 feet more or less to the centerline of Winkelman Road;

thence North along said centerline, 1077 feet more or less to the centerline of Rybeck Road; then westerly along the centerline of Rybeck Road, 5265 feet more or less to a point 33 feet east of the centerline of Dorn Road;

then northerly along a line 33 feet east of and parallel with the centerline of Dorn Road, as measured at a right angle to said centerline, 4,018 feet more or less to the north line of CTH "EF" (Sussex Road) extended;

then west along the North line of CTH "EF" (Sussex Road), 33 feet to the center line of Dorn Road;

then north along the center line of Dorn Road, 5147 feet more or less to the South line of CTH "VV" (Main Street) extended;

then east along the south line of CTH "VV" (Main Street) and its extension, 4800 feet more or less to the point where CTH "VV" (Main Street) curves South and Center Oak Road (extended) continues East;

then easterly along the south line of Center Oak Road, 440 feet more or less to the NW corner of Lot 4, North of the Bark, a recorded subdivision plat;

then easterly and northeasterly along the south line of Center Oak Road, said south line being 33 feet southerly of and parallel with the centerline of said Center Oak Road, as measured at a right angle to said centerline, 440 feet more or less to the south line of the aforesaid CSM 9273;

then S 88°52'07" W along said South line, 46 feet more or less to a point on the centerline of Center Oak Road;

then N 43°31'00" E along said centerline, 363 feet more or less to the point of beginning.

Exhibit C: Village Growth Area.

EXHIBIT C

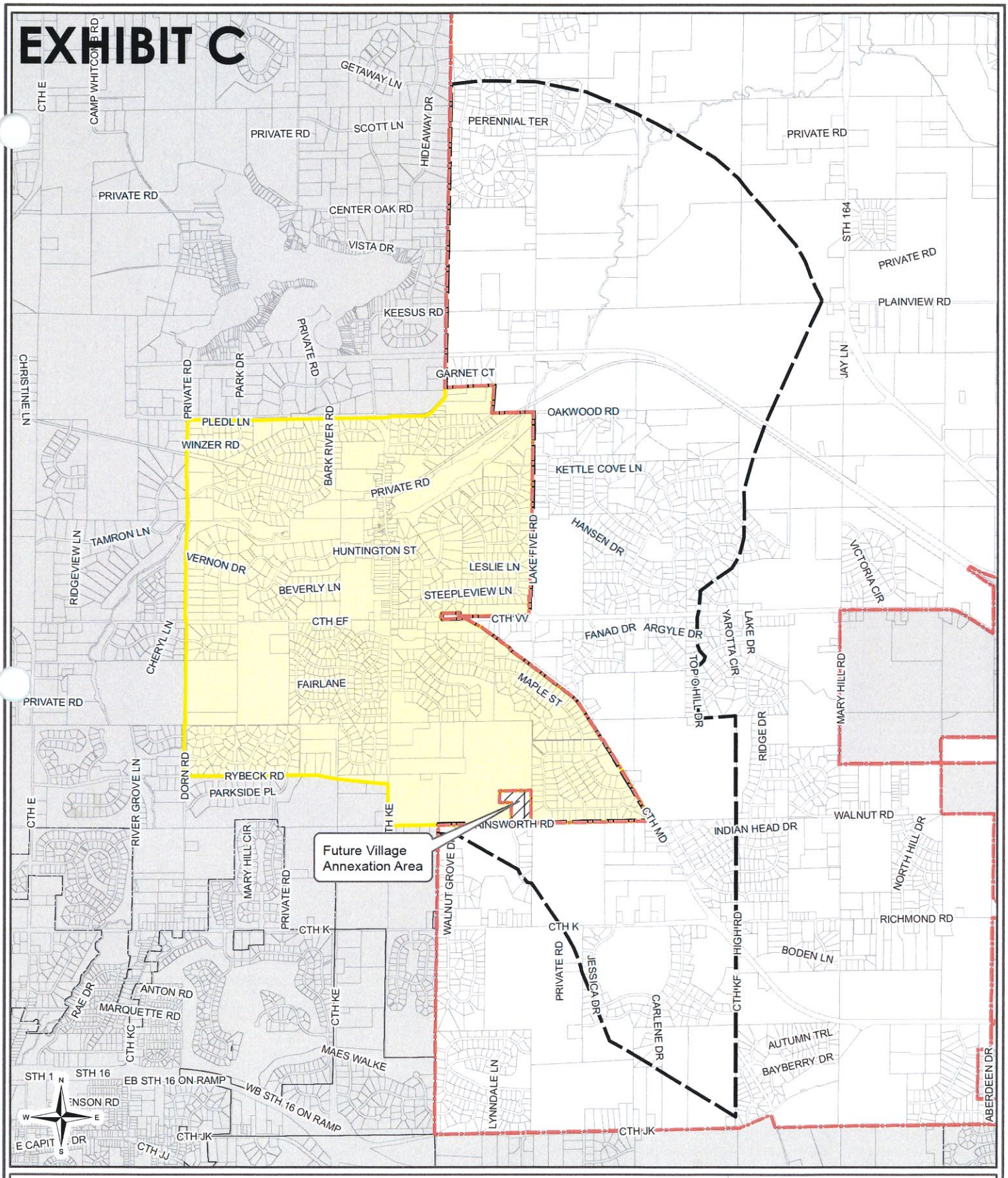


EXHIBIT C: Village Growth Area
Joint Planning Area & Extraterritorial Boundary Map
Town of Lisbon/Village of Merton

0 0.325 0.65 1.3 Miles

Extraterritorial Boundary
Town of Lisbon
Village of Merton

vierbicher
planners | engineers | advisors

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N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\190047 - 2019 Town Planning Services\2019 Tasks\2019.08 - Lisbon Merton ETZ Comp Plan Amendments

Exhibit D: Legal Description for the Village Growth Area.

Exhibit D: Legal Description for the Village Growth Area.

All of Certified Survey Map No. 7618 being located in part of the SE 1/4 of the NW 1/4 of Section 30, T8N, R19E, Town of Lisbon, Waukesha County, Wisconsin, described as follows:

Commencing at the West Quarter corner of said Section 30;

thence N88°56'54"E, 1857.40 feet along the south line of said NW 1/4 and centerline of Ainsworth Road to the southwest corner of said Certified Survey Map (CSM) No. 7618 and the Point of Beginning;

thence N00°26'42"E, 547.07 feet along a west line of said CSM No. 7618;

thence S89°20'07"W, 312.37 feet along a west line of said CSM No. 7618;

thence N00°58'00"E, 300.56 feet along a west line of said CSM No. 7618 to the northwest corner thereof;

thence N88°16'02"E, 836.88 feet along the north line of said CSM No. 7618 to the northeast corner thereof;

thence S00°21'30"E, 859.38 feet along the east line of said CSM No. 7618 to the southeast corner thereof and the south line of said NW 1/4; thence S88°56'54"W, 538.93 feet along said south line to the Point of Beginning.

Containing 549,529 square feet or 12.62 acres, more or less.

Exhibit E: Joint Planning Area.

EXHIBIT E

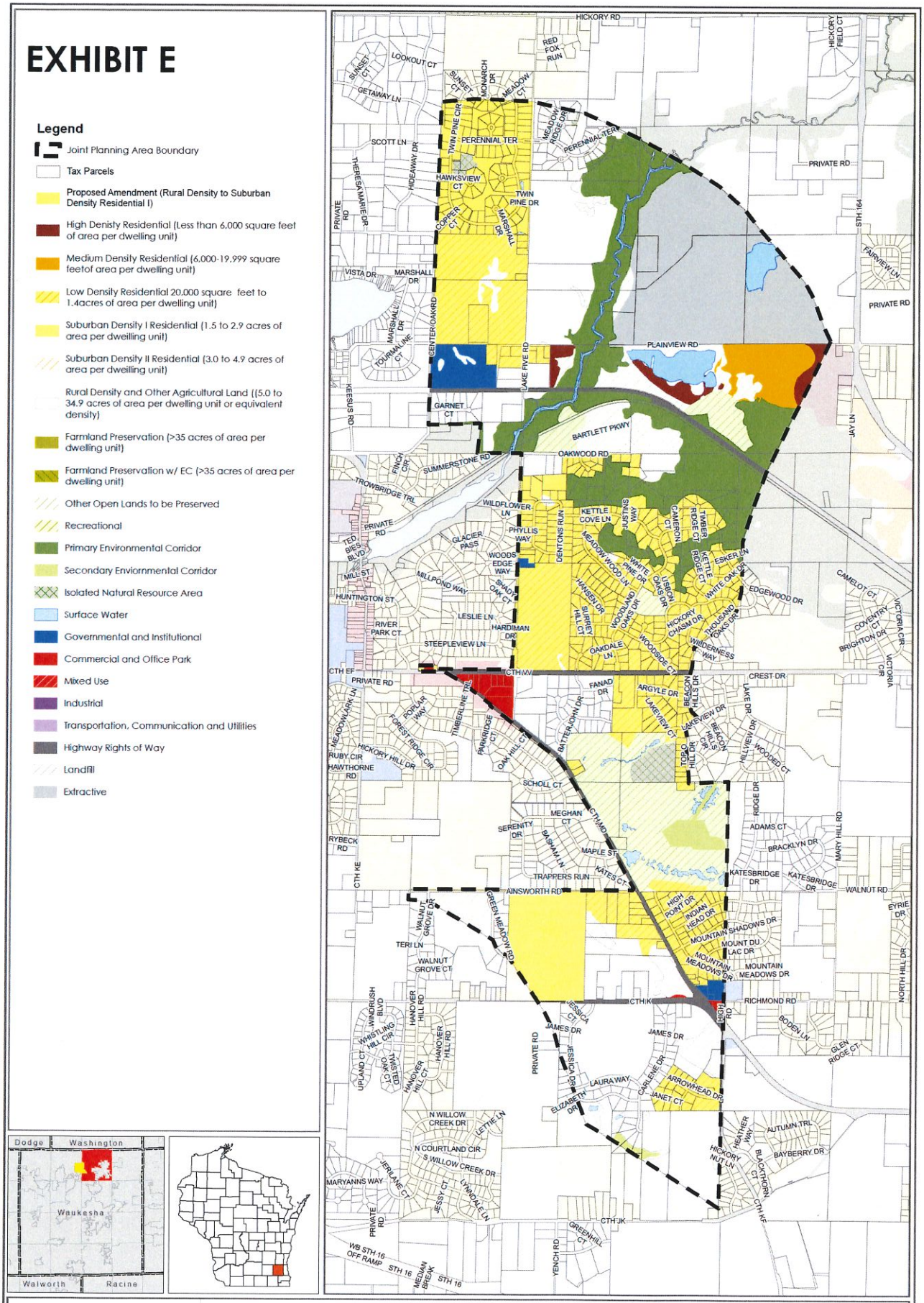


EXHIBIT E: Joint Planning Area - Land Use Plan
Town of Lisbon in Village of Merton
Extraterritorial Area
Town of Lisbon

vierbicher
planners engineers advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

STATE OF WISCONSIN: TOWN OF LISBON: WAUKESHA COUNTY

ENROLLED ORDINANCE NO. 05-09

ORDINANCE TO ADOPT A COMPREHENSIVE DEVELOPMENT PLAN FOR THE TOWN OF LISBON – 2035 PURSUANT TO SECTION 66.1001 OF THE WISCONSIN STATUTES

WHEREAS the Town of Lisbon has adopted Village powers, including City planning powers as set forth in Section 62.23, Wis. Stats., and

WHEREAS the Town of Lisbon has, by ordinance, established a Plan Commission for the Town of Lisbon empowered to make and adopt a Comprehensive Plan for the physical development of the Town pursuant to Section 62.23 (1), (2), and (3), and Section 66.1001 Wis. Stats., and

WHEREAS Section 62.23 (2) and (3) of the Wis. Stats., provide that it is the duty of the Plan Commission to adopt a comprehensive plan for the physical development of the Town which, together with the accompanying maps, appendices, tables, figures, exhibits, and descriptive and explanatory matter, shall show the Plan Commission's recommendations for such physical development, and

WHEREAS Section 62.23 (3)(a) of the Wis. Stats., provides that the comprehensive plan shall be made "with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development", and

WHEREAS in 1999, the Wisconsin State Legislature enacted Section 66.1001, Wis. Stats., also known as the Comprehensive Planning (Smart Growth) Law, which requires that Comprehensive Plans be completed and adopted by local governing bodies by January 1, 2010 in order for counties, cities, villages or towns to enforce land use regulatory ordinances such as zoning, subdivision, or official mapping ordinances, and

WHEREAS Section 66.1001(2), Wis. Stats., sets forth specific requirements affecting the contents and procedures for adoption of a Comprehensive Plan under Section 62.23 (2) or (3) of the Wis. Stats., and

WHEREAS as of January 1, 2010, Section s 62.23(3)(b) and 66.1001(3) of the Wis. Stats., require towns engaging in any of the following actions to take such actions in accordance with their adopted Comprehensive Plan:

- Official mapping established or amended under Section 62.23(6) of the Wis. Stats.;
- Local subdivision regulation under Section 236.45 or 236.46 of the Wis. Stats.;
- Zoning Ordinances enacted or amended under Section 59.69, 60.61, 60.62 or 62.23(7)of the Wis. Stats.; and/or
- Zoning of shorelands or wetlands in shorelands under Section 59.692, 61.351 or 62.231 of the Wis. Stats., and

WHEREAS the Town of Lisbon intends to continue to engage in the foregoing activities and, therefore, desires to have a comprehensive plan that fully complies with Section 62.23 and 66.1001 of the Wis. Stats., and

WHEREAS the Plan Commission has developed a comprehensive plan for the Town of Lisbon, that is based upon the Comprehensive Development Plan for Waukesha County – 2035, and which is attached

hereto and incorporated by reference as Exhibit A and all of the attachments thereto (A Comprehensive Development Plan for the Town of Lisbon – 2035), and the Plan Commission has considered the objectives, standards and principles of the Comprehensive Development Plan for the Town of Lisbon – 2035 in conjunction with the local objectives and standards to guide growth and development, and

WHEREAS the Town of Lisbon has, for the past five (5) years, actively participated in a joint Comprehensive Development Plan update process endorsed by the State of Wisconsin Department of Administration to analyze and consider amendments to the original 1996 Waukesha County Development Plan through cooperative agreements signed by 28 municipalities in Waukesha County, including the Town of Lisbon, to formulate a new county-wide Comprehensive Development Plan for Waukesha County, entitled A Comprehensive Development Plan for Waukesha County – 2035, to be compliant with the aforementioned Smart Growth Law of 1999, and

WHEREAS a Comprehensive Advisory Committee was established, consisting of one designee from each of the 28 participating communities, as well as a member of the Waukesha County Park and Planning Commission and a member of the Southeastern Wisconsin Regional Planning Commission, along with a series of subcommittees with expanded membership focusing on Plan topic areas (elements), and

WHEREAS, the joint planning effort utilized the professional planning resources of Southeastern Wisconsin Regional Planning Commission, the University of Wisconsin-Extension and the Waukesha County Department of Parks and Land Use; and

WHEREAS Section 66.1001 requires that the governing body of a local governmental unit adopt written procedures that are designed to foster public participation during the preparation of a comprehensive plan, including open discussion, communication programs, information services, distribution of the plan, and public meetings for which advance notice has been provided, and which provided an opportunity for written comments to be received from the public and for responses to be made to such comments, and

WHEREAS on October 6, 2005, the Town of Lisbon Plan Commission adopted a Public Participation Plan by Resolution, and

WHEREAS, a citizen survey was conducted by UW-River Falls, with the results made part of the Plan; and

WHEREAS A Comprehensive Development Plan for Waukesha County – 2035 has been completed and was adopted by the Waukesha County Board of Supervisors on February 24, 2009, and is the plan upon which the Town of Lisbon's plan is based, the Town Plan Commission has determined that the Comprehensive Development Plan for the Town of Lisbon – 2035 attached hereto and incorporated herein by reference as Exhibit A and all of the attachments thereto, complies with all nine elements of said Smart Growth Law, and Sections 62.23 and 66.1001 of the Wis. Stats., and

WHEREAS the Town Clerk provided copies of the draft plan to the governmental bodies of Waukesha County, the Department of Administration, and the Southeastern Wisconsin Regional Planning Commission, and which are also available to the public electronically on the Town of Lisbon website at www.townoflisbonwi.com, and

WHEREAS the Town Board of the Town of Lisbon conducted a public hearing regarding the recommended comprehensive development plan on March 31, 2009, and again on August 27, 2009, upon due notice in compliance with the requirements of Section 66.001 of the Wis. Stats., and

WHEREAS the Town Board has reviewed the plan, and

WHEREAS the Town Board of the Town of Lisbon, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, including consideration of the plan components relating to issues and opportunities, housing, transportation, utilities and communication facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land use, and implementation, had determined that the comprehensive plan adopted on August 27, 2009, will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town of Lisbon which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Town Board of the Town of Lisbon, Waukesha County, Wisconsin, ORDAINS AS FOLLOWS:

SECTION 1. PLAN ADOPTION
The plan entitled "A Comprehensive Development Plan for the Town of Lisbon – 2035", and all attachments thereto, as attached to this Ordinance is hereby adopted.

SECTION 2. DISTRIBUTION OF THE ADOPTED PLAN
The Town Clerk shall forward a copy of the adopted comprehensive development plan to all of the following entities:

a. Every Governmental body that is located in whole or in part within the boundaries of the Town of Lisbon;
b. The Clerk of every local government unit that is adjacent to the Town of Lisbon;
c. The Wisconsin Land Council;
d. The State of Wisconsin Department of Administration;
e. The Southeastern Wisconsin Regional Planning Commission; and
f. The public libraries that serve the Town of Lisbon.

SECTION 3. REPEAL OF MASTER LAND USE PLAN
The plan entitled "Town of Lisbon Land Use Plan" with a date of 2004, including all revisions and amendments adopted from time to time regarding such plan, is hereby repealed in its entirety.

SECTION 4. SEVERABILITY
The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed to those terms that conflict.

SECTION 5. EFFECTIVE DATE
This Ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Adopted this 14th day of September, 2009, by a majority vote of the members-elect of the Town of Lisbon Town Board.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
MATTHEW J. GEHRKE, Chairman

BY: _____
RONALD ESSER, Supervisor

BY: _____
DANIEL HEIER, Supervisor

BY: _____
DANIEL FISCHER, Supervisor

BY: _____
JOE OSTERMAN, Supervisor

ATTEST:

BY: _____
JEFFREY MUSCHE, Town Clerk

STATE OF WISCONSIN: TOWN OF LISBON: WAUKESHA COUNTY

RESOLUTION ADOPTING A COMPREHENSIVE DEVELOPMENT PLAN FOR THE TOWN OF LISBON - 2035 PURSUANT TO SECTIONS 66.23 AND 66.1001 OF THE WISCONSIN STATUTES

WHEREAS the Town of Lisbon has adopted village powers, including city planning powers as set forth in Section 62.23, Wis. Stats., and

WHEREAS the Town of Lisbon has, by ordinance, established a Plan Commission for the Town of Lisbon empowered to make and adopt a Comprehensive Plan for the physical development of the Town pursuant to Section 62.23 (1), (2), and (3), and Section 66.1001 Wis. Stats., and

WHEREAS Section 62.23 (2) and (3) of the Wis. Stats., provide that it is the duty of the Plan Commission to adopt a Plan for the physical development of the Town which, together with the accompanying maps, appendices, tables, figures and descriptive and explanatory matter, shall show the Plan Commission's recommendations for such physical development, and

WHEREAS Section 62.23 (3)(a) of the Wis. Stats., provides that the Plan shall be made "with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development", and

WHEREAS in 1999, the Wisconsin State Legislature enacted sec. 66.1001, Wis. Stats., also known as the Comprehensive Planning (Smart Growth) Law, which requires that Comprehensive Plans be completed and adopted by local governing bodies by January 1, 2010 in order for counties, cities, villages or towns to enforce land use regulatory ordinances such as zoning, subdivision, or official mapping ordinances, and

WHEREAS Section 66.1001(2), Wis. Stats., sets forth specific requirements affecting the contents and procedures for adoption of a Comprehensive Plan under Section 62.23 (2) or (3) of the Wis. Stats., and

WHEREAS as of January 1, 2010, Section s 62.23(3)(b) and 66.1001(3) of the Wis. Stats., require towns engaging in any of the following actions to take such actions in accordance with their adopted Comprehensive Plan:

- Official mapping established or amended under Section 62.23(6) of the Wis. Stats.;
- Local subdivision regulation under Section 236.45 or 236.46 of the Wis. Stats.;
- Zoning Ordinances enacted or amended under Section 62.23(7)of the Wis. Stats.; and/or
- Zoning of shorelands or wetlands in shorelands under Section 61.351 of the Wis. Stats., and

WHEREAS the Town of Lisbon intends to continue to engage in the foregoing activities and, therefore, desires to have a comprehensive plan that fully complies with Section 62.23 and 66.1001 of the Wis. Stats., and

WHEREAS the Plan Commission has developed a Comprehensive Development Plan for the Town of Lisbon that is based upon the Comprehensive Development Plan for Waukesha County – 2035, the Town's Plan which is attached hereto and incorporated by reference as Exhibit A including all attachments thereto, and the Plan Commission has considered the objectives, standards and principles of the Comprehensive Development Plan for the Town of Lisbon – 2035 in conjunction with the local goals, objectives and standards to guide growth and development, and

WHEREAS the Town of Lisbon has, for the past five (5) years, actively participated in a joint Comprehensive Development Plan update process endorsed by the State of Wisconsin Department of Administration to analyze and consider amendments to the original 1996 Waukesha County Development Plan through cooperative agreements signed by 28 municipalities in Waukesha County, including the Town of Lisbon, to formulate a new county-wide Comprehensive Development Plan for Waukesha County, entitled A Comprehensive Development Plan for Waukesha County – 2035, to be compliant with the aforementioned Smart Growth Law of 1999, and

WHEREAS a Comprehensive Advisory Committee was established, consisting of one designee from each of the 28 participating communities, as well as a member of the Waukesha County Park and Planning Commission and a member of the Southeastern Wisconsin Regional Planning Commission, along with a series of subcommittees with expanded membership focusing on Plan topic areas (elements), and

WHEREAS, the joint planning effort utilized the professional planning resources of Southeastern Wisconsin Regional Planning Commission, the University of Wisconsin-Extension and the Waukesha County Department of Parks and Land Use; and

WHEREAS sec. 66.1001 requires that the governing body of a local governmental unit adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, during the preparation of a comprehensive plan, and

WHEREAS on October 6, 2005, the Town of Lisbon Plan Commission adopted a Public Participation Plan by Resolution, and

WHEREAS, a citizen survey was conducted by UW-River Falls, with the results made part of the Plan and Lisbon hosted a Public Hearing on March 31, 2009 for the purpose of soliciting public comment; and

WHEREAS the Comprehensive Development Plan for Waukesha County – 2035 has been completed and was adopted by the Waukesha County Board of Supervisors on February 24, 2009; and

WHEREAS the Town Plan Commission has determined that the Comprehensive Development Plan for the Town of Lisbon – 2035 attached hereto and incorporated herein by reference as Exhibit A complies with all nine elements of said Smart Growth Law, and Sections 62.23 and 66.1001 of the Wis. Stats., and

WHEREAS copies of the draft plan have been provided to the public and the governmental bodies of Waukesha County, the Department of Administration and the Southeastern Wisconsin Regional Planning Commission, and are also available electronically on the Town of Lisbon website at www.townoflisbonwi.com and,

NOW, THEREFORE, BE IT HEREBY RESOLVED that, following notice, public hearing and any changes resulting there from, pursuant to Section 66.1001(4)(b) of the Wis. Stats., the Plan Commission of the Town of Lisbon hereby adopts the Comprehensive Development Plan for the Town of Lisbon – 2035 by resolution by a majority vote of the entire Plan Commission, consisting of Exhibit A attached hereto and incorporated herein including all attachments thereto and the Recommended Land Use Plan for the Town of Lisbon – 2035 attached hereto and incorporated herein as Exhibit B, and recommends adoption of the same by the Town Board, by ordinance, following notice and public hearing, in the manner provided for in Section 66.1001(4) of the Wis. Stats., and

BE IT FURTHER RESOLVED that the Town of Lisbon is encouraged to utilize the Plan as a basis for guiding and shaping the development of the Town through public decision-making processes and actions.

BE IT FURTHER RESOLVED that a copy of the Comprehensive Development Plan for the Town of Lisbon – 2035, including all Exhibits incorporated herein, shall be forwarded to the Lisbon Town Board of Supervisors, with adopted copies forwarded to each entity listed in Section 66. 1001(4)(b) of the Wis. Stats.

BE IT FURTHER RESOLVED that the vote of the entire Plan Commission concerning this resolution shall be recorded in the official minutes of the Plan Commission.

BE IT FURTHER RESOLVED that the Town Clerk shall file a copy of this resolution at the Lisbon Town Hall.

Adopted by the Plan Commission of the Town of Lisbon, Waukesha County, Wisconsin this 2nd day of September, 2009.

PLAN COMMISSION, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY: _____
MATTHEW GEHRKE, Chairman

BY: _____
JANE STADLER, Secretary

BY: _____
DAN FISCHER

BY: _____
NEIL SASSE

BY: _____
SHERRY HOWARD

BY: _____
ED NELSON

BY: _____
STEVE PANTEN

ATTEST:

BY: _____
JEFFREY MUSCHE, Town Clerk

A COMPREHENSIVE DEVELOPMENT PLAN FOR THE TOWN OF LISBON - 2035

WAUKESHA COUNTY WISCONSIN

Prepared by the
Waukesha County Department of Parks and Land Use
Waukesha County University of Wisconsin-Extension
Waukesha County Municipalities

Adopted by the Town of Lisbon Board of Supervisors on September 14, 2009

The preparation of this publication was financed in part through comprehensive planning grant funds provided by the Wisconsin Department of Administration.

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Exhibit A Note: When the document text is placed on a CD, the document text is labeled as Exhibit A.
Exhibit B Town of Lisbon Comprehensive Development Plan Land Use Map – 2035
Exhibit C Special Planning Districts for Design Standards and Special Use Zoning Districts
Exhibit D Town of Lisbon Survey Highlights and Results
Exhibit E Town of Lisbon Land Use Plan Amendment Procedures
Exhibit F Lisbon's Long Range Vision

Chapter 1

INTRODUCTION

In 1928, the U.S. Department of Commerce institutionalized comprehensive planning in the Standard City Planning Enabling Act. Since this time, communities across the country and state have engaged in planning processes. By 1998, twenty nine percent of all Wisconsin communities had an adopted land use or comprehensive plan. The comprehensive planning process allows local governments to think strategically about their communities and how they interact. Comprehensive planning is an orderly approach to help identify local needs and provide an official statement of land use policies, along with information needed to support and validate those policies. The plan serves as a framework for establishing and administering sound land use regulations and serves as a useful decision making tool for local government, citizens, and businesses.

BACKGROUND

In the 1990's, many cities, villages and towns in Waukesha County prepared local comprehensive plans or land use plan components. As indicated in Table I-1, 34 of the 37 towns, villages and cities have prepared a comprehensive "master" plan or the land use element of such a plan. In 1992, Waukesha County, through the assistance of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), began the preparation of the first county development plan. This four year planning process, under the direction of the Waukesha County Development Plan Advisory Committee, conducted extensive inventories and analysis of factors and conditions affecting the physical development of Waukesha County. These included inventories and analyses of demographics, economics, housing, natural resources, land uses, transportation and public utilities, and existing community plans and regulations. The planning program further involved the formulation of development objectives, principles, and standards; the design of a land use plan and supporting housing, transportation, and park and open space plan elements; and the identification of measures to implement the plan effectively. The Comprehensive Development Plan for Waukesha County incorporated the comprehensive plans that were adopted by towns, villages and cities that were found to be consistent with the objectives established by the county advisory committee. This process resulted in a plan that was adopted in November 1996 and became effective on January 1, 1997.

PLANNING BENEFITS

Comprehensive development planning has many benefits. A formal planning process provides a community with an opportunity to focus on the future and establish community goals, objectives, and policies regarding future use, physical development and conservation of land. With clear goals, local government officials often make decisions that are in the best interest of citizens or the future of the community. Finally, comprehensive planning allows for continuity throughout a community by determining where a community is at the present, how did the community get to this point, where does the community want to go, and how will it get there.

Coordinated comprehensive planning among municipalities provides several benefits, including:

1. All units of government benefit from the updated demographic and growth information and how it relates to economic forecasting and development trends.
2. It is cost-effective to coordinate. Coordinated planning reduces the need for each municipality to complete all of the elements of a comprehensive land use plan.
3. Participating entities all have active roles in the planning process.
4. A coordinated planning process offers greater opportunity for public input.
5. A coordinated planning process makes efficient use of professional planning resources currently available.

6. Coordinated planning allows for the creation of a plan amendment process that considers all possible impacts, including effect on the adjoining municipality.
7. Comprehensive planning provides an opportunity to evaluate all aspects of future use and development, thus providing local officials with the essential information to make informed decisions.
8. A coordinated effort provides an opportunity to continue building intermunicipal cooperation on land use issues.

Table I-1

LAND USE, MASTER, AND COMPREHENSIVE PLANS PREPARED BY COUNTY AND LOCAL GOVERNMENTS IN WAUKESHA COUNTY: 2004

Community	Plan	Prepared By	Adoption Date[a, b]	
			Plan Commission	Governing Body
Waukesha County	SEWRPC Community Assistance Planning Report No. 209, *A Development Plan for Waukesha County, Wisconsin*, August 1996	SEWRPC	- -	11/26/96
City of Brookfield	City of Brookfield Year 2020 Master Plan, December 1999	Cunningham Group with assistance from Jonathan Barnett, Maxfield Research, and Ayres Associates	11/10/99	12/7/99
	124th Street and Capitol Drive Neighborhood Plan	City of Brookfield	10/25/04	- -
City of Delafield	Comprehensive Plan, City of Delafield, March 1991	Camiros, Ltd.	2/27/91	3/4/91
City of Muskego	City of Muskego 2010 Comprehensive Plan, March 2001	City of Muskego	6/22/00	3/13/01
City of New Berlin	Growth and Development Master Plan Update, City of New Berlin, July 2000	Clarion Associates and McBride Dale Clarion	- -	7/11/00
City of Oconomowoc	City of Oconomowoc Comprehensive Master Plan 1994-2010, November 1994	Lakeside Group and Vandewalle & Associates, Inc.	11/9/94	11/15/94
City of Pewaukee	SEWRPC Community Assistance Planning Report No. 76, *A Land Use Plan for the Town and Village of Pewaukee*, December 1982	SEWRPC	6/82	6/82
	SEWRPC Community Assistance Planning Report No. 209, *Waukesha County Development Plan*, August 1996[c]	City of Pewaukee and SEWRPC	1/16/97	1/20/97
City of Waukesha	SEWRPC Community Assistance Planning Report No. 169, *A Land Use Plan for the City of Waukesha*, September 1993	SEWRPC	7/14/93	9/7/93
Village of Big Bend	Village of Big Bend Comprehensive Land Use Plan: Opportunities 2020, May 1998	Village of Big Bend with assistance from Independent Inspections, Ltd.	5/28/98	- -
Village of Butler	A Master Plan for the Village of Butler, 1966	Carl L. Gardner and Associates, Inc.	- -	3/21/67
Village of Chenequa	None	None	- -	- -
Village of Dousman	Village of Dousman Land Use Master Plan, October 1999	Landscape Architects, Inc.	10/6/99	10/6/99

Table I-1 (Continued)

LAND USE, MASTER, AND COMPREHENSIVE PLANS PREPARED BY COUNTY AND LOCAL GOVERNMENTS IN WAUKESHA COUNTY: 2004

Community	Plan	Prepared By	Adoption Date[a, b]	
			Plan Commission	Governing Body
Village of Eagle	SEWRPC Community Assistance Planning Report No. 85, *A Land Use Plan for the Village of Eagle: 2000*, September 1983	SEWRPC	1/27/83	2/3/83
Village of Elm Grove	None	None	- -	- -
Village of Hartland	SEWRPC Community Assistance Planning Report No. 254, *A Master Plan for the Village of Hartland: 2020*	SEWRPC	12/20/04	12/20/04
Village of Lac La Belle	Master Plan, Village of Lac La Belle, December 1979	Jahnke & Jahnke Associates, Inc.	- -	6/11/79
Village of Lannon	Village of Lannon Comprehensive Land Use Plan: 2020 "Vision Beyond 2000", February 1999	Village of Lannon with assistance from Independent Inspections, Ltd.	2/9/99	2/9/99
Village of Menomonee Falls	SEWRPC Community Assistance Planning Report No. 163, *A Land Use and Transportation System Plan for the Village of Menomonee Falls:* 2010, April 1990; amended 2004	SEWRPC	6/8/04[d]	- -
Village of Merton	Year 2022 Comprehensive Plan for the Village of Merton, May 2002	Ruekert & Mielke	- -	5/6/02
Village of Mukwonago	Designing Mukwonago: Comprehensive/Master Plan for the Village of Mukwonago, April 2000	Village of Mukwonago Planning Department	3/20/00	4/4/00
	Amendment to the Residential Designations and Densities in the Village of Mukwonago's Comprehensive/Master Plan	Village of Mukwonago Planning Department	- -	2003
Village of Nashotah	Village of Nashotah Comprehensive Land Use Plan, September 1980; amended 1995	Graef, Anhalt, Schloemer And Associates, Inc.	- -	10/4/95
Village of North Prairie	Village of North Prairie Master Land Use and Transportation Plan, December 1999	Ruekert & Mielke	12/9/99	12/9/99
Village of Oconomowoc Lake	Village of Oconomowoc Lake Master Plan, August 1990	Camiros, Ltd.	- -	8/23/90
Village of Pewaukee	Village of Pewaukee Master Plan, November 1998	The Bradlee Group	- -	11/17/98
Village of Sussex	Village of Sussex Comprehensive Plan: 2020 March 25, 2003	Village of Sussex and HNTB	- -	3/25/03
Village of Wales	SEWRPC Community Assistance Planning Report No. 256, *A Master Plan for the Village of Wales: 2020*, April 2004	SEWRPC	10/29/03	11/3/03
Town of Brookfield	None	None	- -	- -
Town of Delafield	Land Use Plan, Town of Delafield, June 1999	Planning and Design Institute, Inc., and R. A. Smith and Associates	8/3/99	9/14/99
Town of Eagle	Town of Eagle Land Use Plan, December 1983; revised 1991	Graef, Anhalt, Schloemer and Associates	7/28/83	- -

Table I-1 (Continued)

LAND USE, MASTER, AND COMPREHENSIVE PLANS PREPARED BY COUNTY AND LOCAL GOVERNMENTS IN WAUKESHA COUNTY: 2004

Community	Plan	Prepared By	Adoption Date[a, b]	
			Plan Commission	Governing Body
Town of Genesee	Alternative and Recommended Land Use Plans for the Town of Genesee-2010	SEWRPC	--[e]	--[e]
Town of Lisbon	Town of Lisbon Land Use Plan, September 1996	The Bradlee Group	1/96	9/23/96
Town of Merton	Town of Merton 2010 Master Land Use Plan, June 1999	Town of Merton Ad Hoc Committee	2/16/05	3/8/05
Town of Mukwonago	Town of Mukwonago Master Plan, December 1981; revised 1998; amended June 2000	Town of Mukwonago with assistance from Waukesha County	6/28/00	7/5/00
Town of Oconomowoc	Town of Oconomowoc Master Land Use Plan, September 1993	Town of Oconomowoc	9/7/93	9/7/93
Town of Ottawa[f]	Town of Ottawa Master Land Use Plan, June 1994	Town of Ottawa with assistance from Waukesha County	6/13/94	6/13/94
Town of Summit	Town of Summit Master Plan; 2010, June 2001	MSA Professional Services, Inc.	3/21/01	6/4/01
Town of Vernon	Town of Vernon Master Plan, November 1995; revised July 1995	Town of Vernon with assistance from Waukesha County	10/27/94	11/2/94
Town of Waukesha	Town of Waukesha Master Land Use Plan, November 1994	Town of Waukesha	--	11/10/94

[a]*No record of adoption provided to SEWRPC if no date is listed.*

[b]*Under the master planning statute (Section 62.23 of the Wisconsin Statutes), which was the State law under which all of the city, village, and town plans except those for the Villages of Merton and Sussex and the Town of Summit were prepared, the Plan Commission has the authority to adopt by resolution a master plan or elements thereof. The plans for the Villages of Merton and Sussex and the Town of Summit were prepared under the comprehensive planning law (Section 66.1001 of the Statutes), which requires the plan to be adopted by an ordinance of the governing body. The Waukesha County Development Plan, prepared under Section 59.69 of the Statutes, was adopted by an ordinance of the County Board.*

[c]*The City of Pewaukee adopted the land use plan map in the Waukesha County Development Plan, with seven modifications, as an update to the land use element of the City of Pewaukee plan adopted in 1982.*

[d]*The Village of Menomonee Falls adopted only the planned land use map in the plan report.*

[e]*The plan was not adopted by the Town of Genesee.*

fThe Town of Ottawa plan is being updated with assistance from Waukesha County.

Source: SEWRPC.

COMPREHENSIVE PLANNING LAW

In 1999, the Wisconsin Legislature enacted a comprehensive planning law which is set forth in Section 66.1001 of the Wisconsin Statutes. The comprehensive planning law requires that comprehensive plans be completed and adopted by local governing bodies by January 1, 2010 in order for a county, city, village, or town to enforce its zoning, subdivision, or official mapping ordinances. According to this law, a comprehensive plan means:

1. For a county, a development plan that is prepared or amended under s.59.69 (2) or (3).
2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3), or a master plan that is adopted or amended under s. 62.23 (2) or (3).

3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9), or (10).

The law also requires that all comprehensive plans address the following nine elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

COUNTY PARTNERSHIP

Twenty-nine of the 37 local government units in Waukesha County signed cooperative agreements to work together on a county comprehensive plan update. Table I-2 lists the project municipal partners. These communities agreed to collaborate and develop a comprehensive plan that addresses both countywide issues and their own local concerns. This collaborative effort will improve intergovernmental cooperation and utilize resources efficiently. Each community appointed a representative to serve on the county comprehensive planning advisory committee and four subcommittees were established for the major elements of the comprehensive plan process. The six major issues addressed by the subcommittees were utility and community facilities, agriculture, natural, and cultural resources, economic development, intergovernmental cooperation, transportation and land use. Each subcommittee developed a set of implementation recommendations for their respective planning elements.

ADVISORY COMMITTEE AND STAFF STRUCTURE

The preparation of the Comprehensive Development Plan for Waukesha County was performed under the guidance of the Waukesha County Comprehensive Development Plan Advisory Committee. The Advisory Committee was comprised of representatives from the municipalities that signed cooperative agreements to formally participate in this planning process, Southeastern Wisconsin Regional Planning Commission (SEWRPC), and the County. Upon signing the cooperative agreement, each municipality was asked to formally designate an individual to represent their municipality. Accordingly, members of the Advisory Committee had the responsibility to keep their municipal leaders informed and involved.

All staff work attendant to the preparation of the comprehensive development plan was accomplished by the Waukesha County Department of Parks and Land Use, the Regional Planning Commission staff, the University of Wisconsin – Extension and municipal planning and engineering staffs.

PLAN ELEMENTS

The planning effort leading to the preparation of this comprehensive development plan was designed to be a compilation of inventories and analyses for several planning elements conducted through the four subcommittees. The following component elements were addressed in the planning process.

TRENDS, ISSUES AND OPPORTUNITIES ELEMENT

Objectives are goals toward which the preparation of plans and plan implementation programs were directed. The formulation of objectives, thus, becomes an essential task that was undertaken prior to or concurrent with the preparation of plans. Planning principles are fundamental or generally accepted tenets used to support objectives and prepare standards and plans. Standards are criteria, which were established as a basis for determining the adequacy of plan proposals to attain agreed-upon development objectives.

Table I-2

WAUKESHA COUNTY COMPREHENSIVE PLAN PARTNERS

Waukesha County	Village of Pewaukee
Village of Big Bend	Village of Menomonee Falls
City of Brookfield	Town of Merton
Town of Brookfield	Town of Mukwonago
Village of Butler	Village of Nashotah
Village of Chenequa	Village of North Prairie
Town of Eagle	City of Oconomowoc
Village of Elm Grove	Town of Oconomowoc
City of Delafield	Village of Oconomowoc Lake
Town of Delafield	Town of Ottawa
Village of Dousman	City of Pewaukee
Town of Genesee	Town of Summit
Village of Hartland	Town of Vernon
Village of Lac La Belle	City of Waukesha
Town of Lisbon	Town of Waukesha

The Comprehensive Development Plan Advisory Committee identified issues and opportunities and established objectives, principles and standards necessary to guide the preparation of the Comprehensive Development Plan for Waukesha County. Consideration was given to the objectives, principles, and standards set forth in the adopted regional plans prepared by SEWRPC. The Advisory Committee identified a series of key issues facing Waukesha County that have been addressed through the following planning elements and related plan chapters. The issues were:

- Coordination of land use planning with school district planning
- Groundwater Supply
- Cost of Community Services
- Public Participation
- Transportation: analysis of North-South Corridor issues
- Use of Regional Storm Water Facilities
- Infrastructure for Commercial and Shopping Center Location (how located and transportation impacts)
- Coordination of Public Interest
- Defining Rural Character and Development Design options to preserve Rural Character
- Needs of the Business Community-New Technology Businesses
- Business Retention, Expansion, and New Start-Ups
- Land Use Development Patterns and Transportation Impacts
- State Input and Legislation Effecting Land Use
- Keeping the County Competitive for Business in light of Global Competition
- Tax Structure
- Timely relationship between land use and transportation
- Government Role/Relationship between Communities and Land Use
- Future of Agriculture in the County
- Impacts of Annexations
- Revenue Sharing Options
- Review of Urban Growth Areas-Sewer Service Areas
- Identification of Existing Housing and Affordable Housing Needs

COMMUNITY FACILITIES AND UTILITIES ELEMENT

Utility systems form a functional supporting network for urban land uses. Knowledge of the major utility systems--including sanitary sewerage, water supply, storm water management, and solid waste disposal systems--provided another important input to the preparation of the Comprehensive Development Plan for Waukesha County. Information concerning sanitary sewerage, water supply, and storm water management facilities was provided primarily through the collation of data from SEWRPC, County and local municipal files. Information regarding existing solid waste disposal facilities was collected from previously completed studies conducted by the County.

1. Water Supply:
   The existing public and private water supply systems and service agreements in the County were identified and analyzed. Suitable scale maps were prepared showing the location of all water treatment facilities, reservoirs, and wells serving the public need. Land areas served by existing public water supply systems also were mapped.

2. Sanitary Sewerage:
   Existing public sanitary sewerage systems in the County, including the location and capacity of sewage treatment facilities, levels of treatment, and the means of disposal of treated wastes, are described and analyzed. Suitable scale maps were prepared showing the location of all existing major sanitary trunk sewers, sewage pumping stations, and sewage treatment plants. Land areas served by existing public sanitary sewerage systems also were mapped.

   The future pattern of urban land uses is closely related to the future provision of public utilities, particularly sanitary sewerage facilities. Intensive forms of urban development should be served by centralized sanitary sewerage facilities. Other forms of urban development should to the extent practicable, be served by centralized sanitary sewer facilities. The extent of future sanitary sewer service areas is thus a key input to the preparation of the land use element of the comprehensive development plan. Sewer service area refinement plans completed by the SEWRPC as part of the implementation of the regional water quality management plan were collated for use in the comprehensive development plan.

3. Storm Water Management:
   The major storm water drainage patterns including major watersheds, sub watersheds, and sub basins in the County were identified. In addition, the areas served by engineered storm water drainage systems were identified.

4. Solid Waste Disposal:
   The existing methods and sites of public and private solid waste management in the County were described by collating the inventory findings of previously completed solid waste management planning studies.

5. Private Utilities:
   Private utilities in the County, including natural gas, electric, and telecommunication facilities were contacted to obtain information concerning areas of service and the physical facilities used to provide service. Proposals for utility expansion were also inventoried.

6. Existing Community Facilities
   Knowledge of existing community facilities is another important input to the preparation of a comprehensive physical development plan. Accordingly, the location of the following community facilities were plotted on suitable scale maps: public and private elementary and secondary schools and school district boundaries; technical school centers; public libraries; police and fire stations; and public and private hospitals.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

A re-examination of the agricultural base in the County was necessary to update the recommendations regarding the location and extent of farmland preservation areas in the County. Such recommendations were initially set forth in the Waukesha County Agricultural Land Preservation Plan which was completed in 1981 and adopted by the County Board on November 8, 1984 and the Waukesha County Development Plan, 1997. This re-examination provided data on existing agricultural land use, agricultural soil capabilities and the size of individual farm units in the County. Information regarding soil capabilities for agricultural uses was collated from United States Department of Agriculture Soil Survey database files.

Recommendations regarding the preservation of prime farmlands were necessary to consider the extent to which such lands are already committed to urban development due to the proximity to existing and expanding concentrations of urban uses and the prior commitment of capital investments and utility extensions.

The natural resources of the County provide the sustaining base for both rural and urban development and to which such development must be adjusted if an environment suitable for a high quality of life is to be maintained. For this reason, information concerning the natural resource base and elements closely related to the natural resource base was essential to the preparation of a comprehensive development plan.

Accordingly, the planning effort included a descriptive analysis of the natural resource base and environmental corridors, including consideration of woodlands, wetlands, wildlife habitat areas, prairies, areas of steep slopes, soils and soil characteristics, and lakes, streams, and rivers, along with their associated shore lands and flood lands. This information was obtained primarily through the collation of data contained in the SEWRPC Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, the Park and Open Space Plan for Waukesha County, and SEWRPC inventories.

This planning element also included a description of certain features, which, while not strictly a part of the natural resource base, are closely linked to the underlying resource base. Such natural resource base-related elements include existing State, County and municipal parks and recreation facilities, and sites of natural and scientific value. Information regarding these inventories was collated from input from municipal park boards, Waukesha County and SEWRPC files.

An inventory of the cultural and historic resources of the County was completed as part of this planning element. Historic sites in the County often have important recreational, educational, and cultural value. The information was obtained primarily from inventories and surveys conducted by the State of Wisconsin Historical Society and by local municipalities and historical societies.

ECONOMIC DEVELOPMENT ELEMENT

Knowledge of the past and present economy of the County is fundamental to preparing a comprehensive physical development plan. The future development of the communities in the County is directly related to the future of its economy. Economic growth leads to population growth and a demand for more conversion of rural land to urban uses. Therefore, a description of the economic base of the County was provided. Included are a description of employment levels and the spatial distribution of employment within the municipalities along with a description of the industrial base. Information from SEWRPC, local chambers of commerce, and the Waukesha County Economic Development Corporation were compiled and analyzed.

As the basis for the year 2035 regional land use plan, SEWRPC developed long-range forecasts indicating the anticipated levels of economic change, focusing on employment levels in the region. These forecasts, as they pertain to Waukesha County, were adopted for use in the preparation of the comprehensive development plan.

HOUSING ELEMENT

Although residential housing is directly related to the land use element of a comprehensive development plan, the issue of accommodating housing stock to meet the needs of the regional or sub-regional workforce and business community continues to be unresolved. Through this cooperative comprehensive planning process, participating municipalities were responsible for compiling data and recommendations to fulfill the housing element.

1. Existing housing stock:
   Participating communities prepared a descriptive analysis of the existing housing stock. This analysis includes data regarding the size, distribution, and characteristics of the housing stock. Housing unit characteristics include, at a minimum, information regarding the tenure status, structure type, value, and rent. Data regarding the existing housing stock was extracted from the 2000 Federal Census of Population and Housing and municipal appraisal information.

2. Existing housing needs:
   Each participating community prepared an analysis of the adequacy of the housing stock in terms of the extent to which it meets the needs of the resident population of the municipality. Inadequacies were identified on the basis of currently accepted statistical measures of housing need--including measures pertaining to overcrowding, availability of essential amenities such as plumbing facilities, and the relationship between housing costs and household income. Information was collated from the 2000 Federal Census and from the comprehensive housing affordability strategies prepared by the City of Waukesha and Waukesha County as a condition for participation in the Federal Community Development Block Grant program and certain Federal housing programs.

3. Housing availability constraints:
   The participating municipalities explored cost factors and other factors that may constrain the availability of housing within their respective community. While housing costs are largely determined by the operation of the real estate market, land use controls enacted by local units of government have a bearing on development costs and, in some cases, the availability of certain types of housing. In this respect, an analysis of existing zoning, land division regulations, and other land use controls was examined in order to identify whether changes may be warranted to affect housing availability or affordability.

4. Housing programs:
   The Intergovernmental Cooperation Element Sub-Committee conducted an inventory and analysis of publicly assisted housing within the County and of other government-sponsored housing efforts.

In addition to the housing problems of the resident County population, the Sub-Committee analyzed the potential availability of housing in the County for non-county residents who commute to places of work in Waukesha County. This aspect of the study included an assessment of the income levels of commuting workers relative to housing costs within the County. Pertinent income data was extracted from the Home Interview Survey conducted as part of SEWRPC's 2001 Household Travel, Regional Travel Survey.

LAND USE ELEMENT

A detailed inventory of land use is required as an integral part of any comprehensive physical development-planning program. Such an inventory must reveal the existing amount, type, intensity, and spatial distribution of land use sufficient to enable the identification of historic patterns and trends and to provide a basis for the revision of the Comprehensive Development Plan for Waukesha County. Much of the land use data needed for the revision of the development plan is available through inventories conducted by SEWRPC as part of its continuing regional land use and transportation planning programs. In addition, significant land use planning work has been completed by many of the municipalities and the County. Land use data current as of April 2000 was available for use in the revision of the development plan. Changes in land use were analyzed.

1. Community Plans:

The revision of a comprehensive development plan consisted of a refinement of the regional land use plan through a process which attempts to incorporate local development goals, providing for the integration of local and regional development objectives. Local plans and land use regulatory ordinances implicitly or explicitly contain locally conceived development objectives, which were considered.

An inventory was made of all existing community plans in the County, with particular attention given to the formal adoption status of such plans by local units of government concerned. In recognition of the importance of conserving and renewing existing urban areas, this work element included an inventory of existing urban conservation plans, as part of which locally designated urban conservation or reinvestment areas and any related redevelopment objectives were identified and analyzed.

2. Land use regulatory ordinances:

All existing subdivision regulatory ordinances, zoning ordinances and zoning district maps and official maps were inventoried and their development implications discussed.

3. Future urban land use pattern:

The adopted year 2035 regional land use plan developed by SEWRPC sets forth a generalized pattern of recommended land uses--including urban development areas, environmentally sensitive areas termed "primary environmental corridors, and rural areas." Within the areas designated for rural uses, the regional plan recommends that each county identify prime agricultural lands to be preserved for agricultural use, based on soils data, parcel sizes, and surrounding uses. The regional plan encourages continued agricultural use in rural areas not designated as prime farmland. Where residential development is to be accommodated in rural areas, the plan recommends an overall density of no more than one home per 5 acres, preferably using conservation design principles.

The land use element of the Comprehensive Development Plan for Waukesha County refines and details the generalized recommendations of the regional land use plan as it applies to the municipalities in the County. Specifically, the land use element of the Comprehensive Development Plan for Waukesha County indicates more precisely the future urban land use pattern which is recommended for the County; indicates more precisely the extent of future sewer service areas in the County and identifies more precisely the location of primary environmental corridors and other environmentally sensitive areas in the County. The County plan also identifies the location of those prime agricultural lands which are recommended for preservation. Moreover, in the revision of the land use element, consideration was given to adopted local land use plans and zoning regulations; and local development objectives, where the local plans were consistent with the objectives and standards of the Plan and were incorporated, to the extent possible, into the Comprehensive Development Plan for Waukesha County.

The Comprehensive Development Plan for Waukesha County refines and details the recommendations of the regional land use plan to indicate more precisely the types of land uses--for example, residential by major density category, commercial, industrial, and institutional--which are recommended within the County by the year 2035.

TRANSPORTATION ELEMENT

An efficient transportation system is essential to the sound social, as well as economic, development of the County. A thorough understanding of the existing transportation system is fundamental to the revision of a comprehensive physical development plan.

1. Existing arterial street and highway system:
   A description of the arterial street and highway system, including a description of the location and capacity of existing arterials, was included in the Comprehensive Development Plan for Waukesha County. This information was collated from SEWRPC, Waukesha County and local municipal files.

   The location and kinds of railway and inter-city bus facilities serving the County was described and analyzed. Full use was made of SEWRPC, County and municipal files for this purpose.

2. Existing Transit Facilities
   Existing public transit services within the County were described, this was also accomplished through the collation of data from SEWRPC, County and municipal files. The facility analysis includes a discussion of pedestrian and bike trails, railways, bus service and transportation systems for the disabled.

3. Existing Airport Facilities
   A description of existing airport facilities, aviation services, and aeronautical activity was included in the report. This information was collated from SEWRPC and Waukesha County files.

4. Transportation Element:
   The transportation element consists of a collation of completed transportation plans including: the regional transportation system plan for 2035, which includes the arterial street and highway element, transit element, and bicycle and pedestrian element; the Waukesha County Jurisdictional Highway System Plan which identifies the governmental level and agency that should have responsibility for acquiring, constructing, and maintaining each of the recommended freeways and surface arterials; the street and highway width map, which establishes widths of streets and highways in the County as identified in the jurisdictional highway system plan; transit system development plans for the City of Waukesha and Waukesha County, which set forth specific operational changes that would improve the performance of the transit systems; and the regional airport system plan together with the airport master plans--serving to implement the regional plan which have been completed or are underway for Waukesha County Crites Field.

INTERGOVERNMENTAL COOPERATION AND IMPLEMENTATION ELEMENT

The intergovernmental cooperation and implementation elements consists of a collation of opportunities and needs for cooperation between the various levels and units of government in the County, including general-purpose units of government and school and sewerage districts. Particular emphasis was placed upon coordinating activities relative to the siting and construction of public facilities and to the sharing of public services. In addition, opportunities were examined to actively pursue formal and binding boundary agreements, political or service consolidations, common ordinances and uniform approaches to regulation and the potential for the designation of forums for the resolution of intergovernmental disputes and problems. Drawing from the opportunities and needs analyses, and existing and future intergovernmental cooperation, recommendations were prepared.

Following review and adoption of the plan by the various local agencies and units of government concerned, the implementation of the plan would be the responsibility of those units and agencies of government. This Plan contains a chapter specifically discussing and describing methods for plan implementation. The plan implementation element specifically addresses intergovernmental coordination needs, in particular, the extent to which the plans and programs of local governments having concurrent and overlapping jurisdictions and recommendations for adjustment so that those plans and programs work together toward common ends. This

portion of the plan implementation section also deals with the extent to which local government plans and programs in the County should be adjusted to be fully consistent with applicable Federal and State policies, the objective being to attain not only "horizontal" coordination, but also "vertical" coordination of all the planning efforts within and pertaining to Waukesha County.

PLAN AMENDMENT PROCESS

The implementation chapter of the development plan establishes an administrative procedure to provide for annual plan amendments to the Comprehensive Development Plan for Waukesha County. The amendment process will provide an opportunity to reflect changing conditions and any changes in county and local development objectives. Further, the plan amendment process will need to respect the statutory authorizations of municipalities to amend local comprehensive plans and have those changes reflected in the Comprehensive Development Plan for Waukesha County. These will be processed so formal amendments are not required every time an issue is raised which may or may not be appropriate for plan amendment. All applications requesting a plan amendment will be subject to a public hearing and advertised according to statutory requirements.

PUBLIC INVOLVEMENT

Wisconsin's Comprehensive Planning law requires public participation in every stage of the development of a plan. Specifically, Wisconsin Statutes, Section 66.1001(4) (a) requires that:

" The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan."

As required by the statutes a public participation plan was adopted by the Waukesha County Board of Supervisors on April 12, 2005, based on a recommended plan prepared by the Comprehensive Plan Advisory Committee. A public participation plan was also adopted by the governing body of each of the cities, villages, and towns participating in the planning process.

Waukesha County and the local municipalities understood that public participation is very important in the planning process. The biggest challenge in this process was making citizens understand that this process collectively benefits all communities in Waukesha County as well as setting the stage for the physical development of their community.

In the early stages of the planning process it was important to enhance public awareness. News articles, websites, and public meetings were effective in creating public awareness. Citizen representation on the planning element subcommittees was also used to implement this public awareness campaign.

Education is the central focus of any public participation effort. The citizens need a better understanding of the current and past growth and change trends that occurred in Waukesha County. News releases, fact sheets, newsletters, comprehensive planning website, and display exhibits at libraries, local government offices, and regional events are valuable tools in educating the public. The public participation function was the responsibility of the Comprehensive Development Plan Advisory Committee.

Giving citizens the opportunity to help identify key community issues and develop a vision of what Waukesha County and the local communities should look like in the Year 2035 was an intensive effort. The most effective way to get this done was through a public opinion survey. Citizens also made comments through a planning web site.

The final step that required extensive public input was the draft plan review and plan adoption process. In this step, local units of government and citizens reviewed the plan. Public education provided information to help citizens understand the review process and describe plan specifics. Public input was solicited through open houses and public hearings. The web site also allowed citizens the opportunity to comment. The draft plan was available for review at local government offices and on the planning website.

In summary, the public participation steps for the comprehensive development planning process included:

1. Education on current and past growth and change trends in Waukesha County.
2. Utilizing visioning and public opinion information in developing plan goals and objectives.
3. Citizen and local government review of the draft comprehensive plan.

COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY OUTLINE

The general format and organization of the development plan is intended to follow a logical progression of information. Each chapter relates directly to the nine required elements of a comprehensive development plan as defined in State statutes. The plan chapters are as follows:

Executive Summary

Chapter 1: Introduction

- Plan Elements
  1. Issues and Opportunities Element
  2. Community Facilities and Utilities Element
  3. Agricultural, Natural and Cultural Resources Element
  4. Economic Development Element
  5. Housing Element
  6. Land Use Element
  7. Transportation Element
  8. Intergovernmental Cooperation and Implementation Element
  9. Public Participation

- Comprehensive Development Plan Outline

Chapter 2: Issues and Opportunities Element and Planning Standards

- Demographic and Economic Base
- Historic Growth Analysis
- Population, Households and Employment Forecasts
- Natural Resource Trends
- Principles, Objectives, and Standards

Chapter 3: Agricultural, Natural and Cultural Resources Element

- Geology and Physiography
- Soils
- Groundwater Resources
- Surface Water Resources
- Natural Areas and Critical Species Habitat
- Climate
- Air Quality
- Cultural and Historic Resources Inventory

Chapter 4: Community Facilities and Utilities Element

- Telecommunication
- Sanitary Sewerage
- Water Supply
- Solid Waste Disposal
- Storm water Management
- Public Inland Lake Protection Districts
- Private Utilities
- School Districts and Libraries
- Health Care Facilities
- Public Safety

Chapter 5: Housing Element

- Housing Inventory
- Housing Needs and Constraints
- Housing Programs

Chapter 6: Economic Development Element

- Workforce Analysis
- Employer and Employee Trends
- Industry Analysis
- Employment Projections
- Economic Programs and Initiatives

Chapter 7: Land Use Element

- Land Use Plan Design Process
- Adopted Plans and Land Use Regulations
- Historic Growth and Trends Analysis
- Existing Land Use Inventory
- Recommended Land Use Plan

Chapter 8: Transportation Element

- Transportation Facilities and Services
- State Transportation Programs
- Regional Transportation Plan Recommendations
- Jurisdictional Highway System
- Bicycle and Pedestrian Facilities

Chapter 9: Intergovernmental Cooperation and Implementation Elements

- Implementation Recommendations
- Plan Adoption
- Monitoring and Updating

Chapter 2

TRENDS, ISSUES, OPPORTUNITIES AND PLANNING STANDARDS

INTRODUCTION

Information regarding existing conditions and historic trends with respect to the demographic and economic base, the natural environment, and the man-made environment is essential to the comprehensive planning process. An extensive database has been developed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) pertaining to these and other aspects of the Southeastern Wisconsin Region, updating that database periodically. A major inventory update effort was carried out by SEWRPC in the early 2000's in support of the preparation of new land use and transportation plans and other elements of the comprehensive plan for the Region, including Waukesha County and its municipalities. This chapter presents a summary of the results of that inventory update pertaining to the population, land use, water supply, the natural resource base and the agricultural resource base.

Much of the demographic data in this chapter is from the U.S. Bureau of the Census. This data is collected every ten years and is derived from both short and long form questionnaires. The short form provides a complete count of all persons living in the United States along with over 300 tables with counts and cross tabulations of race, ethnicity, gender, and age data. The long form is sent to 1 out of every 6 households in the United States. It provides sample data for topics related to education, housing, income, and other social and economic issues.

DEMOGRAPHIC AND ECONOMIC BASE

Population Growth by County

In 1930, Dodge and Waukesha County each had approximately 52,000 residents (Table II-1). Waukesha County began to experience significant population growth in the 1950s and experienced a population boom since 1940 that resulted in population increases per decade ranging from 23,000 people to 73,000 people (Table II-1). From 1960 to 2005 the county population more than doubled increasing from 158,249 to 377,348 (Table II-1). All of the counties surrounding Waukesha experienced smaller gains in total population since 1960 with the exception of a population decline in Milwaukee County. Between 1970 and 2005, Milwaukee County declined by 115,254 people, as population, business, and industry migrated from the City of Milwaukee.

Waukesha County Community Population Trends

Between 1970 and 1980 the majority of the county's growth in population occurred in cities and towns. In fact, 46 percent took place in cities, 44 percent in towns, and only 10 percent in villages. Between 1990 and 2000 the growth in cities remained the same (46 percent) with a more even distribution of growth between villages (31 percent) and towns (23 percent). In 2005, an estimated 20 percent of the total county population lived in towns (75,626 people), 24 percent resided in villages (91,157 people) and 56 percent were residents of cities (210,565).

The most significant population growth in communities took place in the City of Waukesha where the population increased by 27,915 people since 1970 (Table II-2). The Village of Sussex had the greatest increase in population (7,003 people) for any village within the county from 1970 to 2005. The Town of Mukwonago experienced the largest population growth of any town gaining 5,552 people from 1970 to 2005 (Table II-2).

Components of Population Change

Population change can be attributed to natural increase and net migration. Natural increase is the balance between births and deaths in an area over a given period of time; it can be measured directly from historical records on the number of births and deaths for an area. Net migration is the balance between migration to and from an area over a given period of time; as a practical matter, net migration is often determined as a derived number, obtained by

subtracting natural increase from total population change for the time period concerned. Of the total population increase of 56,052 persons in the County between 1990 and 2000, 18,582 can be attributed to natural increase; the balance of 37,470 persons can be attributed to net in-migration. Table II-2 illustrates that the level of natural increase in the County has been relatively stable since the 1970's.

Table II-1

SELECTED COUNTY POPULATION GROWTH TRENDS: 1840-2005

Year County	Dodge County	Jefferson County	Milwaukee County	Racine County	Walworth County	Washington County	Waukesha County
1840	67	914	5,605	3,475	2,611	343	N/A
1850	19,138	15,317	31,077	14,973	17,862	19,485	19,558
1860	42,818	30,438	62,518	21,360	26,496	23,622	26,831
1870	47,035	34,050	89,936	26,742	25,992	28,274	28,258
1880	45,931	32,155	138,523	30,921	26,249	33,270	28,957
1890	44,984	33,530	236,101	36,268	27,802	35,229	33,270
1900	46,631	34,789	330,017	45,644	20,259	23,589	35,229
1910	47,436	34,606	433,187	57,424	29,614	23,784	37,100
1920	49,742	35,022	539,449	78,961	29,327	25,713	42,612
1930	52,092	36,785	725,263	90,217	31,058	26,551	52,358
1940	54,280	38,868	766,885	94,047	33,103	28,430	62,744
1950	57,611	43,069	871,047	109,585	41,584	33,902	85,901
1960	63,170	50,094	1,036,041	141,781	52,368	46,119	158,249
1970	69,004	60,060	1,054,249	170,838	63,444	63,829	231,338
1980	75,064	66,152	964,988	173,132	71,507	84,848	280,203
1990	76,559	67,783	959,275	175,034	75,000	95,328	304,715
2000	85,897	75,784	940,164	188,831	91,996	117,493	360,767
2005	88,748	79,188	938,995	193,239	98,496	125,940	377,348

Source: U. S. Bureau of the Census and the Wisconsin Department of Administration.

Table II-2

POPULATION GROWTH BY COMMUNITY IN WAUKESHA COUNTY: 1970-2005

Community	1970	1980	1990	2000	2005
Town of Brookfield	4,303	4,364	4,232	6,390	6,379
Town of Delafield	3,750	4,597	5,735	7,820	8,286
Town of Eagle	1,250	1,758	2,028	3,117	3,492
Town of Genesee	3,172	5,126	5,986	7,284	7,542
Town of Lisbon	4,709	8,352	8,277	9,359	9,733
Town of Merton	4,424	6,025	6,430	7,988	8,347
Town of Mukwonago	1,930	4,979	5,967	6,868	7,482
Town of Oconomowoc	6,010	7,340	7,323	7,451	7,882
Town of Ottawa	1,698	2,795	2,988	3,758	3,850
Town of Summit	3,809	4,050	4,003	4,999	5,178
Town of Vernon	2,857	6,372	7,549	7,227	7,455
Town of Waukesha	4,408	6,668	7,566	8,596	8,832
Village of Big Bend	1,148	1,345	1,299	1,278	1,285
Village of Butler	2,261	2,059	2,079	1,881	1,835
Village of Chenequa	642	532	601	583	586
Village of Dousman	451	1,153	1,277	1,548	1,808
Village of Eagle	745	1,008	1,182	1,707	1,772
Village of Elm Grove	7,201	6,735	6,261	6,249	6,234
Village of Hartland	2,763	5,559	6,906	7,905	8,365
Village of Lac La Belle	227	289	258	329	333
Village of Lannon	1,056	987	924	1,009	957
Village of Menomonee Falls	31,697	27,845	26,840	32,647	33,939
Village of Merton	646	1,045	1,199	1,926	2,376
Village of Mukwonago	2,367	4,014	4,464	6,162	6,506
Village of Nashotah	410	513	567	1,266	1,372
Village of North Prairie	669	938	1,322	1,571	1,855
Village of Oconomowoc Lake	599	524	493	564	637
Village of Pewaukee	3,271	4,637	5,287	8,170	8,969
Village of Sussex	2,758	3,482	5,039	8,828	9,761
Village of Wales	691	1,992	2,471	2,523	2,567
City of Brookfield	31,761	34,035	35,184	38,649	39,797
City of Delafield	3,182	4,083	5,347	6,472	6,876
City of Muskego	11,573	15,277	16,813	21,397	22,427
City of New Berlin	26,910	30,529	33,592	38,220	38,969
City of Oconomowoc	8,741	9,909	10,993	12,382	13,459
City of Pewaukee	7,551	8,922	9,621	11,783	12,625
City of Waukesha	39,665	50,365	56,894	64,825	67,580
Waukesha County	231,335	280,203	304,715	360,767	377,348

Note: The Town of Pewaukee was incorporated as the City of Pewaukee in 1999.
Source: U.S. Bureau of the Census and the Wisconsin Department of Administration

Racial Composition

According to the 2000 U.S. Census, almost 96 percent of residents in Waukesha County were Caucasian in 2000. However, the population of Waukesha County continues to grow more diverse. Between 1990 and 2000 the Hispanic population in the County nearly doubled from 5,448 to 9,503. The City of Waukesha experienced the largest growth in the number of Hispanics. Several neighborhood block groups within the City of Waukesha recorded populations that were over 25 percent Hispanic. Asians made up the third largest racial group within Waukesha County with nearly 5,400 people.

Household Trends

In addition to population, the number of households, or occupied housing units, is of importance in land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services. A household includes all persons who occupy a housing unit-defined by the Census Bureau as a house, an apartment, a mobile home, a group of rooms, or a single-room that is occupied, or intended for occupancy, as separate living quarters.

Table II-3

OWNER VS. RENTER OCCUPIED UNITS IN WAUKESHA COUNTY MUNICIPALITIES: 2000

Community	Owner Occupied	Percent	Renter Occupied	Percent
Town of Brookfield	1,763	63.8	999	36.2
Town of Delafield	2,521	96.0	104	4.0
Town of Eagle	1,049	93.8	69	6.2
Town of Genesee	2,431	98.0	50	2.0
Town of Lisbon	3,104	96.5	114	3.5
Town of Merton	2,706	92.3	226	7.7
Town of Mukwonago	2,184	97.5	57	2.5
Town of Oconomowoc	2,765	90.8	280	9.2
Town of Ottawa	1,232	89.6	143	10.4
Town of Summit	1,747	91.8	157	8.2
Town of Vernon	2,380	99.0	25	1.0
Town of Waukesha	2,891	98.2	54	1.8
Village of Big Bend	448	98.0	9	2.0
Village of Butler	455	49.7	461	50.3
Village of Chenequa	193	86.5	30	13.5
Village of Dousman	315	54.8	260	45.2
Village of Eagle	529	89.4	63	10.6
Village of Elm Grove	2,444	95.6	112	4.4
Village of Hartland	1,746	58.2	1,256	41.8
Village of Lac La Belle	114	97.4	3	2.6
Village of Lannon	361	84.9	64	15.1
Village of Menomonee Falls	9,939	77.4	2,905	22.6
Village of Merton	558	94.4	33	5.6
Village of Mukwonago	1,516	63.4	876	36.6
Village of Nashotah	427	96.0	18	4.0
Village of North Prairie	455	85.7	76	14.3
Village of Oconomowoc Lake	185	88.9	23	11.1
Village of Pewaukee	2,330	64.1	1,305	35.9
Village of Sussex	2,179	65.8	1,131	34.2
Village of Wales	722	85.3	124	14.7
City of Brookfield	12,482	89.9	1,409	10.1
City of Delafield	1,694	66.4	859	33.6
City of Muskego	6,228	82.7	1,305	17.3
City of New Berlin	11,778	81.3	2,717	18.7
City of Oconomowoc	3,102	62.4	1,866	37.6
City of Pewaukee	3,826	84.0	727	16.0
City of Waukesha	14,508	56.5	11,155	43.5
Waukesha County Total	**103,373**	**76.4**	**31,856**	**23.6**

Source: U.S. Bureau of the Census

The number of households in the County increased by 29,239 households, or 28 percent, from 105,990 households in 1990 to 135,229 households in 2000.

This follows increases of 17,438 households during the 1980s, 26,617 households during the 1970s, 19,541 households during the 1960s, and 18,795 households during the 1950s. In 2000, slightly over 76 percent (103,373) of the total housing units were owner occupied in Waukesha County. This figure is consistent with neighboring counties with the exception of Milwaukee County which had 52 percent owner occupied homes in 2000. In Waukesha County municipalities, owner occupied housing ranges from 56.5 percent of total housing stock in the City of Waukesha to 99 percent in the Town of Vernon (Table II-3).

Household Size

In 2000, the average household size ranged from 2.05 in the Village of Butler to 3.26 in the Village of Merton (Table II-4). This figure continues to decline slightly in Waukesha County communities. From 1990 to 2000, the average household size declined in Waukesha County from 2.83 to 2.63. This trend is occurring on a regional, state, and national scale as families continue to become smaller. A growing population with a decreasing household size has implications for development of housing stock, demand for future water and sanitary sewer capacity, land use, and other utilities and community facilities. This trend is examined in more detail in the Housing and Utilities and Community Facilities chapters of this report.

Table II-4

AVERAGE HOUSEHOLD SIZE IN WAUKESHA COUNTY: 2000

Community	Average Household Size	Community	Average Household Size	Community	Average Household Size
Town of Brookfield	2.29	Village of Big Bend	2.85	City of Brookfield	2.74
Town of Delafield	2.93	Village of Butler	2.05	City of Delafield	2.52
Town of Eagle	2.97	Village of Chenequa	2.61	City of Muskego	2.80
Town of Genesee	3.00	Village of Dousman	2.58	City of New Berlin	2.62
Town of Lisbon	2.90	Village of Eagle	2.88	City of Oconomowoc	2.40
Town of Merton	2.95	Village of Elm Grove	2.49	City of Pewaukee	2.57
Town of Mukwonago	3.14	Village of Hartland	2.63	City of Waukesha	2.43
Town of Oconomowoc	2.69	Village of Lac La Belle	2.81	Waukesha County	2.63
Town of Ottawa	2.73	Village of Lannon	2.37		
Town of Summit	2.76	Village of Menomonee Falls	2.52		
Town of Vernon	3.00	Village of Merton	3.26		
Town of Waukesha	2.97	Village of Mukwonago	2.54		
		Village of Nashotah	2.84		
		Village of North Prairie	2.96		
		Village of Oconomowoc Lake	2.71		
		Village of Pewaukee	2.19		
		Village of Sussex	2.67		
		Village of Wales	2.98		

Source: U.S. Bureau of the Census

Median Age

Waukesha County's median age is increasing. The median age in 1970 for the county was 27. The median age increased to 34 in 1990 and in 2000 reached 38.1. The City of Waukesha and villages of Hartland and Sussex had median ages well below the county's median age in 2000 (Table II-5). The towns of Brookfield, Ottawa, the villages of Chenequa, Elm Grove, Lac La Belle, and Oconomowoc Lake and the City of Brookfield were well above the county's median age. Ozaukee County was the only county in southeastern Wisconsin with a higher median age (38.9) than Waukesha County in 2000.

Age Composition

The 45 to 64 and 65 and over age groups will continue to grow in number reflecting the aging of the "baby boomers" (people born between 1946 and 1964). The population aged 25 to 44 will begin to decrease as "baby boomers" grow older and fewer numbers of persons born in the 1970s move into this age group. This change in age composition will have implications for school districts, housing, labor, and transportation.

Table II-5

WAUKESHA COUNTY COMMUNITIES:
POPULATION BY AGE GROUP AND MEDIAN AGE: 2000

	Under 5	5 to 14	15 to 24	25 to 44	45 to 64	65 and Over	Median Age
Town of Brookfield	368	815	494	1,582	1,551	1,580	44.4
Town of Delafield	488	1,347	1,136	1,933	2,403	513	38.6
Town of Eagle	226	532	326	1,030	799	204	36.9
Town of Genesee	437	1,289	865	2,101	2,121	471	38.7
Town of Lisbon	620	1,542	994	2,716	2,515	982	38.6
Town of Merton	483	1,553	828	2,279	2,159	686	38.3
Town of Mukwonago	426	1,316	856	2,128	1,839	303	36.7
Town of Oconomowoc	402	1,136	817	2,188	2,175	733	39.7
Town of Ottawa	206	596	409	999	1,118	430	41.1
Town of Summit	286	762	569	1,411	1,421	532	39.6
Town of Vernon	346	1,206	1,353	864	2,360	412	39.4
Town of Waukesha	488	1,555	1,020	2,415	2,405	713	38.8
Village of Big Bend	76	236	147	384	320	105	36.8
Village of Butler	82	214	186	580	377	442	40.9
Village of Chenequa	25	69	66	111	217	95	47.6
Village of Dousman	106	262	191	514	268	243	35.4
Village of Eagle	164	306	175	649	301	112	32.8
Village of Elm Grove	320	950	516	1,266	1,789	1,408	45.7
Village of Hartland	550	1,353	1,062	2,647	1,703	590	34.1
Village of Lac La Belle	22	44	24	81	122	36	43.9
Village of Lannon	52	125	114	301	281	136	39.8
Village of Menomonee Falls	2,161	4,709	3,053	9,950	7,650	5,124	39.2
Village of Merton	140	441	213	634	423	75	34.5
Village of Mukwonago	434	864	882	1,980	1,328	674	33.9
Village of Nashotah	91	233	126	366	337	113	37.8
Village of North Prairie	98	296	188	515	392	92	36.3
Village of Oconomowoc Lake	21	92	53	122	216	64	44.5
Village of Pewaukee	578	981	829	3,048	1,742	992	35.5
Village of Sussex	799	1,413	988	3,202	1,695	731	34.1
Village of Wales	151	443	356	732	736	105	37.3
City of Brookfield	2,072	6,311	3,740	8,957	10,760	6,808	42.5
City of Delafield	430	991	669	1,931	1,752	699	38.7
City of Muskego	1,431	1,482	2,232	6,737	5,332	1,781	37.5
City of New Berlin	2,275	5,425	4,222	11,083	10,372	4,843	39.8
City of Oconomowoc	781	1,716	1,757	2,253	2,686	2,092	38.0
City of Pewaukee	669	1,566	1,169	3,482	3,628	1,269	40.4
City of Waukesha	4,792	8,634	9,574	21,813	13,118	6,894	33.4
Waukesha County	23,096	54,805	41,587	107,439	90,406	43,434	38.1

Source: U.S. Bureau of the Census

Household Income

Waukesha County has a substantially higher median household income than adjacent counties. The median household income was $62,839 in 2000 for Waukesha County (Table II-6). This figure was over 60 percent higher than the median household income in Milwaukee County. The median household income in Waukesha County communities (Table II-7) ranged from $33,883 in the Village of Butler to over $160,000 in the Village of Chenequa.

Table II-6

MEDIAN HOUSEHOLD INCOME BY SELECTED COUNTIES: 1999

County	Median Household Income
Milwaukee County	$38,100
Dodge County	$45,190
Walworth County	$46,274
Jefferson County	$46,901
Racine County	$48,059
Washington County	$57,033
Waukesha County	$62,839

Source: U.S. Bureau of the Census

Employment Trends

Waukesha County has continued to enhance its economy through new job creation. Waukesha County experienced a 43 percent growth in employment from 1990 to 2000 resulting in a net addition of 81,100 jobs. (Table II-8). Ozaukee County also recorded impressive employment growth during this period. Although, Milwaukee County has nearly three times as many jobs as Waukesha, it recorded only a 2 percent increase in jobs during the 1990's.

Waukesha County like the rest of Wisconsin has experienced a decline in manufacturing as a percent of total employment. Despite this fact, Waukesha County is still above the national average in manufacturing employment. Approximately 21 percent of all jobs in Waukesha County are in manufacturing. Nationally, only about 12 percent of all jobs are in manufacturing. Service employment has increased significantly over the last decade and now is the most important sector for jobs in the county accounting for 28 percent of all jobs within Waukesha County (Table II-9).

Waukesha County has the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin (Table II-10). Over 41 percent of people 25 years of age and older have an associate, bachelors, graduate, or professional degree within Waukesha County. Only Dane with 49.5 percent and Ozaukee at 45.6 percent have higher percentages in Wisconsin. Within Waukesha County municipalities, this figure ranges from 18 percent in the Village of Butler to 70 percent in the Village of Chenequa (Table II-11). In the State of Wisconsin, 31 percent of residents age 25 and over have earned an associate, bachelors, graduate, or professional degree.

Table II-7

MEDIAN HOUSEHOLD INCOME BY WAUKESHA COUNTY COMMUNITIES: 1999

Community	Median Household Income
Town of Brookfield	$55,417
Town of Delafield	$98,779
Town of Eagle	$69,071
Town of Genesee	$78,740
Town of Lisbon	$69,012
Town of Merton	$78,937
Town of Mukwonago	$75,067
Town of Oconomowoc	$68,676
Town of Ottawa	$69,493
Town of Summit	$76,859
Town of Vernon	$71,366
Town of Waukesha	$73,984
Village of Big Bend	$61,771
Village of Butler	$38,333
Village of Chenequa	$163,428
Village of Dousman	$53,409
Village of Elm Grove	$86,212
Village of Hartland	$58,359
Village of Lac La Belle	$100,000
Village of Lannon	$44,375
Village of Menomonee Falls	$57,952
Village of Merton	$75,000
Village of Mukwonago	$56,250
Village of Nashotah	$82,949
Village of North Prairie	$70,781
Village of Oconomowoc Lake	$112,760
Village of Pewaukee	$53,874
Village of Sussex	$76,859
Village of Wales	$75,000
City of Brookfield	$76,225
City of Delafield	$71,995
City of Muskego	$64,247
City of New Berlin	$67,576
City of Oconomowoc	$51,250
City of Pewaukee	$75,589
City of Waukesha	$50,084
Waukesha County	$62,839

Source: U.S. Bureau of the Census

Table II-8

TOTAL EMPLOYMENT TRENDS BY SELECTED COUNTIES: 1990-2000

County	1990	2000	Number Increase In Employment 1990-2000	Percent Increase In Employment 1990-2000
Waukesha County	189,700	270,800	81,100	43%
Milwaukee County	609,800	624,600	14,800	2%
Ozaukee County	35,300	50,800	15,500	44%
Racine County	89,600	94,400	4,800	5%
Washington County	46,100	61,700	15,600	34%
Walworth County	39,900	51,800	11,900	30%

Source: U.S. Bureau of Economic Analysis and SEWRPC

Table II-9

WAUKESHA COUNTY EMPLOYMENT INDUSTRY TRENDS: 1990-2000

Waukesha County	1990	2000	1990-2000 Number Change in Employment	2000 Percent of Total Employment
Agriculture	1,191	1,011	-180	1%
Construction	12,679	18,462	5,783	7%
Manufacturing	44,871	56,754	11,883	21%
Transportation, Communication and Utilities	8,185	9,516	2,434	4%
Wholesale Trade	16,128	22,508	6,380	8%
Retail Trade	31,054	43,132	12,078	16%
Finance, Insurance and Real Estate	13,131	22,340	9,209	8%
Services	46,293	76,265	29,979	28%
Government and Government Enterprises	13,994	17,059	3,065	7%
Other	2,135	3,749	1,614	1%

Notes: Services include Business, Repair, Personal, Entertainment, Recreation, Health, Education, Accommodation and Food, Social, and Professional services. Government and Government Enterprises includes all non-military government agencies and enterprises, regardless of SIC code. Other includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs.

Source: U.S Bureau of Economic Analysis and SEWRPC

Table II-10

WAUKESHA COUNTY EDUCATIONAL ATTAINMENT FOR PERSONS 25 AND OVER: 2000

Educational Attainment Level	Number	Percent
Less than 9th Grade	5,537	2.3
High School, No Diploma	14,873	5.7
High School Graduate	66,651	27.6
Some College (No Degree)	54,483	22.6
Associate Degree	18,492	7.7
Bachelor's Degree	57,050	23.6
Graduate /Professional Degree	25,213	10.4
Total	**241,299**	**100**

Source: U.S. Bureau of the Census

LAND USE

SEWRPC relies on two types of inventories and analyses in order to monitor urban growth and development in Southeastern Wisconsin—an urban growth ring analysis and a land use inventory. The urban growth ring analysis delineates the outer limits of concentrations of urban development and depicts the urbanization over the past 150 years. When related to urban population levels, the urban growth ring analysis provides a good basis for calculating urban population and household densities. By contrast, SEWRPC's land use inventory is a more detailed inventory that places all land and water areas into one of 66 discrete land use categories, providing a basis for analyzing specific urban and non-urban land uses. Both the urban growth ring analysis and the land use inventory have been updated to the year 2000 under the continuing regional planning program, therefore serve as the basis for the land use trends present in this Plan.

Urban Growth Ring Analysis

The urban growth ring analysis shows the historical pattern of urban settlement, growth, and development since 1850 for selected points in time. Areas identified as urban under this time series analysis include areas where residential structures or other buildings have been constructed in relatively compact groups, thereby indicating a concentration of residential, commercial, industrial, governmental, institutional, or other urban land uses. In addition, the identified urban areas encompass certain open space lands such as urban parks and small areas being preserved for resource conservation purposes within the urban areas.

As part of the urban growth ring analysis, urban growth for the years prior to 1940 was identified using a variety of sources, including the records of local historical societies, land subdivision plat records, farm plat maps, U. S Geological Survey maps, and Wisconsin Geological and Natural History Survey records. Urban growth for the years 1940, 1950, 1963, 1970, 1980, 1990, and 2000 was identified using aerial photographs. Because of limitations inherent in the source materials, information presented for the years prior to 1940 represents the extent of urban development at approximately those points in time, whereas the information presented for later years can be considered precisely representative of those respective points in time. The urban growth ring analysis, updated through 2000, is presented graphically on Map II-1.

Table II-11

RESIDENTS OF AGE 25 AND OVER WITH ASSOCIATES, BACHELOR'S, GRADUATE, OR PROFESSIONAL DEGREES BY COMMUNITY IN WAUKESHA COUNTY: 2000

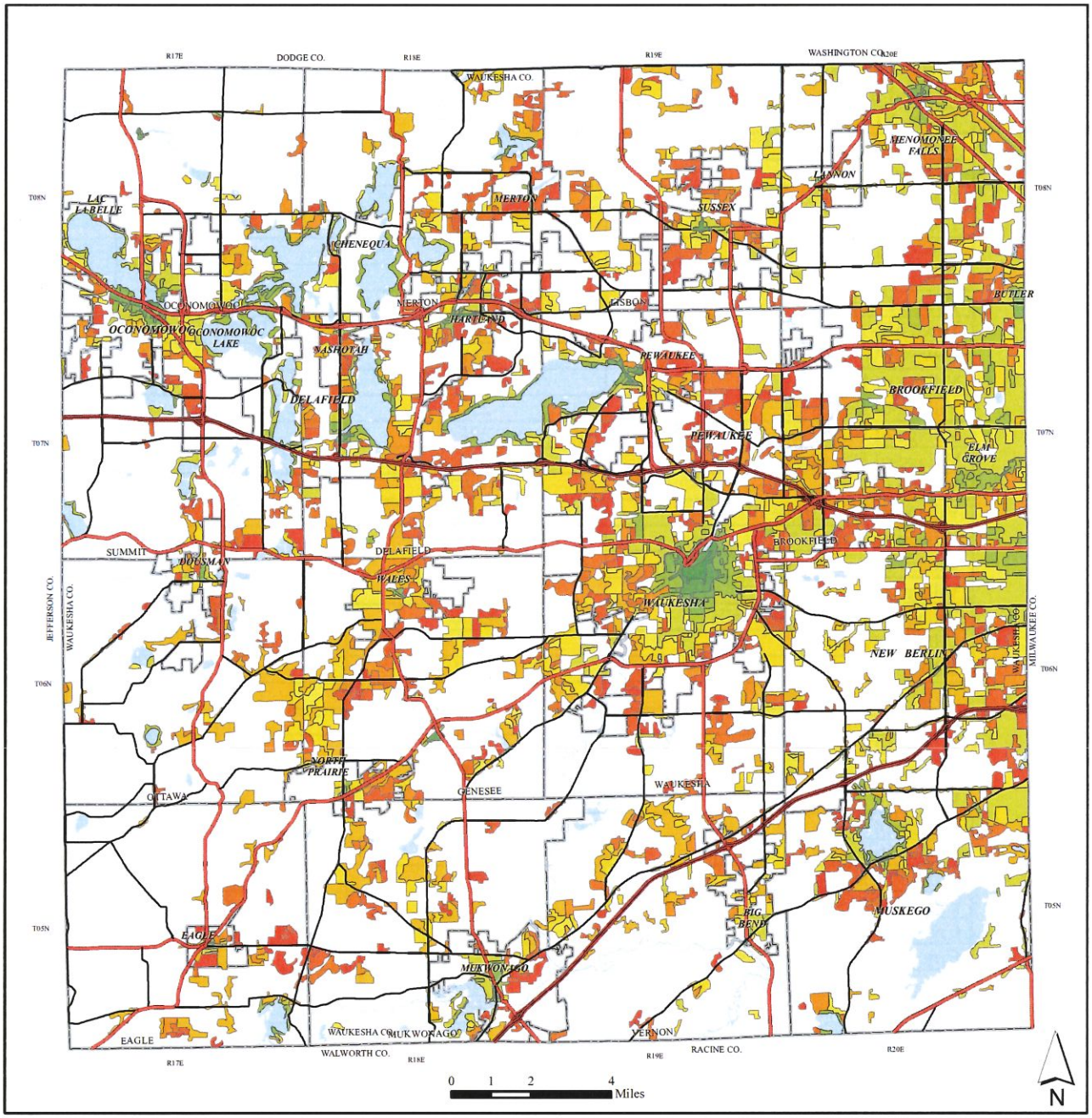
Community	Number	Percent
Town of Brookfield	2,026	45.6
Town of Eagle	673	34.2
Town of Delafield	2,802	57.5
Town of Genesee	2,100	45.5
Town of Lisbon	2,149	28.3
Town of Merton	2,282	44.9
Town of Mukwonago	1,757	42.3
Town of Oconomowoc	1,957	38.8
Town of Ottawa	959	37.5
Town of Summit	1,355	40.2
Town of Vernon	1,428	30.1
Town of Waukesha	2,247	40.8
Village of Big Bend	228	28.1
Village of Butler	257	18.4
Village of Chenequa	291	70.4
Village of Dousman	287	27.2
Village of Eagle	309	26.9
Village of Elm Grove	3,058	69.1
Village of Hartland	2,028	40.9
Village of Lac La Belle	139	58.5
Village of Lannon	111	15.7
Village of Menomonee Falls	8,566	37.6
Village of Merton	451	37.4
Village of Mukwonago	1,381	35.0
Village of Nashotah	436	53.7
Village of North Prairie	370	36.6
Village of Oconomowoc Lake	244	61.6
Village of Pewaukee	2,227	38.3
Village of Sussex	2,012	36.2
Village of Wales	761	49.3
City of Brookfield	14,727	55.3
City of Delafield	2,002	45.1
City of Muskego	4,699	33.1
City of New Berlin	11,562	44.0
City of Oconomowoc	3,221	38.5
City of Pewaukee	3,927	46.0
City of Waukesha	3,927	37.6

Source: U.S. Bureau of the Census

Map II-1

HISTORIC GROWTH RING ANALYSIS IN WAUKESHA COUNTY: 1850-2000

Historic Urban Growth in Waukesha County: 1850-2000



Legend

- *Civil Division Boundary*
- *Interstate*
- *US*
- *State*
- *County*

Historic Urban Growth

Year

- *1850*
- *1880*
- *1900*
- *1920*
- *1940*
- *1950*
- *1963*
- *1970*
- *1975*
- *1980*
- *1985*
- *1990*
- *1995*
- *2000*

Source: SEWRPC and Waukesha County
Civil Divisions as of 5/31/08
Prepared by Waukesha Co. Dept. of Parks and Land Use

Table II-12

POPULATION PROJECTIONS BY COMMUNITY IN WAUKESHA COUNTY: 2010-2035

Community	2010	2015	2020	2025	2030	2035
Town of Brookfield	6,957	7,212	7,468	7,782	8,055	8,349
Town of Delafield	9,120	9,712	10,295	10,949	11,603	12,313
Town of Eagle	3,817	4,138	4,451	4,793	5,156	5,554
Town of Genesee	7,970	8,281	8,593	8,971	9,305	9,664
Town of Lisbon	9,751	9,926	10,110	10,378	10,565	10,770
Town of Merton	8,729	9,062	9,397	9,804	10,162	10,546
Town of Mukwonago	7,631	7,989	8,346	8,765	9,153	9,571
Town of Oconomowoc	7,400	7,370	7,354	7,404	7,384	7,374
Town of Ottawa	4,057	4,191	4,327	4,497	4,641	4,795
Town of Summit	5,308	5,479	5,653	5,870	6,053	6,250
Town of Vernon	7,209	7,192	7,189	7,250	7,243	7,245
Town of Waukesha	8,873	9,001	9,139	9,354	9,493	9,646
Village of Big Bend	1,202	1,165	1,132	1,110	1,078	1,048
Village of Butler	1,769	1,714	1,666	1,634	1,587	1,543
Village of Chenequa	573	568	564	566	562	559
Village of Dousman	1,721	1,781	1,842	1,917	1,981	2,051
Village of Eagle	1,912	2,005	2,097	2,205	2,306	2,414
Village of Elm Grove	5,948	5,802	5,672	5,597	5,469	5,351
Village of Hartland	8,828	9,247	9,662	10,149	10,601	11,088
Village of Lac La Belle	358	372	385	401	415	431
Village of Lannon	958	933	911	898	876	856
Village of Menomonee Falls	34,668	35,565	36,483	37,696	38,651	39,684
Village of Merton	2,238	2,378	2,517	2,672	2,826	2,994
Village of Mukwonago	6,839	7,131	7,422	7,770	8,084	8,423
Village of Nashotah	1,548	1,677	1,803	1,941	2,087	2,247
Village of North Prairie	1,900	2,048	2,193	2,353	2,520	2,702
Village of Oconomowoc Lake	651	660	670	686	696	707
Village of Pewaukee	9,299	9,813	10,320	10,902	11,462	12,068
Village of Sussex	10,745	11,620	12,475	13,412	14,399	15,480
Village of Wales	2,537	2,540	2,548	2,578	2,584	2,594
City of Brookfield	39,577	39,959	40,396	41,179	41,607	42,096
City of Delafield	7,322	7,707	8,089	8,530	8,950	9,402
City of Muskego	23,183	23,984	24,791	25,792	26,648	27,570
City of New Berlin	40,333	41,265	42,228	43,535	44,529	45,607
City of Oconomowoc	13,190	13,542	13,902	14,375	14,751	15,158
City of Pewaukee	13,434	14,227	15,009	15,898	16,768	17,708
City of Waukesha	68,905	70,666	72,471	74,859	76,734	78,762
Waukesha County	**386,460**	**397,922**	**409,570**	**424,472**	**436,986**	**450,620**

Source: Wisconsin Department of Administration

Note: The projections for years 2030 and 2035 were made with simple trend extrapolation techniques by the University of Wisconsin Applied Population Laboratory. These projections are built upon the Wisconsin Department of Administration's Demographic Services Center's population projections for municipalities (through 2025) and for counties (through 2030).

Population Projections
Projections are estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration.

While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates are for the past, while projections are based on assumptions about future demographic trends. Estimates generally use existing data collected from various sources, while projections must assume what demographic trends will be in the future.

In the report, *The Population of Southeastern Wisconsin*, SEWRPC projected a range of future population and household levels – using high, intermediate, and low growth scenarios for Waukesha County. The analysis uses the cohort-component projection model that projects population based on births, deaths,, and migration rates. (Previously said fertility, survival, and migration rates). After analyzing the data, the intermediate growth projection was used for land use planning purposes. The intermediate population projection predicts a modest increase in birth rates, a slight improvement in death rates, and a relatively stable migration pattern through 2035. The intermediate projection of growth for Waukesha County is slightly higher than projections developed by the Wisconsin Department of Administration (Tables II-13 and II-14). SEWPRC in their study did not attempt to create projections for individual communities in Waukesha County. The Wisconsin Department of Administration developed projections through 2025 for communities within the County (Table II-12). The University of Wisconsin Applied Population Laboratory made the projections for years 2030 and 2035 with simple trend extrapolation techniques. These projections are built upon the Wisconsin Department of Administration's Demographic Services Center's population projections for municipalities (through 2025) and for counties (through 2030). At the community level it is more difficult to project future population growth. There is greater uncertainty with making demographic trend assumptions at the community level. For example, fertility is influenced by many factors including age of residents, income, educational attainment, race, and percentage of married couple families. Domestic migration or movement from one community to another is also difficult to project at a local community level. This variable is influenced by age, marriage, income, housing availability, and percentage of renters vs. homeowners. Between 1995 and 2000 over 66,000 Waukesha County residents moved to different houses within communities in the County. As a result, the projections for communities are a best projection guess, but may end up being quite different at the community level 30 years into the future.

Table II-13

PROJECTED POPULATION IN WAUKESHA COUNTY: 2010-2035
(INTERMEDIATE PROJECTION)

	2010	2015	2020	2025	2030	2035
Waukesha County	391,499	404,086	417,362	429,635	440,289	446,768

Source: SEWRPC

Household Projections
Based upon the intermediate projection, SEWRPC estimates that Waukesha County will gain an additional 38,900 households by 2035 (Table II-14). The SEWRPC intermediate population growth projection for the County in 2035 is 446,768. This projected trend would result in a continued decline in household size to 2.50 persons.

Table II-14

ACTUAL AND PROJECTED HOUSEHOLDS IN WAUKESHA COUNTY: 2000-2035 (INTERMEDIATE PROJECTION)

		Change from Preceding Year	
Year	Households	Absolute	Percent
Actual Households:			
2000	135,200	--	--
Projected Households:			
2005	144,300	9,100	6.7
2010	150,800	6,500	4.5
2015	156,700	5,900	3.9
2020	162,300	5,600	3.6
2025	167,400	5,100	3.1
2030	171,900	4,500	2.7
2035	174,100	2,200	1.3
Change: 2000-2035	**--**	**38,900**	**28.8**

Source: U.S. Bureau of the Census and SEWRPC.

Population Projections for the Planning Area and Southeastern Wisconsin

The projected population for the Waukesha County planning analysis areas (presented in Map II-2) in 2035 is 446,768 persons. This is a projected increase of 86,000 persons, or about 23.8 percent, over the 2000 population level of 360,800. Existing and projected population, households and job totals for planning analysis areas are set forth in Table II-15. More detailed discussion regarding employment and other economic trends are presented in Chapter 6.

Planned urban service areas generally include the corporate boundaries of cities and villages and additional contiguous lands needed to accommodate anticipated urban development. The 2000 population in each urban service area shown on Table II-16 is therefore greater than the 2000 population in the corresponding city or village corporate boundaries because the planned urban service area includes lands that are now in the towns. Although most cities and villages require land to be annexed before providing sewer, this plan does not assume that annexation is a prerequisite to providing public sewer. Cities and villages may enter into boundary or cooperative agreements that could provide for the extension of sewer and other services without annexation, subject to conditions negotiated between the city or village and the adjacent town as part of an agreement.

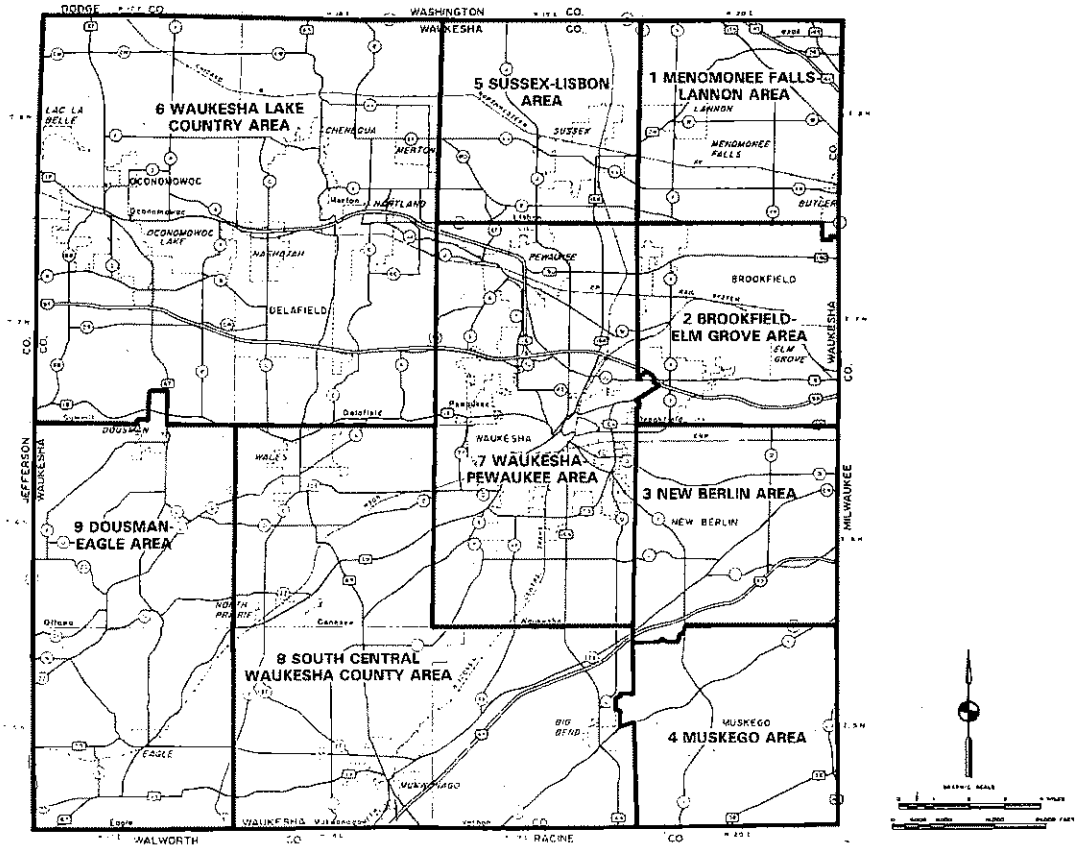
Land Use Inventory

SEWRPC land use inventory is intended to serve as a relatively precise record of land use at selected points in time. The land use classification system used in the inventory consists of nine major categories which are divisible into 66 sub-categories, making the inventory suitable for both land use and transportation planning, adaptable to storm water drainage, public utility, and community facility planning, and compatible with other land use classification systems. Aerial photographs serve as the primary basis for identifying existing land use, augmented by field surveys as appropriate.

The first regional land use inventory was prepared by SEWRPC in 1963 and has been updated periodically following the preparation of new aerial photography, with the most recent inventory prepared using aerial photographs taken in spring of 2000. As part of the year 2000 land use inventory, the delineation of existing land use was referenced to real property boundary information not available in prior inventories. This change increases the precision of the land use inventory and makes it more useable to public agencies and private interests. As a result of this change, however, year 2000 land use inventory data are not strictly comparable with data from the 1990 and prior inventories. The data remains suitable for denoting general land use trends. The results of the year 2000 land use inventory are presented along with the results of prior land use inventories in Table II-17.

Map II-2

WAUKESHA COUNTY PLANNING ANALYSIS AREAS



Source: SEWRPC.

Table II-15

EXISTING 2000 AND PLANNED 2035 POPULATION, HOUSEHOLDS AND EMPLOYMENT BY PLANNING ANALYSIS AREA

County and Planning Analysis Area (See Map II-2)	Population				Households				Jobs			
	Existing 2000	Planned Increment: 2000 - 2035		Total 2035	Existing 2000	Planned Increment: 2000 – 2035		Total 2035	Existing 2000	Planned Increment: 2000 - 2035		Total 2035
		Number	Percent			Number	Percent			Number	Percent	
Waukesha												
1	35,500	9,200	25.9	44,700	14,200	4,300	30.3	18,500	43,800	9,800	22.4	53,600
2	50,900	6,300	12.4	57,200	19,000	3,200	16.8	22,200	58,500	6,500	11.1	65,000
3	38,200	7,200	18.8	45,400	14,500	3,400	23.4	17,900	27,000	7,400	27.4	34,400
4	21,400	9,400	43.9	30,800	7,500	3,800	50.7	11,300	7,400	1,300	17.6	8,700
5	18,400	7,200	39.1	25,600	6,600	3,100	47.0	9,700	9,300	4,300	46.2	13,600
6	59,400	16,300	27.4	75,700	21,800	7,100	32.6	28,900	31,500	13,400	42.5	44,900
7	93,800	20,500	21.9	114,300	36,800	9,600	26.1	46,400	78,900	10,400	13.2	89,300
8	32,900	7,300	22.2	40,200	11,200	3,200	28.6	14,400	11,500	7,800	67.8	19,300
9	10,300	2,600	25.2	12,900	3,600	1,200	33.3	4,800	2,900	2,000	69.0	4,900
Total	360,800	86,000	23.8	446,800	135,200	38,900	28.8	174,100	270,800	62,900	23.2	333,700

Source: SEWRPC.

Table II-16

POPULATION IN THE REGION BY SEWER SERVICE AREA: EXISTING 2000 AND 2035 RECOMMENDED PLAN

County and Sewer Service Area Name	Existing Population: 2000			Sewered Population: 2035 Recommended Plan		
					Change	
	Sewered	Unsewered[a]	Total	2035	Number	Percent
Waukesha County						
Big Bend	-	1,860	1,860	1,930	1,930	-
Brookfield East[i]	18,430	-	18,430	20,380	1,950	10.6
Brookfield West[ii]	27,740	360	28,100	32,580	4,840	17.4
Butler	1,840	-	1,840	1,880	40	2.2
Delafield[iii]	5,940	4,680	10,620	12,800	6,860	115.5
Dousman[iv]	1,960	1,690	3,650	4,960	3,000	153.1
Eagle Spring Lake/ Mukwonago Park/ Rainbow Springs	-	460	460	450	450	-
Elm Grove	5,570	-	5,570	5,770	200	3.6
Golden Lake	-	180	180	190	190	-
Hartland	8,770	260	9,030	11,310	2,540	29.0
Lake Country[v]	1,280	11,110	12,390	14,080	12,800	>300.0
Lannon	1,210	80	1,290	1,900	690	57.0
Menomonee Falls East[vi]	28,740	840	29,580	34,410	5,670	19.7
Menomonee Falls West[vii]	480	1,040	1,520	4,910	4,430	>300.0
Mukwonago (part)	6,260	1,090	7,350	11,260	5,000	79.9
Muskego[viii]	19,090	350	19,440	28,610	9,520	49.9
Muskego South[ix]	1,090	40	1,130	1,240	150	13.8
New Berlin[x]	31,970	2,500	34,470	41,190	9,220	28.8
Oconomowoc[xi]	13,750	1,810	15,560	21,380	7,630	55.5
Pewaukee[xii]	20,560	1,900	22,460	32,140	11,580	56.3
Sussex/Lisbon	10,270	1,660	11,930	17,770	7,500	73.0
Wales	-	1,600	1,600	1,950	1,950	-
Waukesha	67,300	8,410	75,710	88,440	21,140	31.4

Source: SEWRPC

[i] Includes area of the City of Brookfield tributary to the Milwaukee Metropolitan Sewerage District

[ii] Includes area of the City of Brookfield tributary to the Fox River Water Pollution Control Commission sewage treatment plant, along with small areas of the Village of Menomonee Falls and the City of New Berlin tributary to that treatment plant

[iii] Includes Village of Nashotah and Nemahbin Lakes Sewer Service Area

[iv] Includes Lower Genesee Lake, Pretty Lake, and School Section Lake Sewer Service Areas

[v] Includes the following sewer service areas located generally east of the City of Oconomowoc: Ashippun Lake, Beaver Lake, Lake Keesus, North Lake, Oconomowoc Lake, Okauchee Lake, Pine Lake, and the Village of Merton

[vi] Includes area of the Village of Menomonee Falls tributary to the Milwaukee Metropolitan Sewerage District

[vii] Includes area of the Village of Menomonee Falls tributary to the Sussex sewage treatment plant

[viii] Includes area of the City of Muskego tributary to the Milwaukee Metropolitan Sewerage District

[ix] Includes area of the City of Muskego tributary to the Town of Norway Sanitary District No. 1 sewage treatment plant

[x] Includes area of the City of New Berlin tributary to the Milwaukee Metropolitan Sewerage District

[xi] Includes the Village of Lac la Belle Sewer Service Area

[xii] Includes the City and Village of Pewaukee and Pewaukee Lake Sewer Service Areas

Table II-17

CHANGE IN LAND USE ACRES IN WAUKESHA COUNTY: 1963-2000

Land Use Category[a]	1963	1970	1980	1990	2000
Urban					
Residential	28,148	35,476	50,745	59,247	75,221
Commercial	1,197	1,831	2,754	3,827	5,351
Industrial	924	1,758	2,747	3,802	5,525
Transportation, Communication, and Utilities	16,079	18,545	21,867	22,805	30,001
Governmental and Institutional	2,550	3,587	4,037	4,215	4,887
Recreational	3,311	4,605	5,756	6,465	8,253
Unused Urban Land	8,509	8,516	8,017	7,025	7,806
Subtotal Urban	**60,718**	**74,318**	**95,923**	**107,386**	**137,044**
Non-urban					
Natural Areas					
Surface Water	16,076	16,461	16,753	16,878	16,891
Wetlands	52,588	51,660	51,233	51,978	52,661
Woodlands	31,181	30,818	29,472	29,584	28,931
Subtotal Natural Areas	**99,845**	**98,939**	**97,458**	**98,440**	**98,483**
Agricultural	200,241	184,390	161,558	142,428	112,611
Unused Rural and Other Open Lands	10,786	13,943	16,651	23,336	23,397
Subtotal Nonurban	**310,872**	**297,272**	**275,667**	**264,204**	**234,491**
Total	371,590	371,590	371,590	371,590	371,535

Note: As part of the regional land use inventory for the year 2000, the delineation of existing land use was referenced to real property boundary information not available for the 1990 and prior inventories. This change increases the precision of the land use inventory and makes it more useable to public agencies and private interests throughout the Region. As a result of the change, however, year 2000 land use inventory data are not strictly comparable with data from the 1990 and prior inventories. At the county and regional level, the most significant effect of the change is to increase the transportation, communication, and utilities category—the result of the use of actual street and highway rights-of-way as part of the 2000 land use inventory, as opposed to the use of narrower estimated rights-of-way in prior inventories. This treatment of streets and highways generally diminishes the area of adjacent land uses traversed by those streets and highways in the 2000 land use inventory relative to prior inventories.

Land Use Change: 1963-2000

Residential development was responsible for the most significant land use change within Waukesha County since 1963. Over 47,000 acres of land was converted to residential use as the county gained over 100,000 households between 1960 and 2000. Agricultural lands experienced the greatest loss of any land use within the county between 1963 and 2000. Nearly 88,000 acres of agricultural lands were converted to other land uses.

NATURAL RESOURCES

Groundwater Supply

The importance of groundwater as a source of water supply in Waukesha County and Southeastern Wisconsin can be shown by analyzing water-use data. According to estimates by the U.S. Geological Survey, water users in the Southeastern Wisconsin Region used about 324 million gallons per day (mgd) of water from surface and groundwater sources in 2000, not including water used for thermoelectric-power production. From this amount, 228 mgd, or about 70 percent, was withdrawn from surface water sources, primarily Lake Michigan; and 96 mgd, or about 30 percent, from groundwater (see Table II-18). In Waukesha County, nearly all of the water supply has historically been obtained from the groundwater system. This has recently changed somewhat with the conversion of the eastern portion of the Village of Menomonee Falls, the Village of Butler, and the eastern portion of the City of New Berlin to Lake Michigan water over the period of 1999 to 2005. Groundwater use and total water use in Waukesha County have risen steadily since 1985, increasing by about 36 percent over the period 1985 to 2000.

Table II-18

TRENDS IN REPORTED SURFACE (SW) AND GROUNDWATER (GW) USE IN SOUTHEASTERN WISCONSIN: 1979-2000
(IN MILLION GALLONS PER DAY)

County Name	1979			1985			1990			2000		
	SW	GW	Total	SW	GW	Total	SW	GW	Total	SW	GW	Total
Kenosha	17.81	3.42	21.23	17.87	2.54	20.41	20.41	2.56	22.97	16.04	2.69	18.73
Milwaukee	172.47	10.18	182.65	213.26	9.91	223.17	184.96	6.17	191.13	183.22	6.32	189.54
Ozaukee	1.19	6.66	7.85	1.15	6.33	7.48	1.43	6.66	8.09	1.52	7.80	9.32
Racine	22.55	7.69	30.24	22.55	7.28	29.83	29.32	8.85	38.17	26.24	13.63	39.87
Walworth	0.14	9.89	10.03	1.16	9.14	10.30	0.08	16.07	16.15	0.07	14.95	15.02
Washington	0.15	10.11	10.26	0.06	9.37	9.43	0.08	9.76	9.84	0.08	13.30	13.38
Waukesha	0.02	33.37	33.39	0.12	27.84	27.96	0.04	30.78	30.82	0.35	37.56	37.91
Total	**214.33**	**81.32**	**295.65**	**256.17**	**72.41**	**328.58**	**236.32**	**80.85**	**317.17**	**227.52**	**96.25**	**323.77**
Percent of Total	72.5	27.5	100.0	78.0	22.0	100.0	74.5	25.5	100.0	70.3	29.7	100.0

Note: The trends are based on currently available data, but the sources of information and accuracy of data may vary from one reporting period to another. The USGS obtains most of water-use data from files of state agencies, and makes estimates for categories for which data are not reported (private domestic and agricultural uses). Water used for thermoelectric power is not included.
GW: Groundwater; SW: Surface Water
Source: SEWRPC and U. S. Geological Survey, 2000.

Recharge to groundwater is derived almost entirely from precipitation. Much of the groundwater in shallow aquifers originates from precipitation that has fallen and infiltrated within a radius of about 20 or more miles from where it is found. The bedrock formations underlying the unconsolidated surficial deposits of Waukesha County consist of Precambrian crystalline rocks; Cambrian sandstone; Ordovician dolomite, sandstone, and shale; and Silurian dolomite. The uppermost bedrock unit throughout most of the county is pervious Silurian dolomite, primarily Niagara dolomite, underlaid by a relatively impervious layer of Maquoketa shale. In some of the pre-Pleistocene valleys in the southwestern and central portions of the county, however, the Niagara dolomite is absent and the uppermost bedrock unit is the Maquoketa shale.

The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation in western Waukesha County where the sandstone aquifer is not overlain by the Maquoketa Formation and is unconfined. On the average, precipitation annually brings about 32 inches of water to the surface area of the county. It is estimated that approximately 80 percent of that total is lost by evapotranspiration. Of the remaining water, part runs off in streams and part becomes groundwater. It is likely that the average annual groundwater recharge to shallow aquifers is 10 to 15 percent of annual precipitation.

To document the utilization of the shallow aquifers in the county, it may be assumed, for example, that, on the average, 10 percent of the annual precipitation reaches groundwater. Then, the average groundwater recharge in the County would be about 88 mgd. As previously noted, the estimated daily use of groundwater in 2000 was about 38 mgd, which is about 43 percent of the total amount of groundwater assumed to be recharged in a given year. This indicates that there is an adequate annual groundwater recharge to satisfy water demands on the shallow aquifer system in Waukesha County on a countywide basis. However, the availability on a localized area basis will vary depending upon usage, pumping system configuration, and groundwater flow patterns.

The situation is different for the deep aquifers where withdrawals of groundwater cause supply/demand imbalance in areas of concentrated use of groundwater, which has resulted in the declining potentiometric surface and mining of groundwater. For example, Professor Douglas Cherkauer of the University of Wisconsin-Milwaukee, estimated that the demand on groundwater from the deep sandstone aquifer in Waukesha County is greater than the available supply (see Table II-19).

Table II-19

ESTIMATES OF AVAILABLE GROUNDWATER IN WAUKESHA COUNTY, 1999

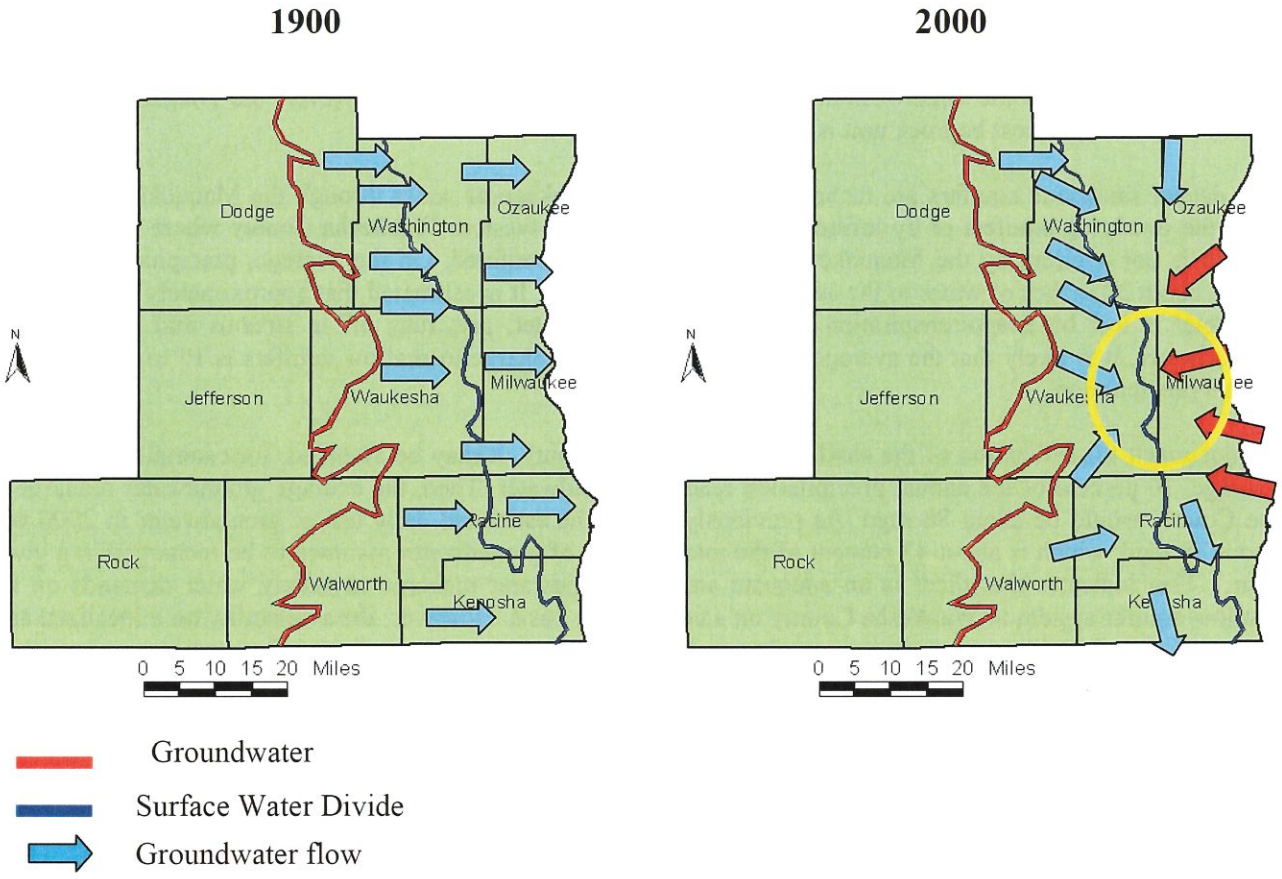
Aquifer	Recharge Area (square miles)	Estimated Recharge Rate (inches per year)	Average Daily Recharge (mgd)	Average Daily Demand (mgd)
Shallow	400	3.1	59	3.5
Deep	100	3.1	14.8	31.5

Note: mgd: million gallons per day
Source: D.S. Cherkauer, 1999

The imbalanced withdrawal of groundwater has shifted the major pumping center in Southeastern Wisconsin from the City of Milwaukee in the early 1900's to eastern Waukesha County in 2005. As a result of the groundwater use trend, the center of the "cone of depression", a term used to describe the deepest part of the pumping drawdown, has shifted westward about eight miles from Milwaukee to near eastern Waukesha County. Groundwater levels in the "cone of depression" have dropped about 500 feet since the onset of groundwater pumping. Figure II-1 shows how groundwater flows have been influenced as a result of groundwater pumping.

Figure II-1

SIMULATED GROUNDWATER FLOW DIRECTION ALTERATION FROM GROUNDWATER PUMPING



Source: SEWRPC

Surface Water Resources
Waukesha County has or contains portions of 33 lakes that comprise approximately 14,000 acres or almost 4 percent of the total area of the county. Surface water drains into the Fox, Rock, Root, and Menomonee River watersheds. The Menomonee and Root River watersheds lie east of the subcontinental divide and drain into the Great Lakes basin. The Fox and Rock Watersheds are west of the subcontinental divide and drain west into the Mississippi River basin.

FORMULATION OF OBJECTIVES

Planning may be described as a rational process for formulating and achieving objectives. The formulation of objectives is an essential task to be undertaken before plans can be prepared. This chapter presents a set of objectives along with supporting principles and related standards recommended by the Comprehensive Development Plan Advisory Committee as a basis for the preparation of a Comprehensive Development Plan for Waukesha County. The objectives are derived from the objectives contained in the year 2035 Regional Land Use Plan for Southeastern Wisconsin.

The key steps in the comprehensive planning process are 1) formulation of objectives, principles and standards, 2) inventory, 3) analyses and forecasts, 4) plan design, 5) plan evaluation, and 6) plan refinement and plan adoption. Plan implementation, although a step beyond the planning process, is considered throughout the process so that realization of the plan may be achieved.

The terms "objective," "principle," "standard," "plan," "policy," and "program" are subject to a range of interpretations. Although this chapter deals with only the first three of these terms, an understanding of the interrelationship between the foregoing terms and the basic concepts which they represent is essential to any consideration of objectives, principles, and standards. Under the regional planning program, these terms have been defined as follows:

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

GENERAL DEVELOPMENT OBJECTIVES

The following general development objectives, presented as part of the year 2035 regional land use plan, have been reaffirmed by the Comprehensive Development Plan Advisory Committee for use in the preparation of the Comprehensive Development Plan for Waukesha County; no ranking is implied by the order in which these objectives are listed:

1. Economic growth at a rate consistent with county resources, including land, water, labor, and capital, and primary dependence on free enterprise in order to provide needed employment opportunities for the expanding labor force.
2. A wide range of employment opportunities through a broad diversified economic base.
3. Preservation and protection of desirable existing residential, commercial, industrial, and agricultural development in order to maintain desirable social and economic values and renewal of obsolete and deteriorating areas in both urban and rural areas; and prevention of slums and blight.
4. A broad range of choice among housing designs, sizes, types, and costs, recognizing changing trends in age group composition, income, and family living habits.
5. An adequate, flexible, and balanced level of community services and facilities.

6. An efficient and equitable allocation of fiscal resources within the public sector of the economy.
7. An attractive and healthful physical and social environment with ample opportunities for high-quality education, cultural activities, and outdoor recreation.
8. Protection, sound use, and enhancement of the natural resource base.
9. Development of communities having distinctive individual character, based on physical conditions, historical factors, and local desires.

SPECIFIC DEVELOPMENT OBJECTIVES

Within the framework established by the general development objectives, a secondary set of more specific objectives, which are directly relatable to physical development plans, and which can be at least crudely quantified has been developed. The specific development objectives are concerned primarily with spatial allocation to, and distribution of, the various land uses; land use compatibility; resource protection; and accessibility.

The following specific development objectives have been formulated by the Comprehensive Development Plan Advisory Committee. No ranking is implied by the order in which these objectives are listed:

1. A balanced allocation of space to the various land use categories, which meets the social, physical, and economic needs of the county population.
2. A spatial distribution of the various land uses that will result in a convenient and compatible arrangement of land uses.
3. A spatial distribution of the various land uses which maintains biodiversity and which will result in the preservation and sustainable management of the natural resources of the County.
4. A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services.
5. The availability of a broad range of choice among housing designs, sizes, types, and costs, recognizing changing trends in age group composition, income, and family living habits.
6. The development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.
7. The preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.
8. The conservation, renewal, and full use of existing urban service areas of the Region and the County.
9. The preservation of productive agricultural lands.
10. The preservation and provision of open space to enhance the total quality of the environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.

FORMULATION OF STANDARDS

Complementing each of the foregoing specific development objectives is a set of planning standards. Each set of standards is directly related to the objective. The standards facilitate application of the objectives in plan design and evaluation. The standards related to the ten specific objectives were developed by the subcommittee addressing the particular planning element. The following objective and standards serve as an example for industrial and commercial sites.

Objective

The preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.

Standards

1. Industrial, retail, and office uses should meet the following standards:

    a. Available adequate water supply, sanitary sewer service, storm water drainage facilities, and power supply.
    b. Ready access to the arterial street and highway system.
    c. Adequate off-street parking (may not be directly on-site) and loading areas.
    d. Provision of properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
    e. Site design appropriately integrating the site with adjacent land uses.
    f. Served by local transit service.

BALANCING OF PLANNING STANDARDS

In applying the planning standards and preparing the Comprehensive Development Plan for Waukesha County, it should be recognized that it is unlikely that the Plan can meet all of the standards completely. It should also be recognized that some objectives are complementary, with the achievement of one objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through consensus building and/or compromise.

For example, as part of the planning process, the objectives of preserving agricultural and other open space lands, must be balanced with the need to convert certain lands to urban use in support of the orderly growth and development of the County.

Most of the development objectives, principles, and standards were incorporated without significant change from the set of planning objectives, principles, and standards included in the adopted design year 2035 Regional Land Use Plan.

PLANNING OBJECTIVES AND STANDARDS

Agricultural, Natural and Cultural Resources Objective No. 1

A spatial distribution of the various land uses which maintains biodiversity and which will result in the preservation and sustainable use of the natural resources of the County.

Environmental Corridors and Isolated Natural Resource Areas

Principle

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open use yields many benefits, including recharge and discharge of groundwater; maintenance of surface water and groundwater quality; attenuation of flood flows and flood stages; maintenance of base flows of streams and watercourses; reduction of soil erosion; abatement of air and noise pollution; provision of wildlife habitat; protection of plant and animal diversity; protection of rare and endangered species; maintenance of scenic beauty; and provision of opportunities for recreational, educational, and scientific pursuits. Conversely, since some environmental corridors and isolated natural resource areas are poorly suited for urban development, their preservation can help avoid serious and costly development problems while protecting the County's most valuable natural resources.

Notes: Environmental corridors are elongated areas in the landscape which contain concentrations of natural resource features (lakes, rivers, streams, and their associated shorelands and floodlands; wetlands; woodlands; prairies; wildlife habitat areas; wet, poorly drained, and organic soils; and rugged terrain and high-relief topography) and natural resource-related features (existing park and open space sites; potential park and open space sites; historic sites; scenic areas and vistas; and natural areas and critical species habitat sites). Primary

environmental corridors include a variety of these features and are at least 400 acres in size, two miles long, and 200 feet in width. Secondary environmental corridors also contain a variety of these features and are at least 100 acres in size and one mile in length. Isolated natural resource areas are smaller concentrations of natural resource features that are physically separated from the environmental corridors by intensive urban or agricultural uses; by definition, such areas are at least five acres in size and 200 feet in width.

Standards

a. Primary environmental corridors should be preserved in natural, open uses.
b. Secondary environmental corridors and isolated natural resource areas should be preserved in essentially natural, open uses to the extent practicable, as determined in county and local plans.

Uses considered compatible with both planning standards relating to the preservation of environmental corridors and isolated natural resource areas are indicated in Table II-20.

Table II-20

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS

Component Natural Resource and Related Features within Environmental Corridors[a]	Permitted Development															
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)											Rural Density Residential Development (see General Development Guidelines below)
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--
Floodplain	--[k]	X		X	X	X	--	X	X	--	X	X	--	X	X[l]	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--
Woodland	X	X	Xp	--	X	X	X	--	X	X	Xp	Xp	Xp	Xp	X[p]	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[q]	--	--	--	--	X[r]	X	--	--	--	--	--
Prairie	--	--[g]	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--
Historic Site	--	--[g]	--	--	--[q]	--	--	--	--	--	--	--	--	X	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

Footnotes to Table II-20:

[a]*The natural resource and related features are defined as follows:*

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.
Shoreland: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams.
Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.
Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.
Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.
Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.
Steep Slope: Includes areas with land slopes of 12 percent or greater.
Prairies: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.
Park: Includes public and nonpublic park and open space sites.
Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.
Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.
Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

[b]*Includes such improvements as stream channel modifications and such facilities as dams.*

[c]*Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.*

[d]*Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles, which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.*

[e]*Certain transportation facilities such as bridges may be constructed over such resources.*

[f]*Utility facilities such as sanitary sewers may be located in or under such resources.*

[g]*Electric power transmission lines and similar lines may be suspended over such resources.*

[h]*Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.*

[i]*Bridges for trail facilities may be constructed over such resources.*

[j]*Consistent with Chapter NR 115 of the* Wisconsin Administrative Code.

[k]*Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the* Wisconsin Administrative Code.

[l]*Consistent with Chapter NR 116 of the* Wisconsin Administrative Code.

[m]*Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the* Wisconsin Administrative Code.

[n]*Only an appropriately designed boardwalk/trail should be permitted.*

[o]*Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.*

[p]*Only if no alternative is available.*

[q]*Only appropriately designed and located hiking and cross-country ski trails should be permitted.*

[r]*Only an appropriately designed, vegetated, and maintained ski hill should be permitted.*

Source: SEWRPC and Waukesha County

GENERAL DEVELOPMENT GUIDELINES

- Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

  The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Recreational Facilities: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings.

  The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Residential Development: Limited residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water, floodplains and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged to locate development outside the corridor while maintaining an overall development density of no more than one dwelling per five acres.

  Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.

- Other Development: In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

  Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling per five acres throughout the upland corridor areas.

- Pre-Existing Lots: Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the Comprehensive Development Plan or on lands with the Primary Environmental Corridor amended through adopted sewer service plans.

- All permitted development presumes that sound land and water management practices are utilized.

OTHER ENVIRONMENTALLY SENSITIVE AREAS

Principle
Care in locating urban and rural development in relation to other environmentally sensitive areas can help to maintain the overall environmental quality of the County and to avoid developmental problems.

Standards
a. Small wetlands, woodlands, and prairies not identified as part of an environmental corridor or isolated natural resource area should be preserved to the extent possible, as determined in county and local plans.
b. All natural areas and critical species habitat sites identified for preservation in the Regional Natural Areas and Critical Species Habitat Protection and Management Plan should be preserved.
c. One hundred-year recurrence interval floodlands should not be allocated to any development, which would cause or be subject to flood damage; and no unauthorized structure should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
d. Urban and rural development should be directed away from areas with steep slopes (12% or greater) or with seasonally high groundwater one foot or less from the surface.
e. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. The intent is to allow development on these marginal soils, providing below grade structures (including basements) maintain a minimum of one foot separation from the seasonally high groundwater level.

RESTORATION/ENHANCEMENT OF NATURAL CONDITIONS

Principle
The restoration of unused farmland and other open space land to more natural conditions, resulting in the re-establishment or enhancement of wetlands, woodlands, prairies, grasslands, and forest interiors, can increase biodiversity and contribute to the overall environmental quality of the County by providing additional functional values as set forth in Objective No. 1 above.

Standard

a. Carefully planned efforts to restore unused farmland and other open space land to more natural conditions should be encouraged.

Agricultural, Natural and Cultural Resources Objective No. 2

The preservation of productive agricultural land.

Principle

The preservation of productive agricultural land is important for meeting future needs for food and fiber. Agricultural areas, in addition to providing food and fiber, can provide wildlife habitat and contribute to the maintenance of an ecological balance between plants and animals. Moreover, the preservation of agricultural areas also contributes immeasurably to the maintenance of the scenic beauty and cultural heritage of the County. Maintaining agricultural lands near urban areas can facilitate desirable and efficient production-distribution relationships, including community-supported agriculture operations.

The preservation of agricultural lands can maximize return on investments in agricultural soil and water conservation practices; and minimizes conflicts between farming operations and urban land uses.

Standard

Prime agricultural lands in Waukesha County includes those lands that meet all the following: 1) Land use is agricultural, unused/open (rural), primary/secondary environmental corridor or isolated natural areas, using SEWRPC definitions; 2) The stated land use makes up at least 5 square miles of "contiguous" lands, meaning all connecting lands are at least 1000 lineal feet in width - including adjacent communities, and excluding transportation corridors; 3) 75% of the land ownership parcels within the contiguous area are 35 acres or more; 4) Every parcel is outside of a planned sewer service area boundary; 5) 75% of every parcel is agricultural or open/unused (rural) land uses by SEWRPC definitions; and 6) 50% of the soils for every parcel are Land Capability Class I or II by NRCS definitions.

This standard is a modification of the standard used to prepare the Development Plan for Waukesha County in 1996. The standard in the 1997 Development Plan read "Prime agricultural lands in Waukesha County includes those lands in agricultural use which meet the following criteria: 1) the farm unit must be at least 35 acres in area; 2) at least 50 percent of the farm unit must be covered by soils which meet Natural Resources Conservation Service standards for National prime farmland; and 3) the farm unit must be located within a block of farmland at least five square miles in size". The definition used in 1997 became difficult to map using land information system technology. As a result, the Agriculture, Natural and Cultural Resources Element Subcommittee of the Comprehensive Development Plan Advisory Committee at their August 3, 2005 meeting approved the modification of the standards used for the delineation of prime agricultural lands. The modified standards can be mapped using land information system technology. In general, the modified standards produced the same map results used in the 1997 Development Plan.

The standard utilized in the identification of prime agricultural lands in the design year 2010 regional land use plan, including the criterion indicating that the farm unit be located within a block of farmland at least 100 acres in size, and the criterion indicating that at least 50 percent of the farm unit must be covered by Class I, Class II, or Class III soils was, to a large extent, based upon criteria utilized in the identification of farmland preservation areas in county farmland preservation plans completed within the Region in the early 1980s, including the Waukesha County Agricultural Land Preservation Plan. The 100-acre minimum combined farmland area was chosen for such plans because it was consistent with the State's minimum acreage planning criterion for farmland preservation areas under Wisconsin's Farmland Preservation Program. This relatively small area would enable the largest number of farmers to qualify for tax credits under the State Farmland Preservation Program.

While the recognition in a land use plan of smaller blocks of farmland may enable a larger number of farmers to qualify for tax credits, the maintenance of long-term agricultural use within such smaller blocks in an urbanizing region such as Southeastern Wisconsin has proven to be very difficult. Among those reasons frequently cited to explain that difficulty is the following:

1. Relatively large blocks of farmland are necessary to support such agriculture-related businesses as distributors of farm machinery and parts and farm supplies. Scattered, relatively smaller blocks of farmland do not provide the critical mass necessary for such agribusiness support enterprises. Consequently, farmers remaining in such smaller blocks must travel ever-increasing distances for support services.

2. In many cases, smaller blocks of farmland are merely remnants of formerly larger blocks which have been subject to intrusion by urban residential development. This intrusion has resulted in significant urban-rural conflicts, including problems associated with the objection by residents of urban-type land subdivision developments to odors associated with farming operations; to the use of fertilizers, herbicides and pesticides, and other agriculturally related chemicals; to the noise associated with the operation of farm machinery during the early and late hours of the day; and to the movement of large farm machinery on rural roads being used increasingly for urban commuting.

3. For most farming enterprises, the economies of scale require relatively large tracts of land, frequently involving many hundreds of acres. The breakup of large blocks of farmland by urban intrusion makes it more difficult for farmers to assemble such larger tracts either through ownership or rental arrangements. Tract assembly is thus complicated by scattered field locations, resulting in costly and inconvenient related travel distances and, therefore, in unproductive time and higher fuel consumption.

4. In agricultural communities on the fringe of urbanizing areas, there is often a declining interest among the next generation of farmers to continue farm operations. This is particularly true where alternative land uses are perceived to be available. This phenomenon is reinforced by the rigors of day-to-day farm life when compared with urban lifestyles.

The criterion specifying that prime agricultural lands include those areas where 50 percent or more of the farm unit is covered by soils meeting U. S. Natural Resources Conservation Service standards for National prime farmland or farmland of Statewide importance was valid when the first county farmland preservation plans were prepared in the early 1980's. Inclusion of soils of statewide importance, or Class III soils, in the standard was appropriate even though such soils may have had marginal crop production value because a high proportion of the farms within the County then were dairy operations. Dairy operations can be viable even though a relatively large portion of the farm unit may be covered by Class III soils because such soils are suitable for grazing, production of animal feed crops, and the use of cover crops related to the dairy operations. However, increased specialization of farm operations, and loss of smaller "family" farms and dairy farms in Waukesha County has now raised questions concerning continued utilization of farmland of statewide importance, or Class III soils, as a criterion in the identification of prime agricultural lands within Waukesha County.

Local public officials, farmers, landowners, and soil scientists stated, at meetings held to review the preliminary 1997 Development Plan for Waukesha County land use plan, that lands covered by Class III soils should not be considered as prime farmland. It was noted that such soils in Waukesha County, being excessively wet, droughty or steep, rendering them unsuitable for the production of cash grain crops such as corn or soybeans. Because Class III soils are not as well-suited for intensive cash grain farming as Class I and Class II soils, and because of the significant loss of dairy farm operations within Waukesha County over the past three decades, lands covered by Class III soils no longer have the same inherent value as an agricultural resource as when dairy farms were prevalent. The criterion for the five square mile farmland block size is not a new criterion. Indeed, the Southeastern Wisconsin Regional Planning Commission utilized the five-square-mile-block criterion in the identification of prime agricultural land under the first-generation, design year 1990, regional land use plan adopted by the Commission in 1966. This criterion was established with direct input from, and utilizing the collective judgment of, University of Wisconsin-Extension agricultural agents working in the Region at that time.

As a practical matter, the application of the "block" standard would involve the delineation of gross areas of at least five square miles containing concentrations of farmland meeting the three criteria cited above. At least 75 percent of the gross area should be comprised of such farmland including adjacent associated environmental corridor lands, that occur within the blocks of such farmland.

In 2005, the Agriculture, Natural and Cultural Resources Subcommittee of the Comprehensive Development Plan Advisory Committee reaffirmed the concerns over the inclusion of Class III soils and using a farmland block size smaller than five square miles in the standards for prime agricultural lands.

Notes: National prime farmland consists of agricultural lands covered by U. S. Natural Resources Conservation Service-designated Class I and Class II soils. Class I soils are deep, well drained, and moderately well drained, nearly level soils with no serious limitation that restrict their use for cultivated crops. Class II soils are generally deep and well drained but may have some limitations that reduce the choice of plants that can be economically produced or require some conservation practices.

Farmland of Statewide importance consists of agricultural lands covered by U. S. Natural Resources Conservation Service-designated Class III soils. Class III soils have moderate limitations due to wetness, steepness or drought conditions that restrict the choice of plants or require special conservation practices or both.

Agricultural, Natural and Cultural Resources Objective No. 3

The preservation and provision of open space to enhance the total quality of the County environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.

Principle

Open space is the fundamental element required for the preservation and sustainable use of such natural resources as soil, water, woodlands, wetlands, native vegetation, and wildlife; it provides the opportunity to add to the physical, intellectual, and spiritual growth of the population; it enhances the economic and aesthetic value of certain types of development; and it is essential to outdoor recreational pursuits.

Standards

a. Major park and recreation sites providing opportunities for a variety of natural resource-oriented, self actualized outdoor recreational activities should be provided by the County within a 4-mile service radius of every dwelling unit in the County, and should have a minimum gross site area of 250 acres. Examples of such uses include: camp site, swimming beach, picnic area, golf course, ski hill, hiking and cross country ski trails, horseback riding, boat launch, nature study area, and play field area.
b. Other park and recreation sites should be provided within a maximum service radius of one mile of every dwelling unit in an urban area, and should have a minimum gross site area of five acres. (*Standard to be refined through working with municipalities; SEWRPC standard for neighborhood parks, include a standard for one community park with a min. site area of 25 acres in each Town.*) *Suggested text from SEWRPC "In rural areas, a minimum of one community park having a minimum gross site area of 25 acres should be provided by each Town."*
c. Typically local municipalities provide outdoor recreation facilities to afford the resident population of the opportunities to participate in intensive nonresource-oriented outdoor recreation activities. These types of facilities are activity specific such as tennis, baseball, basketball, soccer, skate parks and playgrounds.
d. Areas having unique scientific, cultural, scenic, or educational value should not be allocated to any urban or agricultural land uses; adjacent surrounding areas should be retained in open space use, such as agricultural or limited recreational uses.
e. The County should acquire or otherwise protect land and establish Greenways along the following waterways: the Ashippun, Bark, Fox, Mukwonago, Oconomowoc and Pewaukee Rivers and Mill, Pebble, Scuppernong, and Spring Creeks and Pebble Brook. For the purposes of this plan, greenways are located along a stream or

river and are intended to provide aesthetic and natural resource continuity and often serve as ideal locations for trail facilities.

f. Where open space is mentioned as part of a conservation design residential planned unit development, said open space shall be protected as green or natural open space and no more than five (5) percent of said open space area shall be allowed to have impervious surfaces.

Agricultural, Natural and Cultural Resources Objective No. 4

A spatial distribution of land uses and specific site development designs which protects or enhances the surface and ground water resources of the County.

Principle

Information regarding existing and potential surface and ground water quality and quantity conditions is essential to any comprehensive land use and natural resource planning program. The existing quality condition of the surface and ground water resource provides important baseline data. The potential condition becomes the goal upon which planners and resource managers target their land use efforts.

Standards

a. Potentially contaminating land uses should not be located in areas where the potential for groundwater contamination is the highest.

b. Storm water management planning should seek to meet the potential biological use objectives of the streams in the County (presented in Chapter 3 of this Plan).

Notes: The Wisconsin Department of Natural Resources (DNR) is required, under Wisconsin Statutes and the State Water Resources Act of 1965, to establish a set of water use objectives and supporting water quality standards applicable to all surface waters of the state. The type of aquatic community a particular surface water resource is capable of supporting is represented by the biological use objectives. The potential biological use of streams indicates the biological use or trout stream class a stream could achieve if it was well managed and pollution sources were controlled.

The Wisconsin Department of Natural Resources (DNR) has established Administrative Code NR 140 to establish groundwater quality standards for substances detected in or having a reasonable probability of entering the groundwater resources of the state; to specify scientifically valid procedures for determining if a numerical standard has been attained or exceeded; to specify procedures for establishing points of standards application, and for evaluating groundwater monitoring data; to establish ranges of responses the department may require if a groundwater standard is attained or exceeded; and to provide for exemptions for facilities, practices and activities regulated by the department.

c. Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining the natural surface and groundwater hydrology to the extent possible.

d. Storm water management planning should seek to encourage ground water recharge to maintain the natural groundwater hydrology.

Notes: As of the writing of this Plan, the Southeastern Wisconsin Regional Planning Commission is engaged in the preparation of a Regional Water Supply Plan. The recommendations contained in the plan will be incorporated into future amendments to this Comprehensive Development Plan for Waukesha County.

Agricultural, Natural and Cultural Resources Objective No. 5

A spatial distribution of the various land uses which maintains biodiversity and clean air and will result in the protection and wise use of the natural resources of the County, including its soils, nonmetallic minerals, inland lakes and streams, groundwater, wetlands, woodlands, prairies, and wildlife.

Principle
The proper allocation of uses to land can assist in maintaining an ecological balance between the activities of man and the natural environment.

1. Soils

Principle
The proper relation of urban and rural land use development to soil types and distribution can serve to avoid many environmental problems, aid in the establishment of better regional settlement patterns, and promote the wise use of an irreplaceable resource.

Standards
1. Sewered urban development, particularly for residential use, should not be located in areas covered by soils identified in the detailed operational soil survey as having severe limitations for such development.
2. Unsewered suburban residential development should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such development.
3. Rural development, including agricultural and rural residential development, should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such uses.
4. Urban and rural development should be directed away from areas, with steep slopes (12% or greater) or with seasonally high groundwater one foot or less from the surface.
5. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. The intent is to allow development on these marginal soils, providing below grade structures (including basements) maintain a minimum of one foot separation from the seasonally high groundwater level.

2. Nonmetallic Minerals

Principle
Nonmetallic minerals, including sand and gravel, dimensional building stone, and organic materials, have significant commercial value and are an important economical supply of the construction materials needed for the continued development of Waukesha County and the Region and for the maintenance of the existing infrastructure. Urban development of lands overlying these resources and urban development located in close proximity to these resources may make it impossible to economically utilize these resources in the future and thus may result in shortages and concomitant increases in the costs of those materials, which would ultimately be reflected in both consumer prices and in the community tax structure.

Standard
All known economically viable nonmetallic mineral deposits should be protected and preserved for future mining.

3. Clean Air

Principle
Air is a particularly important determinant of the quality of the environment for life, providing the vital blend of oxygen and other gases needed to support healthy plant and animal life. Air, however, contains pollutants contributed by both natural and human sources which may be harmful to plant and animal life, that may injure or destroy such life, and that may severely damage personal and real property.

Standards
1. Encourage a centralized land use development pattern to minimize automobile travel and related air pollutant emissions.
2. Encourage protection of existing woodlands, wetlands, and prairies to enhance atmospheric oxygen supply levels.

Land Use Development Objective No. 1

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

Principle

The planned supply of urban land use should approximate the known and anticipated demand for that use.

Standards

a. For each additional 100 dwelling units to be accommodated within the County at each urban residential density, the following amounts of residential and related land should be allocated:

Residential Density	Residential Area (Net Area)		Residential Area Plus Supporting Land Uses (Gross Area)	
	Acres Per 100 Dwelling Units	Dwelling Units Per Acre	Acres Per 100 Dwelling Units	Dwelling Units Per Acre
High-Density Urban	8	12.5	13	7.7
Medium-Density Urban	23	4.3	32	3.1
Low-Density Urban	83	1.2	109	0.9
Suburban-Density	167	0.6	204	0.5
Rural-Density	500	0.2	588	0.17

b. For each additional 1,000 persons to be accommodated within the County, at least 5 acres of land should be set aside in major public parks of at least 250 acres in size, and at least 9 acres should be set aside in other public parks.

c. For each additional 1,000 persons to be accommodated within the County, approximately 12 acres of governmental and institutional land should be allocated.[1]

d. For each additional 100 industrial employees to be accommodated within the County, approximately 12 acres of industrial land should be allocated.[2]

e. For each additional 100 commercial employees to be accommodated in retail and service settings within the County, approximately 6 acres of retail and service land should be allocated.[2]

f. For each additional 100 commercial employees to be accommodated in office settings within the County, approximately 2.5 acres of commercial office land should be allocated.[3]

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[1] *Commercial, industrial, and governmental and institutional area includes the area devoted to the given use, consisting of the ground floor site area occupied by any building, required yards and open space, and parking and loading areas.*

[2] *The industrial standard is intended to be representative of typical new single-story industrial development. It should be recognized that the number of industrial employees per acre can vary considerably from site to site, depending upon the nature of the manufacturing activity, the level of automation, the extent to which warehousing or office functions are located at the site, and other factors.*

[3] *The office standard is equivalent to a floor area ratio of 30 percent and a gross building area of about 325 square feet per employee.*

Land Use Development Objective No. 2

A spatial distribution of the various land uses which will result in a convenient and compatible arrangement of land uses.

Principle

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

Standards

1. Urban high-, medium-, and low-density residential uses should be located within neighborhood and other planning units which are served with centralized public sanitary sewerage and water supply facilities and contain, within a reasonable walking and bicycling distance necessary supporting local service uses, such as park, commercial, and elementary-school facilities.
2. Mixed-use development designs should be used, as appropriate, to accommodate urban land uses that are compatible and complimentary in the vicinity of each other. Mixed-use development may consist of residential and compatible business uses together.
3. To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living in proximity to work.
4. When accommodated, rural residential development should be located in such a way as to minimize conflicts attendant to dust, odors, and noise associated with farming activity that may arise when residences are located in the vicinity of agricultural operations. Rural residential development should also be located in such a way as to minimize impacts on the natural resource base including wildlife habitat.

Land Use Development Objective No. 3

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

Principle

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

Standards

1. Urban development should be located and designed so as to maximize the use of existing transportation and utility systems.
2. The transportation system should be located and designed to serve not only all land presently devoted to urban development but to land planned to be used for such urban development.
3. The transportation system should be located and designed to minimize the penetration of existing and planned residential neighborhood units by through traffic.
4. Transportation terminal facilities, such as off-street parking, off-street truck loading, and public transit stops, should be located in proximity to the principal land uses to which they are accessory.
5. Land developed or planned to be developed for urban high-, medium-, and low-density residential use should be located in areas serviceable by an existing or planned public sanitary sewerage system and preferably within the gravity drainage area tributary to such a system.
6. Land developed or planned to be developed for urban high-, medium-, and low-density residential use should be located in areas serviceable by an existing or planned public water supply system.
7. Land developed or planned to be developed for urban high, medium- density residential and commercial use should be located in areas serviceable by existing or planned public transit facilities.

8. Mixed use development should be encouraged to accommodate multi-purpose trips, including pedestrian trips, as a matter of convenience and efficiency.
9. In the absence of public sanitary sewer service, onsite sewage disposal systems should be utilized only in accordance with the following:
   a. Onsite soil absorption sewage disposal systems should be sited and designed in accordance with Chapter Comm 83 of the *Wisconsin Administrative Code.*
   b. The use of onsite sewage disposal systems should be limited to the following types of development:
      - Rural density residential development.
      - Suburban density residential development, limited, however, to areas already committed to such use through subdivision plats or certified surveys.
      - Urban land uses, which may be, required in unsewered areas limited to agriculture businesses, communication facilities, utility installations, public institutional uses and park and recreation sites.
   c. New urban development served by onsite sewage disposal systems in areas planned to receive sanitary sewer service is discouraged. Where such development is permitted, it should be designed so that the public and private costs of conversion to public sanitary sewer service are minimized.
   d. For a private sewage system serving multiple buildings located on a separate property and owned by multiple owners, the private sewage system must be owned and maintained by a governmental entity or agency. For condominium private sewage systems serving multiple units/buildings, owned by multiple owners and located on the same property as the unit/building, the owner/association must accept responsibility for the operation and maintenance of the private sewage system and have the local municipality provide written acceptance of this responsibility should the owner/association fail to do so.

Land Use Development Objective No. 4

The development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.[4]

Principle A

Residential development in the form of planned residential neighborhoods can provide a desirable environment for families as well as other household types; can provide efficiency in the provision of neighborhood services and facilities; and can foster safety and convenience.

Standards

a. Urban high-, medium-, and low-density residential neighborhoods should be designed as cohesive units properly related to the larger community of which they are a part. Such neighborhoods should be physically self-contained within clearly defined and relatively permanent recognizable boundaries, such as arterial streets and highways, major park and open space reservations, or significant natural features, such as rivers, streams, or hills. Desirably, the neighborhoods should contain enough area to provide the following: housing for the population served by one elementary school and one neighborhood park; an interconnected internal street, bicycle-way, and pedestrian system which provides multiple opportunities for access and circulation; and those community and commercial facilities necessary to meet the day-to-day living requirements.[5]
b. Desirably, urban residential neighborhoods should accommodate a mix of housing sizes, structure types, and lot sizes, resulting in an overall density that is within the planned density range for each neighborhood.

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[4] *This objective does not address suburban density residential development (between 0.2 and 0.6 dwelling units per acre) since new suburban density residential development would be limited to that which is already committed in subdivision plats and certified surveys.*

[5] *Neighborhood sizes envisioned under these standards are as follows: high-density—160 acres; medium-density—640 acres; and low-density—2,560 acres. As a practical matter, smaller household sizes and the attendant lower neighborhood population levels often require that an elementary school or retail and service area be provided to serve two or more contiguous neighborhoods, rather than a single neighborhood.*

c. Conservation subdivision design concepts should be incorporated into high-, medium-, and low-density neighborhoods, as appropriate.[6]
d. To the extent possible, efforts directed at the conservation and renewal of existing residential areas should be undertaken on a neighborhood basis and should seek to preserve those cultural features which contribute to the promotion of neighborhood identity within the larger urban complex.

To meet the foregoing standards, land should typically be allocated as follows:

Land Use Category	Percent of Area in Land Development Category					
	Urban High-Density (7.0-17.9 dwelling units per net residential acre)	Urban Medium-Density (2.3-6.9 dwelling units per net residential acre)	Urban Low-Density (0.7-2.2 dwelling units per net residential acre)	Suburban-Density (0.2-0.6 dwelling units per net residential acre)	Rural-Density (0.1-0.2 dwelling units per net residential acre)	Agricultural (less than 0.2 dwelling units per net residential acre)
Residential	66.0	71.0	76.5	82.0	85.0	6.0
Streets and Utilities	25.0	23.0	20.0	18.0	15.0	4.0
Parks and Playgrounds	3.5	2.5	1.5	--	--	--
Public Elementary Schools	2.5	1.5	0.5	--	--	--
Other Governmental and Institutional	1.5	1.0	1.0	--	--	--
Retail and Service	1.5	1.0	0.5	--	--	--
Nonurban	--	--	--	--	--	90.0
Total	100.0	100.0	100.0	100.0	100.0	100.0

Principle B
Residential development in mixed-use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or civic uses.

Standards
a. Opportunities should be provided for residential dwellings—particularly in the medium- and high-density range—within a variety of mixed-use settings.
b. Residential uses should be integrated into, or located in close proximity to, major economic activity centers.

Principle C
Residential development in a rural setting can provide a desirable environment for households seeking proximity to open space.

[6] *Conservation subdivision designs generally involve locating dwelling units in clusters surrounded by open space, thereby achieving the desired density for the site on an overall basis. The layout of individual lots and supporting streets is done in a manner that preserves the most significant existing natural resource features to the extent possible. In a rural setting, conservation subdivisions can include agricultural lands as part of the open space area that is planned to be preserved.*

Standards

a. The County and regional land use plans seek to maintain the rural character of lands located outside planned urban service areas.
b. Continued agricultural and other open space uses are encouraged in such areas.
c. Where residential development is to be accommodated, an overall density of no more than one dwelling unit per five acres should be maintained. The use of residential cluster designs, with homes developed in clusters surrounded by agriculture or other open space sufficient to maintain the maximum recommended density of no more than one home per five acres, is encouraged.
d. A development density of no more than one home per five acres in rural areas is recommended to help accomplish the following:
    - Minimize traffic volumes on rural highways and the need to widen highways beyond two lanes.
    - Preserve natural drainage systems insofar as possible and minimize drainage problems and the need for storm water management facilities.
    - Preserve open space and rural character, especially through the use of cluster design, to accommodate residential development while avoiding "wall to wall" residential subdivisions.
    - Minimize the risks to the groundwater supply and quality which the widespread use of onsite sewage treatment and wells at higher densities may pose in the long term.
    - Preserve, through careful design, the overall integrity of the rural landscape, including environmental corridors and wildlife habitat areas.
    - Minimize the loss of farmland covered by agricultural soils classified as Class I and Class II soils.

Land Use Development Objective No. 5

Provide for the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.

Principle

The production and sale of goods and services are among the principal determinants of the level of economic vitality in any society; the important activities related to these functions require areas and locations suitable to their purposes.

Standards

1. Industrial, retail, and office uses should meet the following standards:
    a. Available adequate water supply, sanitary sewer service, stormwater drainage facilities, and power supply.
    b. Ready access to the arterial street and highway system.
    c. Adequate on-street and off-street parking (may not be directly on-site but within vicinity) and loading areas.
    d. Provision of properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
    e. Site design emphasizing integrated nodes or centers, rather than linear strips.
    f. Site design appropriately integrating the site with adjacent land uses.
    g. Served by local transit service (applies to industrial, retail, and office uses located within, or in proximity to, medium- and high-density areas).[7]

[7] *It should be recognized that industrial, retail, and office uses located in outlying areas may not be able to be served by transit service.*

2. In addition, major centers accommodating industrial, retail, and office development should meet the following standards:[8]
   a. Served by rapid and express transit service.
   b. Access within two miles of the freeway system.
   c. Access to a transport-corporate airport within a maximum travel time of 30 minutes (major office and industrial development).[9]
   d. Reasonable access through appropriate components of the transportation system to railway and seaport facilities, consistent with the requirements of the industries concerned (major industrial development).
   e. Residential uses appropriately integrated into, or located in proximity to, the major center.

Land Use Development Objective No. 6

The conservation, renewal, and full use of existing urban areas of the County.

Principle

The conservation and renewal, as appropriate, of existing urban areas can enhance their viability and desirability as places to live, work, recreate, and participate in cultural activities. Such efforts, along with infill development on vacant land within existing urban service areas, serves to maximize the use of existing public infrastructure and public service systems and can moderate the amount of agricultural and other open space land converted to urban use to accommodate growth in the county and regional population and economy.

Standards

1. Existing urban areas should be conserved and renewed, as appropriate.
2. To the extent possible, the additional urban land necessary to accommodate growth in the regional population and economy should be met through the renewal or redevelopment as appropriate of older, underutilized urban areas that are in need of revitalization and through the infilling of undeveloped land within existing urban service areas.

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[8] *A major economic activity center is defined as a concentrated area of commercial and/or industrial land having a minimum of 3,500 total employees or 2,000 retail employees. Major economic activity centers are further classified according to the following employment levels, recognizing that a major economic activity center may meet more than one of the indicated thresholds:*

Major industrial center: A major economic activity center that accommodates at least 3,500 industrial employees.

Major office center: A major economic activity center that accommodates at least 3,500 office employees.

Major retail center: A major economic activity center that accommodates at least 2,000 retail employees.

General-purpose major center: A center that qualifies as a major economic activity center having total employment of at least 3,500, but does not meet any of the above individual thresholds for an industrial, office, or retail center.

It should be recognized that major industrial, office, and retail centers generally encompass a mix of uses. A major industrial center may accommodate offices, service operations, and research facilities in addition to manufacturing, wholesaling, and distribution facilities. A major retail center may accommodate office and service uses in addition to retail operations. The mix of uses extends to residential uses—which should be integrated into, or provided in close proximity to, major economic activity centers, as those centers develop or are re-developed.

[9] *A transport-corporate airport is defined as an airport that is intended to serve business and corporate jets as well as virtually all small single- and twin-engine general aviation aircraft. Existing and proposed transport-corporate airports in the Region are identified in the regional airport system plan, documented in SEWRPC Planning Report No. 38 (2nd Edition),* A Regional Airport System Plan for Southeastern Wisconsin: 2010, *November 1996.*

Transportation Objective No. 1

A multi-modal transportation system which, through its location, capacity, and design, will effectively serve the existing regional and County land use pattern and promote the implementation of the regional land use plan and the Comprehensive Development Plan for Waukesha County, meeting and managing the anticipated travel demand generated by the existing and proposed land uses.

Principle

An integrated multi-modal regional transportation system connects major land use activities within the Region and County, providing the accessibility essential to the support of these activities. The transportation system should provide higher accessibility to areas recommended for development and redevelopment, and lower accessibility to areas not recommended for development.

Standards

1. The transportation system should be consistent with and serve to support, and promote the implementation of the land use plan.
   a. Higher relative transportation accessibility should be provided to areas recommended for development than to areas not recommended for development;
   b. Improvements in accessibility should be provided to areas recommended for development rather than to areas not recommended for development.

Transportation Objective No. 2

A multi-modal transportation system which provides appropriate types of transportation needed by all residents of the County at an adequate level of service; provides choices among transportation modes; and provides inter-modal connectivity.

Principle

A multi-modal regional transportation system is necessary to provide transportation service to all segments of the population and to support and enhance the economy and quality of life. The arterial street and highway system serving personal travel by automobile and freight travel by truck is, has been, and will likely continue to be the dominant element of the transportation system carrying over 90 percent of total daily travel, and serving the overwhelming majority of the population. However, there are substantial reasons for a multi-modal regional transportation system, including public transit and bicycle-pedestrian elements. Moreover, in the most heavily traveled corridors, public transit and bicycle and pedestrian facilities can alleviate peak travel loadings on highway facilities and the demand for land for parking facilities. Also, a multi-modal transportation system can support and enhance the quality of life and economy by providing a choice of modes.

Standards

1. Arterial Street and Highway System
   a. A grid of arterial streets and highways should be provided in urban areas of the Region at intervals of no more than one-half mile in each direction in urban high-density areas, at intervals of no more than one mile in each direction in urban medium-density areas, and at intervals of no more than two miles in each direction in urban low-density and suburban-density areas. In rural areas, arterials should be provided at intervals of no less than two miles in each direction.
   b. In urban areas of the Region, the grid of arterial streets should be direct and understandable.
   c. Arterial street and highway facilities should be provided with adequate traffic-carrying capacity to minimize traffic congestion.[a]

[a] *Design capacity is the maximum level of traffic volume a facility can carry before beginning to experience morning and afternoon peak traffic hour traffic congestion, and is expressed in terms of number of vehicles per average weekday. The design capacity and level of congestion thresholds are set forth in the following table:*

Facility Type	Average Weekday Traffic Volumes (vehicles per 24 hours)			
	Design Capacity and Upper Limit of Level of Service C	Upper Limit of Moderate Congestion and Level of Service D	Upper Limit of Severe Congestion and Level of Service E	Extreme Congestion and Level of Service F
Freeway				
Four-lane	60,000	80,000	90,000	> 90,000
Six-lane	90,000	121,000	135,000	> 135,000
Eight-lane	120,000	161,000	180,000	> 180,000
Standard Arterial				
Two-lane	14,000	18,000	19,000	> 19,000
Four-lane Undivided	18,000	23,000	24,000	> 24,000
Four-lane with Two-way Left Turn Lane	21,000	29,000	31,000	> 31,000
Four-lane Divided	27,000	31,000	32,000	> 32,000
Six-lane Divided	38,000	45,000	48,000	> 48,000
Eight-lane Divided	50,000	60,000	63,000	> 63,000

The level of congestion on arterial streets and highways may summarized by the following operating conditions:

Freeway			
Level of Traffic Congestion	Level of Service	Average Speed	Operating Conditions
None	A and B	Freeway free-flow speed	No restrictions on ability to maneuver and change lanes.
None	C	Freeway free-flow speed	Some restrictions on ability to maneuver and change lanes.
Moderate	D	1 to 2 mph below free-flow speed	Substantial restrictions on ability to maneuver and change lanes.
Severe	E	Up to 10 mph below free-flow speed	Virtually no ability to maneuver and change lanes. Operation at maximum capacity. No usable gaps in the traffic stream to accommodate lane changing.
Extreme	F	Typically 20 to 30 mph or less	Breakdown in vehicular flow with stop-and-go, bumper-to-bumper traffic.

Surface Arterial			
Level of Traffic Congestion	Level of Service	Average Speed	Operating Conditions
None	A and B	70 to 100% of free-flow speed	Ability to maneuver within traffic stream is unimpeded. Control delay at signalized intersections is minimal.
None	C	50 to 100% of free-flow speed	Restricted ability to maneuver and change lanes at mid-block locations.
Moderate	D	40 to 50% of free-flow speed	Restricted ability to maneuver and change lanes. Small increases in flow lead to substantial increases in delay and decreases in travel speed.
Severe	E	33 to 40 percent of free-flow speed	Significant restrictions on lane changes. Traffic flow approaches instability.
Extreme	F	25 to 33 percent of free-flow speed	Flow at extremely low speeds. Intersection congestion with high delays, high volumes, and extensive queuing.

2. Public Transit
   a. The public transit system should serve and connect medium and high density areas of the Region and the Region's major activity centers that currently generate, or have the potential to generate, ridership. The public transit services provided should include rapid, express, local, shuttle, and paratransit services. The detailed planning objectives, principles and standards for the public transit system are documented in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035.

3. Bicycle and Pedestrian Facilities
   a. All arterial streets and highways (including their bridge and underpass facilities) except freeways should provide accommodation for bicyclists upon construction or reconstruction, or for arterial facilities having a rural cross section if possible, when resurfaced.
   b. A regional system of off-street bicycle paths should be provided in accordance with the recommendations set forth in the adopted park and open space plans. These off-street bicycle paths should provide reasonably direct connections between the urban areas and communities on safe and aesthetically attractive routes with separation from motor vehicle traffic.
   c. The detailed planning objectives, principles and standards for bicycle and pedestrian facilities are documented in SEWRPC Planning Report No. 43, A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010, and amendments thereto.

Community Facilities Objective No. 1

To provide police, fire and other emergency service facilities necessary to maintain high-quality protection throughout the County.

Principle

The adequacy of police, fire and other emergency protection in the County is dependent upon the relationship between the distribution of land uses and the location of facilities available to serve those uses.

Standard
The future placement and current use of emergency service facilities needs to be coordinated to optimize emergency response times and to eliminate overlap of service areas and equipment.

Housing Objective No. 1

The provision of an adequate stock of decent, safe, and sanitary housing to meet the county's total housing requirement and, as components of that requirement, the effective market demand and true housing need.

Principle
Increases in the total number of households within the County as a result of new household formations and net in-migration of additional households as well as changing size and composition of existing households require a concomitant increase in housing units. New centers of employment, which accommodate industrial, retail, service, governmental, or other uses, may also prompt the need for additional employee housing.

Standards
1. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the county level and, if possible, within local municipalities should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of housing types, sizes, and costs.
2. The supply of sound housing units should be provided through the working of the private housing sector to the maximum extent possible, with continued assistance, incentives, and cooperation by various Federal, State, and local governmental agencies rendered as necessary.
3. A sufficient supply of new housing should be made available within reasonable proximity to new employment centers. To meet this standard, additional housing at a rate of 75 housing units per 100 new jobs should be provided within a six-mile one-way travel distance of such employment centers.

Housing Objective No. 2

The provision of adequate locational choice of housing.

Principle
The Southeastern Wisconsin Region provides a wide variety of employment, educational, cultural, and recreational facilities. Adequate choice in the size, cost, and location of housing units will facilitate the opportunity for all households to utilize and enjoy these facilities. Geographic distribution and price level variety of housing units can also assist in reducing economic and racial imbalances and equalize fiscal disparities and services differences among communities within the Region.

Standard
Communities that seek to attract jobs, as reflected in the accommodation of new commercial and industrial development, should ensure that a broad range of housing styles, types and price ranges are provided so as to provide opportunities to minimize geographic imbalances between job and residence locations. In so doing, a community should examine both its range of housing stock and its range of jobs, with a view toward ensuring that the price range of the existing and planned housing stock compares favorably with the income range of the workers in those jobs.

Chapter 3

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

This chapter presents an inventory and analysis of the agricultural, natural and cultural resource base of Waukesha County. Included is descriptive information pertaining to climate, air quality, physiography, bedrock geology, topography, soils, groundwater resources, surface water resources, wetlands, woodlands, natural areas and critical species habitat sites, park and open space sites, environmental corridors, historic and cultural resources and agricultural lands.

The natural resource base of Waukesha County is one of the most important factors influencing the development potential of the County. It is the natural resource base, which makes the County an attractive location for residential, commercial, and industrial development. The natural resource base has great economic as well as recreational and aesthetic value. In order to preserve and protect this important asset, future urban development in Waukesha County must be carefully adjusted to the ability of the natural resource base to support various forms of urban and rural development without deterioration or destruction of that underlying and sustaining base.

The natural resource base is susceptible to irreversible damage through inappropriate land use, transportation, and public facility development, especially in Waukesha County, where a considerable proportion of the population resides in close proximity to environmentally sensitive inland lakes and waterways. Without sufficient understanding and recognition of the character and importance of the various elements of the natural resource base, human use and alteration of the natural environment proceeds at the risk of excessive costs in terms of both monetary expenditures and environmental degradation. A sound and meaningful countywide planning effort must therefore acknowledge that natural resources are limited, and that urban development should be properly adjusted to the natural resource base so that serious and costly environmental problems can be avoided.

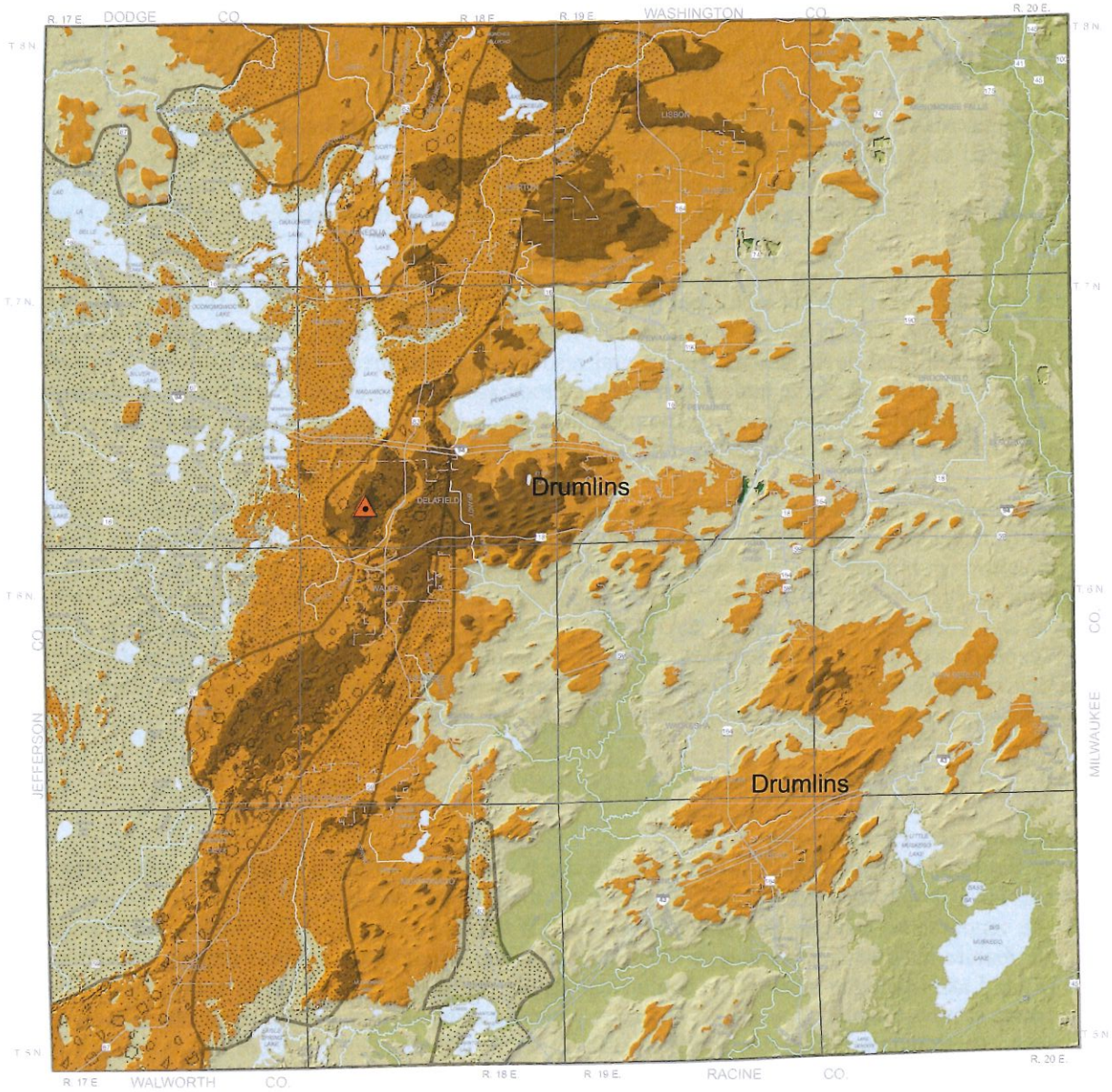
GEOLOGY AND PHYSIOGRAPHY

Surface Geology and Physiography

Four major stages of glaciation, the last of which was the Wisconsin stage, ending approximately 10,000 years ago in the State, have largely determined the physiography, topography, and soils of Waukesha County. Map III-1 presents the topographic and physiographic features of Waukesha County. The dominant physiographic and topographic feature in Waukesha County is the Kettle Moraine, an interlobate glacial deposit formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved in a generally southerly direction from its origin in what is now Canada. The Kettle Moraine, which is oriented in a general northeast-southwest direction across western Washington, Waukesha, and Walworth Counties, is a complex system of kames, or crudely stratified conical hills; kettle holes formed by glacial ice blocks that became separated from the ice mass and melted to form depressions and small lakes as the meltwater deposited material around the ice blocks; and eskers, long, narrow ridges of drift deposited in abandoned drainage ways. The remainder of the County is covered by a variety of glacial landforms and features, including various types of moraines, drumlins, kames, outwash plains, and lake basin deposits.

Map III-1

TOPOGRAPHIC & PHYSIOGRAPHIC FEATURES OF WAUKESHA COUNTY



Legend

Elevation (In Feet)

- 1200 - 1232
- 1100 - 1200
- 1000 - 1100
- 900 - 1000
- 800 - 900
- 700-800
- <700
- Lapham Peak

Physiography

- Rolling Ground Moraine
- Nearly Level Outwash
- Kettle Moraine

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

Source: Waukesha County

The combined thickness of unconsolidated glacial deposits, alluvium, and marsh deposits overlying bedrock exceeds 100 feet throughout most of the County. Thicknesses are greatest where glacial materials fill the bedrock valleys and in areas of topographic highs formed by end moraines.

The most substantial glacial deposits, from 300 to 500 feet thick, are located in the northwestern part of the County in the lakes area and in portions of the Towns of Mukwonago and Vernon. The thinnest glacial deposits, 20 feet thick or less, are found along an approximately six-mile-wide band traversing the County in a northeasterly direction from the Village of Eagle to the Villages of Lannon and Menomonee Falls.

Geologic properties can influence the manner in which land is used, since geologic conditions, including the depth to bedrock, can affect the cost and feasibility of building site development and provision of public facilities and infrastructure. In the case of potential mineral extraction areas, the geologic attributes of the County are a valuable and irreplaceable resource. A need, therefore, exists in any planning program to examine not only how land is developed, but how the geologic resources can best be used and managed.

Topography

Topographic elevation in Waukesha County, as depicted in Map III-1, ranges from approximately 730 feet above mean sea level in the extreme eastern portions of the County along tributaries of the Menomonee River in Brookfield, Elm Grove, and Menomonee Falls, to 1,233 feet at Lapham Peak in the Town of Delafield, a variation of over 500 feet. Most of the high points in the County are located along the Kettle Moraine in three distinct areas: the southern half of the Town of Delafield near Lapham Peak, the southwestern quarter of the Town of Lisbon, and between State Highways 59 and 67 in the Towns of Genesee and Ottawa.

Bedrock Geology

Bedrock topography was shaped by preglacial and glacial erosion of the exposed bedrock. The consolidated bedrock underlying Waukesha County generally dips eastward at a rate of about 10 feet per mile. The bedrock surface ranges in elevation from about 900 feet above mean sea level, at Lapham Peak, to approximately 500 feet above mean sea level in the eastern portion of the County. The bedrock formations underlying the unconsolidated surficial deposits of Waukesha County consist of Precambrian crystalline rocks; Cambrian sandstone; Ordovician dolomite, sandstone, and shale; and Silurian dolomite. Figure III-1 shows a cross-section of the bedrock geology of Waukesha County. The uppermost bedrock unit throughout most of the County is Silurian dolomite, primarily Niagara dolomite, underlaid by a relatively impervious layer of Maquoketa shale. In some of the pre-Pleistocene valleys in the southwestern and central portions of the County, however, the Niagara dolomite is absent and the uppermost bedrock unit is the Maquoketa shale.

Suitability for Nonmetallic Mining

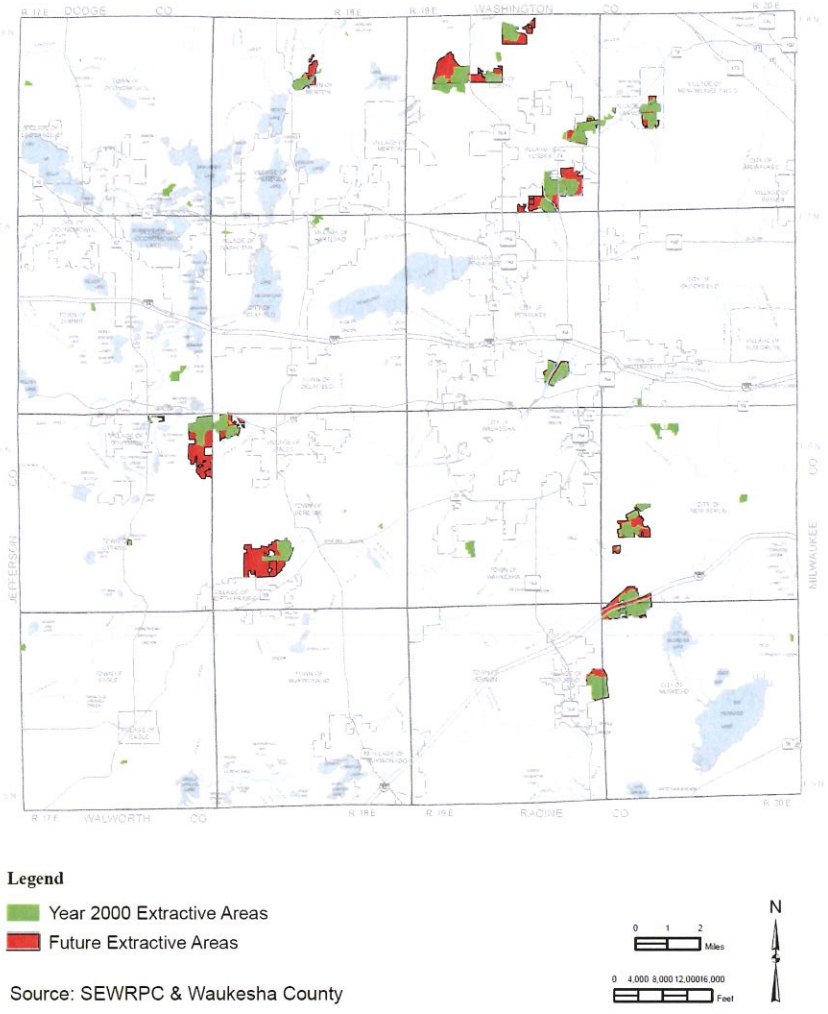
Waukesha County has an abundant supply of sand, gravel, and stone. The geology around and in the Kettle Moraine is the most likely source areas for sand and gravel. In this area, the melting waters of the glacier were most active in sorting and depositing high-quality sand and gravel as kames, eskers, and outwash terraces. Ground moraine, common in other parts of the County, typically has not been sorted, as has the glacial outwash, and is generally not as well suited for commercial sand and gravel. The most high quality material for nonmetallic mining is concentrated in the western half of the County along the Kettle Moraine and on outwash plains, although many other small deposits are also scattered throughout the remainder of the County. The most suitable areas for quarrying of stone are concentrated in the Villages of Lannon and Sussex, Town of Lisbon and the City of Pewaukee, with some smaller areas in other parts of the County.

Extractive land use in the County totaled about 4,000 acres, or about 1 percent of the total area of the County. This area consists primarily of lands devoted to the extraction of sand, gravel, and stone but also includes lands formerly used for such purposes and which lay idle. Areas devoted to extractive uses are scattered throughout the County.

Over the past approximately three decades, the area of the County devoted to extractive use increased by about 67 percent, from about 2,400 acres in 1963 to the 2000 level of 4,000 acres. Much of the additional extractive use during this time occurred in the form of the expansion of sites already used for extractive purposes in 1963 (see Map III-2).

In addition to the Waukesha County extractive land use data collated from the SEWRPC's 2000 land use inventory, information concerning existing ownership of lands utilized for mining or extractive operations, as well as adjacent lands with the potential for future commercially viable mining operations in the County, was provided by the Aggregate Producers of Waukesha County (see Map III-2). It should be noted that the information provided by the Aggregate Producers does not constitute a complete inventory of mineral resources in Waukesha County. An inventory of this type would involve the conduct of detailed studies concerning the economic viability of the potential extraction of nonmetallic mineral deposits in all areas of the County, given forecasts of the need or market demand for resource products of potential mining operations.

Map III-2
Waukesha County Nonmetallic Mineral Extraction Sites: 2005



Significant Geological Sites

A survey of scientifically and historically important bedrock geological sites in Southeastern Wisconsin was conducted by Dr. Joanne Klussendorf of the University of Illinois-Champaign-Urbana and Dr. Donald G. Mikulic of the Illinois State Geological Survey. Based on published literature, library archives of manuscripts, letters and unpublished reports, field notes and maps of earlier geologists and new field examinations, a list of significant geological sites known to have existed over the last 150 years, was compiled. The report identifies 30 significant geological sites in Waukesha County. Of the sites, 9 are classified as sites of statewide or greater significance, 8 sites are of county wide or regional significance and the remaining 13 sites are of local significance. Table III-1 presents the significant geological areas in Waukesha County.

Table III-1

SIGNIFICANT GEOLOGICAL AREAS IN WAUKESHA COUNTY: 2005

Site Name	Classification Code	Location	Description and Comments
Scuppernong Creek Spillway	GA-1	T6N, R18E Sections 5, 6 Town of Genesee T7N, R18E Sections 32, 33 Town of Delafield	One of the finest examples of a glacial spillway remaining in the United States. Studied on a national and international basis. Associated with several other interlobate glacial features including kames, a kame delta, and kettles.
Johnston Quarry and Kilns	GA-1	T6N, R18E Section 24 Town of Genesee	Two quarries excavated in Silurian Waukesha Dolomite in side of 20-foot-high bedrock hill. Contains fossil cephalopods. Listed on National Register of Historic Places.
Carroll College Quarry	GA-1	T6N, R19E Section 3 City of Waukesha	Covered rock exposures of first quarry opened in Waukesha County. Visited by many prominent 19th-century geologists; source of large fossil collections, including those of major museums across the United States. The type section of the Waukesha Dolomite.
Jones Quarry	GA-1	T7N, R18E Sections 23, 24 Town of Delafield	Undisturbed 19th-century quarry remains only source of rich Ordovician fossil biota in Southeastern Wisconsin. To east is an excellent exposure of the Niagara Escarpment.
Pewaukee Stone Pits, Quarries, and Outcrops	GA-1	T7N, R19E Section 9 Village of Pewaukee	Small stone pits, quarries, and outcrops expose only reef known in the Waukesha Dolomite in Southeastern Wisconsin. This reef is older than any other fossil reef in the area.
Sussex Lime Kiln	GA-1	T8N, R19E Section 23 Village of Sussex	One of the best-unaltered late-19th-century kilns remaining in Southeastern Wisconsin. Eligible for listing on the National Register of Historic Places.
Menomonee Falls Reef	GA-1	T8N, R20E Section 10 Village of Menomonee Falls	Series of natural outcrops which form a river gorge, as well as old quarry exposures and lime kilns, situated along the Menomonee River. Falls form from exposure-resistant reef rock. One of the earliest bedrock sites described in Southeastern Wisconsin, having been noted by Increase Lapham in the 1840s.

Site Name	Classification Code	Location	Description and Comments
Raasch's Dome	GA-1	T8N, R20E Section 17 Village of Lannon	Elliptical rock dome with sides that dip as much as 20 degrees away from center. Excellent example of an unusual geologic feature.
Kettle Moraine	GA-1	Western portion of County	Interlobate moraine consisting of a complex system of irregular, knobby ridges, trending northeast-southwest across the western portion of the Region.
Scuppernong Pitted Outwash	GA-2	T5N, R17E Sections 7-9, 16-20 Town of Eagle	A large, pitted outwash plain.
Eagle Esker	GA-2	T5N, R17E Sections 28, 29 Town of Eagle	Good example of an esker with a local relief of between 40 feet and 65 feet.
Eagle Kettle Hole	GA-2	T5N, R17E Section 30 Town of Eagle	Deepest kettle hole in Waukesha County (approximately 90 feet deep).
Delafield Drumlin Fields	GA-2	T6N, R18E Sections 1, 2 Town of Genesee T7N, R18E Sections 34, 35, 36 Town of Delafield	A very well developed example of a drumlin field.
Delafield Interurban Cut	GA-2	T7N, R18E Sections 23, 24 Town of Delafield	Fossil-rich exposure of lower Mayville Dolomite along abandoned interurban railway line.
Menomonee Park Quarry and Domes	GA-2	T8N, R20E Sections 7, 8 Village of Menomonee Falls	Natural and human-made exposures of Racine Dolomite. Contains some of the least-disturbed rock-controlled geomorphology in Waukesha County.
Menomonee River Outcrop	GA-2	T8N, R20E Section 36 Village of Butler Village of Menomonee Falls	Low outcrops of Racine Dolomite interreef strata along Menomonee River.
Little Menomonee River Reef District	GA-2	T9N, R20E Sections 35, 36 Village of Germantown T9N, R21E Sections 19, 20, 30 City of Mequon T8N, R20E Section 2 Village of Menomonee Falls	Silurian Racine Dolomite reef rock exposures. Has considerable importance in scientific research. Contains a wide variety of reef features.

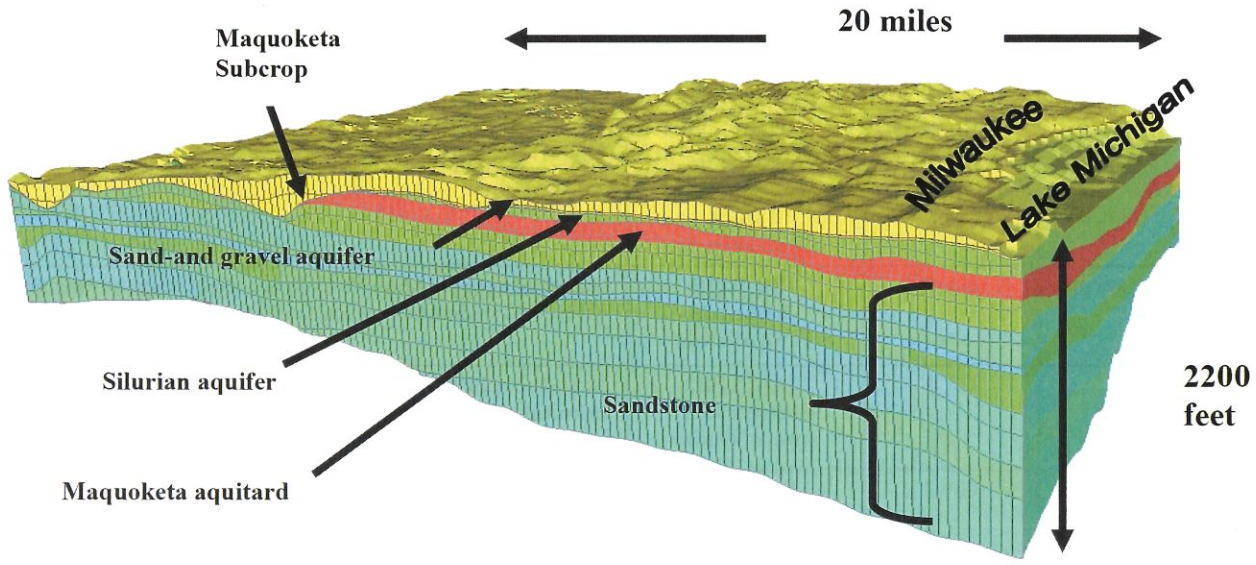
Site Name	Classification Code	Location	Description and Comments
Stark Road Quarry	GA-3	T5N, R17E Section 10 Town of Eagle	Exposed wall of small, old quarry containing good exposure of Niagara Escarpment.
Brady's Rock	GA-3	T5N, R17E Section 10 Town of Eagle	Natural rock bluff along west edge of Kettle Moraine representing some of the southernmost exposures of Niagara Escarpment in Wisconsin.
Scuppernong Glacial Lake	GA-3	T5N, R17E Sections 3-5, 8, 9, 16-18 Town of Eagle	Eastern edge of extensive glacial lake.
Jericho Creek Outcrop	GA-3	T5N, R17E Section 24 Town of Eagle	Natural outcrops of Mayville Dolomite along banks of Jericho Creek, first studied by Increase Lapham in 1840s.
Hunter's bluff	GA-3	T6N, R17E Sections 11, 14 Town of Ottawa	Natural rock bluff along west side of Kettle Moraine representing some of the southernmost exposures of Niagara Escarpment in Wisconsin.
Unnamed bluff	GA-3	T6N, R17E Section 22 Town of Ottawa	Natural bluff exposing Niagara Escarpment.
Unnamed Quarry	GA-3	T6N, R17E Section 14 Town of Ottawa	Old quarry with exposures of Niagara Escarpment.
Prospect Hill Drumlin	GA-3	T6N, R20E Sections 29-32 City of New Berlin	A conspicuous drumlin.
Tessmann Drumlin	GA-3	T7N, R18E Section 36 Town of Delafield	Drumlin with a local relief of 80 feet.
Audley's Quarry	GA-3	T7N, R18E Section 20 City of Delafield	Old quarry with exposure of Niagara Escarpment.
Merton Esker	GA-3	T8N, R18E Section 4 Town of Merton	Perfectly preserved, northwest-southeast, 50-foot-high esker.
Sussex Railroad Cut	GA-3	T8N, R19E Section 21 Town of Lisbon	Cuts through low bedrock hill along railway right-of-way expose Lannon beds of the Racine Dolomite, rocks that supplied the Lannon stone industry.
Derrick Quarry	GA-3	T8N, R20E Section 8 Village of Menomonee Falls	Small abandoned Lannon stone quarry, noted for containing only surviving 19th-century-style wooden stone-hoisting derrick.

GA-1 identifies Geological Area sites of statewide or greater significance
GA-2 identifies Geological Area sites of countywide or regional significance
GA-3 identifies Geological Area sites of local significance

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC.

Figure III-1

GENERAL HYDROGEOLOGY OF SOUTHEAST WISCONSIN



SOILS

Soil properties exert a strong influence on the manner in which land is used, since they affect the costs and feasibility of building site development and provision of public facilities. In the case of productive agricultural lands and potential mineral extraction areas, soils are a valuable and irreplaceable resource. A need, therefore, exists in any planning program to examine not only how land and soils are currently used, but also how they can best be used and managed. Soil suitability interpretations for specific types of urban and rural land uses are therefore important aids to physical development planning and for determining the best use of soils within an area.

In 1963, to assess the significance of the diverse soils found in Southeastern Wisconsin, the Southeastern Wisconsin Regional Planning Commission negotiated a cooperative agreement with the U. S. Department of Agriculture, Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service (NRCS), under which detailed operational soil surveys were completed for the entire Region. The results of the soil surveys have been published in SEWRPC Planning Report No. 8, Soils of Southeastern Wisconsin and subsequently updated by the NRCS, 2003. These soil surveys have resulted in the mapping of the soils within the Region in great detail. At the same time, the surveys have provided definitive data on the physical, chemical, and biological properties of the soils and, more importantly, have provided interpretations of the soil properties for planning, engineering, agricultural, and resource conservation purposes.

Major Soil Association Groups

The soils in Waukesha County range from very poorly drained organic soils to excessively drained mineral soils. General grouping of these soils into soil associations is useful for comparing the suitability of relatively large areas of the County for various land uses. A soil association is defined as a landscape with a distinctive proportional pattern of soils, typically comprised of one or more major soil types and at least one minor soil type, as identified by the U. S. Department of Agriculture, Natural Resources Conservation Service, and named after the major soils. Nine soil associations are found in the County.

Suitability for Agriculture

In order to lend uniformity to the identification of productive farmlands throughout the nation, the NRCS established a soil classification system under which soils are categorized relative to their agricultural productivity. The two most highly productive soils are categorized as either National prime farmland or as farmland of statewide significance. National prime farmland is defined as land that is well suited for the production of food, feed, forage, fiber, and oilseed crops, with the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when properly treated and managed. Farmland of statewide importance includes land in addition to national prime farmland, which is of statewide importance for the production of food, feed, fiber, forage, and oilseed crops.

As shown on Map III-3, approximately 28% of the land in Waukesha County (104,475 acres) was in agricultural uses in 2005. Of those lands, 77% is covered by soils that are classified as National prime farmland by NRCS, and 23% is classified as farmland of statewide importance.

Suitability for Development

Map III-4 shows the primary soil features that present potential limitations for land development, including depth to water table and bedrock and steep slopes. The soil features are presented for planning purposes only. Detailed on-site soil analysis is necessary to validate site conditions. Hydric soils generally have seasonal depth to water table of one (1) foot or less and are capable of supporting wetland vegetation. Poorly drained soils have seasonal depth to water table of three (3) feet and are concentrated on the eastern part of the county where many of the soils have a high clay content, often causing a perched water table condition. Shallow water table conditions risk groundwater contamination from on-site septic systems and could cause wetness problems for dwellings with basements. Shallow bedrock conditions pose higher construction costs for basements and also risk groundwater contamination from on-site septic systems because of the lack of a filtering soil layer. Steep slopes represent possible increased grading costs and higher risks for soil erosion during land development activities. Note that steep slopes are concentrated near the Kettle Moraine area. Shallow bedrock is concentrated near the northeast part of the county, where a number of quarry operations are also located, as noted earlier.

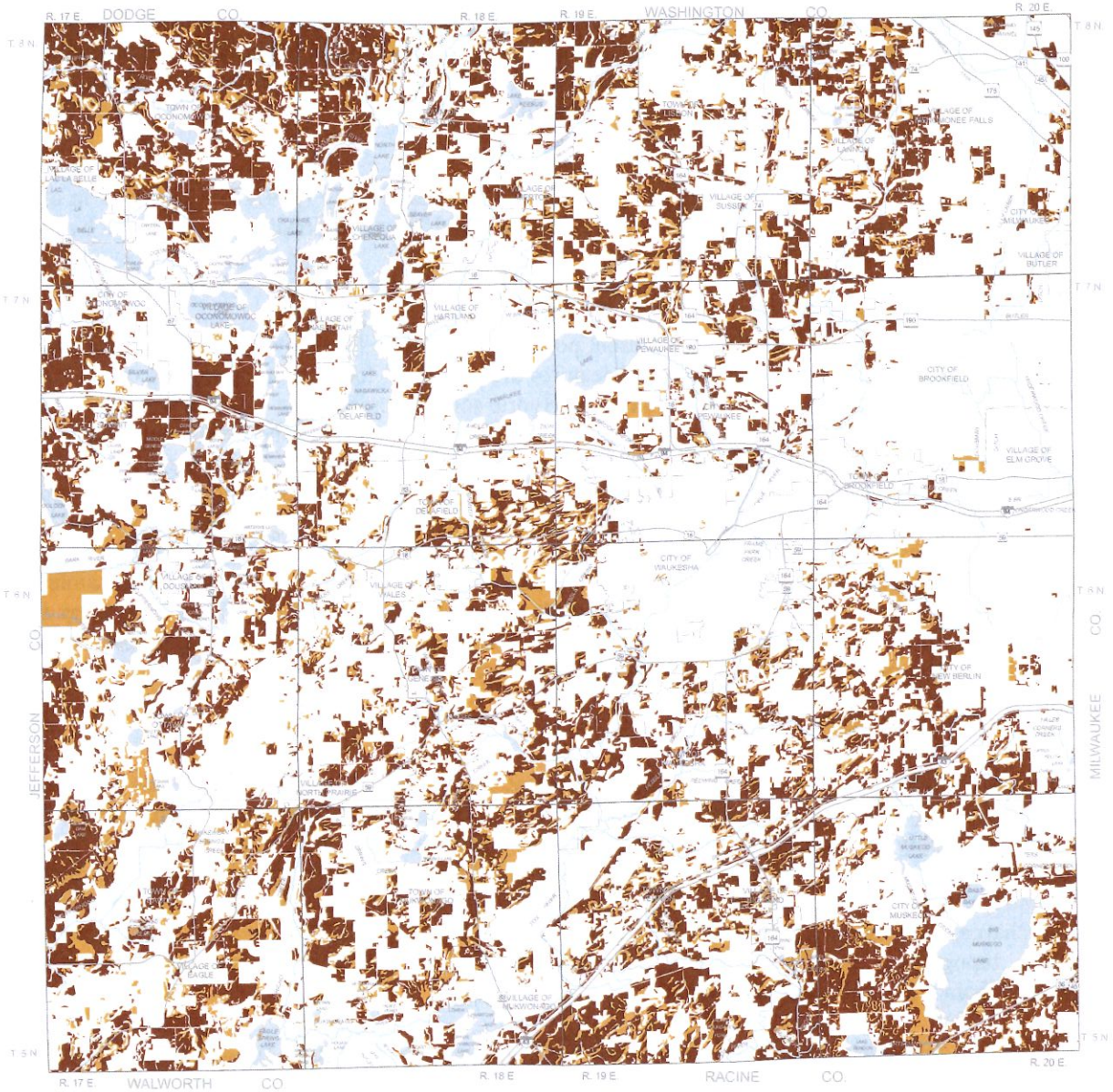
GROUND WATER RESOURCES

Groundwater is a vital natural resource of Waukesha County, which not only sustains lake levels and wetlands and provides the perennial base flow of the streams, but also is a major source of water supplies. In general, the County has an adequate supply of groundwater to support its growing population, agriculture, commerce, and a viable, diverse industry. However, overproduction and water shortages may occur in areas of concentrated development and intensive water demand, especially in the sandstone aquifer and in selected areas served by the shallow aquifers. The amount, recharge, movement, and discharge of the groundwater is controlled by several factors, including precipitation, topography, drainage, land use, soil, and the lithology and water-bearing properties of rock units ranging in age from Quaternary to Precambrian.

In 2002, SEWRPC published Technical Report 37 entitled, Groundwater Resources of Southeastern Wisconsin. The Report provided baseline information regarding groundwater availability and use in southeastern Wisconsin.

Map III-3

AGRICULTURAL USE AND CLASSIFICATION OF SOILS FOR WAUKESHA COUNTY



Legend

NRCS Prime Agricultural Soils Group (includes prime if drained or protected from flooding)

Soils of Statewide Importance (not in NRCS Prime group)

Note: Agricultural land use data from 2000 SEWRPC inventory. All subdivisions and condominium plats recorded up to March 2005 have been removed.

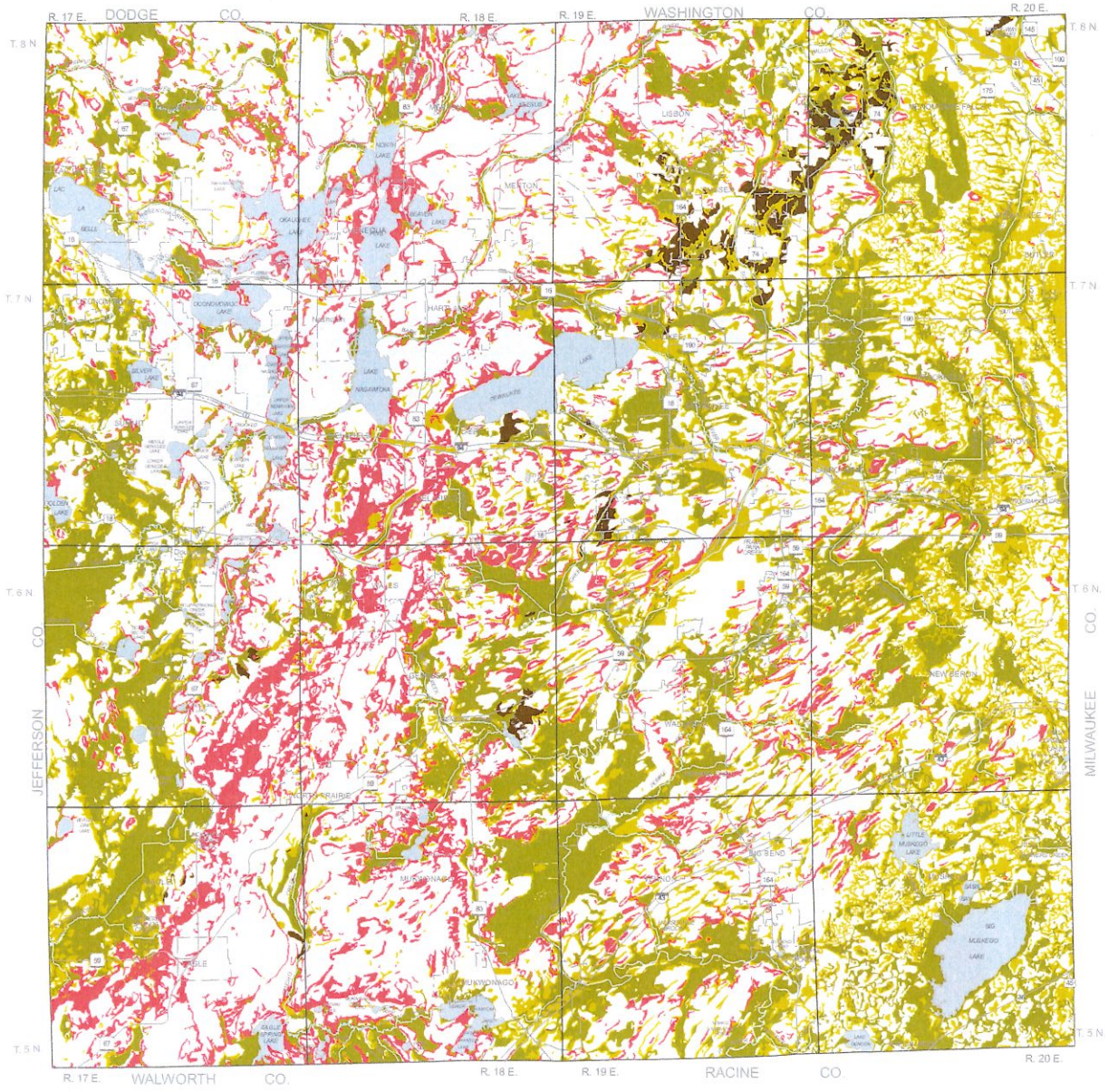
N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

Map III-4

WAUKESHA COUNTY POTENTIAL SOIL LIMITATIONS FOR DEVELOPMENT



Legend

- Hydric Soils
- Poorly Drained Soils
- Bedrock < 6'
- Slopes > 12%

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

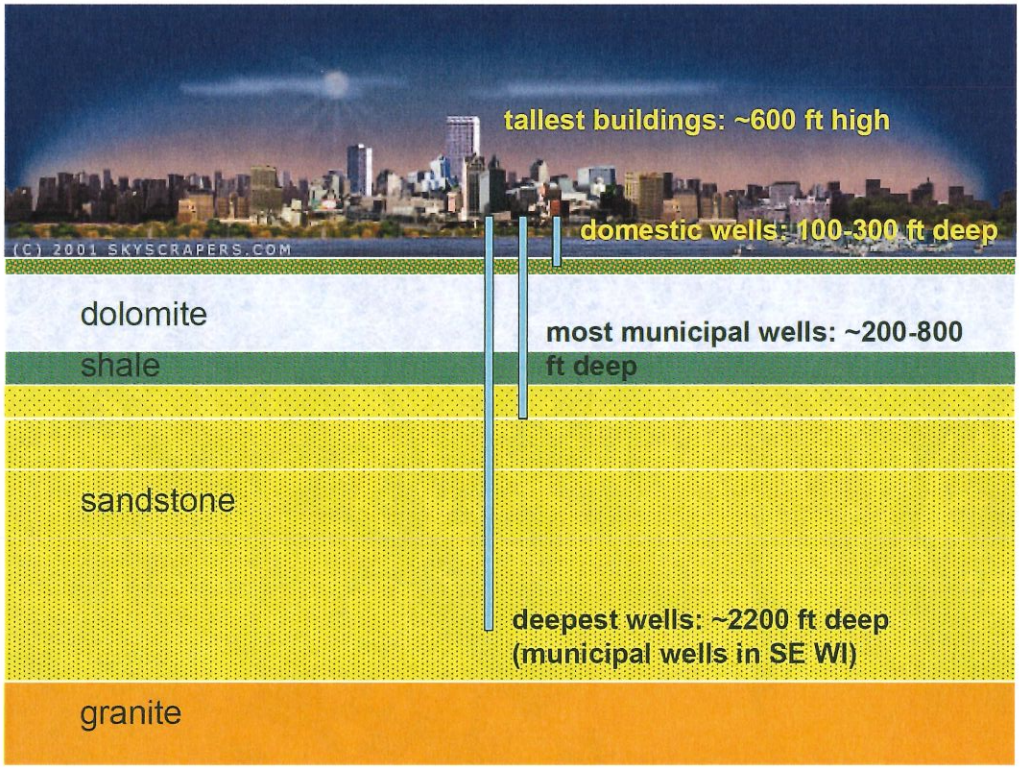
Source: NRCS, SEWRPC & Waukesha County

Groundwater Aquifers

Groundwater is present within three major aquifers that underlie the County. From the land's surface downward, they are: 1) the sand and gravel deposits in the glacial drift; 2) the shallow dolomite strata in the underlying bedrock; and 3) the deeper sandstone, dolomite, siltstone, and shale strata. Because of their proximity to the land's surface and hydraulic interconnection, the first two aquifers are commonly referred to collectively as the "shallow aquifer," while the latter is referred to as the deep aquifer. Within most of the County, the shallow and deep aquifers are separated by the Maquoketa shale, which forms a relatively impermeable barrier between the two aquifers (see Figure III-1). That shale layer is absent in the far western portion of the County. Figure III-2 depicts the typical well depths as they relate to the groundwater aquifers.

Figure III-2

RELATIVE WELL DEPTHS



Source: SEWRPC

Groundwater Use

The importance of groundwater as a source of water supply in Waukesha County and Southeastern Wisconsin can be shown by analyzing water use data. According to estimates by the U.S. Geological Survey, water users in the Southeastern Wisconsin Region used about 324 million gallons per day (mgd) of water from surface and groundwater sources in 2000, not including water used for thermoelectric-power production (see Table III-2). From this amount, 228 mgd, or about 70 percent, was withdrawn from surface water sources, primarily Lake Michigan; and 96 mgd, or about 30 percent, from groundwater (see Table III-3). In Waukesha County, nearly all of the water supply has historically been obtained from the groundwater system. This has recently changed somewhat with the conversion of the eastern portion of the Village of Menomonee Falls, the Village of Butler, and the eastern portion

Table III-2

ESTIMATED USE OF WATER WITHIN THE COUNTIES LOCATED WITHIN, OR PARTIALLY WITHIN, THE REGIONAL WATER QUALITY MANAGEMENT PLAN UPDATE STUDY AREA: 2000 (IN MILLION GALLONS PER DAY)

County	Domestic	Agricultural	Irrigation	Industrial	Commercial	Public Use and Losses	Total
Kenosha	7.02	0.18	0.25	4.44	2.95	3.89	18.73[a]
Milwaukee	54.06	0.01	0.81	57.92	33.14	43.60	189.54[b]
Ozaukee	4.11	0.32	0.51	1.88	1.08	1.42	9.32[c]
Racine	13.00	1.80	2.16	10.82	5.22	6.87	39.87
Walworth	5.13	2.16	0.66	3.20	1.67	2.20	15.02
Washington	5.64	0.62	0.31	2.55	1.84	2.42	13.38[d]
Waukesha	14.12	0.27	2.68	9.10	5.07	6.67	37.91
Total	103.08	5.36	7.38	89.91	50.97	67.07	323.77
Percent of Total	31.80	1.70	2.30	27.80	15.70	20.70	100.00

[a]Does not include 15.2 mgd of thermo-electric use.

[b]Does not include 1,867.6 mgd of thermo-electric use.

[c]Does not include 118.8 mgd of thermo-electric use.

[d]Does not include 2.4 mgd of thermo-electric use.

Source: B.R. Ellefson, G.D. Mueller, and C.A. Buchwald, U.S. Geological Survey, "Water Use in Wisconsin, 2000."

Table III-3

TRENDS IN REPORTED WATER USE IN SOUTHEASTERN WISCONSIN: 1979-2000 (IN MILLION GALLONS PER DAY)

	1979			1985			1990			2000		
County Name	SW	GW	Total	SW	GW	Total	SW	GW	Total	SW	GW	Total
Kenosha	17.81	3.42	21.23	17.87	2.54	20.41	20.41	2.56	22.97	16.04	2.69	18.73
Milwaukee	172.47	10.18	182.65	213.26	9.91	223.17	184.96	6.17	191.13	183.22	6.32	189.54
Ozaukee	1.19	6.66	7.85	1.15	6.33	7.48	1.43	6.66	8.09	1.52	7.80	9.32
Racine	22.55	7.69	30.24	22.55	7.28	29.83	29.32	8.85	38.17	26.24	13.63	39.87
Walworth	0.14	9.89	10.03	1.16	9.14	10.30	0.08	16.07	16.15	0.07	14.95	15.02
Washington	0.15	10.11	10.26	0.06	9.37	9.43	0.08	9.76	9.84	0.08	13.30	13.38
Waukesha	0.02	33.37	33.39	0.12	27.84	27.96	0.04	30.78	30.82	0.35	37.56	37.91
Total	214.33	81.32	295.65	256.17	72.41	328.58	236.32	80.85	317.17	227.52	96.25	323.77
Percent of Total	72.5	27.5	100.0	78.0	22.0	100.0	74.5	25.5	100.0	70.3	29.7	100.0

NOTE: The trends are based on currently available data, but the sources of information and accuracy of data may vary from one reporting period to another. The USGS obtains most of water use data from files of state agencies, and makes estimates for categories for which data are not reported (private domestic and agricultural uses). Water used for thermoelectric power is not included. *GW = Ground water source; SW = Surface water source.*

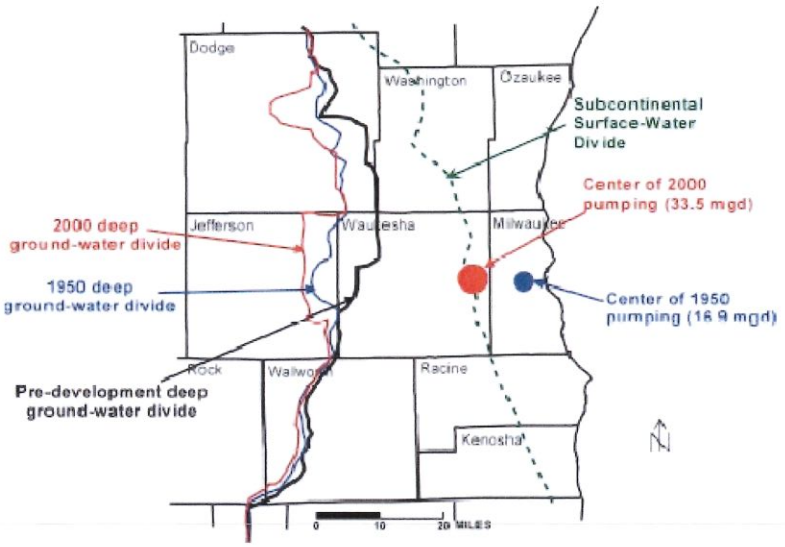
Source: SEWRPC, U.S. Geological Survey, 2000.

of the City of New Berlin to Lake Michigan water over the period of 1999 to 2005. Groundwater use and total water use in Waukesha County have risen steadily since 1985, increasing by about 36 percent over the period 1985 to 2000.

Figure III-3 illustrates the impact of increased groundwater pumping in southeastern Wisconsin on the groundwater divide as well as the shift in the center of pumping (cone of depression). As development occurred west of Lake Michigan with a reliance on groundwater supply, the groundwater divide pushed west along with the center of pumping. Figure III-3 depicts the approximate groundwater divide and center of pumping by the years 1950 and 2000.

Figure III-3

IMPACTS OF PUMPING ON THE DEEP SANDSTONE AQUIFER



In 2003, the Wisconsin Legislature passed the Groundwater Protection Act (Act 310) which sets new standards and conditions for approval of high capacity wells by the Department of Natural Resources (DNR) and other requirements for the management of the use of groundwater. Under Act 310, groundwater management areas were established in Southeastern and Northeastern Wisconsin, most notably Waukesha and Brown Counties, respectively. Those areas were designated as such because declining groundwater levels have become a chronic concern.

Groundwater Availability

Recharge to groundwater is derived almost entirely from precipitation. Much of the groundwater in shallow aquifers originates from precipitation that has fallen and infiltrated within a radius of about 20 or more miles from where it is found. The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation in western Waukesha County where the sandstone aquifer is not overlain by the Maquoketa Formation and is unconfined. On the average, precipitation annually brings about 32 inches of water to the surface area of the County. It is estimated that approximately 80 percent of that total is lost by evapotranspiration. Of the remaining water, part runs off in streams and part becomes groundwater. It is likely that the average annual groundwater recharge to shallow aquifers is 10 to 15 percent of annual precipitation.

To document the utilization of the shallow aquifers in the County, it may be assumed, for example, that, on the average, 10 percent of the annual precipitation reaches groundwater. Then, the average groundwater recharge in the County would be about 32 billion gallons annually, or about 88 million gallons per day (mgd). As previously noted in Table III-3, the estimated daily use of groundwater in 2000 was about 38 mgd, which is about 43 percent of the total amount of groundwater assumed to be recharged. This indicates that there is an adequate annual groundwater recharge to satisfy consumptive water demands on the shallow aquifer system in Waukesha County on a countywide basis. However, the availability for consumptive use on a localized area basis and the impact on local surface water resources will vary depending upon usage, pumping system configuration, and groundwater flow patterns.

The situation is different for the deep aquifers where withdrawals of groundwater cause supply/demand imbalance in areas of concentrated use of groundwater, which has resulted in the declining potentiometric surface and mining of groundwater. For example, Professor Douglas Cherkauer of the University of Wisconsin-Milwaukee, estimated that the demand on groundwater from the deep sandstone aquifer in Waukesha County is greater than the available supply (see Table III-4).

Table III-4

ESTIMATES OF AVAILABLE GROUNDWATER IN WAUKESHA COUNTY: 1999

Aquifer	Recharge Area (square miles)	Estimated Recharge Rate (inches per year)	Average Daily Recharge (mgd)	Average Daily Demand (mgd)
Shallow	400	3.1	59	3.5
Deep	100	3.1	14.8	31.5

Source: D.S. Cherkauer, 1999

Radium Concentrations

Certain formations within the Cambrian sandstones in southeastern Wisconsin are known to produce relatively high concentrations of naturally occurring radium, a radioactive metallic element. This naturally occurring radium has been found to exceed U. S. EPA standards in approximately 50 of the 1,300 municipal water supplies in Wisconsin. Most of the water supplies which exceed the radium standard draw water from the deep sandstone aquifer and lie in a narrow band from the Illinois-Wisconsin border through Kenosha, Racine, and Waukesha Counties and north through Green Bay. Evaluations are being undertaken to consider means of reducing the radium level in these wells. Systems serving portions of the Cities of Brookfield, Delafield, Muskego, Pewaukee, and Waukesha; the Villages of Eagle, Mukwonago, Pewaukee, and Sussex; and a few private water systems have reported some violations of the current radium standard.

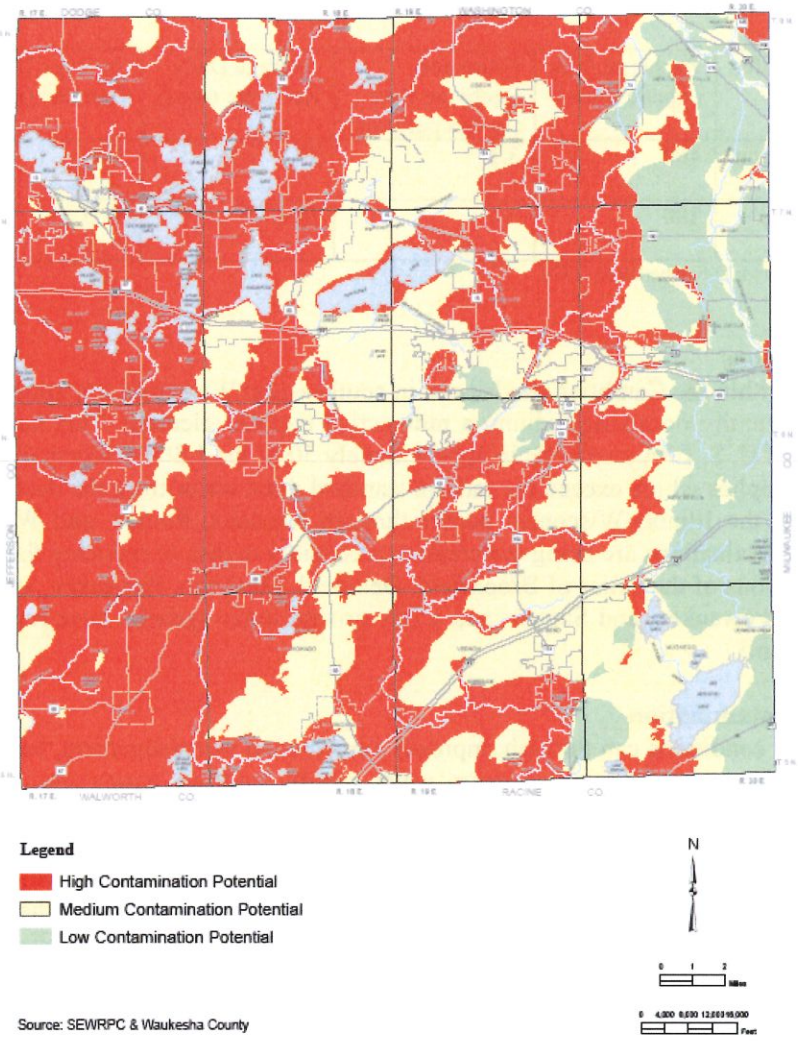
Vulnerability to Contamination

Groundwater quality conditions can through improper construction or management, be impacted by such sources of pollution on the surface as infiltration of storm water runoff, landfills, agricultural fertilizer, pesticides, manure storage and application sites, chemical spills, leaking surface or underground storage tanks, and onsite sewage disposal systems. The potential for groundwater pollution in the shallow aquifer is dependent on the depth to groundwater, the depth and type of soils through which precipitation must percolate, the location of groundwater recharge areas, and the subsurface geology. As shown in Map III-5 most of Waukesha County exhibits moderate to high potential for contamination of groundwater in the shallow glacial drift and Niagara aquifers. Generally, the areas of the County most vulnerable to groundwater contamination are where both Niagara dolomite and the water table are near the surface.

Compared to the deep aquifer, the shallow aquifers are more susceptible to pollution from the surface because they are nearer to the source in terms of both distance and time, thus minimizing the potential for dilution, filtration, and other natural processes that tend to reduce the potential detrimental effects of pollutants. Isolated cases of contamination have been identified in portions of Waukesha County. Such problems can often be traced to runoff pollution sources, septic system discharges, and chemical spills or leakage.

In the far western portion of the County, there is no confining impermeable layer of rock between the glacial drift and the sandstone aquifer. This is cause for concern in planning for the future development of that area. Urban development adversely affects both the quantity and quality of recharge water, especially where the aquifer is overlaid by outwash, end moraine, or other highly permeable glacial material. An increase in the area of impervious surfaces such as pavement affects the recharge of the sandstone aquifer by diverting larger amounts of precipitation into surface drainage courses as runoff, rather than allowing it to percolate into the ground.

Map III-5
Groundwater Contamination Potential in Waukesha County



NATURAL AREAS AND CRITICAL SPECIES HABITAT

A comprehensive inventory of natural areas within the County was conducted by the Southeastern Wisconsin Regional Planning Commission in 1994 as part of the natural areas and critical species habitat protection and management plan being prepared by the Commission and currently being updated. The inventory systematically identified all remaining high-quality natural areas and critical species habitat then existing within the Region.

Natural areas were classified based upon the natural area classification system developed by the Wisconsin Department of Natural Resources. Three classification categories are used: NA-1, natural areas of Statewide or greater significance, which contain nearly complete and relatively undisturbed plant and animal communities which are believed to resemble closely those of presettlement times; NA-2, natural areas of countywide or regional significance, which contain native biotic communities judged to be of lower than NA-1 significance, either because of evidence of a limited amount of human disturbance or because of limited size; and NA-3, natural areas of local significance, which have been substantially altered by human activities, but which provide refuge for native plant and animal species that no longer exist in the surrounding area because of land uses and associated activities.

A total of 105 natural areas, encompassing about 13,710 acres, or about 4 percent of the County, were identified by the Regional Planning Commission in Waukesha County in 1994. Of the 105 identified sites, nine were classified as NA-1 sites and encompass about 1,775 acres, 30 were classified as NA-2 sites and encompass about 4,890 acres, and 66 were classified as NA-3 sites and encompass about 7,045 acres.

The inventory also identified a total of 77 critical species habitat sites within Waukesha County, including 22 critical bird habitat sites, one critical mammal habitat site, and 54 critical plant habitat sites. Of the total sites, 12 critical bird habitat sites, one critical mammal habitat site, and 23 critical plant habitat sites were located outside an identified natural area, for a total of 36 critical species habitat sites located outside natural areas.

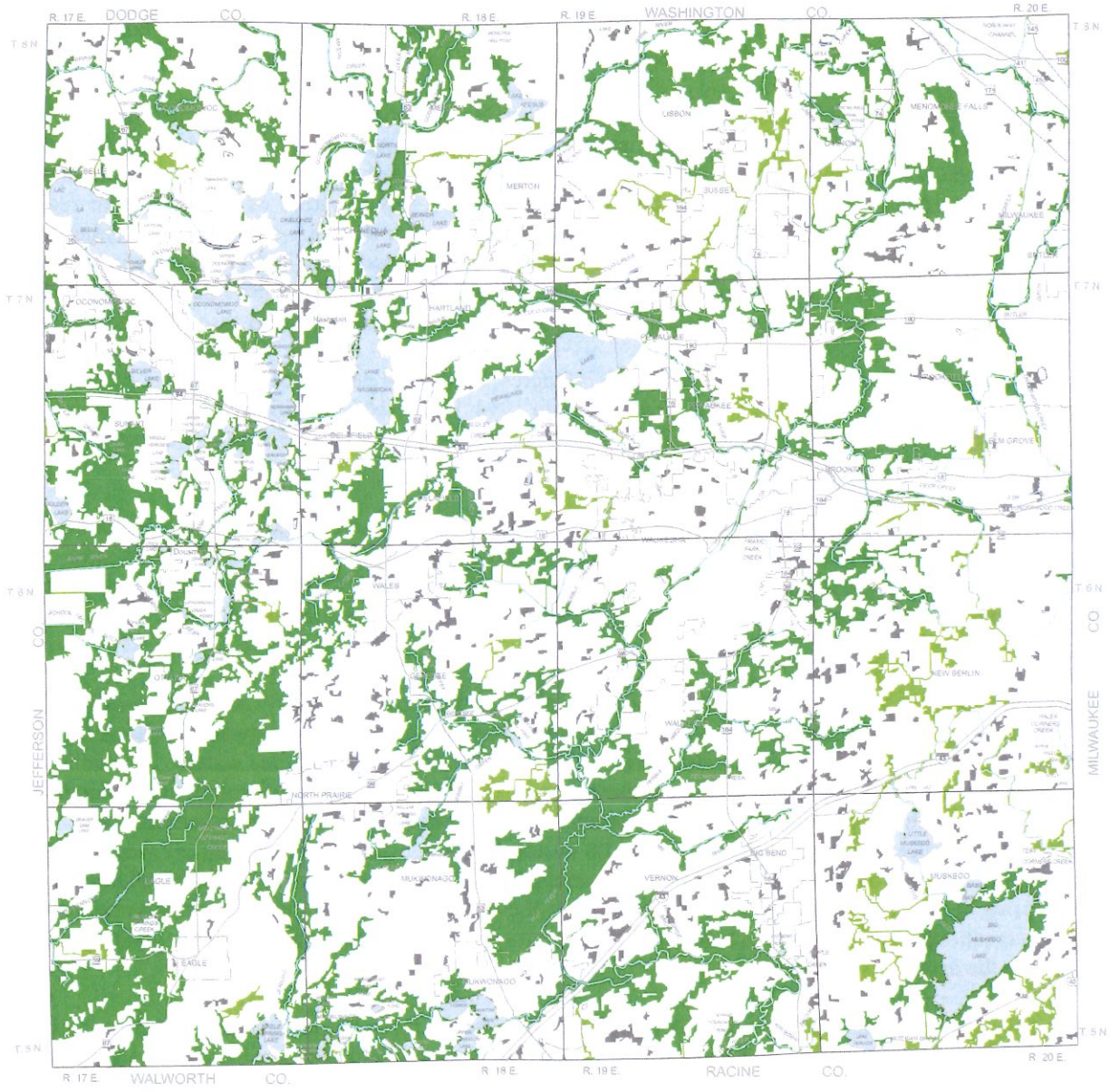
Wetlands

Wetlands perform an important set of natural functions, which make them particularly valuable resources lending to overall environmental health and diversity. Some wetlands provide seasonal groundwater recharge or discharge. Those wetlands that provide groundwater discharge often provide base flow to surface waters. Wetlands contribute to the maintenance of good water quality, except during unusual periods of high runoff following prolonged drought, by serving as traps, which retain nutrients and sediments, thereby preventing them from reaching streams and lakes. They act to retain water during dry periods and hold it during flooding events, thus keeping the water table high and relatively stable. They provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of fish and wildlife. These attributes have the net effect of improving general environmental health; providing recreational, research, and educational opportunities; maintaining opportunities for hunting and fishing; and adding to the aesthetics of an area.

Wetlands pose severe limitations for urban development. In general, these limitations are related to the high water table, and the high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils. These limitations may result in flooding, wet basements, unstable foundations, failing pavements, and failing sewer and water lines. Moreover, there are significant and costly onsite preparation and maintenance costs associated with the development of wetland soils, particularly in connection with roads, foundations, and public utilities. Wetlands existing in 2000 are shown on Map III-10, covering 52,652 acres scattered throughout the County.

Map III-9

PLANNED ENVIRONMENTAL CORRIDORS & ISOLATED NATURAL RESOURCE AREAS IN WAUKESHA COUNTY: 2000



Legend

- Primary Environmental Corridor (PEC)
- Secondary Environmental Corridor (SEC)
- Isolated Natural Resource Area (INRA)

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

Source: SEWRPC & Waukesha County

More stringent site design and storm water management requirements are typically necessary to address thermal and other runoff impacts to cold-water communities, outstanding water resources and exceptional water resources. Map III-6 depicts the current water resource classifications in Waukesha County.

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

The most important elements of the natural resource base of the County, including the best remaining woodlands, wetlands, prairies, wildlife habitat, surface water and associated shorelands and floodlands, and related features, including existing park and open space sites, scenic views, and natural areas and critical species habitat sites, occur in linear patterns in the landscape, termed "environmental corridors." The most important of these have been identified as "primary environmental corridors," which are by definition at least two miles long, 200 feet wide, and 400 acres in area. As shown on Map III-9 primary environmental corridors are generally located along river and major stream valleys, around major inland lakes, and in the Kettle Moraine. This County comprehensive plan recommends the preservation of primary environmental corridors in essentially natural, open use. The preservation of these corridors is considered essential to the overall environmental quality of the County and the maintenance of its unique cultural and natural heritage and natural beauty. Because these corridors are generally poorly suited for urban development owing to soil limitations, steep slopes, or flooding potential, their preservation will also help to avoid the creation of new environmental and developmental problems.

In addition to primary environmental corridors, other concentrations of natural resources—referred to as "secondary environmental corridors" and "isolated natural resource areas"—have been identified as warranting strong consideration for preservation. Secondary environmental corridors contain a variety of resource features and are by definition at least one mile long and 100 acres in area. Isolated natural resource areas are concentrations of natural resources of at least five acres in size and 200 feet in width that have been separated from the environmental corridor network by urban or agricultural uses. Planned secondary environmental corridors and isolated natural resources are also shown on Map III-9.

While this plan recommends the protection of environmental corridors and isolated natural resource areas, it recognizes that certain development may be accommodated in such areas without jeopardizing their overall integrity. The plan recognizes that certain transportation and utility uses may of necessity have to be located within such areas and that limited residential and recreational uses may be accommodated in such areas. Guidelines pertaining to such development within environmental corridors are presented in Table II-20, contained in the planning standards section of Chapter 2. Under these guidelines, residential development in environmental corridors would be limited to upland environmental corridors at an overall density of no more than one dwelling unit per five acres. Conservation subdivision designs are strongly encouraged where such rural density residential development is accommodated.

Under the comprehensive plan, the existing (year 2000) configuration of environmental corridors and isolated natural resource areas would be modified slightly. These modifications include minor deletions attendant to prior local commitments documented in adopted sewer service area plans, along with certain additions. The additions include currently farmed floodplains adjacent to existing environmental corridors within planned urban service areas that may be expected to revert to more natural conditions over time and become part of the corridor.

Under the comprehensive plan, primary environmental corridors would encompass about 148.5 square miles, or about 31 percent of the County, in 2035. This represents a net increase of 5.7 square miles, or 4 percent, over the existing 2000 area. Secondary environmental corridors would encompass 11 square miles in 2035, a decrease of about 2 percent, from 2000. Isolated natural resource areas would encompass about 12.5 square miles in 2035, a decrease of about 4 percent from 2000.

combined; 4) Contaminated sediment waters; 5) Atmospheric deposition dominated; 6) Habitat/physical impaired; or 7) Other factors.

Biological Use Classification

Surface waters are classified into one of the following water resource classifications. The type of aquatic community a particular surface water resource is capable of supporting is represented by the biological use objectives. Only the first three classifications are considered suitable for the protection and propagation of a balanced fish and other aquatic life community. These waters usually exhibit the highest degree of water quality. The last two classifications are unable to maintain the specified water quality conditions and support a balanced community because of their naturally limited habitat or water quality. The water resource classifications are:

Cold Water Communities (COLD) include surface waters capable of supporting a community of cold-water fish and other aquatic life or serving as a spawning area for cold water species. This use includes, but is not restricted to, surface waters identified as trout waters in the publication (6-3600[80]) *Wisconsin Trout Streams.* Also present in these communities are forage fish and macroinvertebrates, which are intolerant of pollution. In Waukesha County, Brandy Brook, Coco Creek, Jericho Creek, Mason Creek, McKeawn Spring Creek, Mill Brook, Mukwonago River, Paradise Springs Creek, Pebble Creek, Rosenow Creek, Scuppernong River, South Branch Scuppernong River and Spring Brook are classified as cold-water communities.

Warm Water Sport Fish Communities (WWSF) are capable of supporting a community of warm water sport fish or have served as a spawning area for warm water sport fish. Macroinvertebrates, which are relatively intolerant of pollution, are present in these communities.

Warm Water Forage Fish Communities (WWFF) are capable of supporting an abundant diverse community of forage fish and other aquatic life. Macroinvertebrates, which are relatively intolerant of pollution, are present in these communities.

Limited Forage Fishery Communities (LFF) are communities capable of supporting only a limited community of forage fish and aquatic life. These surface waters have naturally poor water quality and habitat. Pollution-tolerant macroinvertebrates are present in these communities.

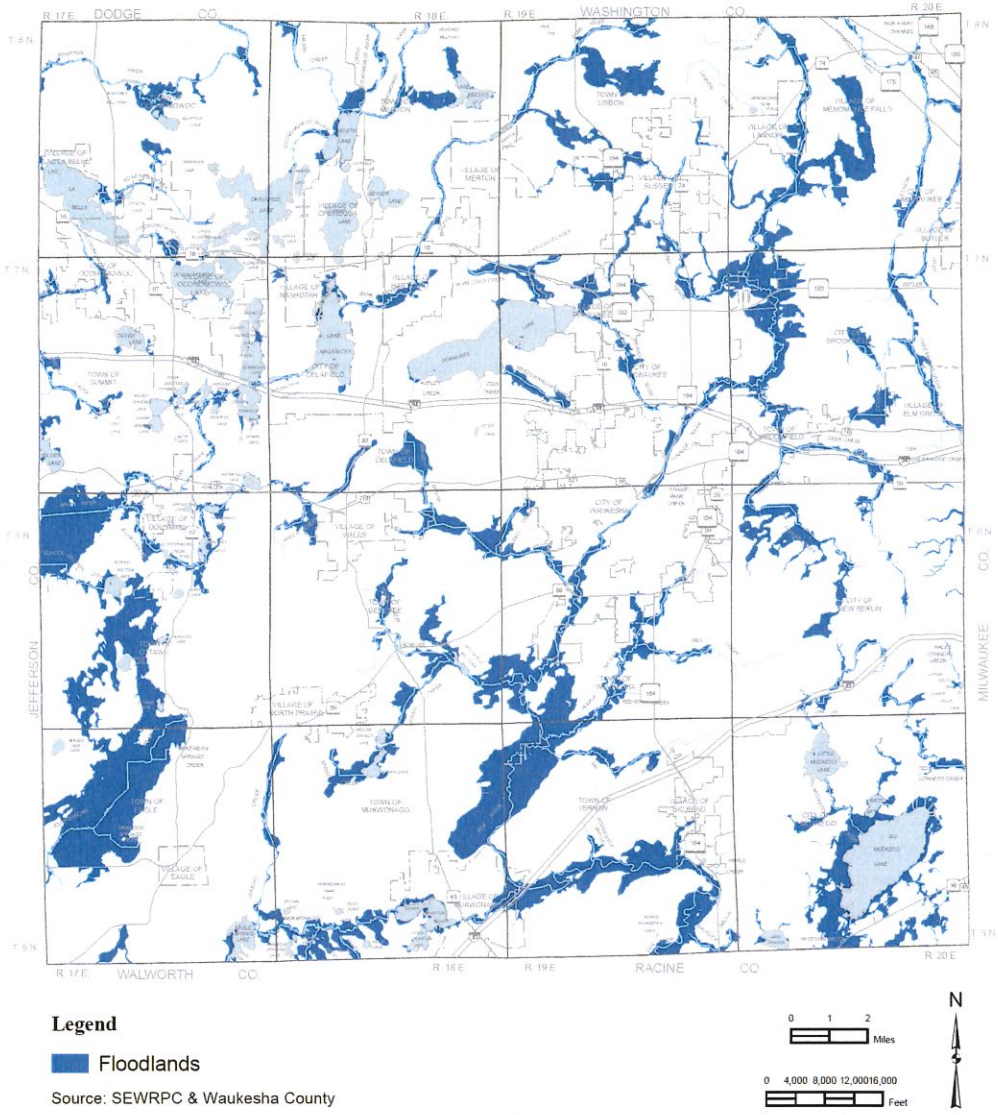
Limited Aquatic Life Communities (LAL) includes surface waters severely limited because of very low or intermittent flow and naturally poor water quality or poor habitat. These surface waters are capable of supporting only a limited community of aquatic life.

In addition to the above classifications, the Wisconsin Department of Natural Resources has two other special classifications used for the highest quality lakes and streams. These classifications are Outstanding Resource Waters and Exceptional Resource Waters. They are described as:

Outstanding Resource Waters (ORW) have the highest quality water and fisheries in the state and are therefore deserving of special protection. They do not receive wastewater discharges and point source discharges will not be allowed in the future unless the quality of the wastewater discharged is equal to or better than background conditions. The only outstanding resource water in Waukesha County is Spring Lake.

Exceptional Resource Waters (ERW) provides valuable fisheries, hydrologically or geologically unique features, outstanding recreational opportunities, or unique environmental settings, which are not significantly impacted by human activities. These resource waters already receive wastewater discharges or may receive future discharges. In Waukesha County, Genesee Creek, the Mukwonago River and the Oconomowoc River between North Lake and Okauchee Lake are designated as exceptional water resources.

Map III-8
General Floodlands of Waukesha County



Impaired Waters List (303d)

The Department of Natural Resources (DNR) is required every two years to submit a list to the Environmental Protection Agency (EPA) which identifies waters which are not meeting water quality standards, including both water quality criteria for specific substances or the designated biological and recreational uses. This list is known as the "impaired waters list" or simply the "303(d) list" in reference to the particular section of the Clean Water Act. Several factors can cause waters to become impaired and therefore be identified on the "impaired waters list". These factors include: 1) Point source dominated; 2) nonpoint source dominated; 3) Point source and nonpoint source

Stream Name	Watershed	Township	Length (miles)	Classification Code(s)
Pewaukee River	Upper Fox	Pewaukee	6.4	FAL, AQ-3 (RSH)
Poplar Creek	Upper Fox	Brookfield	8	FAL, 303(d), AQ-3 (RSH)
Sussex Creek	Upper Fox	Brookfield	6.6	FAL, 303(d)
Coco Creek (East Br.)	Upper Fox	Pewaukee	2	COLD, AQ-3
Coco Creek (West Br.)	Upper Fox	Pewaukee	4.8	COLD, AQ-3
Zion Creek	Upper Fox	Delafield	1.6	FAL, 303(d)

Classification Codes

COLD = Includes surface waters capable of supporting a community of cold water fish and other aquatic life.

FAL = Fish & Aquatic Life. Default classification equivalent to Warm Water Sport Fish Community.

LFF = Limited Forage Fishery. Surface waters capable of supporting only a limited community of forage fish.

LAL = Limited Aquatic Life. Marginal surface waters that support only a limited aquatic life community.

303(d) = Water body appears on the Wisconsin Impaired Waters list.

ERW = An Exceptional Resource Water as defined by Chapter NR102 of the WI Administrative Code.

AQ-1 = Identifies Aquatic Areas of statewide or greater significance.

AQ-2 = Identifies Aquatic Areas of countywide or regional significance.

AQ-3 = Identifies Aquatic Areas of local significance.

RSH = Rare Species Habitat. Aquatic areas which support endangered, threatened, or "special concern species" officially designated by the DNR.

Source: SEWRPC, DNR

Floodlands

The floodlands of a stream are the wide, gently sloping areas contiguous with and usually lying on both sides of a stream channel. Streams occupy their channels most of the time. However, during even minor flood events, stream discharges increase beyond the capacity of the channel to accommodate the entire flow, especially where urban development increases runoff or alters the stream channel. As a result, stages increase and the river or stream spreads laterally over the floodlands. The periodic flow of a river onto its floodlands is a recurring phenomenon and, in the absence of costly flood control measures, will occur regardless of the extent of urban development in floodlands.

For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity on the average of once every 100 years. It should be noted that the 100-year recurrence interval floodland contains within its boundaries the areas inundated by floods of less severe but more frequent occurrence such as every 5, 25, or 50 years. Floodlands are not suited to urban development because of flood hazards, high water tables, and inadequate soils. These areas are, however, generally suitable locations for valuable park and open space areas. Floodlands also provide storage for floodwaters and thereby decrease downstream flood discharges and stages.

General floodlands in Waukesha County, delineated by the Southeastern Wisconsin Regional Planning Commission, the Federal Emergency Management Agency, and the Wisconsin Department of Natural Resources, are shown on Map III-8. The 100-year flood recurrence interval flood hazard area encompasses about 72 square miles, not including nearly 24 square miles of surface water in lakes and streams, or about 13 percent of the County's total land area. In 1990, a total of about 13.7 square miles, or about 19 percent, of these floodlands were located within state, county, or local public park and open space land.

Table III-6

MAJOR STREAMS IN WAUKESHA COUNTY

Stream Name	Watershed	Township	Length (miles)	Classification Code(s)
Ashippun River	Ashippun	Oconomowoc	11.1	FAL, AQ-3 (RSH)
Bark River	Bark	Delafield	29.7	FAL, AQ-1 & AQ-2 (RSH)
School Section Ditch	Bark	Ottawa	5.7	FAL
Scuppernong Creek	Bark	Ottawa	12.8	FAL, AQ-2 (RSH)
Wales Creek	Bark	Genesee	2.1	FAL
Butler Ditch	Menomonee	Brookfield	3.9	FAL
Dousman Ditch	Menomonee	Brookfield	2	FAL
Lilly Creek	Menomonee	Menomonee Falls	5.1	FAL
Menomonee River	Menomonee	Menomonee Falls	7.8	FAL, AQ-3
Nor-X-Way Channel	Menomonee	Menomonee Falls	1.3	FAL
Underwood Creek	Menomonee	Brookfield	6.9	Special Variance
Willow Creek	Menomonee	Lisbon	2.3	FAL
Artesian Brook	Muskego-Wind	Vernon	1	FAL
Muskego Creek	Muskego-Wind	Muskego	6.6	FAL
Krueger Brook	Middle Fox	Vernon	2.1	FAL
Ripple Creek	Middle Fox	Vernon	1	FAL
Horseshoe Brook	Middle Fox	Vernon	1.5	FAL
Mill Brook	Middle Fox	Vernon	5.7	COLD, AQ-2 (RSH)
Pebble Brook	Middle Fox	Vernon	8.7	FAL, AQ-3
Redwing Creek	Middle Fox	Waukesha	1.4	FAL
Mill Creek	Middle Fox	Waukesha	5.1	FAL, AQ-3
Genesee Creek	Middle Fox	Waukesha	6.7	ERW, COLD, AQ-2 (RSH)
Spring Creek	Middle Fox	Mukwonago	6	COLD
White Creek	Middle Fox	Genesee	1.4	COLD
Beulah Lake Outlet	Mukwonago	Mukwonago	1.1	FAL
Mukwonago River	Mukwonago	Mukwonago	10.2	ERW, COLD, AQ-1 (RSH)
Jericho Creek	Mukwonago	Eagle	5.8	COLD, AQ-2 (RSH)
Battle Creek	Oconomowoc	Summit	2.8	FAL, 303(d)
Little Oconomowoc	Oconomowoc	Merton	3.5	FAL, AQ-3 (RSH)
Mason Creek	Oconomowoc	Merton	4.5	COLD, 303(d), AQ-2 (RSH)
Oconomowoc River	Oconomowoc	Merton	14.3	ERW, FAL, AQ-3 (RSH)
Rosenow Creek	Oconomowoc	Oconomowoc	3.5	COLD, AQ-3
Hales Corners Creek	Root	New Berlin	1	LAL
Tess Corners Creek	Root	Muskego	5.5	LFF
Paradise Springs Creek	Scuppernong	Eagle	1.6	COLD
Scuppernong River	Scuppernong	Eagle	7.4	COLD, AQ-2 (RSH)
Audley Creek	Upper Fox	Delafield	1.2	FAL
Brandy Brook	Upper Fox	Genesee	5	COLD, AQ-3
Deer Creek	Upper Fox	Brookfield	6.6	FAL, 303(d)
Fox (Ill River)	Upper Fox	Waukesha	50.6	FAL, 303(d), AQ-2 (RSH)
Frame Park Creek	Upper Fox	Waukesha	1	LFF, 303(d)
Lannon Creek	Upper Fox	Menomonee Falls	5.4	FAL
Pebble Creek	Upper Fox	Waukesha	6.9	COLD, AQ-3

Sediments and associated substances delivered to lakes and streams in Waukesha County are a significant source of water pollution. Nutrients, in the form of fertilizers and animal wastes, are carried on eroded soil particles from agricultural and urban lands. This may cause the excessive growth of aquatic plants and thereby affect water clarity and increase oxygen demand.

Streams may exhibit a net deposition, net erosion, or no net change in internal sediment transport, depending on the tributary land uses, hydrology, precipitation, and geology. Thus some streams are capable of removing sediments before they reach lakes.

Rivers and Streams

For flood control and water quality planning purposes, the Southeastern Wisconsin Regional Planning Commission has divided the Region into 11 major watersheds, four of which are located wholly or partially in Waukesha County. The subcontinental divide traverses the County in a north-south direction in the eastern tier of communities, separating the County between the Mississippi River and the Great Lakes-St. Lawrence River drainage systems. As shown on Map III-7, two of the major watersheds, the Menomonee River and Root River watersheds, lie east of the subcontinental divide and are part of the Great Lakes-St. Lawrence River drainage system. The other two watersheds, the Fox (Illinois) and Rock River watersheds, lie west of the sub-continental divide and are part of the Mississippi River drainage area. The watershed covering the largest area of Waukesha County is that of the Fox River, encompassing about 58 percent of the total area of the County.

Major streams are perennial streams, which maintain, at a minimum, a small contiguous flow throughout the year except under unusual drought conditions. The major streams in Waukesha County are presented in Table III-6. As indicated in Table III-6, Waukesha County contains a total of approximately 268 miles of perennial streams. The longest major streams are the Fox (Illinois) and Bark Rivers, with 46.1 and 31.8 stream miles, respectively, in the County.

Map III-7
Watersheds of Waukesha County

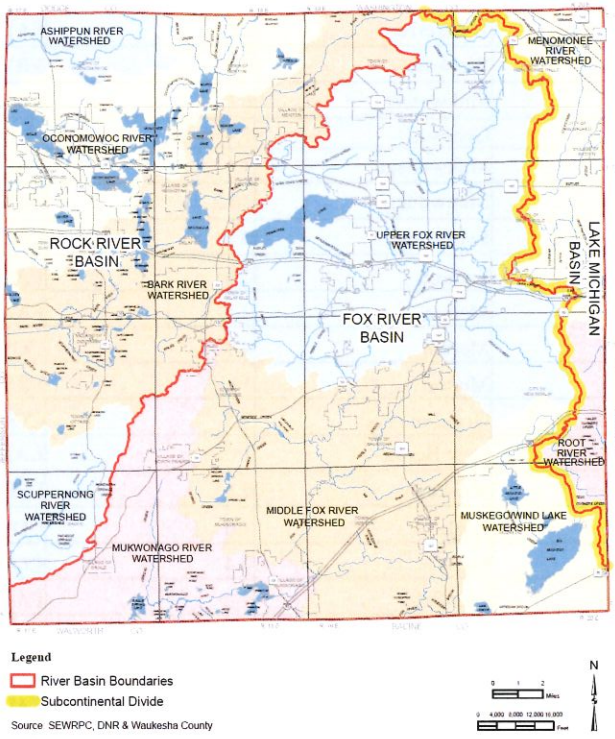


Table III-5

MAJOR LAKES IN WAUKESHA COUNTY

Lake	Watershed	Township	Surface Area (acres)	Max. Depth (feet)	Lake Type	Trophic State	Class. Code(s)
Ashippun	Ashippun	Oconomowoc	83	40	SP	Mesotrophic	FAL
Bass Bay	Middle Fox	Muskego	100	23		Eutrophic	FAL
Beaver	Oconomowoc	Merton	316	49	SP	Mesotrophic	FAL
Big Muskego	Middle Fox	Muskego	2,260	4	DG	Eutrophic	FAL
Crooked	Bark	Summit	58	16	DG	Mesotrophic	FAL
Denoon	Middle Fox	Muskego	162	55	SE	Mesotrophic	FAL
Eagle Spring	Mukwonago	Eagle	311	8	DG	Mesotrophic	FAL
Fowler	Oconomowoc	Oconomowoc	99	50	DG	Mesotrophic	FAL
Golden	Bark	Summit	250	46	SP	Mesotrophic	FAL
Hunters	Bark	Ottawa	57	46	SP	Mesotrophic	FAL
Keesus	Oconomowoc	Merton	237	42	SP	Mesotrophic	FAL
Lac La Belle	Oconomowoc	Oconomowoc	1,117	45	DG	Mesotrophic	Cold, 303(d)
Larkin	Bark	Ottawa	57	4	SP	N/A	FAL
Little Muskego	Middle Fox	Muskego	506	65	DG	Mesotrophic	303(d)
Lower Genesee	Bark	Summit	66	45	SP	Mesotrophic	Cold
Lower Nashotah	Bark	Summit	90	43	SP	Mesotrophic	Cold
Lower Nemahbin	Bark	Summit	271	36	DG	Mesotrophic	FAL
Lower Phantom	Mukwonago	Mukwonago	433	12	DG	Mesotrophic	FAL
Middle Genesee	Bark	Summit	109	40	SE	Mesotrophic	FAL
Nagawicka	Bark	Delafield	957	90	DG	Mesotrophic	Cold
North	Oconomowoc	Merton	439	78	DG	Mesotrophic	FAL
Oconomowoc	Oconomowoc	Oconomowoc	804	62	DG	Mesotrophic	Cold, 303(d)
Okauchee	Oconomowoc	Oconomowoc	1,187	94	DG	Mesotrophic	Cold
Pewaukee	Upper Fox	Delafield	2,493	45	SP	Mesotrophic	FAL
Pine	Oconomowoc	Merton	703	85	SP	Mesotrophic	Cold, 303(d)
Pretty	Bark	Ottawa	64	35	SE	Oligo-mesotrophic	FAL
School Section	Bark	Ottawa	125	8	DG	Mesotrophic	FAL
Silver	Oconomowoc	Summit	222	44	SE	Mesotrophic	FAL
Spring	Middle Fox	Mukwonago	105	22	SP	Mesotrophic	ORW
Upper Nashotah	Bark	Summit	133	53	SP	Mesotrophic	FAL
Upper Nemahbin	Bark	Summit	283	61	DG	Mesotrophic	FAL
Upper Phantom	Mukwonago	Mukwonago	110	29	SP	Mesotrophic	FAL
Waterville	Bark	Summit	68	12	DG	Eutrophic	FAL

Source: WDNR,SEWRPC

Notes: N/A indicates not available.
Cold = Supports a cold water community either naturally occurring or artificially stocked.
FAL = Fish and Aquatic Life. This is a default classification equivalent to Warm Water Sport Fish Community.
303(d) = Water body appears on the Wisconsin Impaired Waters List.
ORW = An Outstanding Resource Water as defined by Chapter NR 102 Wisconsin Administrative Code.
DG (Drainage Lake) = Impoundments and natural lakes with the main water source from stream drainage.
SE (Seepage Lake) = Landlocked. Water level maintained by groundwater table and basin seal. May have intermittent outlet.
SP (Spring Lake) = Groundwater fed lakes always with an outlet of substantial flow.

Major inland lakes are defined as those with a surface area of 50 acres or larger, a size capable of supporting reasonable recreational use with minimal degradation of the resource. Waukesha County contains all or portions of 33 major lakes with a combined surface area of approximately 14,000 acres, or 21.9 square miles, or about 3.8 percent of the total area of the County. This represents about 38 percent of the combined surface area of the 101 major lakes in the seven-county Southeastern Wisconsin Region, more than any other county in the Region. Thirty of the major lakes are located entirely within the County, while three major lakes, Lake Denoon, Golden Lake, and Lake Five, are located only partly within the County.

The major lakes in Waukesha County and their surface areas are presented in Table III-5. As indicated in Table III-5, the major lakes in the County range in size from 58 acres, Crooked Lake, to the second-largest lake in the Region, Pewaukee Lake, with a surface area of 2,493 acres. Seven lakes in the County have a surface area exceeding 640 acres, or one square mile.

In addition to the major lakes, there are 45 other water bodies with lake characteristics referenced in the DNR publication, "Wisconsin Lakes", PUBL-FM-800 91.

Because lake water quality is significantly affected by surrounding land use and cover, urban development and agricultural activity on land that drains into lakes and streams has led to a decline in water quality on many lakes in Waukesha County. Water quality often changes as a result of increasing levels of such nutrients as nitrogen and phosphorus entering a lake. Eutrophication is the condition reached by lakes when the accumulation of nutrients produces increasing amounts of aquatic plants. As the resulting lush aquatic plant growth dies each year, organic deposits fill in the lake. This is a natural process that is generally more prevalent in warm, shallow lakes, such as Big Muskego Lake, than in colder, deep lakes, such as Oconomowoc Lake. However, the process can be greatly accelerated by additional nutrients from inadequate or failing onsite sewage disposal systems, lawn fertilizers, agricultural runoff containing fertilizer and animal wastes, construction site runoff, and street debris.

The trophic status of most major lakes in Waukesha County is also presented in Table III-5. The trophic state serves as an indicator of overall water quality, taking into consideration water clarity, phosphorus content, algae content, and regional location in Wisconsin. In some cases, the current lake trophic state is a combination of two (i.e. Meso-eutrophic).

An oligotrophic lake is one in which little of the eutrophication process can be measured. As a result of very little nutrient accumulation, there is little aquatic plant and algae growth and the water appears very clear. The lake is probably very deep and the bottom is sandy or marly. This type of lake will support such cold-water fish as trout. No such lakes are present in Waukesha County.

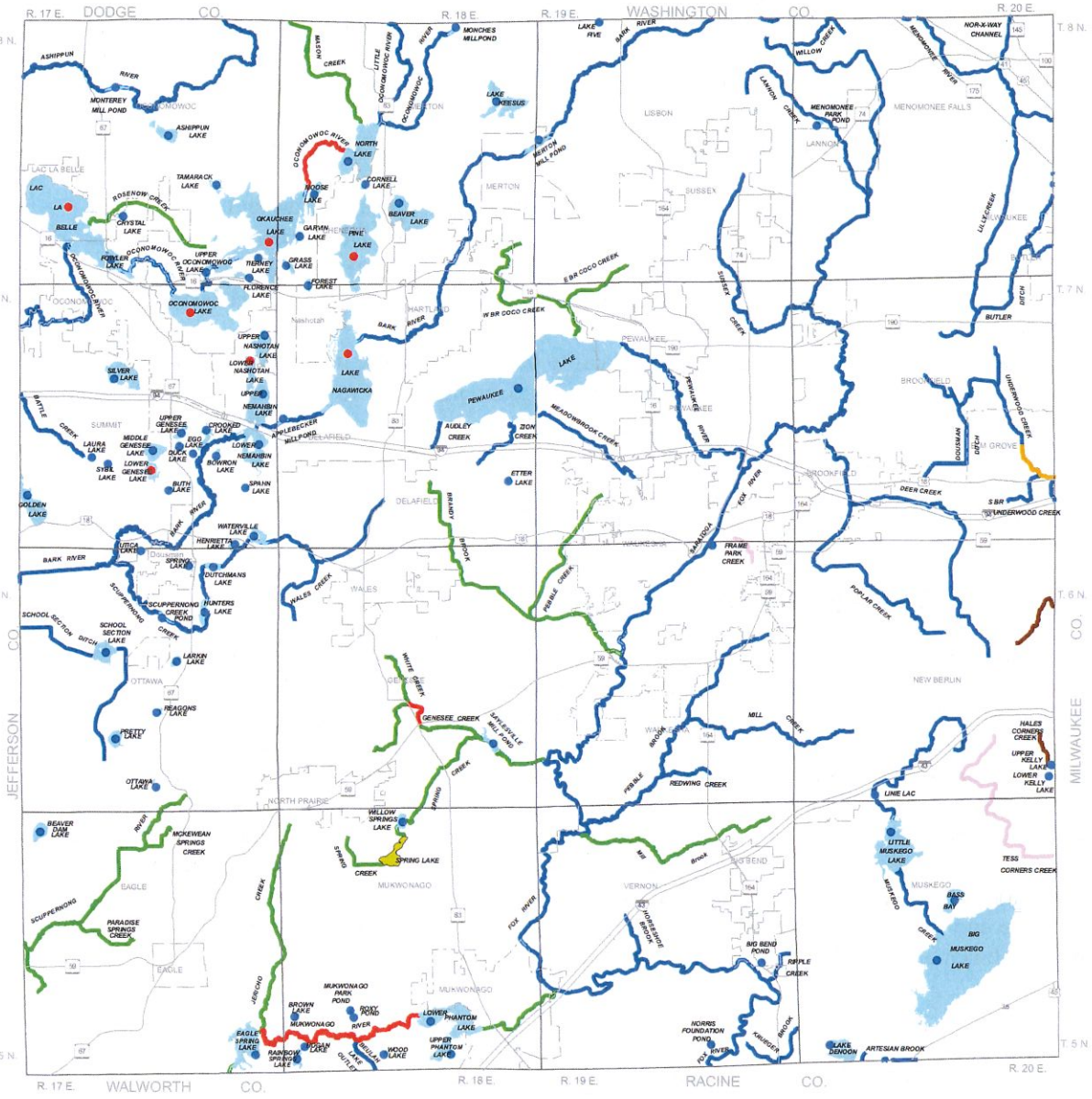
A mesotrophic lake shows some signs of eutrophication. The presence of a greater amount of nutrients than in an oligotrophic lake results in lowered clarity and the presence of aquatic plants. Swimming and boating can be enjoyed on this type of lake without limitations.

A eutrophic lake has relatively large amounts of aquatic plants because of higher nutrient levels. The water may be cloudy because of suspended algae cells, dying plants may produce unpleasant smells, and mats of plants may interfere with swimming and boating. These lakes are generally shallow, with mucky bottoms. Eutrophic lakes can be excellent warm-water fishing lakes for such fish as bass and bluegills.

As indicated in Table III-5, of the 33 major lakes in the County, two, Big Muskego Lake and Little Muskego Lake, were classified as eutrophic; nine lakes were classified as meso-eutrophic, or between mesotrophic and eutrophic rankings; 18 lakes were classified as mesotrophic; and two lakes could not be classified because of lack of data.

Map III-6

SURFACE WATER RESOURCES OF WAUKESHA COUNTY



WATER RESOURCE CLASSIFICATION CODES

- Outstanding Resource Water (ORW)
- Exceptional Resource Water (ERW)
- Lake Supports Fish and Aquatic Life (FAL)
- Lake Supports Cold Water Species (Cold)
- Cold Water Streams (Cold)
- Fish and Aquatic Life (FAL)
- Special Variance Waters
- Limited Forage Fish (LFF)
- Limited Aquatic Life (LAL)

Source: WDNR, SEWRPC & Waukesha County

Water Supply Planning
In January 2005, the Southeastern Wisconsin Regional Planning Commission announced that it has initiated the conduct of a regional water supply study for the Southeastern Wisconsin Region. That study will lead to the preparation and adoption of a regional water supply system plan. The preparation of the regional water supply plan represents the third, and final, element of the SEWRPC regional water supply management program. The first two elements, comprising the development of basic groundwater inventories and the development of a groundwater simulation model for the Southeastern Wisconsin Region, were completed previously.

The regional water supply plan is intended to include the following major components:

- Development of water supply service areas and of forecast demand for water use.
- Development of recommendations for water conservation efforts to reduce water demand.
- Evaluation of alternative sources of supply, culminating in identification of recommended sources of supply for each service area and in recommendations for development of the basic infrastructure required to deliver that supply.
- Identification of groundwater recharge areas to be protected from incompatible development.
- Specification of any new institutional structures found necessary to carry out the plan recommendations.
- Identification of any constraints to development levels in sub areas of the Region that may emanate from water supply sustainability concerns.

The regional water supply plan will be based upon a design year of 2035. It is expected that the regional water supply plan will be completed by the end of 2008.

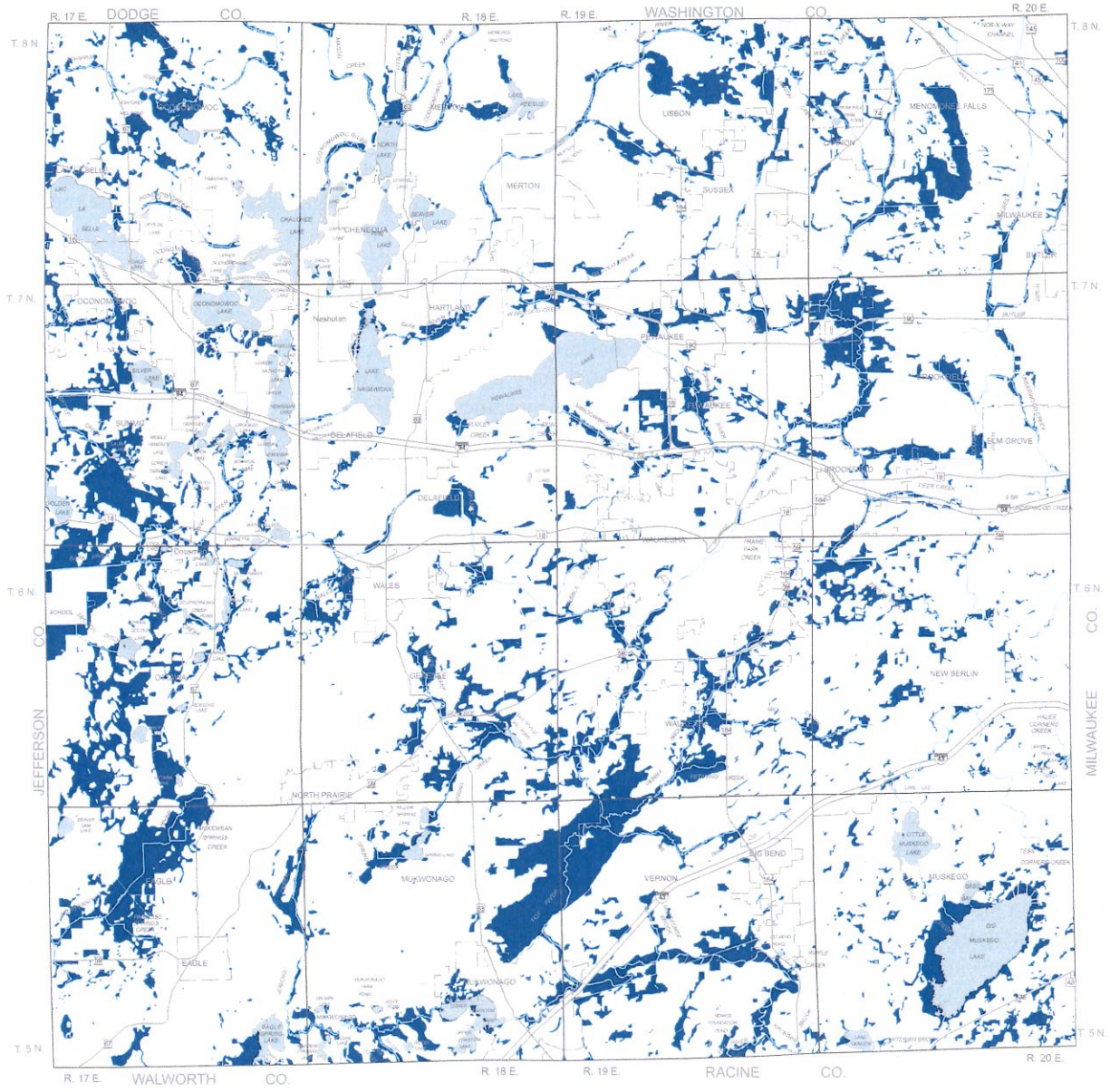
SURFACE WATER RESOURCES

Surface water resources constitute an extremely valuable part of the natural resource base of Waukesha County. Surface waters are a focal point of water-related recreational activities and provide an attractive setting for properly planned residential development. Surface waters, particularly the major lakes, also provide substantial economic benefits. Expenditures by boaters and other recreational users of surface waters benefit the owners of restaurants, grocery and convenience stores, service stations, and sporting goods stores in the County. Lakeshore properties, which generally have high-assessed valuations, also serve to enhance the property tax base of the County. In addition, when viewed in the context of open space areas, surface waters greatly enhance the aesthetic and scenic characteristics of the natural environment. Because surface water quality is highly susceptible to deterioration from pollutant runoff, both urban and rural land uses must be carefully managed to achieve a balance between level and extent of use and the maintenance of water quality. Surface water resources in the County, consisting of lakes and streams are shown on Map III-6 and described below.

Lakes
In 1997, the Wisconsin Legislature created a lake classification grant program. The program was intended to further the degree of protection of lakeshore habitat with the State. In 2000, Waukesha County received a Lake Protection Grant to initiate a program for the classification of the lakes within the County. The objective was to develop criteria for determining the sensitivity of lakes within the County to disturbance from land-based activities. Specifically, these criteria could be used to review and potentially refine the County's shoreland zoning code to provide an appropriate degree of protection for aquatic ecosystems. Previous county-wide inventories of lake classification were conducted by the Wisconsin Department of Natural Resources in 1963 (then the Wisconsin Conservation Department) and subsequently updated by the Southeastern Wisconsin Regional Planning Commission as part of regional water quality management plans.

Map III-10

GENERAL WETLANDS OF WAUKESHA COUNTY



Legend

Wetlands

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

Source: SEWRPC & Waukesha County

Woodlands

Woodlands have both economic and ecological value and can serve a variety of uses providing multiple benefits. Located primarily on ridges and slopes and along streams and lakeshores, woodlands provide an attractive natural resource, accentuating the beauty of the lakes, streams, and the topography of the County. In addition to contributing to clean air and water, woodlands contribute to the maintenance of a diversity of plant and animal life and provide for important recreational opportunities.

Under balanced use and sustained yield management, woodlands can, in many cases, serve scenic, wildlife, educational, recreational, environmental protection, and forest production benefits simultaneously. Woodlands existing in 2000 cover 28,931 acres, are shown on Map III-11. These woodlands exist in large contiguous areas along the Kettle Moraine in the western half of the County and in scattered small areas throughout the remainder of the County.

Prairies

Prairies are open, treeless or generally treeless areas dominated by native grasses. Such areas have important ecological and scientific value and consist of four basic types: low prairies, mesic or moderately moist prairies, dry prairies, and oak openings. The low prairies typically occupy ancient glacial lake beds; mesic prairies tend to occur on glacial outwash plains, the glacial till of recessional moraines, and the loessial, windblown depositional soils which cover the dolomitic bedrock; dry prairies occur on well-drained soils, usually on steep hillsides; oak openings are savannahs dominated by dry prairie grasses, with between one and 17 oak trees, usually bur oaks, per acre.

Prairies existing in 1990 consist of 34 sites covering a combined total of approximately 280 acres, a very small portion of the total land area of the County, located mostly in the southwestern quarter of the County. Very few native prairies are left in Waukesha County, although they once covered large portions of the County. The loss of native prairie and oak openings was primarily a result of agricultural practices, urbanization, and the suppression of the wildfires, which had served to restrain the advancing shrubs and trees that shade out prairie plants.

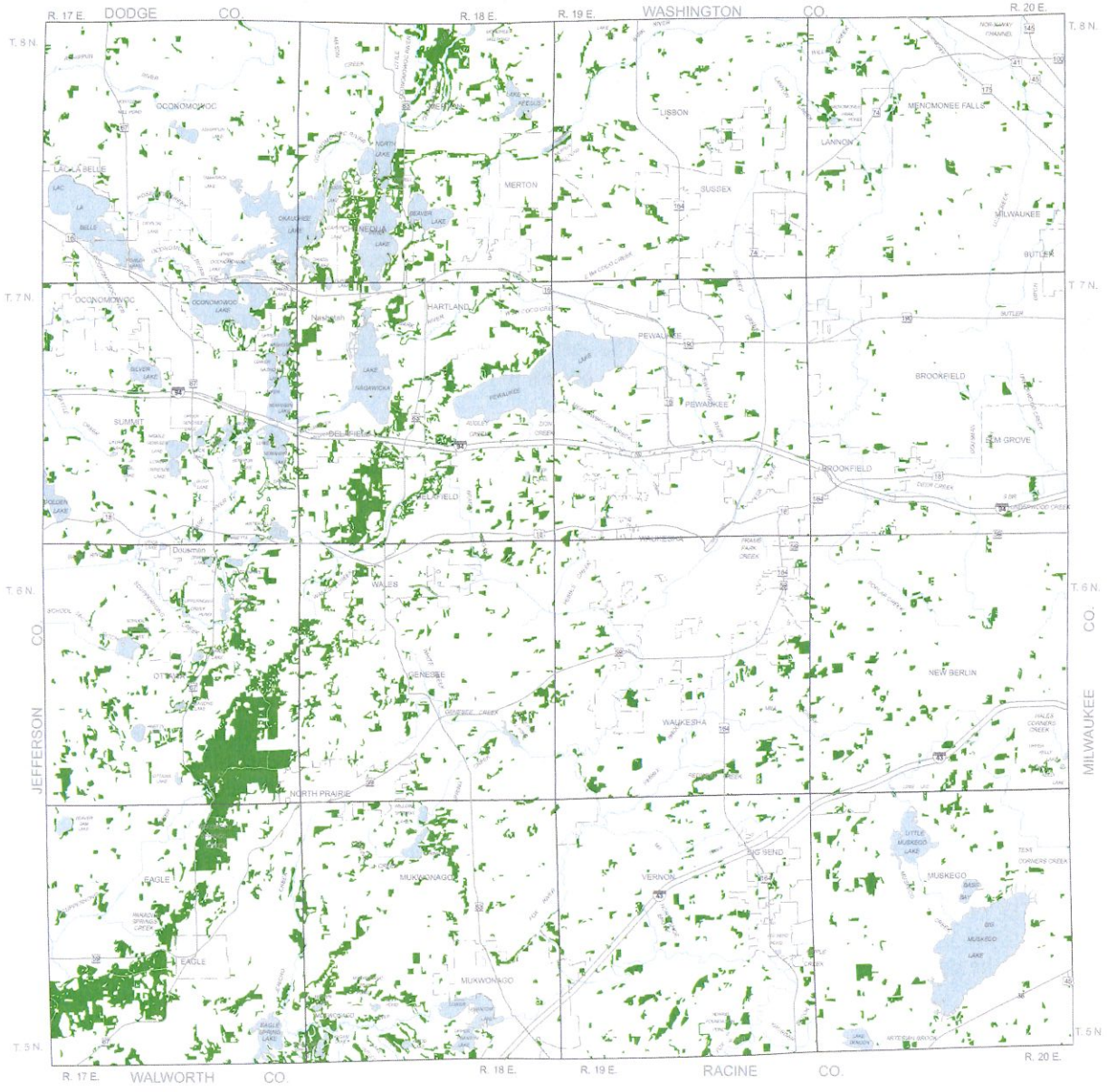
Wildlife

Inventories of wildlife habitat in the Southeastern Wisconsin Region were conducted jointly by the Wisconsin Department of Natural Resources and the Southeastern Wisconsin Regional Planning Commission in 1985. As a part of the 1985 inventory, three classes of wildlife habitat were identified: Class I (high-value) wildlife habitat, Class II (medium-value) wildlife habitat, and Class III (other significant) wildlife habitat. Class I habitat areas contain a good diversity of wildlife, are adequate in size to meet all of the habitat requirements for the species concerned, and are generally located in proximity to other wildlife habitat areas. Class II wildlife habitat areas generally lack one of the three criteria for Class I wildlife habitat. However, they do retain a good plant and animal diversity. Class III wildlife habitat areas are remnant in nature in that they generally lack two of the three criteria for a Class I wildlife habitat, but may, nevertheless, be important if located in proximity to high- or medium-value wildlife habitat areas, if they provide corridors linking higher-value wildlife habitat areas, or if they provide the only available range in the area.

Wildlife habitat areas encompassed a combined area of 182 square miles, or 31 percent of the total area of the County in 1985. These areas are concentrated on the Kettle Moraine, in the Vernon Marsh, along Scuppernong Creek and the Scuppernong River, and around the major lakes in the County. Class I wildlife habitat encompassed 88 square miles, or 49 percent of total wildlife habitat; Class II wildlife habitat encompassed 61 square miles, or 33 percent of total wildlife habitat; and Class III wildlife habitat encompassed 33 square miles, or 18 percent of total wildlife habitat.

Map III-11

MAJOR WOODLANDS OF WAUKESHA COUNTY: 2000



Legend

Woodlands

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

Source: SEWRPC & Waukesha County

CLIMATE

Its midcontinental location gives Waukesha County a continental climate that spans four seasons, one season succeeding the other through varying time periods of unsteady transition. Summers, generally the months of June, July, and August, are relatively warm, with occasional periods of hot, humid weather and sporadic periods of cool weather. The cold winter, accentuated by prevailing frigid northwesterly winds, generally spans the months of December, January, and February, but may in some years include parts of November and March. Autumn and spring in the County are transitional times of the year between the dominant seasons and usually periods of widely varying weather conditions. Temperatures are extremely varied, and long periods of precipitation are common in autumn and spring. Some of the more pronounced weather events include tornadoes and major snowmelt occurrences.

Air temperatures within the County are subject to extreme seasonal variation. Data on temperature observations in the County, recorded at the City of Waukesha, indicate variations in temperature from a low in January with a mean daily temperature of 18.7 degrees to a high in July with a mean daily temperature of 71.8 degrees. The growing season, which is defined as the number of days between the last freeze in the spring and the first freeze in the fall, averages about 155 days in Waukesha County. The last freeze in the spring normally occurs during the first two weeks in May and the first freeze in the fall normally occurs in mid-October.

Precipitation in Waukesha County, in the form of rain, sleet, hail, and snow, ranges from gentle showers to destructive thunderstorms. The more pronounced weather events can cause major property and crop damage, inundation of poorly drained areas, and lake and stream flooding. Daily precipitation data for observations recorded at the City of Waukesha record that the total average annual precipitation observed is slightly more than 32 inches, expressed as water equivalent. Monthly averages range from a low of 1.2 inches in February to a high of 3.70 inches in June. Snowfall and sleet averages approximately 41 inches annually, with January receiving the most snow and sleet, at about 11 inches.

Waukesha County is positioned astride cyclonic storm tracks along which low-pressure centers move from the west and southwest. The County also lies in the path of high-pressure centers moving in a generally southeasterly direction. This location at the confluence of major migratory air masses results in the County being influenced by a continuously changing pattern of air masses associated with alternately high- and low-pressure centers and results in frequent weather changes superimposed on the aforementioned annual range in weather characteristics, especially in winter and spring.

Prevailing winds in the County are northwesterly in the late fall and winter, northeasterly in the spring, and southwesterly in the summer and early fall. Wind velocities are less than five miles per hour (mph) for about 15 percent of the year, between five and 15 mph for about 60 percent of the year, and more than 15 mph for about 25 percent of the year.

AIR QUALITY

The Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to set national ambient air quality standards (NAAQS) for six criteria pollutants (carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone, and sulfur oxides) which are considered harmful to public health and the environment. Areas not meeting the NAAQS for one or all of the criteria pollutants are designated as nonattainment areas by the EPA. In areas where observed pollutant levels exceed the established NAAQS and which are designated as "nonattainment" areas by the EPA, growth and development patterns may be constrained. For example, major sources of pollutants seeking to locate or expand in a designated nonattainment area, or close enough to impact upon it, must apply emission control technologies. In addition, new or expanding industries may be required to obtain a greater than one-for-one reduction in emissions from other sources in the nonattainment area so as to provide a net improvement in ambient air quality. Nonattainment area designation may therefore create an economic disincentive for industry with significant emission levels to locating or expanding within or near the boundaries of such an area. In order to eliminate this disincentive and relieve the potential constraint on development, it is necessary to demonstrate compliance with the NAAQS and petition EPA for redesignation of the nonattainment areas.

The Southeastern Wisconsin Region currently meets all but the ozone NAAQS, and the EPA has designated a single six-county ozone nonattainment area within the Region which is made up of Kenosha, Milwaukee, Ozaukee, Racine, Washington, and Waukesha Counties. Ozone is formed when precursor pollutants, such as volatile organic compounds and nitrogen oxides, react in the presence of sunlight. The ozone air quality problem within the Region is a complex problem because ozone is meteorologically dependant. In addition, the ozone problem in the Region is believed to be attributable in large part to precursor emissions which are generated in the large urban areas located to the south and southeast and carried by prevailing winds into the Region. The ozone problem thus remains largely beyond the control of the Region and State and can be effectively addressed only through a multi-state abatement effort. Over the past decade, the combination of local controls and offsets implemented within and external to the Region, along with national vehicle emissions control requirements have resulted in a significant improvement in ambient air quality within the Region as well as nationally, and projections of future emissions indicate a continued decline in precursor emissions and a continued improvement in air quality.

CULTURAL RESOURCES

Historic sites in Waukesha County often have important recreational, educational, and cultural value. A variety of inventories and surveys of sites that possess architectural, cultural, and archaeological value have been conducted by the Wisconsin Historical Society and by various units and agencies of government in Waukesha County. Certain sites of known historic significance in Waukesha County are listed on the National Register of Historic Places. In 2005, there were 652 sites listed on the National Register. Historic sites in Waukesha County listed on the National Register of Historic Places in 2005 are presented in Appendix B.

It is important to note that the potential exists for the identification of additional sites of historical significance which either are eligible for listing on the National Register or which are potentially eligible for listing but would require additional evaluation. In 2005, there were 44 eligible historic sites in Waukesha County that have not been listed on the National Register. Eligible historic sites in Waukesha County that have not been listed on the National Register in 2005 are presented in Appendix B. In addition, there were 102 sites in Waukesha County that are potentially eligible but would require additional evaluation. Historic sites in Waukesha County that are potentially eligible but would require additional evaluation are presented in Appendix B.

Archeological Sites

Data provided by the Wisconsin Historical Society (www.wisconsinhistory.org) indicate that over 500 historic and prehistoric archaeological sites have been identified in Waukesha County. Of these sites, 5 have been listed on the National Register of Historic Places (see Table III-7).

Cultural Based Facilities

Adding to the quality of life in Waukesha County is the presence of cultural based facilities such as museums and community theaters. Table III-8 presents data on cultural based facilities provided by municipalities and convention and visitors bureau's.

PARK AND OPEN SPACE

The first park and open space plan for Waukesha County was developed by the County Park System in 1973. The second generation of the planning effort was presented in A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, adopted by the Southeastern Wisconsin Regional Planning Commission on December 1, 1977. Since that time, the County and several municipalities have updated their park and open space plans.

Through the planning process for updating this Comprehensive Development Plan, County Department of Parks and Land Use staff met with the park staff and Boards of each municipality, local nonprofit conservation organizations, the Wisconsin Department of Natural Resources and the Southeastern Wisconsin Regional Planning Commission. The Waukesha County Parks System is a natural resource based system, which demonstrates stewardship while

Table III-7

ARCHAEOLOGICAL SITES IN WAUKESHA COUNTY
LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES: 2005

Site Name	Location	National Register Listing Date	Description
Barforth Blood Mound Group	Town of Mukwonago T5N, R18E, Section 13	September 2, 1982	Middle Woodland mound group
Goodwin-McBean	Town of Vernon T5N, R19E, Section 15	September 17, 1982	Late Woodland village and former mound group
Dewey Group	Town of Vernon T5N, R19E, Section 28	December 19, 1978	Large effigy mound group
Nicolai-Peterson	Town of Vernon T5N, R19E, Section 25	September 2, 1982	Middle and Late Woodland campsite and mounds
Big Bend Group #2	Town of Vernon T5N, R19E, Section 24	December 19, 1978	Effigy mound group

Source: Wisconsin Historical Society

Table III-8
CULTURAL BASED FACILITIES

Facility Name	Location	Description
Dousman Stagecoach Inn	1075 Pilgrim Parkway Brookfield	The historical site includes a 1847 farmhouse and Stagecoach Inn, smokehouse, ice house, and original Woodside School bell tower. The site was originally on the route of horse drawn carriages along the Watertown Plank Road.
Pioch Art Gallery	located in the Sharon Lynne Wilson Center 198th and Capitol Drive Brookfield	Free art gallery displaying the work of Wisconsin artists, providing juried exhibits throughout the year in collaboration with the Wisconsin Academy of Sciences, Arts & Letters in Madison.
Sharon Lynne Wilson Center for the Arts	198th and Capitol Drive Brookfield	Auditorium, Studio Theater, Outdoor Theater, and Arts education.
Milwaukee Opera Theater	145 Ormsby Street Pewaukee	Opera performances.
Sunset Playhouse	800 Elm Grove Road Elm Grove	Community theater.
Waukesha Civic Theater (Margaret Brate Bryant Civic)	264 W. Main Street Waukesha	Live theater performances and educational programs.
Shattuck Auditorium	Carroll College 100 N. East Ave Waukesha	Theater and symphony orchestra performances.
Lake Country Playhouse	221 E. Capitol Drive Hartland	Community theater.
Old World Wisconsin	S103 W37890 Hwy 67 Eagle	History of Wisconsin's immigrants and pioneers.
Friends of the East Troy Railroad	Hwy's ES & J Mukwonago	Historic Electric Trolley Rides
Red Brick House Mukwonago Museum	103 Main Street Mukwonago	Waukesha County's first brick house
Ten Chimneys Foundation	S42 W31610 Depot Road, Genesee Depot	Former estate of Alfred Lunt and Lynn Fontanne, open for public tours and specialized programs for theatre, arts, and arts education professionals.

Source: Wisconsin Historical Society

providing recreational and educational opportunities. Through this vision, Waukesha County seeks to provide resource related and self-actualized recreational opportunities. City, village and town governments typically provide sites and facilities for intensive nonresource-oriented recreational facilities. The intent was to prepare a Park and Open Space Plan for Waukesha County that conveys a shared vision for park and open space lands and facilities to serve the resident County population anticipated under full development of the County land use plan. The updated park and open space plans are also prepared to meet planning requirements for use of State and Federal parkland and recreational grants.

Inventory data needed for the preparation of the park and open space plan are provided in other chapters of this Comprehensive Development Plan. Such data includes historic and planned population and household levels, existing and planned land use and the location and extent of environmental corridors, natural areas, floodlands and other important natural resource related information. These data were carefully considered and used in the preparation of the park and open space plan presented in Appendix A.

IMPLEMENTATION RECOMMENDATIONS

1. Following completion of the Regional Water Supply Plan or availability of sufficient data, the planning objectives and standards used to prepare this plan may need to be refined to address groundwater supply and recharge issues.

2. Amend land use categories to direct development away from areas with seasonally high groundwater one-foot or less from the surface and steep slopes (12% or greater) and to discourage development of below grade structures on soils with groundwater limitations less than 3 feet from the surface. Amend applicable zoning and land division codes to establish a minimum of one-foot separation between structures (including basements) and the seasonally high groundwater level.

3. Amend applicable zoning codes, land division and storm water management ordinances to more stringent site design and storm water management requirements necessary to address thermal and other runoff impacts detail to cold-water communities, outstanding water resources and exceptional water resources.

4. Provide to the municipalities in Waukesha County the lists of historical sites that are eligible for historic designation but have not been designated and the list of potentially eligible sites that need additional evaluation for inclusion as eligible sites.

5. Amend the planned land use map and appropriate zoning codes and maps to reflect lands identified as prime agricultural areas using the planning standards contained in this chapter.

6. To protect and encourage the preservation of high quality agricultural tillable lands, (U.S.D.A. Class I and II soils) contained in the Prime Agricultural and Rural Density and Other Agricultural Land plan categories, discourage residential development on agriculturally productive and environmentally sensitive areas, provide for some marketability of such lands and encourage more economical use of lands suited to limited and controlled residential development by permitting more intensive use of such lands without changing overall rural character, it is recommended land use tools such as residential density transfer opportunities be provided. Within land use regulatory codes, these opportunities, with the following components, should be provided:

    a. Through development design techniques, including but not limited to Planned Unit Developments and conservation design developments, high quality agricultural tillable lands can be preserved.
    b. The density transfer technique would permit variable lot sizes in the utilization of the most desirable terrain for housing sites while encouraging preservation of high quality agricultural tillable lands worthy of such preservation.

c. To transfer residential density opportunities to promote the preservation of the rural character of the County by encouraging farm fields, pastures, orchards, and natural open spaces to be retained either as common open spaces, or as part of a farm operation. The transfer of residential development rights from one area of a parcel to another, from one tract of land to another, and from the Prime Agricultural and Rural Density and Other Agricultural Land plan categories thereby is recommended allowing the increase in density of development on suitable lands for development in exchange for establishing the preservation of more desirable agriculturally productive lands.
d. In order to preserve the rural character as well as the efficiency and safety of existing road systems, the inappropriate development of lots strung out along such roads with individual driveway accesses from each lot should be minimized. The goal of this objective is to encourage grouping of lots on an interior street, which will then access the existing road system.
e. Any land claimed in addition to the actual described residential lots, for credit toward meeting the density factor requirement, would have its status established, and guaranteed, either by dedication to the public, or by appropriate covenants running with the lands, through the conveyance of agricultural easements. Such covenants and easements would be recorded in the office of the Register of Deeds and would restrict the property against any development or use except as is consistent with its preservation as high quality agricultural tillable land or as a form of common open space unless the zoning of the property is changed in accordance with an update to the Comprehensive Development Plan for Waukesha County. The preserved land status of any parcel would be indicated on official zoning maps.

7. To protect and encourage the preservation of primary and secondary environmental corridors and isolated natural areas, discourage residential development in environmentally sensitive areas, provide for some marketability of such lands, encourage more economical use of lands suited to limited and controlled residential development by permitting more intensive use of such lands without impacting the environmentally sensitive areas, it is recommended residential density transfer opportunities be provided. Within land use regulatory codes, these opportunities, with the following components should be provided:

   a. Through development design techniques, including but not limited to Planned Unit Developments and conservation design developments, primary and secondary environmental corridors and isolated natural areas should be preserved.
   b. The density transfer technique would permit variable lot sizes while encouraging preservation of primary and secondary environmental corridors and isolated natural areas.
   c. To transfer residential density opportunities to promote the preservation of the rural character of the County by preserving primary and secondary environmental corridors and isolated natural areas to be retained as common open spaces.

8. In an effort to prevent land use conflicts with nonmetallic mining operations in the County, the Waukesha County Mineral Extraction Advisory Committee developed a series of recommendations. They are:

   a. Within appropriate land use regulatory codes, create a Mineral Extraction Notification Overlay District that extends beyond the property lines of nonmetallic mining operations. Creation of the Overlay District would require notifications to appear on recorded documents associated with land divisions within the District denoting the parcel's proximity to an active or planned mining operation. Loundon County, Virginia is an example of the use of overlay districts.
   b. Within appropriate land use regulatory codes, a minimum setback from nonmetallic mining operations and adjoining properties should be established. Landscape berms and vegetative screening could be provided in the setback area.
   c. New wells placed on properties immediately adjacent to nonmetallic mining operations should be constructed to minimize the impacts from mining operations.

Chapter 4

COMMUNITY FACILITIES AND UTILITIES ELEMENT

INTRODUCTION

With 37 municipalities in Waukesha County, community facilities and utilities are important in providing high quality services to enhance the safety and welfare of County residents. The major community facilities and utilities within the county include telecommunications infrastructure, public and private utilities, school districts, libraries, cemeteries, healthcare facilities, childcare facilities, and public safety.

WAUKESHA COUNTY COMMUNITY FACILITIES AND UTILITIES STRENGTHS, CONCERNS AND WEAKNESSES

The Waukesha County Comprehensive Planning Community Facilities and Utilities Element subcommittee expressed the following strengths, concerns, and weaknesses.

Community Facilities and Utilities Strengths

- **Waukesha County operates a state of the art central communication center for police, fire, and emergency response**
  All municipalities within Waukesha County have the opportunity to become a part of the County's central communication center for dispatching emergency calls. The ultimate goal is to have all municipalities in the county participate.
- **Waukesha County has an extensive network of police and fire departments**
  Twenty-four municipal police departments, the Waukesha County Sheriffs Department, and the Wisconsin State Patrol provide law enforcement services to Waukesha County residents. Thirty fire departments operate 51 fire stations within the County.
- **As an agent for the Department of Commerce, Waukesha County has assured that private sewage systems are properly designed, sited and maintained**
  The use of private sewage systems provides for development in areas not served by municipal sewer; infill development of vacant lots; returns groundwater to the aquifer; prevents most replacement systems from using sewage holding tanks; and are a cost effective means of providing safe on-site sewage disposal.
- **Waukesha County municipalities have well planned sewer service areas**
  These sewer service areas allow for higher density development and adequate services for residential and business growth.
- **Waukesha County has a nationally recognized recycling program**
  Thirteen villages, and seven towns participate in the Waukesha County Recycling Program.
- **Waukesha County has an excellent public school system and several districts are nationally recognized for their performance**
  Twenty public school districts and 54 private schools within Waukesha County provide K-12 education to over 80,000 students. These exceptional educational institutions are a major reason why families are attracted to Waukesha County.
- **Private electric, gas, phone and cable systems are in place to meet projected county growth**
  The intermediate population growth projection for Waukesha County is 446,768 residents by Year 2035. The existing private electric, gas, phone, and cable systems are in place to meet the County's growing population.

Community Facilities and Utilities Concerns and Weaknesses

- **Businesses compete in a global environment and it is very important to make certain that all new business parks are built with the necessary infrastructure**
  In the 1970s, the biggest concern for industrial parks was adequate municipal sewer and water capacity. Today, the biggest concern for business parks is the need for adequate fiber optics and wireless infrastructure to compete in a global business environment.
- **Concern about new technology private sewage systems that are available**
  New technology is available for alternative on-site wastewater treatment systems (POWTS) to address soil conditions not suitable for in-ground conventional systems. The types of systems available demand that several Waukesha County divisions discuss and cooperate on all levels of land development.
- **New pharmaceutical products are creating concern about water quality**
  Public waste treatment and private on-site sewage systems do not have the capability to filter out pharmaceutical waste, which eventually ends up in surface and groundwaters.

UTILITIES

Telecommunications Service

In September 2006, SEWRPC adopted *"A Wireless Antenna Siting and Related Infrastructure Plan"* for Southeastern Wisconsin. This plan serves as the regional wireless plan for the southeastern Wisconsin region. The intent of the plan is to develop a high level of telecommunications service within the Region to maintain economic competitiveness and to help meet growing needs in such areas as public safety, emergency response, and home health care.

Although there are many telecommunication service providers, there are only a few basic types of communication services. These are: 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 radio and television, terrestrial television, and cable television.

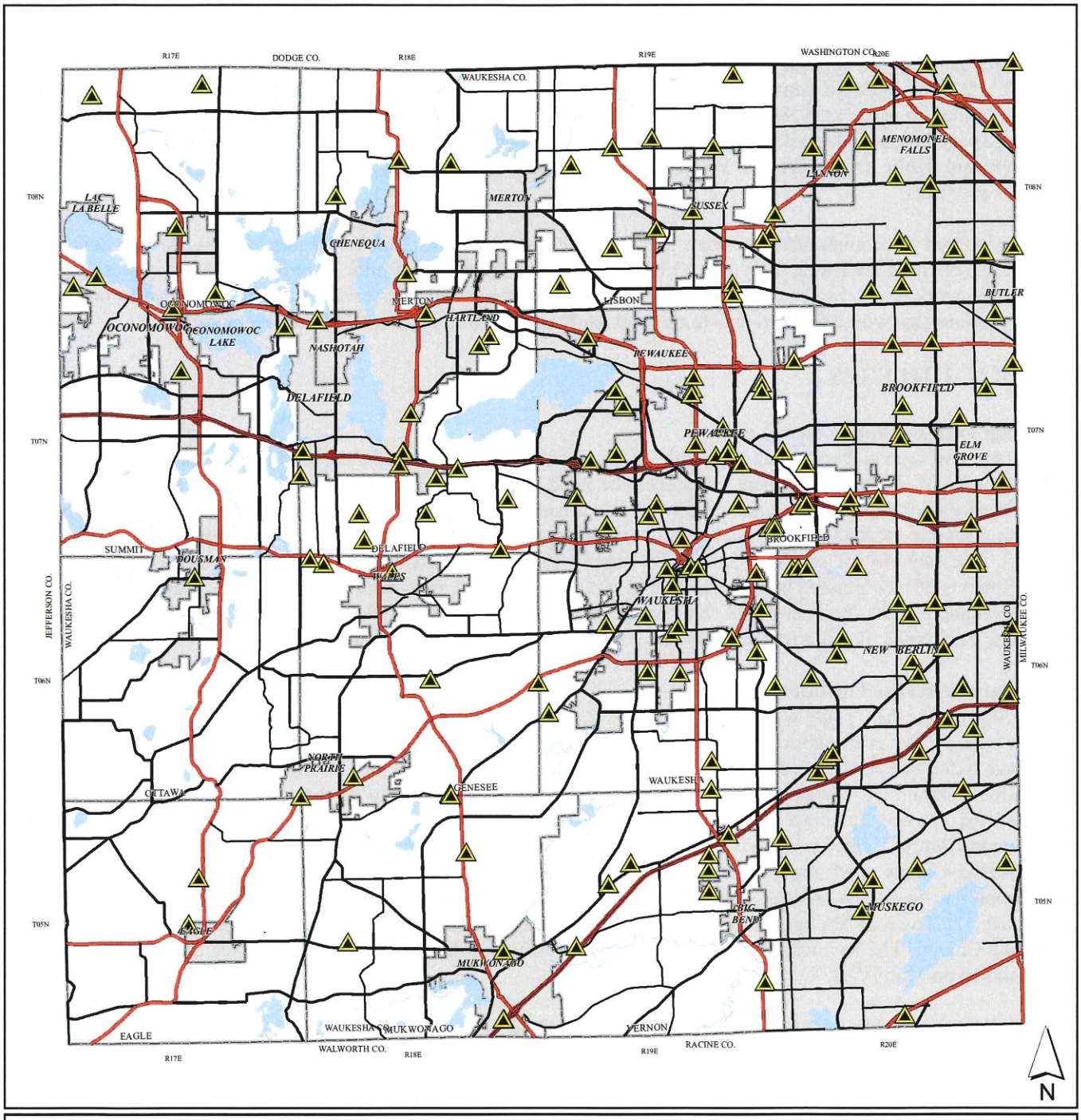
Two hundred and seventy six cellular tower antenna sites exist in Waukesha County, (Map IV-1). This includes City of Oconomowoc – 10 sites; Cities of Delafield and Pewaukee – 13 sites each; City of New Berlin – 15 sites; City of Muskego – 17 sites; City of Waukesha – 26 sites; City of Brookfield – 30 sites; Villages of Big Bend, Butler, Chenequa, Oconomowoc Lake, Sussex and Wales – 1 site each; Villages of Dousman and Eagle – 2 sites each; Village of Lannon 3 sites; Villages of Hartland and North Prairie – 4 sites each; Villages of Elm Grove and Mukwonago – 5 sites each; Village of Pewaukee – 9 sites; Village of Menomonee Falls – 28 sites; Town of Eagle – 2 sites; Town of Mukwonago – 5 sites; Town of Oconomowoc – 6 sites; Towns of Brookfield, Delafield, Merton and Waukesha – 7 sites; Town of Vernon – 9 sites; Town of Genesee – 16 sites; and Town of Lisbon – 18 sites.

Wireless (WiFi, WiMAX)

The first broadband wireless standard that served as an alternative to a wired local area network (LAN) was IEEE 802.11 or wireless fidelity (WiFi). Introduced in 1997, this standard initially utilized the frequency hopping spread spectrum (FHSS) technology operating in the 2.4 gigahertz band. The frequency hopping spread spectrum technology was soon abandoned and replaced with direct sequence spread spectrums (DSSS-IEEE standards 802.11b) or orthogonal frequency division multiplanning (OFDM-IEEE standard 802.11g) for physical layer operation. The 802.11b standard became the popular WiFi for coffee shops, airports, schools, hotels, and other

Map IV-1

WIRELESS TELECOMMUNICATION FACILITIES IN WAUKESHA COUNTY: 2006



Legend

- Interstate
- US
- State
- County
- Local Major
- Town
- City or Village
- Major Water Body
- Location of Cell Tower

Source: Waukesha Co. Planning and Zoning/SEWRPC

0 1 2 4 Miles

Civil Divisions as of 12/31/06
Prepared by Waukesha Co. Dept. of Parks and Land Use

locations where people are on the move. These locations are known as hot spots. The number of WiFi hot spots has grown rapidly in the Region over the last few years. The 802.11b standard has now been superseded by 802.11g which has connection speeds of up to 54 megabits per second.

A new major IEEE standard 802.16 (WiMAX) is due for release in 2006 in the form of standard 802.16d. WiMAX is an acronym for Worldwide Interoperability for Microwave Access. WiMAX is a long range version of 802.11 WiFi. WiMAX capabilities include extending the range of WiFi from 300 feet to up to 30 miles. WiFi will continue to serve as a low cost, high speed access network for direct interconnection with end users. The higher speed access and wireless services will provide enhanced services for both business development and local government public safety services. WiMAX is well positioned to serve as a backhaul network for localized WiFi access networks.

The proposed telecommunications plan that SEWRPC recommends for the Region consists of two levels of wireless networks—a wireless (WiMAX) backhaul network plan, and a pilot, community level, wireless (WiFi) access network plan. The backhaul network would have the capability to service a multitude of community level access points that would forward data to the backhaul network for cost effective Internet connection.

PUBLIC UTILITIES

Sewage Disposal and Water Supply

Sanitary sewerage and water supply utilities are particularly important to land use planning because the location and density of urban development influences the need for such services and, conversely, the existence of such services influences the location and density of new urban development. The extent and location of areas served by existing sanitary sewerage and water supply utilities are thus important considerations in any land use planning effort. The majority of sewerage and water supply utilities in the County are organized as sewer and water departments of incorporated municipalities and serve largely those areas within the respective political boundaries of the municipalities. A general pattern of sewer and water service areas following political boundaries rather than natural topographic boundaries, such as watershed boundaries, exists within the County.

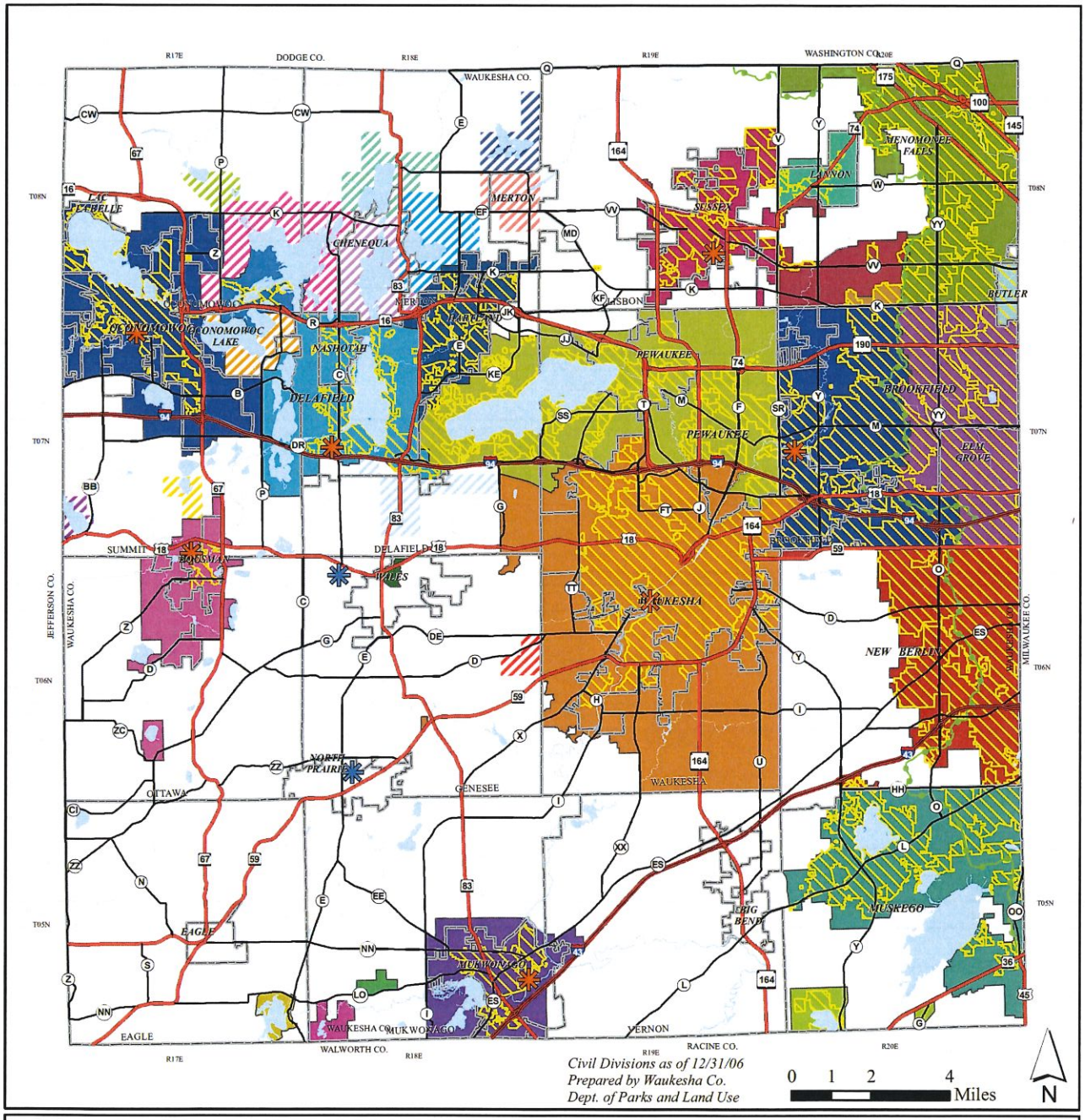
Sanitary Sewerage Facilities

In 2000, Waukesha County was served by 10 public sewage treatment plants, seven of which were located within the County. The seven public sewage treatment plants located within the County are: the City of Oconomowoc sewage treatment plant, the Village of Dousman sewage treatment plant, the Delafield-Hartland Water Pollution Control Commission sewage treatment plant, the Village of Mukwonago sewage treatment plant, the City of Waukesha sewage treatment plant, the Village of Sussex sewage treatment plant, and the Fox River Water Pollution Control Center sewage treatment plant. Of the remaining three public sewage treatment plants serving Waukesha County, two, the Jones Island and South Shore treatment plants, both operated by the Milwaukee Metropolitan Sewerage District, are located in the City of Milwaukee and the City of Oak Creek, respectively, and one, the Town of Norway Sanitary District No. 1 sewage treatment plant, is located in the Town of Norway in Racine County. The locations of major public sewage treatment facilities and sewer service areas in the County are shown on Map IV- 2.

As indicated in Table IV-1 and shown on Map IV-2 , three of the public sewage treatment plants located within the County, those operated by the Villages of Dousman, Mukwonago, and Sussex, serve relatively small, localized areas and small populations and have design capacities under two million gallons per day. The remaining four public sewage treatment plants, those operated by the Delafield-Hartland Water Pollution Control Commission, by the City of Oconomowoc, by the City of Waukesha, and by the Fox River Water Pollution Control Center, all have design capacities exceeding two million gallons per day and serve much larger areas and populations. Substantial portions of the eastern quarter of the County, including portions of the Cities of Brookfield, Muskego, and New Berlin, and the Villages of Butler, Elm Grove, and Menomonee Falls, are served by two

Map IV-2

EXISTING AND PLANNED SANITARY SEWER SERVICE IN WAUKESHA COUNTY: 2006



Legend

Sewage Treatment Plants (2005)
- *Existing*
- *Planned*
- *Subcontinental Divide*
- *Currently Served by Muni. Sewer (2000)*

Planned Sewer Service Areas (2007)

Refined Area
- *Brookfield East*
- *Brookfield West*
- *Butler*
- *Delafield-Nashotah*
- *Dousman*
- *Eagle Spring Lake*
- *Hartland*
- *Lannon*
- *Menomonee Falls-Fox River*
- *Menomonee Falls-MMSD*
- *Menomonee Falls-South*
- *Mukwonago Co. Park*
- *Mukwonago*
- *Muskego*
- *New Berlin*
- *Norway*
- *Oconomowoc*
- *Okauchee Lake*
- *Pewaukee*
- *Rainbow Springs*
- *Sussex*
- *Wales*
- *Waukesha*

Unrefined Area
- *Ashippun Lake*
- *Delafield South*
- *Beaver Lake*
- *Oconomowoc Lake*
- *Okauchee Lake*
- *Pine Lake*
- *Genesee Lake*
- *Golden Lake*
- *Merton*
- *Genesee East*
- *Lake Keesus*
- *North Lake*

Source: SEWRPC

Table IV-1
SELECTED CHARACTERISTICS OF EXISTING PUBLIC SEWAGE TREATMENT FACILITIES IN WAUKESHA COUNTY: 2000

Name of Public Sewage Treatment Plant	Estimated Total Area Served (square miles)	Estimated Total Population Served	Date of Original Construction and Major Modification	Sewage Treatment Plant Processes	Disposal of Effluent	Existing Loading: 1990[a]		
						Annual Average Hydraulic (mgd)	Maximum Monthly Average Hydraulic (mgd)	Average Annual Organic (pounds BOD_5/day)
Fox River Water Pollution Control Center[b]	14.8	33,800	1973, 1984	Phosphorus removal, activated sludge, sand filtration, chlorination, dechlorination, post aeration	Fox River	6.74	10.36	8,332
Delafield-Hartland Pollution Control Commission	4.9	10,600	1980	Rotating biological contactors, nitrification, sand filtration, chlorination, post aeration	Bark River	1.40	1.50	2,252
Village of Dousman	0.4	1,300	1961, 1972, 1983	Activated sludge (oxidation ditch), microscreen filtration, chlorination	Bark River	0.22	0.26	317
Village of Mukwonago	1.0	4,400	1950, 1971	Activated sludge, phosphorus removal, chlorination basin	Fox River	0.51	0.68	606
City of Oconomowoc[c]	5.6	12,000	1935, 1976	Activated sludge, sand filtration, chlorination	Oconomowoc River	2.33	2.74	3,930
Village of Sussex[d]	1.7	4,400	1960, 1975, 1978	Activated sludge, (contact stabilization), dual-media filtration, phosphorus removal, chlorination	Sussex Creek	0.98	1.46	1,092
City of Waukesha[e]	13.4	50,300	1949, 1967, 1979	Primary trickling and secondary filter, sand filters, phosphorus removal, chlorination	Fox River	8.74	11.74	14,956

Name of Public Sewage Treatment Plant	Design Capacity				Reserve Capacity		
	Population[f]	Average Hydraulic (mgd)	Average Organic		Average Hydraulic Capacity[g] (mgd)	Average Organic	
			Pounds BOD_5/day)	Population Equivalent		Pounds BOD_5/day	Population Equivalent[f]
Fox River Water Pollution Control Center[b]	33,800	10.00[b]	15,200[b]	72,380[b]	- -[b]	6,868[b]	32,700[b]
Delafield-Hartland Pollution Control Commission	20,800	2.20	3,740	17,800	0.70	1,488	7,080
Village of Dousman	2,200	0.35	584	2,780	0.09	267	1,270
Village of Mukwonago	4,400	1.50	2,502	11,910	0.83	1,896	9,030
City of Oconomowoc[c]	29,500	4.00	8,340	39,700	1.26	4,410	21,000
Village of Sussex[d]	4,400	1.00[d]	1,580[d]	7,520[d]	- -[d]	488[d]	2,320[d]
City of Waukesha[e]	50,300	16.00[e]	20,000[e]	95,240[e]	4.26[e]	5,040[e]	24,000[e]

[a]Existing loading data based upon values reported to the Wisconsin Department of Natural Resources for 1990.

[b]As of 1993, the City of Brookfield had completed facility planning for a plant upgrading and expansion to provide for a design hydraulic capacity of 12.5 mgd on an average daily flow basis.

[c]Includes data from the Town of Ixonia Sanitary District No. 2.

[d]As of 1993, the Village of Sussex was constructing a new sewage treatment plant with a design hydraulic capacity of 3.20 mgd on an average daily flow basis.

[e]As of 1993, the City of Waukesha was constructing an expansion and upgrading for this plant to provide for upgraded treatment efficiencies and capabilities to handle peak flows better. The new plant design hydraulic capacity is 14.0 mgd on a daily flow basis.

[f]The population design capacity for a given sewage treatment facility was obtained from plant operating personnel or directly from engineering reports prepared by or for the local unit of government operating the facility and reflects assumptions made by the design engineer. The population equivalent design capacity was estimated by the Commission staff by dividing the design BOD_5 loading in pounds per day, as set forth in the engineering reports, by an estimated per capita contribution of 0.21 pound of BOD_5 per day. If the design engineer assumed a different daily per capita contribution of BOD_5, the population equivalent design capacity shown will differ from the population design capacity shown in the table.

[g]The reserve hydraulic capacity was calculated as the difference between average hydraulic design capacity and maximum monthly average hydraulic loading.

Source: Wisconsin Department of Natural Resources and SEWRPC.

very large plants of the Milwaukee Metropolitan Sewerage District (MMSD) located on the Lake Michigan shoreline. The MMSD serves approximately 106,988 residents within these communities. In addition, a small area in the southwest portion of the City of Muskego around Lake Denoon is served by the Town of Norway Sanitary District No. 1.

The sewage treatment plant operated by the City of Oconomowoc is adjacent to the Oconomowoc River in the City of Oconomowoc and serves the City of Oconomowoc, the Village of Lac La Belle, and portions of the Town of Oconomowoc. In addition, the City of Oconomowoc plant also serves a portion of the Town of Ixonia in Jefferson County. The sewage treatment plant operated by the Village of Dousman is located adjacent to the Bark River in the Village of Dousman and serves the Village of Dousman. The Delafield-Hartland Water Pollution Control Commission sewage treatment plant is adjacent to the Bark River in the City of Delafield and serves the City of Delafield, the Villages of Hartland and Nashotah, and a small portion of the Town of Summit. The Village of Mukwonago sewage treatment plant is adjacent to the Fox River in the Village of Mukwonago and serves the Village of Mukwonago. The City of Waukesha sewage treatment plant is adjacent to the Fox River in the City of Waukesha and serves the City of Waukesha and portions of the City of Pewaukee and Town of Waukesha and Village of Wales. The Village of Sussex sewage treatment plant is adjacent to Sussex Creek in the Village of Sussex and serves the Village of Sussex and a small portion of the Town of Lisbon. The Fox River Water Pollution Control Center sewage treatment plant is located adjacent to the Fox River in the extreme western portion of the City of Brookfield and serves portions of the City of Brookfield, the Villages of Menomonee Falls and Pewaukee, and the Towns of Brookfield, and Delafield.

In 2000, the 10 existing public sewage treatment plants and the tributary sewerage collection and conveyance systems in the County together served 110.7 square miles, or about 19 percent of the total area of the County. The 2000 resident population of the areas served is estimated to be 272,250, or about 76 percent of the total population of the County.

Under the recommended SEWRPC 2035 regional land use plan, most of the proposed new urban development within the County would be served with public sanitary sewer facilities. In addition, the plan recommends that public sanitary sewer service continue to be extended to urban areas that lack such facilities. Areas of the County envisioned to be served with public sanitary facilities under the plan are shown on Map IV-2. The unsewered urban areas ultimately proposed to be provided by public sanitary sewer service were generally limited to those areas which had been identified for such service in the regional sanitary sewer system plan, in the regional water quality management plan, and in local facility planning programs. Those earlier planning programs identified the long-term need for public sanitary sewer service on the basis of consideration of the density of development, water quality considerations, proximity to existing public sewerage systems, and consideration of the general suitability of the areas for onsite sewage disposal systems. These earlier planning programs also provided opportunities for public input on recommendations to include certain areas within the planned future public sewer service area. In some cases, such as the urban development surrounding Beaver and Pine Lakes, lands have been included within the planned sewer service area even though the area has a low-density character where there are presently no known severe problems with onsite systems and it is likely unnecessary to provide for public sewer service in the next 20 years or more. However, these areas lie within or adjacent to a larger area for which public sanitary sewer service will likely be required; thus they are included to allow for proper long-range planning of sewerage components, such as major intercommunity trunk sewers. Other areas, such as the Village of Merton, have been included since they were initially identified in the earlier studies as areas which should be provided with public sewer service, but were not included in the planned service area during the 20-year planning period of that plan as a result of public comment and reevaluation. However, given the longer-term framework of the current planning effort, that area is now included within the long-term public sanitary sewer service area. Certain other existing urban areas, such as the Villages of Eagle and Big Bend, have not been included in the areas to be provided public sanitary sewer service, since to date, no regional or sub-regional planning programs have established the need and cost-effectiveness for a public sewer system in those areas.

It is envisioned that there will be some revision and refinement of the extent of the planned sewer service areas in the County as a result of sub-regional and local facility sewerage system planning programs. Such planning

efforts are needed to evaluate specifically the existing onsite sewerage systems and their cost-effectiveness and the need for public sanitary sewer systems in selected areas.

Private Onsite Wastewater Treatment Systems (POWTS)
Waukesha County, under the authority in Chapter 145.20, Wisconsin Statutes, is the governing body for the administration of private sewage systems. This responsibility is assigned to the Department of Parks and Land Use, Environmental Health Division, as the government unit that provides assurance of compliance with State Statutes, Administrative Codes and County Ordinance by verification of soil and site conditions, plan review, permit issuance, on-site inspection at time of installation and an enforceable maintenance tracking program.

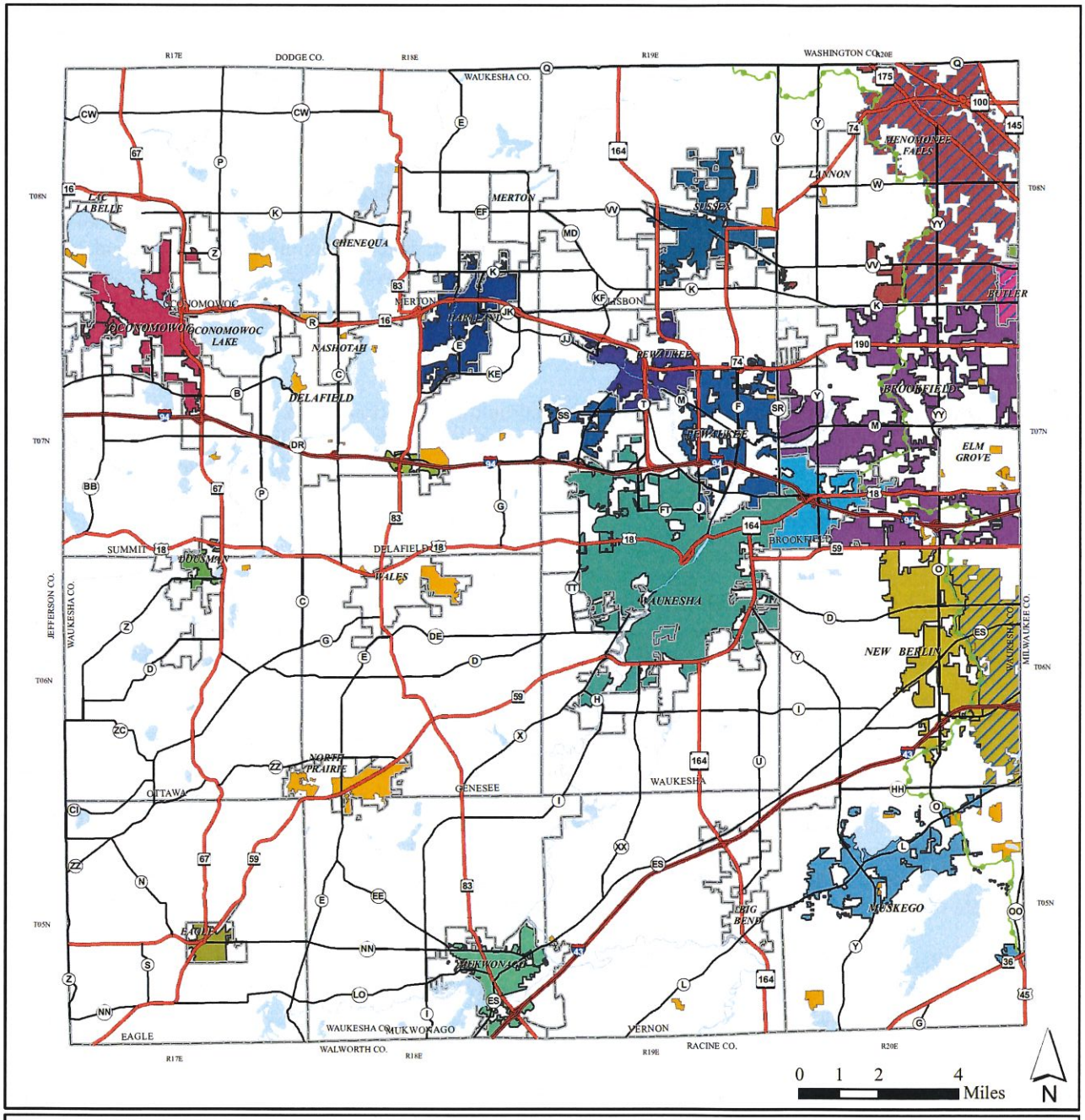
Water Supply Facilities
In 2005, 16 municipal water supply utility systems provided water to about 88 square miles of service area, or about 16 percent of the area of Waukesha County. These systems served a 2005 population of about 234,200 persons, or about 62 percent of the residential population in Waukesha County. Most of the water supply systems in Waukesha County rely on groundwater as the source of supply. The exceptions include the Village of Butler Public Water Utility, portions of the City of New Berlin Water Utility, and portions of the Village of Menomonee Falls Water Utility; these utilities purchase treated Lake Michigan surface water, which is returned to the Lake Michigan Basin via the Metropolitan Milwaukee Sewerage District. The existing service areas of these systems are shown on Map IV-3.

In addition to the 16 municipal water supply systems, there are two additional water service supply systems; the Prairie Village Water Trust and the Ethan Allen School. The Prairie Village Water Trust, located in the Village of North Prairie, serves about 1,600 residents, or approximately 85 percent of the residential population within the Village. This system is classified as "other than municipal, community water systems" by the WDNR. Located in the Town of Delafield, the Ethan Allen School is an institution operated by the Wisconsin Department of Corrections that serves a population of about 750 transient residents. This system is classified as "municipal, community water system" by the WDNR. Neither of these systems is required to provide annual reports to the Public Service Commission of Wisconsin.

In 2005, the total storage capacity for the seven municipal water systems operating in Waukesha County was approximately 45.8 million gallons, divided among the 40 elevated tanks and standpipes and 43 reservoirs. As the largest water provider, the City of Waukesha Water Utility maintained six elevated tanks and standpipes and six reservoirs, with a total storage capacity of about 15.3 million gallons. Based on Wisconsin Public Service Commission annual reports for the year 2005, approximately 29.3 million gallons per day of water were pumped for use in the16 municipal systems concerned. The water use totaled about 25.6 mgd for residential, commercial, industrial, institutional, or other urban uses, with the remaining 3.7 mgd of total pumpage being used for purposes, such as water production and system maintenance, or being unaccounted-for water. Overall, about 13.7 mgd, or about 54 percent of total municipal water used, was for single- and two-family housing units residential purposes; about 8.3 mgd, or about 33 percent, for commercial, multi-family residential, institutional, and miscellaneous uses; and about 2.9 mgd, or about 11 percent, was for industrial uses. The remaining 0.7 mgd, or about 3 percent, was used for other municipal purposes. Based upon the population served and reported water use, residential water consumption within the seven water supply systems was approximately 72 gallons per person per day in 2005. When accounting for all municipal water uses, the average water consumption was about 134 gallons per person per day. In 2005, the amount of water, which was unaccounted for, ranged from 5 to 15 percent, with an average of 8 percent of the water pumped. This, unaccounted-for water was not included in the computed per capita consumption rates. It should be noted that the residential water use reported by the water utilities excludes that associated with the use of water by multiple-unit dwelling units with a single meter serving three or more units. Those uses are included with commercial water uses. Chapter 3 of this Plan contains a complete discussion of ground and surface water supplies.

Map IV-3

EXISTING WATER SUPPLY SERVICE IN WAUKESHA COUNTY: 2006



Legend

- *Interstate*
- *US*
- *State*
- *County*
- *Major Water Body*
- *Civil Division Boundary*
- *Subcontinental Divide*
- *Private Water Service Areas (2005)*

Public Water Source

- *Lake Michigan*
- *Groundwater*

Areas Currently Served by Municipal Water (2005)

- *Brookfield Sanitary District No. 4*
- *City of Brookfield Municipal Water*
- *City of Milwaukee Water Works*
- *City of Muskego Public Water*
- *City of New Berlin Water*
- *City of Oconomowoc Utilities*
- *City of Pewaukee Water & Sewer*
- *City of Waukesha Water*
- *Delafield Municipal Water*
- *Dousman Water Utility*
- *Hartland Municipal Water*
- *Mukwonago Municipal Water*
- *Sussex Village Hall and Water*
- *Village of Butler Public Water*
- *Village of Eagle Municipal Water*
- *Village of Menomonee Falls Water*
- *Village of Pewaukee Water*

Source: SEWRPC

Civil Divisions as of 12/31/06 *Prepared by Waukesha Co. Dept. of Parks and Land Use*

Radium in the Water Supply
Over the past few years, naturally occurring radium in groundwater has created some public health concerns. Radium in groundwater is derived from naturally occurring radioactive isotopes radium-226 and radium-228 in certain types of rock. Radium enters groundwater by dissolution of aquifer materials, desorption from rock or sediment surfaces, and ejection from minerals by radioactive decay. The human body metabolizes radium in much the same way that it metabolizes calcium. Ingestion of trace quantities of radium over time will result in an accumulation of radium in the skeleton. Ultimately, the damage from continuous exposure to radium can potentially cause bone and sinus cancer.

A number of water supply systems in Waukesha County exceeded the current five picocuries per liter U.S Environmental Protection Agency (EPA) standard for radium. These water supply systems serve all or parts of the Cities of Brookfield, New Berlin, Pewaukee, and Waukesha and the Villages of Eagle, Mukwonago, Pewaukee, and Sussex. Water-treatment processes such as ion-exchange softening, lime softening, and filtration to remove iron can appreciably reduce radium concentrations in groundwater. Some communities dilute groundwater that contains elevated concentrations of radium by blending it with surface water or groundwater from aquifers with lower radium concentrations. Water softeners, ion exchange, or reverse osmosis water-treatment systems can be installed in the home to reduce radium concentrations.

Solid Waste Management
Solid waste management has become an increasingly important issue of concern to State, County, and local units of government. This concern stems from the growing per capita generation of solid wastes and the heightened public awareness of the need to process and dispose of those wastes in an environmentally sound and cost-effective manner. In 2005, Waukesha County generated 190,432 tons of residential solid waste. Of this total, 67,076 or 35 percent was recycled.

Landfills
Landfilling is still the primary method of disposal of solid wastes generated in Waukesha County. As of 2006, there were two active, licensed, privately owned and operated sanitary landfills accepting municipal wastes within the county; the Parkview/Orchard Ridge Landfill in Menomonee Falls and the Emerald Park Landfill in Muskego.

The Parkview Landfill, located in the northeastern portion of the Village of Menomonee Falls, is part of an over 700-acre complex. In addition to landfill operations, the complex also serves as a center for hauling operations and contains a yard waste management facility, a commercial materials recycling and recovery facility, a medical waste incinerator, and a chemical waste disposal facility. The Parkview Landfill reached capacity in early 1994; as a result, the Orchard Ridge Landfill, located adjacent to the Parkview Landfill, opened in early 1994. The initial phase of the Orchard Ridge landfill had an estimated life of 10 years. The initial phase of the Orchard Ridge Landfill reached capacity in 2004. The Orchard Ridge Landfill expanded by 75 acres in 2004, with an estimated life of 11 years based on a design capacity of 10,917,662 cubic yards.

The Emerald Park Landfill, located on 124th Street (USH 45), one-half mile south of Loomis Road, in the southeast portion of the City of Muskego, is part of a 480-acre complex. The Emerald Park Landfill opened in 1994 and began a three-phase expansion in 1996. The Emerald Park Landfill has an estimated life of 10 years.

Recycling
Wisconsin Statutes provide for designation of "responsible units" for implementing recycling programs throughout the State. The duties of responsible units include: 1) to develop and implement a recycling or other program to manage the solid waste generated within its region, 2) to submit to the Wisconsin Department of Natural Resources a report setting forth the manner in which the responsible unit intends to implement its program, and 3) to provide information to the DNR on the status of implementation of the program. The County became a Responsible Unit for recycling for 25 municipalities and receives state grant funding (Table IV-2). The total Population served is about 272,000. The remaining 12 municipalities maintain their own Responsible Unit status and receive state funds directly.

Waukesha County has operated a processing facility for residential recyclables, the Materials Recycling Facility (MRF), since 1991. The existing facility was enlarged and updated with full paper and container sort lines in 1995. It is a dual-stream MRF, with separation of paper and containers required by residents and haulers. The County hires a private company, currently FCR, Inc., under a multi-year contract to maintain and operate the facility and process and market the recyclables. Under the current contract, the county pays a per ton processing fee and receives 50% of the revenue from sale of recyclables. Annual tonnage processed is about 24,000 tons during one shift, five days per week. An average of 90-100 tons per day of recyclables are delivered by private haulers; approximately 64% paper and 36% bottles and cans by weight. Table IV-3 presents the solid waste tonnage generated and recycled by Waukesha County municipalities in 2005.

The 25 participating municipalities are responsible for collection contracts with private haulers to collect recyclables and solid waste. Four municipalities do not have municipal contracts, instead they license haulers to provide collection and residents subscribe directly with a private hauler. Haulers in participating municipalities are directed by contract or license agreement to deliver recyclables to the County Materials Recycling Facility (MRF).

A consultant was hired in 2007 to conduct a study of long term recycling needs, including recycling processing capacity and system design, comparison of two types of collection and processing systems (existing dual vs. new single stream), per capita generation and population projections, and review of landfill diversion goals in order to increase landfill diversion and position municipalities for increasing landfill costs and reduced capacity in the future.

The study examined the recycling processing capacity of the existing dual-stream Waukesha County Materials Recycling Facility, and the forces pushing new collection and processing systems. A cost/benefit analysis of single vs. dual stream recycling systems was conducted, including collection and processing costs, and its impact on recycling participation.

The study made the following recommendations:

1. Switch the system to automated single stream recycling and trash collection to save on collection costs and increase competition.
2. Coordinate municipal collection contracts to help communities realize cost savings from automated collection.
3. Greater tons make a new single stream recycling processing facility more cost effective, therefore the county should discuss with neighboring municipalities an opportunity to develop a regional single stream MRF.

Yard Waste

Waukesha County owns property in the Town of Genesee that had been mined of gravel and sand by the County and private vendors for several decades. The mining activity had left the property in need of reclamation. To generate enough topsoil to reclaim the site, the County in 2004 initiated operation of a municipal yard waste composting facility. Through a contract with a private vendor, municipalities in the County deliver yard and wood waste to the site. The yard waste material is processed and composted. The compost material is combined with the available subsoil on-site, to create topsoil for final restoration. The project will be completed within a 10- year period. The facility has processed over 6,600 tons of yard waste per year. As of 2005, 13 municipalities have signed agreements to participate in the yard waste composting project. Other communities in the County operate their own yard waste processing and composting facilities.

Table IV-2
WAUKESHA COUNTY RECYCLING PROGRAM, PARTICIPATING COMMUNITIES: 2006

TOWN OF	VILLAGE OF	CITY OF
Brookfield	Big Bend	Brookfield
Delafield	Chenequa	Delafield
Lisbon	Dousman	New Berlin
Merton	Eagle	Oconomowoc
Oconomowoc	Elm Grove	Pewaukee
Summit	Hartland	Waukesha
Waukesha	Lac La Belle	
	Merton	
	Nashotah	
	Oconomowoc Lake	
	Pewaukee	
	Wales	

Source: Waukesha County Department of Parks and Land Use

Storm Water Management

Municipal storm water management systems are comprised of facilities that function to provide stormwater drainage, control runoff pollution and downstream flooding, and more recently, to increase infiltration of storm water. The facilities that perform these functions generally work as part of an integrated system, which ultimately connect to the streams, lakes, ponds, wetlands, and the groundwater system of the study area. Components of a storm water management system may include subsurface pipes and appurtenant inlets and outlets, streams and engineered open channels, detention basins, retention basins, pumping facilities, infiltration facilities, bioretention and constructed wetlands for treatment of runoff, and proprietary treatment devices based on settling processes and control of oil and grease. Those storm water practices that are designed to reduce water pollution are called "best management practices" (BMPs) under a variety of state and federal water pollution control regulations.

In Wisconsin, the U.S. Environmental Protection Agency has designated the Wisconsin Department of Natural Resources as the administering authority for the program to regulate storm water discharges as required under the 1972 Federal Clean Water Act. Under Chapter NR 216 Wisconsin Administrative Code, the Department administers Wisconsin Pollutant Discharge Elimination System (WPDES) permits for discharges from municipal separate storm sewer systems ("MS4 permits"). Under this program, MS4 permits were issued to 32 communities in the county in two phases. Map IV-4 shows the communities in Waukesha County that are impacted by this regulation and their MS4 permit phase. All MS4 permits have now been issued in the county, with Phase II communities permitted in the fall of 2006.

Phase 1 community discharge permits were issued for the cities of Brookfield, New Berlin, Pewaukee, and Waukesha, the Villages of Butler, Elm Grove, Menomonee Falls, Pewaukee, and Sussex, and the Towns of Brookfield, Delafield, Lisbon and Waukesha. Phase 2 community discharge permits were issued for Waukesha County, the Cities of Delafield, Muskego, and Oconomowoc, the Villages of Big Bend, Dousman, Hartland, Lannon, Merton, Mukwonago, Nashotah, North Prairie, Wales and the Towns of Genesee, Merton, Oconomowoc, Summit, and Vernon.

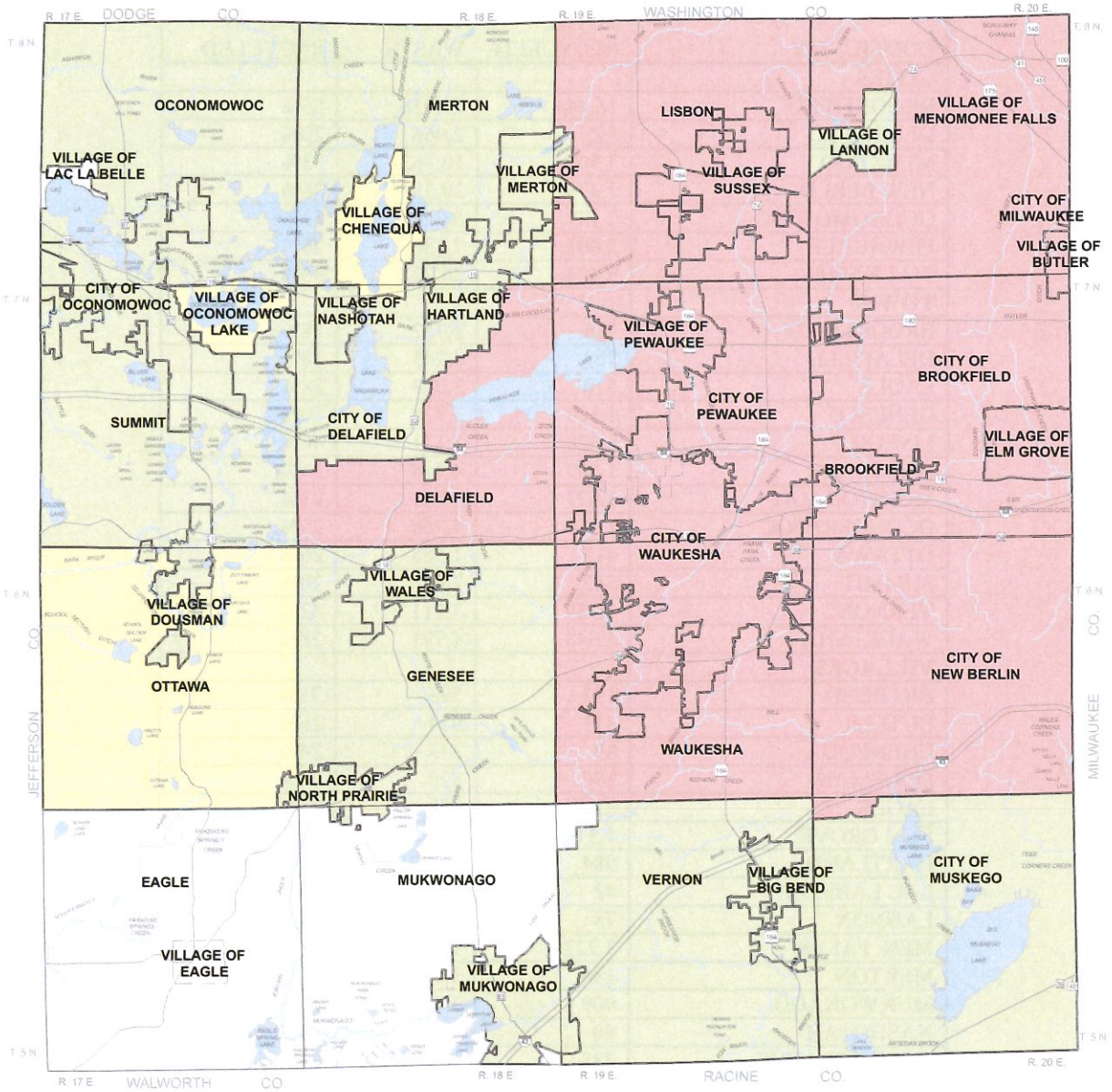
Table IV-3
WAUKESHA COUNTY MUNICIPALITIES SOLID WASTE GENERATED AND RECYCLED IN TONS: 2005

COMMUNITY	TOTAL RECYCLED	TOTAL WASTE	PERCENT RECYCLED
CITIES			
BROOKFIELD	16,444	29,958	55%
DELAFIELD	595	2,966	20%
MUSKEGO	3,502	10,762	33%
NEW BERLIN	7,376	20,584	36%
OCONOMOWOC	2,131	6,962	31%
PEWAUKEE	2,001	7,186	28%
WAUKESHA	9,404	26,722	35%
TOWNS			
BROOKFIELD	778	2,752	28%
DELAFIELD	753	4,243	18%
EAGLE	510	2,083	24%
GENESEE	1,109	3,728	30%
LISBON	3,328	7,171	46%
MERTON	1,509	4,384	34%
MUKWONAGO	1,077	4,003	27%
OCONOMOWOC	1,110	4,368	25%
OTTAWA	412	1,588	26%
SUMMIT	542	2,656	20%
VERNON	1,339	3,211	42%
WAUKESHA	1,348	4,791	28%
VILLAGES			
BIG BEND	193	593	33%
BUTLER	311	954	26%
CHENEQUA	89	373	24%
DOUSMAN	196	820	24%
EAGLE	220	955	23%
ELM GROVE	1,519	3,788	40%
HARTLAND	984	3,682	27%
LAC LABELLE	42	179	24%
LANNON	78	298	26%
MEN. FALLS	3,722	13,684	27%
MERTON	186	1,047	18%
MUKWONAGO	909	3,116	29%
NASHOTAH	80	647	12%
NORTH PRAIRIE	288	1,018	28%
OCONOMOWOC LAKE	92	341	27%
PEWAUKEE	1,439	3,627	40%
SUSSEX	1,137	3,881	29%
WALES	322	1,309	25%
TOTAL TONS	**67,076**	**190,432**	**35%**

Source: WDNR and Waukesha County.

Map IV-4

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) DISCHARGE PERMITS
WAUKESHA COUNTY: 2006



Legend

- Phase I Community
- Phase II Community
- Exempted Communities
- Communities Not Subject to MS4 Permit

*Townships - Only portions meeting the Urbanized Area designation by the EPA

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

Source: WDNR & Waukesha County

Planning storm water systems by watershed area has proven to be the most cost-effective way to address storm water management issues. Land use planning plays a large role in this process because different types of land use generate widely varying quantities and quality of storm water runoff. These facts often create challenges for intergovernmental cooperation since watershed boundaries rarely follow any municipal boundaries. Due to MS4 permits and the fiscal impacts that storm water management has on local budgets in general, storm water planning has become an important function of local governments.

Some local planning efforts combine land use and storm water planning together with a review of related local regulatory and educational efforts for the purpose of protecting a particular water resource. This is called watershed protection planning. A local example of this type of planning effort is the Pebble Creek Watershed Protection Plan, which was aimed to protect a cold-water stream in the center of the county that is experiencing significant development pressures.

Storm Water Utility Districts

Long-term maintenance of storm water best management practices (BMPs) is important to ensure that they continue to function as designed. Storm water BMP maintenance may involve considerable public and private expense and is one of the requirements of community MS4 permits. In order to establish a reliable funding source to meet this need, many communities in Waukesha County and across the nation are creating storm water utility districts. These districts usually create a segregated fund to be used for storm water planning, capital improvements and maintenance work. The source of funding is usually a graduated fee applied to all lands within the district boundaries based on the amount of impervious surface present.

Public Inland Lake Protection and Rehabilitation Districts

SEWRPC defines major inland lakes as those with a surface area of 50 acres or larger, a size capable of supporting reasonable recreational use with minimal degradation of the resource. Waukesha County contains all or portions of 33 major lakes of 50 or more acres in size with a combined surface area of approximately 14,000 acres. Under Wisconsin Statute 33.22, public inland lake protection and rehabilitation districts may be created for the purpose of undertaking a program of lake protection and rehabilitation. In 2005, there were 11 lake protection districts in Waukesha County (Table IV-4).

Any district organized under state statute 33.22, may have such powers of a town sanitary district. Lake districts also have powers to enter into contracts; own property; disburse funds; and bond, borrow, and/or levy special assessments to raise money. A lake district's specific lake management powers include: 1) study of existing water quality conditions to determine the causes of existing or expected water quality problems, 2) control of aquatic macrophytes and algae, 3) implementation of lake rehabilitation techniques, including aeration, diversion, nutrient removal, dredging, sediment covering, and water drawdown, 4) construction and operation of water level control structures, and 5) control of nonpoint runoff pollution

Management of the affairs of the district is designated to a board of commissioners. The board of commissioners consists of a person appointed by the county board and three owners of property within the district. Members of the board of commissioners serve staggered three-year terms.

Table IV-4
LAKE DISTRICTS IN WAUKESHA COUNTY: 2005

District Name	Lake Size
Ashippun Lake Inland Lake Protection and Management District	84 Acres
Big Muskego/Bass Bay Lake Inland Lake Protection and Management District	2360 Acres
Eagle Spring Lake Inland Lake Protection and Management District	311 Acres
Fowler Lake Management District #2	78 Acres
Lac La Belle Inland Lake Protection and Management District	1164 Acres
Lake Keesus Inland Lake Protection and Management District	237 Acres
Little Muskego Lake Inland Lake Protection and Management District	506 Acres
Lower Genesee Lake Management District	66 Acres
Middle Genesee Lake Management District	109 Acres
North Lake Inland Lake Protection and Management District	437 Acres
Okauchee Lake Inland Lake Protection and Management District	1187 Acres
Pewaukee Lake Sanitary District	2493 Acres
Phantom Lake Inland Lake Protection and Management District	433 Acres
Pretty Lake Inland Lake Protection and Management District	64 Acres
School Section Lake Inland Lake Protection and Management District	117 Acres
Upper Nemahbin Lake Inland Lake Protection and Management District	283 Acres
Spring Brook Watershed Lake Management District – Willow Springs Lake	40 Acres

Source: Wisconsin Lake List, UW-Extension, 2005

Lake Associations

A lake association can be formed when any number of individuals concerned with lake issues decides to organize and deal with them. Many associations incorporate under Chapter 181 Wisconsin Statutes. Associations can be comprised of all or a few people living on a lake and may have members not living on the lake. Membership in associations is rarely mandatory; people may or may not decide to participate. Lake associations are run by officers elected by the membership. Associations use various fund-raising activities and voluntary dues to raise capital for their activities.

GAS AND ELECTRIC UTILITIES

WE Energies

WE Energies provides natural gas to all of Waukesha County and electric service to most of Waukesha County. With the exception of the City of Oconomowoc and a minor area surrounding the city limits, these areas are serviced by the City of Oconomowoc Electric Utility. Through expanded power production projects in Port Washington and Oak Creek, We Energies will increase total energy generation from 6,000 megawatts to 8,300 megawatts by 2010. This is crucial since the Region and state are facing an emerging electricity shortage. On average, electricity consumption increases by a rate of 2.5 to 3 percent per year due to population growth, business expansion, and higher usage among all customer segments. Projections show that Wisconsin will require an additional 7,000 megawatts of electricity in 2016 to keep pace with increasing demand. Because other areas of the country are facing the same supply situation, purchasing power is not a future option due to limited supplies and the need for an improved transmission line grid.

Oconomowoc Electric Utility

The City of Oconomowoc serves it residents and a minor area surrounding the City with electricity. This municipal utility serves approximately 10,000 people.

American Transmission Company

The electric system is comprised of three components: generating plants, transmission lines and distribution facilities. American Transmission Company is a public utility that owns and operates the transmission system,

which carries electricity from generating plants to load centers or areas where a considerable amount of electricity is needed. American Transmission Company delivers transmission power in southeastern Wisconsin with various transmission facilities including:

- North-south 345-kV lines extending from Edgewater, Point Beach and Sheboygan Energy power plants
- 345-kV lines from Pleasant Prairie Power Plant
- 345-kV, 230-kV and 138-kV lines from Oak Creek Power Plant and numerous 138-kV lines in and around metro Milwaukee

In 2006, American Transmission Company completed a ten year assessment. They identified low voltages, transmission facility overloads, and transmission service limitations in southeastern Wisconsin. Specifically, one area identified as vulnerable to low voltages is west of Milwaukee. These low voltages are mainly caused by low probability outages at substations. The low-voltage situation west of Milwaukee is an indication that load growth will exceed the load-serving capabilities of the 138-kV network serving that area, and the existing network will be insufficient without significant reinforcements. Currently, the City of Waukesha is most vulnerable to facility overloads and low voltages are a system limitation in Hartland, Menomonee Falls, and Delafield.

SCHOOL DISTRICTS

Public School Districts and Private Schools

Twenty public school districts and 54 private schools operate within the boundaries of Waukesha County (Map IV-5 and Table IV-6).

School Age Population Projections

Wisconsin Department of Public Instruction projections show that the school age population in Waukesha County will increase from 82,090 in 2005 to 86,700 in 2030 resulting in a 5 percent increase (Table IV-5). However, the projected school age population projections will decrease between 2005 and 2015 and begin to increase slowly after this period. This projection is lower than the projected intermediate population growth from 377,365 in 2005 to 440,289 in 2030 resulting in an increase of 14 percent. This is the result of a continuing trend of declining household size and a population that continues to grow older.

State Pre-Kindergarten Programs

The 4-year-old kindergarten program is organized by school districts to provide educational experience for 4-year-old children. Twenty-five percent of school districts in Wisconsin offer this program, which serves over 16,500 four year old children from throughout the state. Teachers for this program must possess a Pre K-3 certification or a Pre K-6 certification.

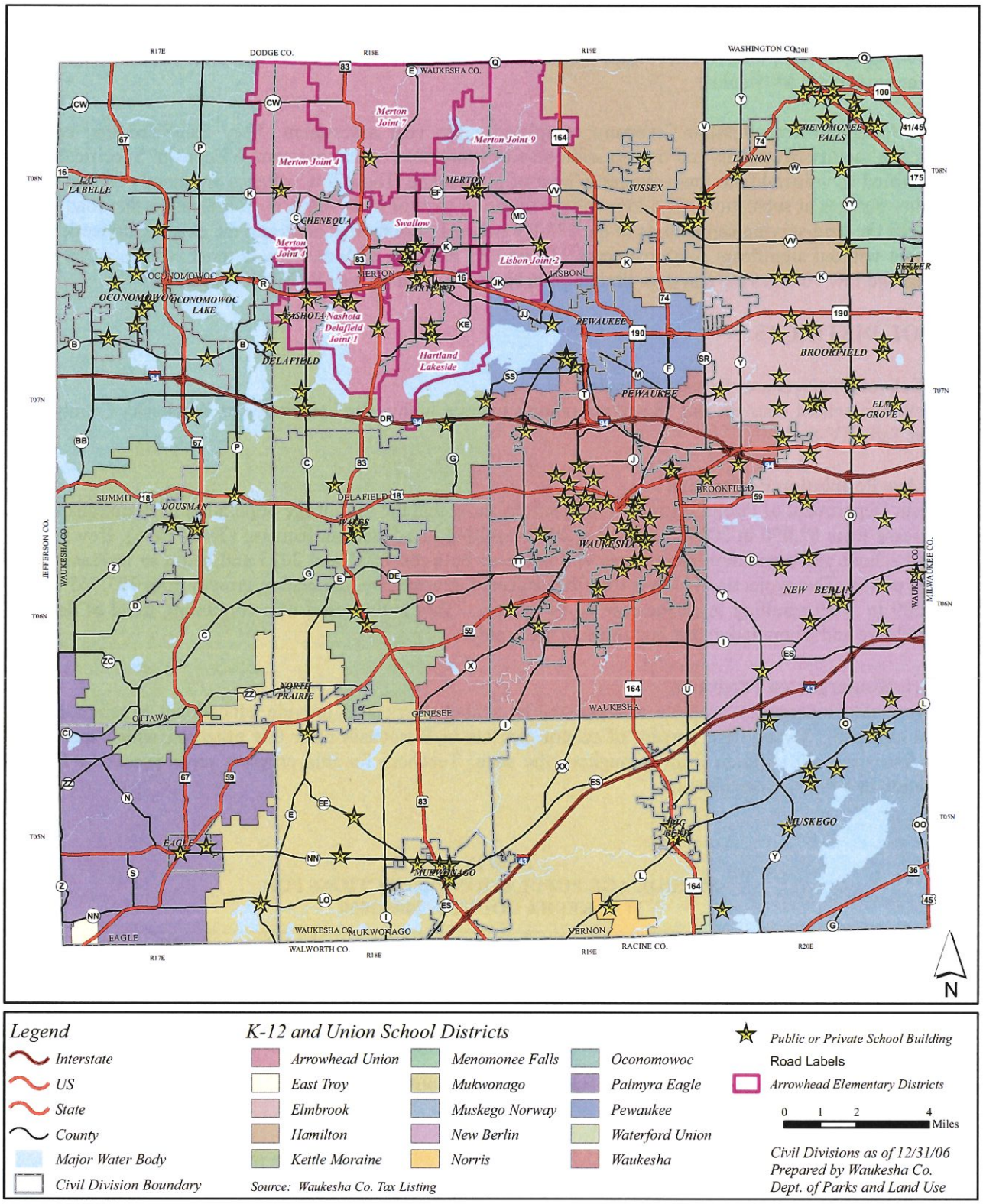
Table IV-5
SCHOOL AGE POPULATION PROJECTIONS FOR WAUKESHA COUNTY: 2005-2030

Age Group	2005	2010	2015	2020	2025	2030
5-9	26,237	25,444	25,796	26,792	28,343	28,894
10-14	27,986	27,764	26,871	27,244	28,478	29,968
15-19	27,867	27,232	27,033	26,182	26,752	27,838
Total	**82,090**	**80,440**	**79,700**	**80,218**	**83,573**	**86,700**

Source: Wisconsin Department of Public Instruction, 2005

Map IV-5

PUBLIC AND PRIVATE SCHOOLS IN WAUKESHA COUNTY: 2006



Legend

- *Interstate*
- *US*
- *State*
- *County*
- *Major Water Body*
- *Civil Division Boundary*

K-12 and Union School Districts

- *Arrowhead Union*
- *East Troy*
- *Elmbrook*
- *Hamilton*
- *Kettle Moraine*
- *Menomonee Falls*
- *Mukwonago*
- *Muskego Norway*
- *New Berlin*
- *Norris*
- *Oconomowoc*
- *Palmyra Eagle*
- *Pewaukee*
- *Waterford Union*
- *Waukesha*

Source: Waukesha Co. Tax Listing

- *Public or Private School Building*
- Road Labels
- *Arrowhead Elementary Districts*

0 1 2 4 Miles

Civil Divisions as of 12/31/06
Prepared by Waukesha Co. Dept. of Parks and Land Use

Table IV-6
PUBLIC AND PRIVATE SCHOOLS AND SCHOOL DISTRICTS, WAUKESHA COUNTY: 2006-2007

Public Schools	Grades	Enrollment	Address
Arrowhead UHS School District			
Arrowhead High	9-12	2,344	700 North Ave, Hartland
Elmbrook School District			
Brookfield Elementary	K4-5	492	2530 N Brookfield Rd, Brookfield
Burleigh Elementary	K4-5	762	16185 Burleigh Pl, Brookfield
Central High	9-12	1,414	16900 West Gebhardt Rd, Brookfield
Dixon Elementary	KG-5	445	2400 Pilgrim Square Dr, Brookfield
East High	9-12	1,392	3305 North Lilly Rd, Brookfield
Fairview South	02	19	3525 Bermuda Blvd, Brookfield
Hillside Elementary	KG	388	2250 Lynette Ln, Brookfield
Pilgrim Park Middle	6-8	878	1500 Pilgrim Pkwy, Elm Grove
Swanson Elementary	KG	617	305 N Calhoun Rd, Brookfield
Tonawanda Elementary	KG	397	13605 Underwood River Pkwy, Elm Grove
Wisconsin Hills Middle	6-8	855	18700 W Wisconsin Ave, Brookfield
Hamilton School District			
Hamilton High	9-12	1,279	W220N6151 Town Line Rd, Sussex
Lannon Elementary	KG-5	271	7145 N Lannon Rd, Lannon
Maple Avenue Elementary	KG-5	466	W240N6059 Maple Ave, Sussex
Marcy Elementary	KG-5	463	W180N4851 Marcy Rd, Menomonee Falls
Passage Middle School	7-9	Not Reported	9501 W Watertown Plank Rd, Wauwatosa
Templeton Middle	6-8	954	N59W22490 Silver Spring Dr, Sussex
Willow Springs Learning Ctr	K4-PK	262	W220N6660 Town Line Rd, Menomonee Falls
Woodside Elementary	KG-5	656	W236N7465 Woodside Rd, Sussex
Hartland-Lakeside J3 Sch Dis			
North Elementary	K4-5	446	232 Church St, Hartland
North Shore Middle	6-8	452	800 N Shore Dr, Hartland
South Elementary	K4-5	506	651 E Imperial Dr, Hartland
Kettle Moraine School District			
Cushing Elementary	PK-5	489	227 N Genesee St, Delafield
Dousman Elementary	PK-5	556	341 E Ottawa Ave, Dousman
Kettle Moraine High	9-12	1,483	349 N Oak Crest Dr, Wales
Kettle Moraine Middle	6-8	1,033	301 E Ottawa Ave, Dousman
Magee Elementary	PK-5	318	PO Box 37, Genesee Depot
Wales Elementary	PK-5	537	219 N Oak Crest Dr, Wales
Lake Country School District			
Lake Country School	PK-8	517	1800 Vettelson Rd, Hartland
Menomonee Falls Sch Dis			
Benjamin Franklin Elementary	PK-5	874	N81W14701 Franklin Dr, Menomonee Falls
Menomonee Falls High	9-12	1,245	W142N8101 Merrimac Dr, Menomonee Falls
North Jr Campus	8-9	723	N88W16750 Garfield Dr, Menomonee Falls
Riverside Elementary	PK-5	331	W153N8681 Margaret Rd, Menomonee Falls
Shady Lane Elementary	PK-5	394	W172N8959 Shady Ln, Menomonee Falls
Thomas Jefferson Middle	6-7	712	W165N8301 Lavergne Ave, Menomonee Falls
Valley View Elementary	PK-5	319	W180N8130 Town Hall Rd, Menomonee Falls
Merton Community School District			
Merton Intermediate	4-8	501	PO Box 15, Merton
Merton Primary	K4-3	498	PO Box 15, Merton
Mukwonago School District			
Big Bend Elementary	PK-6	453	W230S8695 Big Bend Dr, Big Bend
Clarendon Avenue Elementary	PK-6	543	915 Clarendon Ave, Mukwonago

Eagleville Charter School	1-6	122	S101 W34511 Hwy LO
Mukwonago High	9-12	1,732	605 W School Rd, Mukwonago
Park View Middle	7-8	816	930 N Rochester St, Mukwonago
Prairie View Elementary	PK-6	443	W330S6473 Highway E, North Prairie
Rolling Hills Elementary	PK-6	578	W322 S9230 Beulah Road, Mukwonago
Section Elementary	PK-6	397	W318S8430 County Road EE, Mukwonago
Muskego-Norway School District			
Bay Lane Middle	5-8	656	S75W16399 Hilltop Dr, Muskego
Country Meadows Elementary	PK-4	290	S75W16399 Hilltop Dr, Muskego
Lake Denoon Middle	5-8	774	W216S10586 Crowbar Drive, Muskego
Lakeview Elementary	PK-4	411	26335 Fries Ln, Wind Lake
Mill Valley Elementary	PK-4	343	W191S6445 Hillendale Dr, Muskego
Muskego Elementary	PK-4	240	S75W17476 Janesville Rd, Muskego
Muskego High	9-12	1,753	W183S8750 Racine Ave, Muskego
Tess Corners Elementary	PK-4	403	W147S6800 Durham Dr, Muskego
New Berlin School District			
Eisenhower Middle/High	7-12	1,253	4333 S Sunnyslope Rd, New Berlin
Elmwood Elementary	PK-6	551	5900 S Sunnyslope Rd, New Berlin
Glen Park Elementary	PK-6	317	3500 S Glen Park Rd, New Berlin
New Berlin Middle/High	7-12	1,079	18695 W Cleveland Ave, New Berlin
Orchard Lane Elementary	PK-6	379	2015 S Sunnyslope Rd, New Berlin
Poplar Creek Elementary	PK-6	471	17401 W Cleveland Ave, New Berlin
Ronald Reagan Elementary	PK-6	618	4225 S Calhoun Rd, New Berlin
Norris School District			
Norris High	6-12	78	W247S10395 Center Rd, Mukwonago
North Lake School District			
North Lake Elementary	PK-8	355	PO Box 188, North Lake
Oconomowoc Area School District			
Greenland Elementary	K4-6	467	440 Coolidge St, Oconomowoc
Ixonia Elementary	K4-6	194	N8425 North St, Ixonia
Meadow View Elementary	K4-6	519	W360N7077 Brown St, Oconomowoc
Oconomowoc High	9-12	1,494	641 E Forest St, Oconomowoc
Oconomowoc Middle	6-8	696	623 E Summit Ave, Oconomowoc
Park Lawn Elementary	K4-6	531	300 Parklawn St, Oconomowoc
Summit Elementary	K4-6	562	1680 Valley Rd, Oconomowoc
Pewaukee School District			
Asa Clark Middle	7-8	330	472 Lake St, Pewaukee
Horizon School	4-6	449	458 Lake St, Pewaukee
Pewaukee High	9-12	743	510 Lake St, Pewaukee
Pewaukee Lake Elementary	PK-3	669	436 Lake St, Pewaukee
Richmond School District			
Richmond Elementary	K4-8	453	N56W26530 Richmond Rd, Sussex
Stone Bank School District		330	
Stone Bank Elementary	KG-8	330	N68W33866 County Rd K, Oconomowoc
Swallow School District			
Swallow Elementary	PK-8	502	W299N5614 Highway E, Hartland
Waukesha School District			
Banting Elementary	K4-6	497	2019 Butler Dr, Waukesha
Bethesda Elementary	PK-6	543	730 S University Dr, Waukesha
Blair Elementary	K4-6	340	301 Hyde Park Ave, Waukesha
Butler Middle	7-8	610	310 N Hine Ave, Waukesha
Central Middle	7-8	661	400 N Grand Ave, Waukesha
Hadfield Elementary	K4-6	349	733 Linden St, Waukesha

Harvey Philip Alt Charter School	9-12	85	621 W College Ave, Waukesha
Hawthorne Elementary	PK-6	308	1111 Maitland Dr, Waukesha
Heyer Elementary	PK-6	459	1209 Heyer Dr, Waukesha
Hillcrest Elementary	PK-6	352	2200 Davidson Rd, Waukesha
Horning Middle	7-8	593	2000 Wolf Rd, Waukesha
iQ Academies of Wisconsin	9-12	739	222 Maple Ave, Waukesha
Lowell Elementary	PK-6	418	140 N Grandview Blvd, Waukesha
Meadowbrook Elementary	PK-6	358	3130 Rolling Ridge Dr, Waukesha
North High	9-12	1,265	2222 Michigan Ave, Waukesha
Pleasant Hill Elementary	PK-6	183	175 S Barker Rd
Prairie Elementary	PK-6	410	1801 Center Rd, Waukesha
Project Change	9-12	3	111 E Main St, Waukesha
Randall Elementary	PK-6	360	114 S Charles St, Waukesha
Rose Glen Elementary	PK-6	556	W273S3845 Brookhill Dr, Waukesha
Saratoga Elementary	K4-6	261	130 Walton Ave, Waukesha
South High	9-12	1,353	401 E Roberta Ave, Waukesha
Summit View Elementary	PK-6	628	2100 Summit Ave, Waukesha
Waukesha Acad Health Profs	9-10	Not Reported	401 E Roberta Ave, Waukesha
West High	9-12	1,548	3301 Saylesville Rd, Waukesha
White Rock Elementary	KG-6	341	1150 Whiterock Ave, Waukesha
Whittier Elementary	PK-6	357	1103 S East Ave, Waukesha

Private Schools	**Grades**	**Enrollment**	**Address**
Arrowhead UHS School District			
University Lake School	PK-12	339	4024 Nagawicka Rd, Hartland
Elmbrook School District			
Brookfield Academy	PK-12	759	3460 N Brookfield Rd, Brookfield
Christ the Lord Ev Luth School	PK-8	92	1650 N Brookfield Rd, Brookfield
Elm Grove Lutheran School	PK-8	144	945 North Terrace Drive, Elm Grove
Heritage Christian Elementary	PK-5	317	1275 S Elm Grove Rd, Brookfield
Immanuel Lutheran School	PK-8	168	13445 Hampton Rd, Brookfield
Milw/Brookfield Christian School	PK-8	155	14155 W Burleigh Rd, Brookfield
St Dominic Catholic Gr School	PK-8	396	18105 West Capitol Dr, Brookfield
St. John Vianney Gr School	PK-8	514	17500 Gebhardt Rd, Brookfield
St. Luke Catholic School	PK-8	178	18000 Greenfield Ave, Brookfield
St. Mary Grade School	KG-8	359	13000 Juneau Blvd, Elm Grove
Hamilton School District			
Peace Lutheran Academy	PK-8	46	W240N6145 Maple Ave, Sussex
Pilgrim Evang Lutheran School	KG-8	69	W156N5429 Bette Dr, Menomonee Falls
St. Agnes Catholic Grade School	PK-8	163	
St. Johns Luth Grade School	KG-8	149	20813 Forest View Dr, Lannon
Zion Lutheran Grade School	PK-8	50	W188N4868 Emerald Hills Dr, Menomonee Falls
Hartland-Lakeside J3 Sch Dis			
St. Charles Grade School	KG-8	208	526 Renson Rd, Hartland
Zion Lutheran School	PK-8	70	1023 E Capitol Dr, Hartland
Kettle Moraine School District			
Abundant Life Christian Acad	KG-12	33	995 S Sawyer Rd, Oconomowoc
Lakewood School	UE-US	43	PO Box 15, Dousman
Prairie Hill Waldorf School	PK-08	209	N14S29143 Silvernail Rd, Pewaukee
St. Anthony Grade School	KG-8	201	W280N2101 Highway SS, Pewaukee
St. Bruno Grade School	PK-8	116	266 W Ottawa Ave, Dousman
St. Paul Grade School	KG-8	166	S38W31602 Hwy, Genesee Depot
St. Johns NW Military Academy	7-12	309	1101 N Genesee St, Delafield

Lake Country School District			
Country Christian School	PK-8	172	4476 Lakeland Dr, Nashotah
Divine Redeemer Luth School	PK-8	365	31385 Hill Rd, Hartland
St. Joan of Arc School	PK-8	137	120 Nashotah Rd, Nashotah
Menomonee Falls School District			
Bethlehem Evang Lutheran Sch	5-8	99	N108W14290 Bel Aire La, Germantown
Calvary Baptist School	5-8	256	N84W19049 Menomonee Ave, Menomonee Falls
Falls Baptist Academy	KG-12	116	N69W12703 Appleton Ave, Menomonee Falls
Grace Evang Lutheran School	PK-8	223	N87W16171 Kenwood Blvd, Menomonee Falls
Isa Inc/Aquinas Academy	PK-6	Not reported	N72W15935 Good Hope Rd, Menomonee Falls
St. Anthony Grade School	PK-8	195	N74W13604 Appleton Ave, Menomonee Falls
St. Mary Grade School	PK-8	353	N89W16297 Cleveland Ave, Menomonee Falls
Mukwonago School District			
Christ Lutheran School	PK-8	97	W229S8930 Clark, Big Bend
Rooster Loft Montessori Children	PK-KG	6	W243S7125 Cameron Dr, Waukesha
St. James Grade School	PK-8	148	830 Co Hwy NN East, Mukwonago
St. Johns Lutheran School	PK-8	118	410 County Road NN East Unit 3, Mukwonago
St. Joseph Grade School	PK-8	139	W227S8930 St. Joseph Dr, Big Bend
St. Pius V Catholic School	PK-8	Not reported	425 Grand Avenue, Mukwonago
Muskego-Norway School District			
St. Leonard School	KG-8	199	W173S7777 Westwood Dr, Muskego
St. Pauls Lutheran School	PK-8	278	S66W14325 Janesville Rd, Muskego
New Berlin School District			
Holy Apostles Grade School	KG-8	487	16010 W National Ave, New Berlin
Star of Bethlehem Evang Luth	PK-8	184	3700 South Casper Dr, New Berlin
Oconomowoc Area School District			
Holy Trinity Evan Luth School	PK-8	104	N49W35199 E Wisconsin Ave, Okauchee
Impact Sch of Oconomowoc Inc	PK-8	22	206 W Jefferson, Oconomowoc
Lake Country Lutheran Hi School	9-12	184	1101 S Silver Lake, Oconomowoc
Oconomowoc Dvlp Training Ctr	1-US	119	36100 Genesee Lake Rd, Oconomowoc
St. Jerome Parish School	PK-8	327	1001 S Silver Lake St, Oconomowoc
St. Pauls Evan Lutheran School	PK-8	168	210 E Pleasant St, Oconomowoc
St Matthew Lutheran School	PK-8	149	818 West Wisconsin Ave, Oconomowoc
Pewaukee School District			
Queen of Apostles School	PK-8	164	449 West Wisconsin Ave, Pewaukee
Trinity Academy	KG-12	157	Pewaukee
Waukesha School District			
Beautiful Savior Lutheran School	PK-8	74	1205 S East Ave, Waukesha
Catholic Memorial High	9-12	732	601 E College Ave, Waukesha
Lake Country Montessori	PK-KG	32	3031 Summit Ave, Waukesha
Montessori School of Waukesha I	PK-8	197	2600 Summit Ave, Waukesha
Mount Calvary Lutheran School	PK-8	189	1941 Madison St, Waukesha
St Joseph Middle	6-8	238	818 N East Ave, Waukesha
St Mary Grade School	PK-5	323	520 E Newhall Ave, Waukesha
St William Campus WCSS	PK-5	173	444 N Moreland Blvd, Waukesha
Trinity Lutheran School	PK-8	244	1060 White Rock Ave, Waukesha
Waukesha Christian Academy	KG-12	70	W271S2470 Merrill Hills Rd, Waukesha
West Suburban Christian Academy	PK-8	310	1615 Silvernail Rd, Waukesha

Source: Wisconsin Department of Public Instruction, 2007

Colleges and Universities
Cardinal Stritch University, Carroll College, the Keller Graduate School of Management, Ottawa University, the University of Phoenix, the University of Wisconsin-Waukesha, Upper Iowa University, and Waukesha County Technical College offer associate or bachelor degrees at locations in Waukesha County. In addition, the University of Wisconsin-Whitewater and the University of Wisconsin-Milwaukee provide Master of Business Administration (MBA) Degree programs at UW-Waukesha. The University of Phoenix and the Keller Graduate School of Management also offer graduate degrees at locations within the county. In addition, the University of Wisconsin Cooperative Extension through a partnership with Waukesha County provides university outreach and life long learning opportunities to residents of Waukesha County.

LIBRARIES

Waukesha County Federated Library System
Sixteen public libraries operate in Waukesha County. They are all members of the Waukesha County Federated Library System. These libraries are located within the Cites of Brookfield, Delafield, Muskego, New Berlin, Oconomowoc, and Waukesha; the Villages of Big Bend, Butler, Eagle, Elm Grove, Hartland, Menomonee Falls, Mukwonago, Pewaukee, and Sussex, and the Town of Merton. The libraries in the federated system serve the needs of all library and non-library communities within the county.

In 2002, the Waukesha Federated Library System conducted a countywide telephone survey of residents that used at least one of the libraries in Waukesha County. This survey replicated a national survey conducted by the American Library Association. Some of the key survey findings are noted below:

- Almost 45% of the respondents had used a library within Waukesha County more than 11 times in the past year compared to 25% nationally.
- Individuals use from home of a computerized library catalog was only 11% in Waukesha County and 46% nationally. (Note that fewer libraries have web accessible catalog in Waukesha County).
- Waukesha County residents reported use of a computer in the library at a 59% rate compared to 31% nationally.
- Nearly 83% of Waukesha County residents were either extremely satisfied or very satisfied with their public library. That compared to 60% of U.S library users.
- Nearly 88% of Waukesha County residents rated their library's use of tax funds as good or excellent, comparable to the rate found nationally.
- Nearly 80% of those that responded in Waukesha County thought that $26 per capita or more was a proper amount of library taxes to pay. That compared to 52% nationally.
- In Waukesha County, 95% of respondents believe that libraries will continue to exist despite the Internet. That compares to 91% nationally.

In 2006, the Waukesha County Board of Supervisors appointed a long term library planning committee pursuant to the provisions of Wisconsin Act 150. The Committee report concluded that it was not cost effective to consolidate any of the 16 libraries within the County. The planning recommendations can be found at http://www/wcfls.lib.wi.us/150/index.htm.

CEMETERIES

Waukesha County has a total of 74 cemeteries, which includes mausoleums. Fifty-seven of these cemeteries, or 77 percent, are less than 5 acres in size. The remaining 17 cemeteries are five acres in size or larger. In addition, the State Historical Society of Wisconsin lists four historic burial mound sites within the County. Additional information on the cultural resources within Waukesha County is presented in Chapter 3 and Appendix B.

HEALTHCARE FACILITIES

Waukesha County has five operating hospitals that provide care to county residents (See Table IV-7). In addition, over 600 physicians practicing in Waukesha County provide a variety of healthcare services for residents. Aurora Healthcare is in the process of developing a new 110-bed hospital in the Town of Summit near Interstate I-94.

Table IV-7
HOSPITALS IN WAUKESHA COUNTY: 2006

Name of Hospital	City	Number of Beds
Waukesha Memorial Hospital	Waukesha	400
Community Memorial Hospital	Menomonee Falls	208
Elmbrook Memorial Hospital	Brookfield	166
Oconomowoc Memorial Hospital	Oconomowoc	130
Rogers Memorial Hospital	Oconomowoc	90
Total		**994**

CHILDCARE FACILITIES

Adequate childcare facilities are necessary in order to provide maximum participation in the county labor force. In order to become a child care provider in Wisconsin, you must obtain a certificate, unless you are a relative of the child. There are several qualifications a person must meet to become a certified childcare provider. They include:

- Must be at least 18 years of age.
- Written verification of negative TB test.
- References regarding his/her child care abilities.
- Agency and Police Background check on all household members.
- In-Home inspection to insure the safeness of the home facility for child care.
- If all requirements are met, a provisional certification will be issued.
- A regular certification will be issued if the day care provider chooses to take a 15-hour course in childcare.
- Recertification will be done every two years after the initial certification is issued.

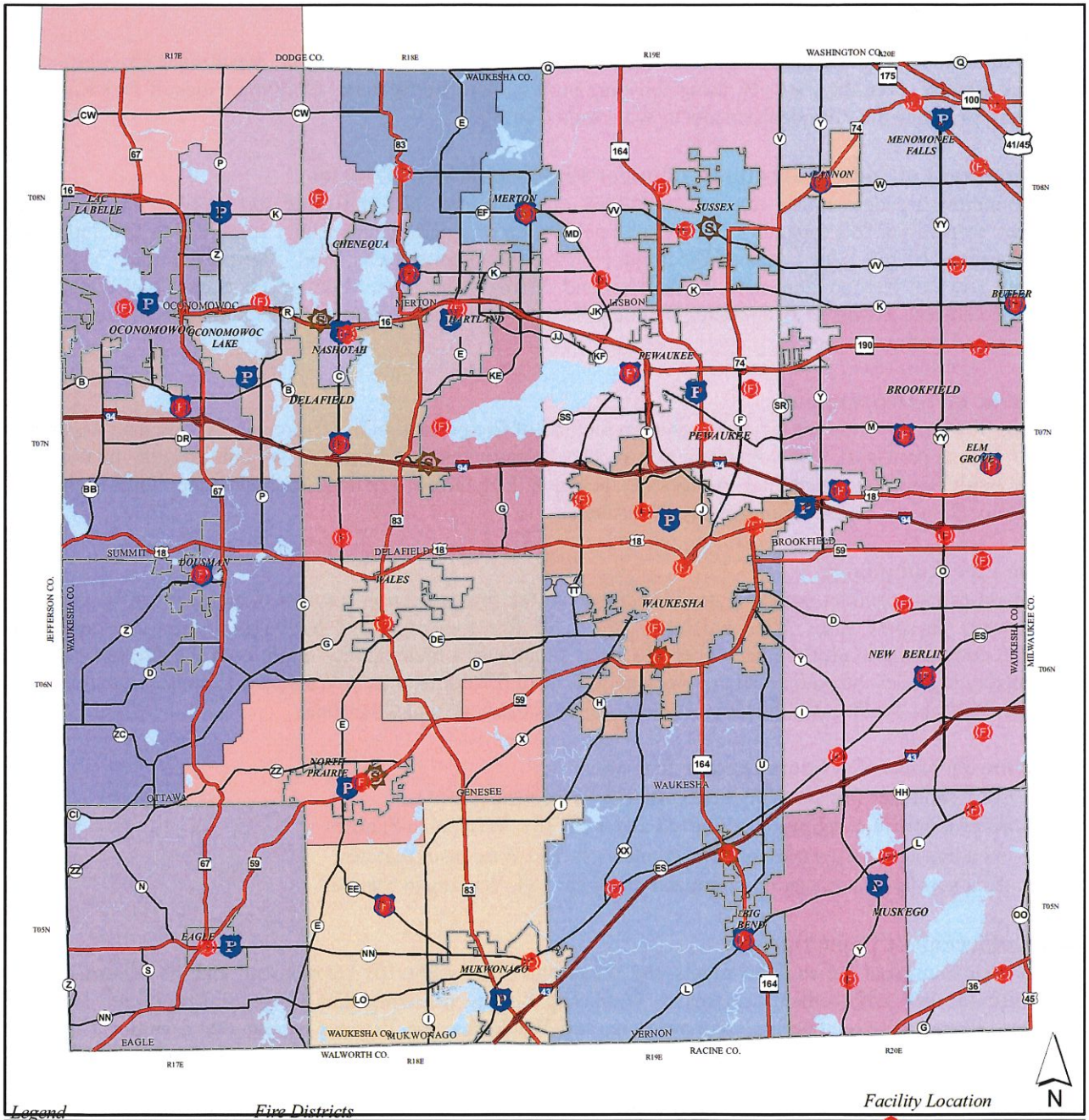
The Bureau of Regulation and Licensing (BRL) in the Division of Children and Family Services is responsible for licensing and regulating child care centers, residential care facilities for children and private child welfare agencies in Wisconsin. More information on licensed childcare facilities can be found at http://www.dhfs.state.wi.us/rl_dcfs/index.htm.

PUBLIC SAFETY

Fire Departments and Emergency Medical Services

Waukesha County has 30 fire departments (Map IV-6). Municipalities operate twenty-four (24) of these departments and six (6) are privately managed. The majority of these fire departments rely on volunteers, paid on call, or a combination of the two. These 30 fire departments have 51 fire stations within the County, with 90 fire engines, 20 ladder trucks, and 64 ambulances. These fire departments serve areas from 1 square mile to 57 square miles ranging in populations of 1,000 residents to over 65,000 residents. In 2003, there were approximately 6,500 fire calls within the County and an additional 19,000 Emergency Medical Service (EMS) calls. Within the County, the Cities of Brookfield, Delafield, New Berlin, and Waukesha; the Villages of Big Bend/Vernon, Elm Grove, and Mukwonago; and the Town of Brookfield provide paramedic services. Discussions continue among several municipalities in the County regarding the appropriateness of I-99 advanced life support service versus paramedic service. I-99 service is just below the paramedic level. I-99's are able to administer certain cardiac

Map IV-6
FIRE STATIONS, LOCAL POLICE DEPARTMENTS AND SHERIFF SUBSTATIONS IN WAUKESHA COUNTY: 2006



drugs via IV's. The IV Tech, also known as the Intermediate Technician can start IV's, however they are only authorized to administer certain fluids, such as dextrose and glucagons. The IV Techs do not have the authority to administer cardiac drugs. Waukesha County contracts with the City of Waukesha to provide HAZMAT (Hazardous Materials) services to all communities within Waukesha County.

Full-Time Fire Department/District

A municipality may by ordinance establish a full-time fire department. A full-time department provides around the clock service seven days a week using full-time professional fire fighters. Only the Cities of Brookfield and Waukesha have full-time fire departments in Waukesha County.

Combination Full-time, Part-time Volunteer Fire Department/District

A combination fire department consists of at least one full-time staff and other staff serving in a part-time, volunteer, or paid-per call capacity. The average population of a community with a combination fire department in Wisconsin is 12,269. The Cities of Delafield, New Berlin, Oconomowoc, and Pewaukee, the Villages of Big Bend/Town of Vernon, Dousman, Eagle, Hartland, Menomonee Falls, Mukwonago, Sussex and Wales/Town of Genesee and the Towns of Brookfield, Delafield, Lisbon, and Waukesha operate combination fire departments in Waukesha County.

Volunteer Fire Department

Volunteer fire departments are the most common method of fire protection in Wisconsin. A volunteer department has no full-time paid staff. The volunteers may receive a minimal stipend when responding to calls. In Waukesha County, Ashippun, Stone Bank, the Villages of Chenequa, Elm Grove, Lannon, Nashotah, and North Prairie, and the Town of Summit operate volunteer fire departments.

Private Fire Companies

Municipalities can contract with private fire companies for fire protection services. Contracts can be written in several ways. In some cases, the municipality owns the fire equipment and buildings housing the equipment, while the company provides the personnel. In other situations, a municipality might own the fire station, while the company provides the equipment and personnel. Private fire companies in Waukesha County serve the Village of Butler, Merton, North Lake, the City of Muskego, Tess Corners, and Okauchee.

Private fire companies can be organized in four ways:

- As a volunteer fire company under ch. 213, Wisconsin Statutes
- As a nonprofit corporation organized under ch. 181, Wisconsin Statutes
- As a business corporation organized under ch. 180 Wisconsin Statutes
- As a non-profit association organized under ch. 184, Wisconsin Statutes

Law Enforcement Departments

Twenty-four municipal police departments, the Waukesha County Sheriffs Department, and the Wisconsin State Patrol provide law enforcement services to Waukesha County residents. The Cities of Brookfield, Delafield, Muskego, Pewaukee, New Berlin, Oconomowoc, and Waukesha; the Villages of Big Bend, Butler, Chenequa, Dousman, Eagle, Elm Grove, Hartland, Lannon, Lisbon, Mukwonago, North Prairie, Oconomowoc Lake, and Pewaukee; and the Towns of Brookfield, Mukwonago, Oconomowoc, and Summit all operate municipal police departments. In 2005, the Waukesha County Sheriffs Department contracted to provide law enforcement services to the Villages of Merton and Sussex and the Towns of Merton and Waukesha. Waukesha County pays for light coverage by the Waukesha County Sheriff's Department in the Towns of Delafield, Eagle, Genesee, Lisbon, Ottawa, and Vernon and the Villages of Lac La Belle and Nashotah.

The Waukesha County Sheriff's Department Jail Division operates the Waukesha County Jail and Huber Facility. In 2005, these correctional facilities housed an average of 333 inmates a day at the jail and 269 inmates at the Huber facility. The jail division booked 9,310 inmates in 2005. Corrections make up nearly 43 percent of the $28

million dollar Waukesha County Sheriff's Department budget. Patrol is the second highest expenditure making up nearly 29 percent of the total budget.

Shared Dispatch

In 2005, Waukesha County began shared dispatch where 911 police, fire, and emergency management calls for service go to the County's central communication center in Waukesha. In addition, all 911 calls made from cell phones in Waukesha County go directly to the Waukesha County Central Communication Center. Currently, 24 of 37 communities participate in shared dispatch. The Cities of Brookfield, Delafield, and Pewaukee; the Villages of Butler, Chenequa, Dousman, Eagle, Hartland, Lac La Belle, Merton, Nashotah, North Prairie, Oconomowoc Lake, Pewaukee, Sussex, and Wales; and the Towns of Brookfield, Delafield, Genesee, Lisbon, Merton, Ottawa, Summit, and Waukesha participate in shared dispatch.

IMPLEMENTATION RECOMMENDATIONS

1. The County should work with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) as part of the regional water supply planning process to identify groundwater aquifers that can sustain planned development.

2. The County should consider modifying its Park and Open Space Planning process to identify lands that may need to be preserved for municipal groundwater supplies, specifically meeting the use isolation distances required for high capacity wells.

3. Municipalities should be encouraged to work on a county-wide basis to plan for the future placement and current use of emergency service facilities to optimize emergency response times and to eliminate overlap of service areas and equipment.

4. Since watershed boundaries rarely follow municipal boundaries, municipalities and Waukesha County should work to develop storm water system plans based on watershed areas.

5. Where unique surface water resources exist in Waukesha County (Outstanding or Exceptional Resource Waters or Cold Water Streams), local and County planning efforts should combine land use and storm water planning together with a review of related local regulatory and educational efforts to prepare watershed protection plans.

6. Waukesha County, in cooperation with SEWRPC and local municipalities, should develop a long-range wireless facilities plan to enhance business competitiveness, public safety and government communications.

7. School Districts should be encouraged to work with Waukesha County to use the demographic data and land use projections contained in this Plan for facility and sub-district planning. Often, School Districts are in a reactionary mode in responding to increases and decreases in the school age population. The population and trend data as well as the land use projections contained in a comprehensive development plan can be invaluable information to forecast facility demands for the school age population. In addition, it is suggested that school districts use the information contained in this Plan as baseline and conduct an annual assessment of actual enrollment to verify projections contained in this Plan.

8. In 2000, the Waukesha County Land Development Workgroup, consisting of many of the municipalities in the County, addressed several issues created by current land division and development processes. The goal was to create a consistent definition for land development projects to be considered subdivisions as well as a uniform checklist for the review of subdivisions. Municipalities in the County should continue to consistently use and cooperatively amend the review checklist as necessary.

Chapter 5

HOUSING ELEMENT

INTRODUCTION

The housing element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (b) of the *Statutes* requires the housing element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the County and participating local governments. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the County and participating local governments and provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs.
- Promote the availability of land for the development or redevelopment of affordable housing.
- Maintain or rehabilitate existing housing stock.

In addition, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:

- Promotion of the redevelopment of lands 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.
- Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Provide 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 provides an inventory of existing housing stock, including age, structural condition, value, and occupancy characteristics. This information, along with housing demand inventory data such as household, income, and demographic information presented in Chapter II of this plan, is used to analyze future housing needs for residents of the County and participating local governments.

Part 2 provides a description of government programs which facilitate the provision of housing, including affordable housing and information on community policies established for the percentage distribution of single-family, two-family, and multi-family units.

Part 3 of this chapter sets forth recommendations through the plan design year of 2035. Planning principles, standards, and objectives for the housing element are found in Chapter II.

Census Data

Census 2000 Summary File 1 and Census 2000 Summary File 3 were used in the collection of the existing housing stock data presented in this chapter. This information is collected by the U.S. Bureau of the Census every 10 years. The United States government has collected census data since 1790. Summary File 1 (also known as the short census form) data was used when possible. Data from Summary File 1 is generally more

accurate than Summary File 3 because it is based on 100 percent of the responses to the 2000 Census. In most cases, data from Summary File 3 were used because the data were not available from Summary File 1. Summary File 3 (also known as the long census form) is generally less accurate because the data is based on a sampling of one in six households; however, Summary File 3 covers a greater range of topics. Because the sample sizes are different, the data reported by the Census may differ for each data source. Unfortunately, the Census does not make adjustments to reconcile the discrepancies. In addition, some of the data to follow in this chapter are based on total housing units and some are based on occupied units only, depending on how the Census data were reported. This distinction is footnoted on all applicable tables.

WAUKESHA COUNTY HOUSING STRENGTHS, CONCERNS, AND WEAKNESSES

The Waukesha County Comprehensive Planning Land Use, Housing and Transportation Subcommittee expressed the following housing strengths, concerns, and weaknesses.

Housing Strengths

- Sufficient housing supply for mid-to high-market single-family residential
- High housing quality
- Diverse housing age and style
- Safe neighborhoods
- Strong neighborhood associations
- Increasing ethnic and racial diversity
- Public willingness to have cluster design subdivisions

Housing Concerns and Weaknesses

- High cost of land
- A need for increased density
- Densities driven more toward single-family (suburban) densities
- Need for increased availability of affordable housing
- Housing affordability needs to be based on projected job growth
- Municipalities pushing for higher value development for tax base purposes
- A lack of diverse housing stock in neighborhoods (ie. two-family or more with single-family homes)
- A need for more energy and water efficient appliances and continued emphasis on green building concepts
- A need for more education on storm water management and other infiltration techniques
- A need for increased political support to decrease the cost of the land and utilities to achieve affordable housing
- Few municipal caps on maximum housing size
- A need for increased understanding regarding the connection between the housing and community and regional economics
- A need for increased ethnic and racial diversity

HOUSING INVENTORY

The characteristics of existing housing in Waukesha County have been inventoried to help determine the number and type of housing units that will best suit the needs of County residents through 2035. The existing housing stock inventory includes:

- Total housing units
- Vacancy rate
- Value of owner-occupied housing units
- Monthly cost of housing units by tenure

- Number of bedrooms
- Structure type and year built
- Condition of existing housing stock

Total Housing Units

The quantity and tenure (owner- or renter-occupied) of existing housing units in Waukesha County and each participating local government is one of the key inventory items needed to forecast the number of additional housing units the planning area will require in 2035. Table V-1 sets forth the total number of housing units in the County and each participating local government in 2000. In 2000, there were 140,309 total housing units in the County. Of the total housing units, 79.32 percent, or 103,373, were owner-occupied and 16.13 percent, or 31,856, were renter-occupied. The number of vacancies in 2000 was 5,080 units, or 4.56 percent. The percentage of owner occupied housing units ranged from 48.51 percent in the Village of Butler to 95.09 percent in the Town of Vernon. The percentage of renter occupied units ranged from 2.36 percent in the Village of Lac La Belle to 49.15 percent in the Village of Butler. Over 35 percent of the entire renter, occupied housing units within the County were located within the City of Waukesha in 2000.

Vacancy Rate

Another key housing supply inventory item is the vacancy rate of various housing types. The vacancy rate is the number of vacant and available housing units divided by the total number of housing units within the County. The vacancy rates for owner-occupied units and rental units are shown on Table V-2.

Some vacancies are necessary for a healthy housing market. The U.S. Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of 3.0 percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum 5 percent vacancy rate for rental units to ensure adequate housing choices. Vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units.

The overall vacancy rate in the County was 3.62 percent in 2000. Although the overall vacancy rate for the County met HUD guidelines, the rate was less than 3 percent in Towns of Genesee, Lisbon, Mukwonago, Vernon, and Waukesha, the Villages of Big Bend, Butler, Dousman, Eagle, Lac La Belle, Lannon, Menomonee Falls, Merton, Nashotah, North Prairie, and Wales, and the Cities of Brookfield, Muskego, and New Berlin. The Village of Oconomowoc Lake (15.45%) and Village of Chenequa (20.36%) each had a particularly high vacancy rate in 2000. Of all vacancies, Oconomowoc Lake had 12.20% in the "rented or sold, but not occupied category". The vacancy rate in Chenequa is largely due to the "seasonal, recreational, or occasional use" homes along Pine Lake.

The vacancy rate in the County for "owner-occupied units"[1] was determined by dividing the number of units for sale (842) from Table V-2 by the total number of owner-occupied units (103,373) in the County from Table V-1. The approximate vacancy rate for rental units was determined by dividing the number of units for rent (1,645) from Table V-2 by the number of rental units (31,856) from Table V-1. The results of these calculations were a vacancy rate of 0.81 percent for owner-occupied units and 5.16 percent for rental units in the County in 2000. The owner-occupied unit vacancy rate was substantially lower than the minimum vacancy rate of 1.5 percent identified by HUD to provide for an adequate choice of owner-occupied units. The rental unit vacancy met HUD guidelines.

[1] *The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings.*

Table V-1

TOTAL HOUSING UNITS BY TENURE IN WAUKESHA COUNTY COMMUNITIES: 2000

Community	Owner-Occupied Units		Renter-Occupied Units		Vacant Units		Total Housing
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*
Town of Brookfield	1,763	61.58%	999	34.89%	101	3.53%	2,863
Town of Delafield	2,290	87.24%	231	8.80%	104	3.96%	2,625
Town of Eagle	984	88.01%	65	5.81%	69	6.17%	1,118
Town of Genesee	2,248	90.61%	183	7.38%	50	2.02%	2,481
Town of Lisbon	3,104	94.89%	114	3.49%	53	1.62%	3,271
Town of Merton	2,503	85.37%	203	6.92%	226	7.71%	2,932
Town of Mukwonago	2,075	92.59%	109	4.86%	57	2.54%	2,241
Town of Oconomowoc	2,338	76.78%	427	14.02%	280	9.20%	3,045
Town of Ottawa	1,232	85.79%	143	9.96%	61	4.25%	1,436
Town of Summit	1,554	81.62%	193	10.14%	157	8.25%	1,904
Town of Vernon	2,287	95.09%	93	3.87%	25	1.04%	2,405
Town of Waukesha	2,786	94.60%	105	3.57%	54	1.83%	2,945
Village of Big Bend	371	81.18%	77	16.85%	9	1.97%	457
Village of Butler	455	48.51%	461	49.15%	22	2.35%	938
Village of Chenequa	193	68.93%	30	10.71%	57	20.36%	280
Village of Dousman	315	53.66%	260	44.29%	12	2.04%	587
Village of Eagle	529	87.44%	63	10.41%	13	2.15%	605
Village of Elm Grove	2,196	85.92%	248	9.70%	112	4.38%	2,556
Village of Hartland	1,746	55.61%	1,256	40.00%	138	4.39%	3,140
Village of Lac La Belle	114	89.76%	3	2.36%	10	7.87%	127
Village of Lannon	361	83.18%	64	14.75%	9	2.07%	434
Village of Menomonee Falls	9,939	75.64%	2,905	22.11%	296	2.25%	13,140
Village of Merton	558	93.31%	33	5.52%	7	1.17%	598
Village of Mukwonago	1,516	60.59%	876	35.01%	110	4.40%	2,502
Village of Nashotah	427	93.85%	18	3.96%	10	2.20%	455
Village of North Prairie	455	83.64%	76	13.97%	13	2.39%	544
Village of Oconomowoc Lake	185	75.20%	23	9.35%	38	15.45%	246
Village of Pewaukee	2,330	61.95%	1,305	34.70%	126	3.35%	3,761
Village of Sussex	2,179	63.32%	1,131	32.87%	131	3.81%	3,441
Village of Wales	722	83.66%	124	14.37%	17	1.97%	863
City of Brookfield	12,482	87.85%	1,409	9.92%	317	2.23%	14,208
City of Delafield	1,694	63.09%	859	31.99%	132	4.92%	2,685
City of Muskego	6,228	80.89%	1,305	16.95%	166	2.16%	7,699
City of New Berlin	11,778	78.94%	2,717	18.21%	426	2.86%	14,921
City of Oconomowoc	3,102	59.21%	1,866	35.62%	271	5.17%	5,239
City of Pewaukee	3,826	80.36%	727	15.27%	208	4.37%	4,761
City of Waukesha	14,508	54.02%	11,155	41.54%	1,193	4.44%	26,856
Waukesha County	**103,373**	**79.32%**	**31,856**	**16.13%**	**5,080**	**4.56%**	**140,309**

Totals are based on 100 percent of respondents to the 2000 Census (Summary File 1)
Source: U.S. Bureau of the Census and SEWRPC.

Table V-2

HOUSING VACANCIES IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

Community	For Rent	For Sale Only	Rented or Sold, Not Occupied[b]	Seasonal, Recreational, or Occassional Use	For Migrant Workers	Other Vacant[c]	Total Vacancies	Total Units	Vacancy Rate
Town of Brookfield	60	8	13	14	6	0	101	2,863	3.53%
Town of Delafield	6	13	1	58	26	0	104	2,625	3.96%
Town of Eagle	2	11	5	48	3	0	69	1,118	6.17%
Town of Genesee	9	8	5	13	15	0	50	2,481	2.02%
Town of Lisbon	5	22	10	11	1	4	53	3,271	1.62%
Town of Merton	7	17	10	170	22	0	226	2,932	7.71%
Town of Mukwonago	5	13	9	20	10	0	57	2,241	2.54%
Town of Oconomowoc	19	22	17	198	24	0	280	3,045	9.20%
Town of Ottawa	6	4	1	43	7	0	61	1,436	4.25%
Town of Summit	1	8	4	121	23	0	157	1,904	8.25%
Town of Vernon	5	7	6	1	6	0	25	2,405	1.04%
Town of Waukesha	2	18	13	4	17	0	54	2,945	1.83%
Village of Big Bend	2	3	1	1	2	0	9	457	1.97%
Village of Butler	12	4	1	5	0	0	22	938	2.35%
Village of Chenequa	1	1	1	50	4	0	57	280	20.36%
Village of Dousman	7	2	3	0	0	0	12	587	2.04%
Village of Eagle	5	2	3	1	2	0	13	605	2.15%
Village of Elm Grove	11	46	12	29	14	0	112	2,556	4.38%
Village of Hartland	38	51	27	6	16	0	138	3,140	4.39%
Village of Lac La Belle	2	8	0	0	0	0	10	127	7.87%
Village of Lannon	6	1	2	0	0	0	9	434	2.07%
Village of Menomonee Falls	84	80	53	35	44	0	296	13,140	2.25%
Village of Merton	1	3	1	2	0	0	7	598	1.17%
Village of Mukwonago	58	19	8	11	14	0	110	2,502	4.40%
Village of Nashotah	1	3	2	3	1	0	10	455	2.20%
Village of North Prairie	4	4	3	2	0	0	13	544	2.39%
Village of Oconomowoc Lake	4	1	30	3	0	0	38	246	15.45%
Village of Pewaukee	53	15	7	33	4	14	126	3,761	3.35%
Village of Sussex	90	10	10	11	10	0	131	3,441	3.81%
Village of Wales	7	3	3	1	3	0	17	863	1.97%
City of Brookfield	56	70	59	86	46	0	317	14,208	2.23%
City of Delafield	25	6	10	72	19	0	132	2,685	4.92%
City of Muskego	39	27	19	49	32	0	166	7,699	2.16%
City of New Berlin	136	129	62	32	67	0	426	14,921	2.86%
City of Oconomowoc	84	68	38	46	35	0	271	5,239	5.17%
City of Pewaukee	39	38	26	78	27	0	208	4,761	4.37%
City of Waukesha	753	97	128	54	161	0	1,193	26,856	4.44%
Waukesha County	**1,645**	**842**	**603**	**1,311**	**661**	**18**	**5,080**	**140,309**	**3.62%**

[a]Totals are based on 100 percent of the responses to the 2000 Census (Summary File 1)
[b]The unit is classified "rented or sold, not occupied" if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.
[c]If a vacant unit does not fall into any of the other categories it is classified as an "other vacant unit." An example would be a unit held for occupancy by a caretaker.
Source: U.S. Census and SEWRPC

Value of Owner-Occupied Housing Units

Table V-3 presents the values of specified owner-occupied housing units in the County and each local government in 2000. These values can be used to determine if there are adequate home ownership opportunities for residents of all income levels in the County. Homes that had values between $50,000 and $99,999 comprised 4.95 percent of housing units. Homes that had values between $100,000 and $149,999 comprised 29.15 percent of all owner-occupied housing units, and 32.63 percent had values between $150,000 and $199,999. Owner-occupied homes that had values between $200,000 and $249,999 comprised 13.86 percent of housing units, 8.56 percent fell within $250,000 and $299,000, and 10.43 percent had values at $300,000 or more. The median value for owner-occupied housing units in the County in 2000 was $170,400.

Table V-4 shows the value of owner-occupied housing units for each county in the Southeastern Wisconsin Region and for the State in 2000. The median value of $170,400 in the County was second highest among counties in the Region. The median value of owner-occupied housing units was $124,441 in the Region, $112,200 in the State, and $119,600 in the Nation. Waukesha County also had the highest household median income of counties in the Region and among adjacent counties (See Chapter II, Table II-6).

More recent data regarding the value of owner-occupied housing units, available from the Wisconsin Realtors Association is presented in Table V-5. These sources provide information regarding the actual selling prices of existing housing in the Region. The selling price data pertains to single-family homes, but does not include condominiums. The data shows there was a significant increase in median selling prices in Waukesha County (42.43 percent) and for the Region (43.56 percent) between 2000 and 2006. In 2000, 2001, 2002, and 2003 Ozaukee County had the highest median selling prices of existing housing in the Region. In 2004, 2005, and 2006 Waukesha County experienced the highest median selling prices of existing housing in the Region. This statistic indicated that housing prices escalated at a much higher rate than the increase in wages. It is too early to tell how the downturn in the housing market that began in late 2006 will impact median selling price in the near future. This perceived downturn in the housing market is not yet supported by statistical data that shows that the median selling price of existing homes or the number of existing home sales is declining substantially.

Monthly Housing Costs

Monthly housing costs for owner-occupied housing units and rental housing units have been inventoried to determine if there is an adequate supply of affordable housing units for each household income level in the planning area. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. As shown in Table V-6, over 75 percent of all owner occupied housing units in Waukesha County had a mortgage loan in 2000. Twenty-seven percent had a second mortgage or home equity loan. These were the highest percentages within the Region and adjacent counties. The lowest percentages of owner occupied housing units with a mortgage were in Dodge and Milwaukee counties.

Table V-7 sets forth monthly housing costs[2] for specified owner-occupied housing units with a mortgage in the planning area and each participating local government in 2000. The median monthly housing cost for homeowners with a mortgage in the County was $1,366 in 2000. About 22 percent of homeowners with a mortgage spent less than $1,000 per month. Nearly 40 percent of homeowners in the County with a mortgage spent between $1,000 and $1,499 on monthly housing costs. Almost 24 percent spent between $1,500 and $2,000 and close to 15 percent of homeowners with a mortgage spent over $2,000 per month.

Table V-8 shows monthly housing costs for specified owner-occupied housing units with a mortgage for each County in the Region and the State in 2000. The median monthly cost of $1,366 in Waukesha County was the second highest among counties in the Region. Only Ozaukee County with a median monthly cost of $1,420 was higher. The median monthly cost for homeowners with a mortgage was $1,123 in the Region, $1,024 in the State, and $1,088 in the Nation.

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[2] *Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities. Costs do not include maintenance.*

Table V-3

STRUCTURAL VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

Community	Less than $50,000		$50,000 - $99,999		$100,000 - $149,999		$150,000 - $199,000		$200,000 - $249,000		$250,000 - $299,999		$300,000 - $399,000		$400,000 or more		Total	Median
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	9	0.57%	39	2.45%	393	24.70%	570	35.83%	275	17.28%	175	11.00%	110	6.91%	20	1.26%	1,591	$177,100
Town of Delafield	8	0.38%	26	1.22%	158	7.42%	320	15.02%	304	14.27%	351	16.48%	317	14.88%	646	30.33%	2,130	$285,500
Town of Eagle	15	1.78%	47	5.57%	133	15.76%	255	30.21%	180	21.33%	130	15.40%	41	4.86%	43	5.09%	844	$195,400
Town of Genesee	0	0.00%	92	4.53%	259	12.75%	645	31.76%	496	24.42%	306	15.07%	176	8.67%	57	2.81%	2,031	$202,000
Town of Lisbon	0	0.00%	25	0.94%	545	20.55%	1,163	43.85%	393	14.82%	368	13.88%	139	5.24%	19	0.72%	2,652	$180,700
Town of Merton	14	0.61%	53	2.31%	182	7.95%	529	23.10%	436	19.04%	358	15.63%	346	15.11%	372	16.24%	2,290	$242,100
Town of Mukwonago	20	1.06%	38	2.01%	375	19.87%	669	35.45%	436	23.11%	210	11.13%	112	5.94%	27	1.43%	1,887	$186,800
Town of Oconomowoc	17	0.80%	84	3.96%	433	20.40%	554	26.10%	322	15.17%	170	8.01%	272	12.81%	271	12.76%	2,123	$197,500
Town of Ottawa	0	0.00%	24	2.22%	200	18.52%	337	31.20%	292	27.04%	138	12.78%	73	6.76%	16	1.48%	1,080	$197,400
Town of Summit	23	1.63%	47	3.33%	305	21.63%	224	15.89%	194	13.76%	178	12.62%	215	15.25%	224	15.89%	1,410	$227,300
Town of Vernon	2	0.10%	58	2.76%	405	19.29%	930	44.31%	457	21.77%	177	8.43%	58	2.76%	12	0.57%	2,099	$178,700
Town of Waukesha	12	0.47%	50	1.94%	534	20.74%	1,001	38.87%	465	18.06%	294	11.42%	145	5.63%	74	2.87%	2,575	$184,200
Village of Big Bend	3	0.87%	42	12.17%	173	50.14%	111	32.17%	10	2.90%	2	0.58%	2	0.58%	2	0.58%	345	$137,900
Village of Butler	0	0.00%	108	26.67%	257	63.46%	28	6.91%	12	2.96%	0	0.00%	0	0.00%	0	0.00%	405	$115,100
Village of Chenequa	0	0.00%	2	1.16%	6	3.49%	2	1.16%	8	4.65%	2	1.16%	12	6.98%	140	81.40%	172	$810,000
Village of Dousman	0	0.00%	35	11.59%	181	59.93%	81	26.82%	2	0.66%	2	0.66%	0	0.00%	1	0.33%	302	$137,000
Village of Eagle	0	0.00%	37	6.88%	321	59.67%	171	31.78%	9	1.67%	0	0.00%	0	0.00%	0	0.00%	538	$139,400
Village of Elm Grove	9	0.48%	5	0.27%	100	5.33%	325	17.31%	383	20.40%	420	22.38%	409	21.79%	226	12.04%	1,877	$263,900
Village of Hartland	10	0.62%	73	4.51%	570	35.21%	555	34.28%	216	13.34%	87	5.37%	35	2.16%	73	4.51%	1,619	$161,100
Village of Lac La Belle	0	0.00%	0	0.00%	4	3.54%	7	6.19%	5	4.42%	2	1.77%	16	14.16%	79	69.91%	113	$483,300
Village of Lannon	2	1.03%	26	13.33%	94	48.21%	63	32.31%	2	1.03%	2	1.03%	2	1.03%	4	2.05%	195	$133,400
Village of Menomonee Falls	36	0.39%	407	4.41%	4,067	44.05%	2,688	29.11%	950	10.29%	614	6.65%	365	3.95%	106	1.15%	9,233	$151,600
Village of Merton	4	0.73%	26	4.73%	100	18.18%	144	26.18%	111	20.18%	86	15.64%	68	12.36%	11	2.00%	550	$200,500
Village of Mukwonago	9	0.62%	136	9.37%	722	49.72%	462	31.82%	54	3.72%	54	3.72%	15	1.03%	0	0.00%	1,452	$143,000
Village of Nashotah	0	0.00%	4	1.15%	44	12.61%	63	18.05%	75	21.49%	78	22.35%	71	20.34%	14	4.01%	349	$242,300
Village of North Prairie	0	0.00%	41	9.36%	179	40.87%	144	32.88%	56	12.79%	6	1.37%	0	0.00%	12	2.74%	438	$149,700
Village of Oconomowoc Lake	0	0.00%	2	1.17%	12	7.02%	15	8.77%	2	1.17%	7	4.09%	19	11.11%	114	66.67%	171	$713,500
Village of Pewaukee	0	0.00%	143	8.49%	619	36.74%	453	26.88%	318	18.87%	42	2.49%	103	6.11%	7	0.42%	1,685	$160,700
Village of Sussex	8	0.40%	57	2.85%	568	28.36%	836	41.74%	411	20.52%	106	5.29%	17	0.85%	0	0.00%	2,003	$171,200
Village of Wales	0	0.00%	45	6.34%	93	13.10%	363	51.13%	121	17.04%	39	5.49%	45	6.34%	4	0.56%	710	$183,700
City of Brookfield	36	0.30%	184	1.53%	2,244	18.72%	4,464	37.24%	1,771	14.77%	1,224	10.21%	1,150	9.59%	915	7.63%	11,988	$189,100
City of Delafield	9	0.64%	19	1.36%	304	21.73%	227	16.23%	213	15.23%	230	16.44%	215	15.37%	182	13.01%	1,399	$233,000
City of Muskego	26	0.44%	278	4.74%	1,699	28.96%	2,179	37.15%	935	15.94%	491	8.37%	205	3.49%	53	0.90%	5,866	$166,700
City of New Berlin	13	0.12%	370	3.39%	3,567	32.66%	4,467	40.91%	1,180	10.81%	718	6.58%	500	4.58%	105	0.96%	10,920	$162,100
City of Oconomowoc	7	0.24%	262	9.00%	1,246	42.82%	786	27.01%	248	8.52%	220	7.56%	89	3.06%	52	1.79%	2,910	$147,900
City of Pewaukee	24	0.72%	113	3.40%	527	15.85%	1,216	36.58%	633	19.04%	401	12.06%	270	8.12%	140	4.21%	3,324	$190,600
City of Waukesha	82	0.64%	1,662	12.97%	5,805	45.31%	3,656	28.54%	1,064	8.31%	362	2.83%	135	1.05%	45	0.35%	12,811	$139,900
Waukesha County	398	0.42%	4,660	4.95%	27,424	29.15%	30,703	32.63%	13,039	13.86%	8,050	8.56%	5,747	6.11%	4,066	4.32%	94,087	$170,400

[a]The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3).
Source: U.S. Bureau of the Census and SEWRPC.

Table V-4

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES: 2000[a]

County	Less than $50,000		$50,000-$99,999		$100,000-$149.999		$150,000-$199,999		$200,000-$299,999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha	485	1.5%	10,050	30.40%	12,560	24.70%	6,180	18.70%	2,958	9.00%
Milwaukee	16,203	9.9%	61,792	37.60%	52,685	7.42%	20,296	12.40%	9,042	5.50%
Ozaukee	67	0.30%	928	4.40%	6,064	15.76%	5,662	27.30%	4,597	22.10%
Racine	1,668	3.80%	16,896	38.90%	13,066	12.75%	7,278	16.80%	3,566	8.20%
Walworth	288	1.50%	5,223	26.40%	7,091	20.55%	3,742	18.90%	2,279	11.50%
Washington	69	0.30%	2,169	7.90%	10,535	7.95%	8,344	30.40%	4,986	18.10%
Waukesha	398	0.40%	4,660	5.00%	27,424	19.87%	30,703	32.60%	21,089	22.40%
Region	19,178	4.80%	101,707	25.30%	129,329	32.10%	82,127	20.40%	48,506	12.00%
Dodge	519	2.90%	7,538	42.50%	6,230	35.10%	2,308	13.00%	988	5.60%
Jefferson	185	1.20%	4,192	27.10%	6,677	43.20%	2,665	17.30%	1,346	8.70%
Wisconsin	73,450	6.50%	396,893	35.40%	343,993	30.60%	173,519	15.50%	95,163	8.50%

County	$300,000-$499,999		$500,000 or More		Total		Median
	Number	Percent	Number	Percent	Number	Percent	
Kenosha	696	2.10%	127	1.26%	33,057	100.00%	$129,900
Milwaukee	2,785	1.70%	1,359	30.33%	164,162	100.00%	$103,200
Ozaukee	2,636	12.70%	866	5.09%	20,820	100.00%	$177,300
Racine	780	1.80%	180	2.81%	43,434	100.00%	$111,000
Walworth	829	4.20%	344	0.72%	19,796	100.00%	$128,400
Washington	1,108	4.00%	268	16.24%	27,479	100.00%	$155,000
Waukesha	7,486	8.00%	2,327	1.43%	94,087	100.00%	$170,400
Region	16,320	4.10%	5,471	12.76%	402,638	100.00%	$124,441
Dodge	147	0.80%	27	0.20%	17,757	100.00%	$105,800
Jefferson	326	2.10%	55	0.40%	15,466	100.00%	$123,800
Wisconsin	30,507	2.70%	8,942	0.90%	1,122,467	100.00%	$112,200

The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File3).
Source: U.S. Bureau of the Census and SEWRPC

Table V-5

MEDIAN SELLING PRICE OF EXISTING HOUSING[a] IN THE SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES : 2000-2007

Year	Dodge County		Jefferson County		Kenosha County		Milwaukee County		Ozaukee County	
	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)
2000	560	94,500	N/A	N/A	1,836	116,700	8,666	101,600	929	182,700
2001	539	102,400	604	130,500	1,969	126,000	9,088	110,700	1,062	184,400
2002	606	103,850	832	133,700	2,246	133,000	9,781	118,600	1,177	210,700
2003	789	115,000	995	138,900	2,267	143,100	9,891	128,200	1,146	220,600
2004	675	123,500	849	151,400	2,560	149,300	11,050	138,700	1,274	235,300
2005	707	131,100	984	160,000	2,589	169,200	11,517	153,300	1,349	237,500
2006	703	131,600	810	172,000	2,319	169,200	10,946	158,700	1,166	244,700
2007	593	134,400	794	170,000	2,044	169,200	8,970	161,500	1,090	244,700

Year	Racine County		Walworth County		Washington County		Waukesha County		Total Sales and Median Selling Price for Nine Counties	
	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Total Number of Sales	Median Selling Price[b] (dollars)
2000	2,012	108,100	1,252	125,900	1,161	148,000	3,860	177,700	20,276	117,244
2001	2,239	115,400	1,347	132,500	1,412	151,400	4,518	185,500	22,778	137,644
2002	2,392	118,700	1,613	140,000	1,511	161,700	4,697	202,600	24,855	146,983
2003	2,187	129,200	1,677	152,900	1,467	175,400	4,590	220,000	24,220	158,144
2004	2,703	138,700	1,898	163,300	1,709	194,500	4,869	238,100	26,912	170,311
2005	2,810	150,800	1,873	184,400	1,844	204,500	5,287	250,000	27,269	182,311
2006	2,449	155,000	1,565	194,000	1,750	204,500	5,107	253,100	25,302	186,977
2007	2,182	162,000	1,386	198,000	1,483	204,300	4,647	250,000	23,189	188,233

[a] *The price represents only those for single-family homes and does not include condominiums.*

[b] *The price represents the average sale price of the total seven-county median selling prices divided by 9.*

Source: Wisconsin Realtors Association and SEWRPC.

Table V-6

PERCENTAGE OF OWNER OCCUPIED UNITS WITH A FIRST MORTGAGE, SECOND MORTGAGE, OR HOME EQUITY LOAN IN THE SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES: 2000

	Dodge County	Jefferson County	Kenosha County	Milwaukee County	Ozaukee County	Racine County	Walworth County	Washington County	Waukesha County
First Mortgage	67.30%	71.22%	72.92%	68.17 %	72.67%	71.49%	70.13%	74.49%	75.58%
Second Mortgage or Home Equity Loan	22.71%	24.69%	22.53%	20.47%	26.42%	23.87%	23.65%	26.43%	27.01%

Source: U.S. Bureau of the Census.

Table V-9 displays monthly housing costs for specified owner-occupied housing units without a mortgage in the planning area and each participating local government in 2000. The median monthly housing cost for homeowners without a mortgage in the County was $442 in 2000. Over 68 percent of homeowners without a mortgage spent under $500 a month on housing costs in 2000. About 22 percent of homeowners without a mortgage spent between $500 and $699 a month on housing costs and 10 percent spent over $700 per month.

Table V-10 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage for each county in the Region and the State in 2000. The median monthly cost of $442 in the County was the second highest among Counties in the Region ($4 behind Ozaukee County). The median monthly housing cost for homeowners without a mortgage was $388 in the Region, $333 in the State and $295 in the Nation.

Table V-11 displays monthly housing costs for rental units, or gross rent, in the County and each participating local government in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, kerosene, wood, and coal) are included in the calculations of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party, such as the property owner. Rental units that are occupied without payment of rent are included in the no cash rent category of Table V-11. Median rent per month in 2000 ranged from $540 in the Village of Lannon to $1,625 in the Village of Oconomowoc Lake. About 15 percent of all rental housing units within the County in 2000 were below $500 in rent per month. Over 35 percent of all rental housing units in the County in 2000 were in the City of Waukesha.

According to Table V-12, the median monthly cost for rental housing in Waukesha County was the highest in the Region at $726 in 2000. Ozaukee County was second with a median monthly gross rent of $642. The median monthly gross rent was $596 in the Region, $540 in the State, and $602 in the Nation. Over 44 percent of renters in Waukesha County paid more than $750 per month in gross rent and according to the U.S. Bureau of the Census 27 percent of renters paid more than 30 percent of their household income on gross rent payments in 2000. Within the Region, only Washington County (26.62%) and Ozaukee County had a lower percentage of renters paying more that 30 percent of their household income on gross rent. Milwaukee County had the highest percentage of renters paying more than 30 percent of household income on rent. Outside the Region, the bordering counties of Dodge and Jefferson had slightly lower percentages of renters paying more than 30 percent of household income on rent.

Table V-7

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

Community	Less than $700		$700-$999		$1000 - $1499		$1500 - $1,999		$2000 - $2,499		$2500 or more		Median
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Cost
Town of Brookfield	53	4.57	163	14.05	520	44.83	200	17.24	176	15.17	48	4.14	$1,360
Town of Delafield	61	3.74	102	6.25	376	23.04	388	23.77	244	14.95	461	28.25	$1,855
Town of Eagle	45	6.37	153	21.67	236	33.43	166	23.51	82	11.61	24	3.40	$1,285
Town of Genesee	64	3.80	230	13.66	718	42.64	498	29.57	101	6.00	73	4.33	$1,404
Town of Lisbon	134	6.26	262	12.23	890	41.55	588	27.45	233	10.88	35	1.63	$1,388
Town of Merton	72	4.10	163	9.27	509	28.95	615	34.98	210	11.95	189	10.75	$1,591
Town of Mukwonago	92	5.69	237	14.66	717	44.34	464	28.70	79	4.89	28	1.72	$1,345
Town of Oconomowoc	118	7.26	218	13.41	624	38.38	357	21.96	182	11.19	127	7.80	$1,383
Town of Ottawa	55	6.48	139	16.37	347	40.87	203	23.91	78	9.19	27	3.18	$1,308
Town of Summit	43	3.85	196	17.56	334	29.94	284	25.45	117	10.48	142	12.72	$1,478
Town of Vernon	119	7.09	203	12.09	867	51.64	379	22.57	86	5.12	25	1.49	$1,280
Town of Waukesha	151	7.72	317	16.20	672	34.34	570	29.13	191	9.76	56	2.85	$1,361
Village of Big Bend	40	16.81	53	22.27	115	48.32	28	11.76	2	0.84	0	0	$1,094
Village of Butler	48	17.98	73	27.34	107	40.07	31	11.61	4	1.50	4	1.50	$1,036
Village of Chenequa	0	0	0	0	4	4.17	16	16.67	15	15.63	61	63.53	$3,563
Village of Dousman	35	13.46	60	23.08	133	51.15	24	9.23	7	2.69	1	0.38	$1,127
Village of Eagle	39	8.55	120	26.32	235	51.54	59	12.94	3	0.65	0	0	$1,150
Village of Elm Grove	21	1.78	38	3.23	240	20.39	279	23.70	314	26.68	285	24.21	$2,017
Village of Hartland	69	5.19	218	16.40	630	47.40	252	18.96	101	7.60	59	4.45	$1,316
Village of Lac La Belle	3	3.53	2	2.35	9	10.59	8	9.41	17	20.00	46	54.12	$2,792
Village of Lannon	13	9.70	31	23.13	59	44.03	29	21.64	2	1.50	0	0	$1,147
Village of Menomonee Falls	288	4.42	1,040	15.97	2,824	43.36	1,534	23.55	528	8.11	299	4.59	$1,335
Village of Merton	19	3.96	74	15.42	159	33.13	163	33.96	49	10.21	16	3.32	$1,461
Village of Mukwonago	86	7.45	181	15.67	727	62.94	145	12.55	16	1.39	0	0	$1,201
Village of Nashotah	6	1.92	24	7.67	85	27.16	101	32.27	54	17.25	43	13.73	$1,696
Village of North Prairie	28	7.93	95	26.91	138	39.09	68	19.26	16	4.53	8	2.28	$1,188
Village of Oconomowoc Lake	2	1.94	8	7.77	8	7.77	17	16.50	11	10.68	57	55.34	$2,662
Village of Pewaukee	75	5.35	312	22.24	531	37.85	353	25.16	78	5.55	54	3.85	$1,287
Village of Sussex	109	6.67	233	14.26	661	40.45	557	34.09	58	3.55	16	0.98	$1,386
Village of Wales	38	6.13	101	16.29	282	45.48	116	18.71	48	7.74	35	5.65	$1,303
City of Brookfield	427	5.17	825	9.99	2,779	33.66	2,041	24.72	1,176	14.24	1,009	12.22	$1,520
City of Delafield	43	4.01	113	10.54	345	32.18	307	28.64	137	12.78	127	11.85	$1,554
City of Muskego	188	4.03	719	15.42	2,096	44.94	1,205	25.84	290	6.22	166	3.55	$1,341
City of New Berlin	391	5.08	1,035	13.45	3,150	40.94	2,057	26.74	716	9.31	345	4.48	$1,385
City of Oconomowoc	216	9.89	393	18.00	959	43.93	473	21.67	79	3.62	63	2.89	$1,211
City of Pewaukee	127	4.92	381	14.77	910	35.27	621	24.07	373	14.46	168	6.51	$1,434
City of Waukesha	730	7.21	2,262	22.35	4,283	42.32	2,198	21.72	515	5.09	133	1.31	$1,223
Waukesha County	4,048	5.69	10,774	15.15	28,279	39.77	17,394	24.46	6,388	8.98	4,230	5.95	$1,366

[a]Data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-8

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES: 2000[a]

County	Less than $700		$700 to $999		$1,000 to $1,499		$1,500 to $1,999		Over $2000		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha	2,519	10.5	6,902	28.6	9,650	40	3,525	14.6	1,509	6.3	24,105	100	1,113
Milwaukee	19,943	17.8	34,771	31.1	38,320	34.2	12,594	11.3	6,281	5.6	111,909	100	1,013
Ozaukee	784	5.2	2,245	14.8	5,391	35.6	3,513	23.2	3,196	21.2	15,129	100	1,420
Racine	4,752	15.3	9,272	29.9	11,611	37.4	3,822	12.3	1,594	5.1	31,051	100	1,054
Walworth	1,643	11.8	3,586	25.8	5,754	41.4	1,865	13.5	1,035	7.5	13,883	100	1,125
Washington	1,353	6.6	3,910	19.1	9,448	46.2	4,178	20.4	1,586	7.7	20,470	100	1,248
Waukesha	4,048	5.7	10,774	15.2	28,279	39.8	17,394	24.5	10,618	14.8	71,113	100	1,366
Region	35,031	12.2	71,433	25	108,381	37.6	46,854	16.2	25,819	9	287,518	100	1,123
Dodge	1,942	16.2	4,257	35.6	4,230	35.4	1,140	9.5	382	3.2	11,951	100	984
Jefferson	1,290	11.7	3,255	29.6	4,507	41.0	1,488	13.5	461	4.2	11,001	100	1,091
Wisconsin	144,525	18.7	225,805	29.3	260,821	33.8	92,913	12.1	46,932	6.1	770,996	100	1,024

[a]Data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-9

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

	Less than $300		$300 - $399		$400 - 499		$500 - $699		Over $700		Total		Median Cost
Community	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	(dollars)
Town of Brookfield	22	5.10	123	28.54	137	31.79	122	28.31	27	6.26	431	100.00	451
Town of Delafield	30	6.02	93	18.67	126	25.30	127	25.50	122	24.50	498	100.00	500
Town of Eagle	24	17.39	52	37.68	38	27.54	22	15.94	2	1.45	138	100.00	385
Town of Genesee	54	15.56	186	53.60	72	20.75	23	6.63	12	3.46	347	100.00	371
Town of Lisbon	28	5.49	186	36.47	160	31.37	115	22.55	21	4.12	510	100.00	426
Town of Merton	40	7.52	173	32.52	121	22.74	79	14.85	119	22.37	532	100.00	444
Town of Mukwonago	47	17.41	117	43.33	79	29.26	22	8.15	5	1.85	270	100.00	373
Town of Oconomowoc	84	16.90	134	26.96	79	15.90	84	16.90	116	23.34	497	100.00	439
Town of Ottawa	50	21.65	91	39.39	75	32.47	6	2.60	9	3.90	231	100.00	373
Town of Summit	41	13.95	77	26.19	55	18.71	48	16.33	73	24.83	294	100.00	453
Town of Vernon	45	10.71	248	59.05	89	21.19	33	7.86	5	1.19	420	100.00	370
Town of Waukesha	85	13.75	277	44.82	131	21.20	92	14.89	33	5.34	618	100.00	381
Village of Big Bend	15	14.02	58	54.21	28	26.17	6	5.61	0	0.00	107	100.00	371
Village of Butler	16	11.59	79	57.25	31	22.46	12	8.70	0	0.00	138	100.00	365
Village of Chenequa	0	0.00	4	5.26	0	0.00	5	6.58	67	88.16	76	100.00	1,000
Village of Dousman	11	26.19	18	42.86	11	26.19	2	4.76	0	0.00	42	100.00	345
Village of Eagle	26	31.71	54	65.85	2	2.44	0	0.00	0	0.00	82	100.00	328
Village of Elm Grove	9	1.29	18	2.57	107	15.29	250	35.71	316	45.14	700	100.00	669
Village of Hartland	17	5.86	145	50.00	76	26.21	36	12.41	16	5.52	290	100.00	391
Village of Lac La Belle	0	0.00	0	0.00	2	7.14	2	7.14	24	85.71	28	100.00	860
Village of Lannon	6	9.84	20	32.79	18	29.51	14	22.95	3	4.92	61	100.00	425
Village of Menomonee Falls	123	4.52	921	33.86	1,057	38.86	523	19.23	96	3.53	2,720	100.00	430
Village of Merton	25	35.71	19	27.14	10	14.29	14	20.00	2	2.86	70	100.00	338
Village of Mukwonago	61	20.54	111	37.37	51	17.17	66	22.22	8	2.69	297	100.00	384
Village of Nashotah	2	5.56	4	11.11	10	27.78	16	44.44	4	11.11	36	100.00	533
Village of North Prairie	28	32.94	31	36.47	23	27.06	3	3.53	0	0.00	85	100.00	366
Village of Oconomowoc Lake	0	0.00	2	2.94	11	16.18	4	5.88	51	75.00	68	100.00	1,000
Village of Pewaukee	15	5.32	107	37.94	78	27.66	73	25.89	9	3.19	282	100.00	424
Village of Sussex	25	6.78	141	38.21	133	36.04	52	14.09	18	4.88	369	100.00	414
Village of Wales	9	10.00	37	41.11	35	38.89	9	10.00	0	0.00	90	100.00	393
City of Brookfield	101	2.71	836	22.41	1279	34.28	968	25.94	547	14.66	3,731	100.00	473
City of Delafield	17	5.20	75	22.94	106	32.42	86	26.30	43	13.15	327	100.00	467
City of Muskego	34	2.83	310	25.79	457	38.02	320	26.62	81	6.74	1,202	100.00	456
City of New Berlin	110	3.41	568	17.61	1,349	41.82	936	29.01	263	8.15	3,226	100.00	469
City of Oconomowoc	94	12.93	196	26.96	241	33.15	122	16.78	74	10.18	727	100.00	430
City of Pewaukee	90	12.10	227	30.51	156	20.97	199	26.75	72	9.68	744	100.00	435
City of Waukesha	277	10.30	1,081	40.19	758	28.18	515	19.14	59	2.19	2,690	100.00	399
Waukesha County	1,661	7.23	6,819	29.68	7,191	31.30	5,006	21.79	2,297	10.00	22,974	100.00	442

[a]Data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-10

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES: 2000[a]

County	Less than $300		$300 to $399		$400 to $499		$500 to $699		Over $700		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	(dollars)
Kenosha	2,010	22.5	3,691	41.2	2,015	22.5	943	10.5	293	3.3	8,952	100	366
Milwaukee	11,800	22.6	18,573	35.5	11,465	21.9	7,575	14.5	2,840	5.4	52,253	100	377
Ozaukee	468	8.2	1,755	30.8	1,393	24.5	1,287	22.7	788	13.8	5,691	100	446
Racine	3,155	25.5	5,262	42.5	2,204	17.8	1,397	11.3	365	2.9	12,383	100	357
Walworth	1,565	26.5	2,282	38.6	1,116	18.9	672	11.4	278	4.6	5,913	100	356
Washington	1,011	14.4	2,903	41.4	1,934	27.6	890	12.7	271	3.9	7,009	100	387
Waukesha	**1,661**	**7.2**	**6,819**	**29.7**	**7,191**	**31.3**	**5,006**	**21.8**	**2,297**	**10**	**22,974**	**100**	**442**
Region	21,667	18.8	41,246	35.8	27,306	23.7	17,769	15.4	7,132	6.3	115,120	100	388
Dodge	2,405	15.9	2,988	19.7	1,376	9.1	839	5.5	329	2.2	5,806	100	333
Jefferson	1,664	11.9	2,636	18.9	1,189	8.5	616	4.4	199	1.4	4,445	100	343
Wisconsin	134,168	38.2	115,626	32.9	55,830	15.9	33,054	9.4	12,793	3.6	351,471	100	333

[a]The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-11

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

Community	Less than $300		$300 to $499		$500 to $749		$750 to $999		$1,000 to $1,499		$1,500 or More		No Cash Rent[b]		Total	Median Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	20	2.01	24	2.41	84	8.44	436	43.82	370	37.19	40	4.02	21	2.11	995	$950
Town of Delafield	0	0.00	10	4.50	52	23.42	114	51.35	21	9.46	17	7.66	8	3.60	222	$839
Town of Eagle	0	0.00	12	22.64	26	49.06	10	18.87	5	9.43	0	0.00	0	0.00	53	$672
Town of Genesee	0	0.00	11	9.40	44	37.61	30	25.64	11	9.40	0	0.00	21	17.95	117	$718
Town of Lisbon	0	0.00	29	34.52	20	23.81	3	3.57	11	13.10	0	0.00	21	25.00	84	$563
Town of Merton	0	0.00	29	14.50	71	35.50	55	27.50	15	7.50	0	0.00	30	15.00	200	$691
Town of Mukwonago	0	0.00	2	4.08	24	48.98	21	42.86	0	0.00	0	0.00	2	4.08	49	$732
Town of Oconomowoc	23	5.75	19	4.75	98	24.50	144	36.00	53	13.25	43	10.75	20	5.00	400	$851
Town of Ottawa	0	0.00	0	0.00	17	15.74	40	37.04	33	30.56	4	3.70	14	12.96	108	$944
Town of Summit	18	10.11	6	3.37	42	23.60	59	33.15	33	18.54	0	0.00	20	11.24	178	$822
Town of Vernon	0	0.00	17	19.10	29	32.58	19	21.35	4	4.49	0	0.00	20	22.47	89	$627
Town of Waukesha	0	0.00	29	49.15	10	16.95	12	20.34	8	13.56	0	0.00	0	0.00	59	$703
Village of Big Bend	0	0.00	5	5.95	41	48.81	16	19.05	13	15.48	0	0.00	9	10.71	84	$641
Village of Butler	107	23.26	68	14.78	194	42.17	80	17.39	7	1.52	4	0.87	0	0.00	460	$590
Village of Chenequa	0	0.00	0	0.00	2	10.53	4	21.05	3	15.79	0	0.00	10	52.63	19	$825
Village of Dousman	4	1.57	9	3.54	66	25.98	160	62.99	13	5.12	0	0.00	2	0.79	254	$796
Village of Eagle	4	6.78	17	28.81	33	55.93	2	3.39	1	1.69	0	0.00	2	3.39	59	$575
Village of Elm Grove	7	2.89	68	28.10	56	23.14	61	25.21	22	9.09	11	4.55	17	7.02	242	$673
Village of Hartland	72	5.72	110	8.74	549	43.61	418	33.20	105	8.34	0	0.00	5	0.40	1,259	$692
Village of Lac La Belle	0	0.00	0	0.00	0	0.00	2	50.00	2	50.00	0	0.00	0	0.00	4	$950
Village of Lannon	7	10.61	18	27.27	18	27.27	15	22.73	0	0.00	0	0.00	8	12.12	66	$540
Village of Menomonee Falls	103	3.58	251	8.72	1,263	43.90	710	24.68	267	9.28	177	6.15	106	3.68	2,877	$702
Village of Merton	4	14.29	4	14.29	10	35.71	4	14.29	2	7.14	0	0.00	4	14.29	28	$700
Village of Mukwonago	0	0.00	50	5.44	681	74.10	158	17.19	20	2.18	0	0.00	10	1.09	919	$669
Village of Nashotah	0	0.00	3	17.65	3	17.65	8	47.06	3	17.65	0	0.00	0	0.00	17	$850
Village of North Prairie	0	0.00	12	16.44	31	42.47	25	34.25	2	2.74	0	0.00	3	4.11	73	$717
Village of Oconomowoc Lake	0	0.00	0	0.00	0	0.00	0	0.00	3	23.08	3	23.08	7	53.85	13	$1,625
Village of Pewaukee	31	2.23	106	7.61	760	54.60	225	16.16	252	18.10	9	0.65	9	0.65	1,392	$695
Village of Sussex	89	7.91	43	3.82	546	48.53	351	31.20	62	5.51	9	0.80	25	2.22	1,125	$717
Village of Wales	0	0.00	19	14.50	55	41.98	27	20.61	22	16.79	8	6.11	0	0.00	131	$673
City of Brookfield	19	1.38	59	4.28	163	11.82	388	28.14	545	39.52	131	9.50	74	5.37	1,379	$1,014
City of Delafield	66	7.52	26	2.96	338	38.50	253	28.82	136	15.49	18	2.05	41	4.67	878	$745
City of Muskego	30	2.36	26	2.04	365	28.69	582	45.75	168	13.21	50	3.93	51	4.01	1,272	$785
City of New Berlin	63	2.35	95	3.55	735	27.46	1,131	42.25	459	17.15	112	4.18	82	3.06	2,677	$830
City of Oconomowoc	97	5.19	184	9.84	939	50.21	475	25.40	65	3.48	57	3.05	53	2.83	1,870	$674
City of Pewaukee	0	0.00	22	3.56	69	11.17	262	42.39	211	34.14	28	4.53	26	4.21	618	$942
City of Waukesha	770	6.89	1,606	14.37	4,678	41.85	2,983	26.69	814	7.28	89	0.80	238	2.13	11,178	$675
Waukesha County	**1,534**	**4.88**	**2,989**	**9.5**	**12,112**	**38.51**	**9,283**	**29.52**	**3,761**	**11.96**	**810**	**2.58**	**959**	**3.05**	**31,448**	**$726**

[a]Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3).

[b]Includes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who receive the unit as compensation.

Source: U.S. Bureau of the Census and SEWRPC

Table V-12

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES: 2000[a]

County	Less than $300		$300 to $499		$500 to $749		$750 to $999		$1,000 to $1,499		$1,500 or More		No Cash Rent[b]		Total		Median
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Rent
Kenosha	1,511	8.8	3,487	20.3	7,811	45.6	3,022	17.6	676	3.9	40	0.2	594	3.5	17,141	100	589
Milwaukee	16,438	9.2	49,943	28	77,580	43.4	22,434	12.6	6,947	3.9	1,705	1	3,607	2	178,654	100	555
Ozaukee	381	5.2	837	11.5	3,780	51.8	1,514	20.8	485	6.6	56	0.8	241	3.3	7,294	100	642
Racine	1,735	8.4	5,480	26.6	9,724	47.3	2,228	10.8	540	2.6	41	0.2	824	4	20,572	100	548
Walworth	1,021	9.9	2,158	20.9	4,568	44.3	1,803	17.5	296	2.9	47	0.5	428	4.1	10,321	100	588
Washington	576	5.6	1,706	16.5	5,321	51.5	1,943	18.8	400	3.9	16	0.2	361	3.5	10,323	100	620
Waukesha	**1,534**	**4.9**	**2,989**	**9.5**	**12,112**	**38.5**	**9,283**	**29.5**	**3,761**	**12**	**810**	**2.6**	**959**	**3**	**31,448**	**100**	**726**
Region	23,192	8.4	66,577	24.2	120,856	43.8	42,200	15.3	13,097	4.8	2,715	1	7,012	2.5	275,649	100	596
Dodge	906	11.4	2,368	29.7	3,521	44.2	693	8.7	71	0.9	4	0.1	409	5.1	7,972	100	528
Jefferson	773	10.0	1,897	24.6	3,505	45.5	1,015	13.2	126	1.6	51	0.7	333	4.3	7,700	100	564
Wisconsin	67,538	10.5	189,366	29.5	254,439	39.7	78,955	12.3	22,527	3.5	4,881	0.8	23,966	3.7	641,672	100	540

[a]Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3).

[b]Includes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

Source: U.S. Bureau of the Census and SEWRPC.

In addition, over 14 percent of renters paid more than 50 percent of their household income on gross rent in Waukesha County in 2000. U.S. Bureau of the Census statistics indicate that this figure was lower in Dodge, Jefferson, Ozaukee, Washington and Walworth counties and higher in Racine, Kenosha, and Milwaukee counties.

Number of Bedrooms

Tables V-13a and 13b set forth the number of housing units by tenure and number of bedrooms in Waukesha County and each community in 2000. This information, when compared with household size information inventoried in Chapter II, provides a greater understanding of what type of housing units will best suit the future needs of Waukesha County residents.

Nearly 83 percent of all owner occupied homes in Waukesha County in 2000 were three or four bedroom units (Table V-13a) The percentage of three bedroom owner occupied units ranged from 20.62% in the Village of Chenequa to 78.15% in the Village of Sussex. The communities with the largest number of owner occupied three bedroom homes in 2000 included the Village of Menomonee Falls, the City of New Berlin, and the City of Waukesha. The percentage of four bedroom units ranged from 11.40% in the Village of Butler to 43.38% in the Village of Lac La Belle. The community with the largest number of four bedroom owner occupied homes in 2000 was the City of Brookfield with 4,260. Two bedroom units comprised over 12 percent of owner occupied housing units. The number of two bedroom units may grow in the County due to the increased incidence of empty nesters as baby boomers continue to age. The community with the largest percentage of two bedroom owner occupied units in 2000 was the Village of Pewaukee with 37.84% in this category. The cities of Brookfield, New Berlin, and Waukesha had the greatest number of two bedroom occupied units in 2000.

Over 80 percent of renter occupied housing units in Waukesha County had two or fewer bedrooms in 2000 (Table V-13b). A family looking for a three bedroom or larger unit to rent has far fewer option in Waukesha County as less than 20 percent of rental occupied units had three, four, or five bedrooms in 2000. The percentage of renter occupied units with one bedroom or less ranged from none in the Town of Mukwonago to 45.87% in the Village of Butler. The largest number of renter occupied units with one bedroom or less were found in the Village of Menomonee Falls or the City of Waukesha. The percentage of renter occupied two bedroom units ranged from 13.33 percent in the Village of Oconomowoc Lake to 63.82% in the Village of Sussex. The largest numbers of two bedroom renter occupied units were found in the Village of Menomonee Falls and the cities of New Berlin and Waukesha. The percentage of renter occupied three bedroom units ranged from none in the Village of Lac La Belle to 44.98 percent in the Town of Merton. The Village of Menomonee Falls and the City of Waukesha had the largest numbers of three bedroom renter occupied housing units in the County in 2000.

Structure Type and Year Built

An inventory of housing units by structure type in the County provides an insight into the number of existing single family, two-family, and multi-family units. The number of units in these types of structures can be compared to resident characteristics to determine the future need for units in each type of structure. An inventory of housing units by structure type also provides insight into the character of the existing housing stock in local governments in the County. Table V-14 sets forth the number of housing units by structure type in Waukesha County and each participating local government in 2000.

Table V-14 includes the number of building permits issued for units in each structure type in the County and local governments from 1970 to 2000 and 2006. The building permit data from the U.S. Bureau of the Census represent the number of new privately-owned housing units authorized by building permits in the United States. A housing unit is defined as a house, an apartment, a group of rooms or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall. In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Housing units, as distinguished from "HUD-code" manufactured (mobile) homes, include conventional "site-built" units, prefabricated, panelized, componentized, sectional, and modular units. Housing unit statistics in this table exclude group quarters (such as dormitories and rooming houses), and transient

Table V-13a

OWNER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total[b]
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	0	0.00	242	14.14	905	52.89	518	30.27	46	2.69	1,711
Town of Delafield	13	0.56	156	6.75	1,021	44.18	908	39.29	213	9.22	2,311
Town of Eagle	22	2.25	89	9.11	619	63.36	223	22.82	24	2.46	977
Town of Genesee	0	0.00	119	5.26	1,315	58.16	712	31.49	115	5.09	2,261
Town of Lisbon	0	0.00	413	13.19	1,977	63.12	669	21.36	73	2.33	3,132
Town of Merton	36	1.45	226	9.09	1,391	55.98	715	28.77	117	4.71	2,485
Town of Mukwonago	26	1.27	36	1.76	1,291	63.25	620	30.38	68	3.33	2,041
Town of Oconomowoc	52	2.24	276	11.89	1,347	58.01	592	25.50	55	2.37	2,322
Town of Ottawa	38	3.06	106	8.53	794	63.93	259	20.85	45	3.62	1,242
Town of Summit	13	0.84	193	12.44	947	61.06	364	23.47	34	2.19	1,551
Town of Vernon	19	0.83	79	3.45	1,430	62.47	694	30.32	67	2.93	2,289
Town of Waukesha	6	0.21	280	10.02	1,636	58.53	755	27.01	118	4.22	2,795
Village of Big Bend	4	1.08	44	11.89	240	64.86	75	20.27	7	1.89	370
Village of Butler	8	1.75	112	24.56	273	59.87	52	11.40	11	2.41	456
Village of Chenequa	2	1.03	15	7.73	40	20.62	82	42.27	55	28.35	194
Village of Dousman	3	0.91	39	11.89	228	69.51	53	16.16	5	1.52	328
Village of Eagle	6	1.08	60	10.81	403	72.61	82	14.77	4	0.72	555
Village of Elm Grove	56	2.54	301	13.67	960	43.60	735	33.38	150	6.81	2,202
Village of Hartland	4	0.23	129	7.31	1,122	63.57	437	24.76	73	4.14	1,765
Village of Lac La Belle	0	0.00	8	6.96	42	36.52	50	43.48	15	13.04	115
Village of Lannon	5	1.43	93	26.65	195	55.87	47	13.47	9	2.58	349
Village of Menomonee Falls	192	1.94	949	9.58	6,472	65.31	2,055	20.74	242	2.44	9,910
Village of Merton	6	1.03	31	5.34	338	58.28	192	33.10	13	2.24	580
Village of Mukwonago	34	2.21	282	18.32	957	62.18	248	16.11	18	1.17	1,539
Village of Nashotah	2	0.46	107	24.77	183	42.36	133	30.79	7	1.62	432
Village of North Prairie	0	0.00	37	8.06	335	72.98	75	16.34	12	2.61	459
Village of Oconomowoc Lake	1	0.53	10	5.35	66	35.29	59	31.55	51	27.27	187
Village of Pewaukee	109	4.69	879	37.84	986	42.45	324	13.95	25	1.08	2,323
Village of Sussex	0	0.00	96	4.40	1,706	78.15	381	17.45	0	0.00	2,183
Village of Wales	0	0.00	73	9.91	384	52.10	255	34.60	25	3.39	737
City of Brookfield	24	0.19	1,365	10.87	6,160	49.06	4,260	33.93	746	5.94	12,555
City of Delafield	44	2.70	316	19.37	798	48.93	398	24.40	75	4.60	1,631
City of Muskego	66	1.06	687	11.03	4,190	67.27	1,165	18.70	121	1.94	6,229
City of New Berlin	197	1.67	1,374	11.66	7,169	60.82	2,757	23.39	290	2.46	11,787
City of Oconomowoc	35	1.13	493	15.89	1,855	59.80	639	20.60	80	2.58	3,102
City of Pewaukee	17	0.44	851	21.97	1,888	48.75	1,033	26.67	84	2.17	3,873
City of Waukesha	293	2.02	2,473	17.08	8,308	57.38	3,171	21.90	235	1.62	14,480
Waukesha County	**1,333**	**1.29**	**13,039**	**12.60**	**59,971**	**57.97**	**26,787**	**24.93**	**3,328**	**3.22**	**103,458**

[a]Totals are based on a sample of one in six responses to the 2000 Census (Summary File 3)
[b]Totals include occupied housing units only.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-13b

RENTER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total[b]
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	286	28.74	611	61.41	98	9.85	0	0.00	0	0.00	995
Town of Delafield	24	10.39	143	61.90	56	24.24	8	3.46	0	0.00	231
Town of Eagle	2	3.17	29	46.03	22	34.92	5	7.94	5	7.94	63
Town of Genesee	22	16.06	82	59.85	13	9.49	20	14.60	0	0.00	137
Town of Lisbon	10	10.42	49	51.04	33	34.38	4	4.17	0	0.00	96
Town of Merton	39	17.03	57	24.89	103	44.98	22	9.61	8	3.49	229
Town of Mukwonago	0	0.00	28	47.46	13	22.03	18	30.51	0	0.00	59
Town of Oconomowoc	60	14.67	188	45.97	119	29.10	22	5.38	20	4.89	409
Town of Ottawa	39	34.82	61	54.46	8	7.14	0	0.00	4	3.57	112
Town of Summit	53	27.04	34	17.35	73	37.24	30	15.31	6	3.06	196
Town of Vernon	21	22.83	27	29.35	38	41.30	4	4.35	2	2.17	92
Town of Waukesha	18	26.47	24	35.29	20	29.41	6	8.82	0	0.00	68
Village of Big Bend	2	2.38	46	54.76	21	25.00	12	14.29	3	3.57	84
Village of Butler	211	45.87	177	38.48	69	15.00	3	0.65	0	0.00	460
Village of Chenequa	2	8.33	4	16.67	7	29.17	6	25.00	5	20.83	24
Village of Dousman	83	32.17	89	34.50	83	32.17	3	1.16	0	0.00	258
Village of Eagle	23	37.10	26	41.94	11	17.74	2	3.23	0	0.00	62
Village of Elm Grove	104	42.98	88	36.36	22	9.09	17	7.02	11	4.55	242
Village of Hartland	283	22.48	677	53.77	276	21.92	23	1.83	0	0.00	1,259
Village of Lac La Belle	0	0.00	2	50.00	0	0.00	2	50.00	0	0.00	4
Village of Lannon	24	36.36	9	13.64	26	39.39	2	3.03	5	7.58	66
Village of Menomonee Falls	1,231	41.80	1,228	41.70	418	14.19	49	1.66	19	0.65	2,945
Village of Merton	4	14.29	14	50.00	8	28.57	0	0.00	2	7.14	28
Village of Mukwonago	280	30.47	502	54.62	126	13.71	11	1.20	0	0.00	919
Village of Nashotah	3	17.65	8	47.06	6	35.29	0	0.00	0	0.00	17
Village of North Prairie	20	26.67	39	52.00	9	12.00	7	9.33	0	0.00	75
Village of Oconomowoc Lake	2	13.33	2	13.33	8	53.33	3	20.00	0	0.00	15
Village of Pewaukee	399	28.66	737	52.95	231	16.59	7	0.50	18	1.29	1,392
Village of Sussex	212	18.84	718	63.82	176	15.64	19	1.69	0	0.00	1,125
Village of Wales	14	10.69	51	38.93	48	36.64	18	13.74	0	0.00	131
City of Brookfield	242	17.39	681	48.92	390	28.02	70	5.03	9	0.65	1,392
City of Delafield	177	20.02	456	51.58	211	23.87	19	2.15	21	2.38	884
City of Muskego	310	23.83	695	53.42	270	20.75	26	2.00	0	0.00	1,301
City of New Berlin	823	30.28	1,509	55.52	309	11.37	67	2.47	10	0.37	2,718
City of Oconomowoc	550	29.41	994	53.16	235	12.57	81	4.33	10	0.53	1,870
City of Pewaukee	156	24.84	348	55.41	97	15.45	27	4.30	0	0.00	628
City of Waukesha	4,649	41.56	4,754	42.50	1,580	14.13	161	1.44	41	0.37	11,185
Waukesha County	10,378	32.67	15,187	47.80	5,233	16.47	774	2.44	199	0.63	31,771

[a]Totals are based on a sample of one in six responses to the 2000 Census (Summary File 3)
[b]Totals include occupied housing units only.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-14

HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY MUNICIPALITIES: 1970 – 2006

Community	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Town of Brookfield												
1970	873	87.6	0	0.0	80	8.0	44	4.4	0	0.0	997	100.0
1980	1,153	88.7	26	2.0	102	7.8	19	1.5	0	0.0	1,300	100.0
1990	1,224	85.6	52	3.6	61	4.3	93	6.5	0	0.0	1,430	100.0
2000	1,436	50.8	260	9.2	68	2.4	1,050	37.1	15	0.5	2,829	100.0
2006	1,702	59.1	0	0.0	64	2.2	1,102	38.2	15	0.5	2,883	100.0
Town of Delafield												
1970	847	83.7	0	0.0	67	6.6	98	9.7	0	0.0	1,012	100.0
1980	1,287	91.6	0	0.0	57	4.1	61	4.3	0	0.0	1,405	100.0
1990	1,705	89.0	39	2.0	53	2.8	93	4.9	25	1.3	1,915	100.0
2000	2,367	90.2	75	2.9	32	1.2	139	5.3	10	0.4	2,623	100.0
2006	2,760	93.5	0	0.0	44	1.5	139	4.7	10	0.3	2,953	100.0
Town of Eagle												
1970	376	97.0	0	0.0	6	1.5	6	1.5	0	0.0	388	100.0
1980	542	94.5	2	0.3	28	4.9	2	0.3	0	0.0	574	100.0
1990	731	95.7	5	0.7	15	2.0	5	0.7	7	0.9	763	100.0
2000	1,088	98.3	0	0.0	19	1.7	0	0.0	0	0.0	1,107	100.0
2006	1,297	98.6	0	0.0	19	1.4	0	0.0	0	0.0	1,316	100.0
Town of Genesee												
1970	765	87.0	0	0.0	72	8.2	42	4.8	0	0.0	879	100.0
1980	1,343	89.6	18	1.2	86	5.7	53	3.5	0	0.0	1,500	100.0
1990	1,742	93.2	14	0.7	68	3.6	39	2.1	8	0.4	1,871	100.0
2000	2,299	95.2	22	0.9	52	2.2	40	1.7	0	0.0	2,413	100.0
2006	2,520	96.5	0	0.0	53	2.0	40	1.5	0	0.0	2,613	100.0
Town of Lisbon												
1970	988	79.9	0	0.0	100	8.1	29	2.3	120	9.7	1,237	100.0
1980	2,131	86.6	13	0.5	63	2.6	32	1.3	222	9.0	2,461	100.0
1990	2,333	85.6	36	1.3	33	1.2	15	0.5	311	11.4	2,728	100.0
2000	2,877	88.1	28	0.9	11	0.3	31	0.9	321	9.8	3,268	100.0
2006	3,234	89.9	0	0.0	11	0.3	31	0.9	321	8.9	3,597	100.0
Town of Merton												
1970	1,212	90.4	0	0.0	65	4.9	27	2.0	36	2.7	1,340	100.0
1980	1,825	92.4	19	1.0	61	3.1	30	1.5	39	2.0	1,974	100.0
1990	2,255	93.2	42	1.7	66	2.7	10	0.4	48	2.0	2,421	100.0
2000	2,776	95.1	39	1.3	60	2.1	12	0.4	33	1.1	2,920	100.0
2006	3,072	96.7	0	0.0	61	1.9	12	0.4	31	1.0	3,176	100.0

Table V-14 (Continued)

HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY MUNICIPALITIES: 1970 – 2006

Community	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Town of Mukwonago												
1970	523	93.4	0	0.0	33	5.9	0	0.0	4	0.7	560	100.0
1980	1,387	93.6	5	0.3	70	4.7	13	0.9	8	0.5	1,483	100.0
1990	1,737	94.0	5	0.3	62	3.4	0	0.0	43	2.3	1,847	100.0
2000	2,107	97.8	15	0.7	17	0.8	7	0.3	9	0.4	2,155	100.0
2006	2,470	98.6	0	0.0	17	0.7	7	0.3	9	0.4	2,503	100.0
Town of Oconomowoc												
1970	1,680	86.9	0	0.0	163	8.4	48	2.5	42	2.2	1,933	100.0
1980	2,194	90.0	33	1.4	148	6.1	61	2.5	0	0.0	2,436	100.0
1990	2,537	89.3	80	2.8	119	4.2	64	2.3	41	1.4	2,841	100.0
2000	2,729	91.1	101	3.4	97	3.2	68	2.3	0	0.0	2,995	100.0
2006	3,178	93.0	0	0.0	125	3.7	113	3.3	0	0.0	3,416	100.0
Town of Ottawa												
1970	472	96.9	0	0.0	10	2.1	0	0.0	5	1.0	487	100.0
1980	792	96.5	6	0.7	16	1.9	7	0.9	0	0.0	821	100.0
1990	1,018	98.8	0	0.0	7	0.7	0	0.0	5	0.5	1,030	100.0
2000	1,312	92.3	10	0.7	3	0.2	96	6.8	0	0.0	1,421	100.0
2006	1,406	93.4	0	0.0	3	0.2	96	6.4	0	0.0	1,505	100.0
Town of Summit												
1970	1,017	93.2	0	0.0	48	4.4	21	1.9	5	0.5	1,091	100.0
1980	1,244	92.5	11	0.8	72	5.4	18	1.3	0	0.0	1,345	100.0
1990	1,489	94.5	12	0.8	28	1.8	46	2.9	0	0.0	1,575	100.0
2000	1,839	97.5	4	0.2	8	0.4	26	1.4	9	0.5	1,886	100.0
2006	2,034	97.9	0	0.0	8	0.4	26	1.3	9	0.4	2,077	100.0
Town of Vernon												
1970	665	91.7	0	0.0	39	5.4	21	2.9	0	0.0	725	100.0
1980	1,742	95.3	1	0.1	63	3.4	22	1.2	0	0.0	1,828	100.0
1990	2,219	97.9	7	0.3	17	0.7	22	1.0	2	0.1	2,267	100.0
2000	2,315	96.4	17	0.7	43	1.8	27	1.1	0	0.0	2,402	100.0
2006	2,541	97.4	0	0.0	43	1.6	27	1.0	0	0.0	2,611	100.0
Town of Waukesha												
1970	998	93.3	0	0.0	58	5.4	14	1.3	0	0.0	1,070	100.0
1980	1,917	93.3	0	0.0	61	3.0	75	3.7	0	0.0	2,053	100.0
1990	2,361	94.8	0	0.0	61	2.4	50	2.0	19	0.8	2,491	100.0
2000	2,622	89.5	184	6.3	51	1.7	47	1.6	25	0.9	2,929	100.0
2006	2,948	93.6	0	0.0	51	1.6	125	4.0	25	0.8	3,149	100.0
Village of Big Bend												
1970	270	85.2	0	0.0	28	8.8	19	6.0	0	0.0	317	100.0
1980	343	84.8	3	0.7	41	10.1	18	4.4	0	0.0	405	100.0
1990	362	85.2	8	1.9	37	8.7	15	3.5	3	0.7	425	100.0
2000	402	86.1	14	3.0	42	9.0	9	1.9	0	0.0	467	100.0
2006	426	89.1	0	0.0	43	9.0	9	1.9	0	0.0	478	100.0

Table V-14 (Continued)

HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY MUNICIPALITIES: 1970 – 2006

Community	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Village of Butler												
1970	375	60.7	0	0.0	215	34.8	28	4.5	0	0.0	618	100.0
1980	410	49.5	5	0.6	200	24.2	213	25.7	0	0.0	828	100.0
1990	414	43.6	22	2.3	175	18.4	327	34.5	11	1.2	949	100.0
2000	443	47.2	8	0.9	175	18.7	308	32.8	4	0.4	938	100.0
2006	455	48.2	0	0.0	177	18.8	308	32.6	4	0.4	944	100.0
Village of Chenequa												
1970	204	92.7	0	0.0	11	5.0	5	2.3	0	0.0	220	100.0
1980	264	94.7	2	0.7	11	3.9	2	0.7	0	0.0	279	100.0
1990	298	95.4	5	1.6	3	1.0	3	1.0	3	1.0	312	100.0
2000	281	99.3	0	0.0	2	0.7	0	0.0	0	0.0	283	100.0
2006	296	99.3	0	0.0	2	0.7	0	0.0	0	0.0	298	100.0
Village of Dousman												
1970	123	86.6	0	0.0	14	9.9	5	3.5	0	0.0	142	100.0
1980	244	76.3	24	7.5	41	12.8	11	3.4	0	0.0	320	100.0
1990	266	74.5	26	7.3	44	12.3	15	4.2	6	1.7	357	100.0
2000	312	51.9	52	8.7	61	10.1	176	29.3	0	0.0	601	100.0
2006	502	66.3	0	0.0	61	8.1	194	25.6	0	0.0	757	100.0
Village of Eagle												
1970	217	100.0	0	0.0	0	0.0	0	0.0	0	0.0	217	100.0
1980	297	91.2	5	1.5	19	5.8	5	1.5	0	0.0	326	100.0
1990	349	87.2	11	2.7	19	4.8	16	4.0	5	1.3	400	100.0
2000	576	91.0	3	0.5	16	2.5	36	5.7	2	0.3	633	100.0
2006	640	91.6	0	0.0	20	2.9	36	5.2	2	0.3	698	100.0
Village of Elm Grove												
1970	1,668	92.9	0	0.0	11	0.6	116	6.5	0	0.0	1,795	100.0
1980	1,829	81.9	27	1.2	21	0.9	357	16.0	0	0.0	2,234	100.0
1990	1,905	79.5	65	2.7	12	0.5	404	16.8	12	0.5	2,398	100.0
2000	1,915	74.9	164	6.4	10	0.4	468	18.3	0	0.0	2,557	100.0
2006	2,083	80.4	0	0.0	11	0.4	499	19.2	0	0.0	2,593	100.0
Village of Hartland												
1970	590	73.7	0	0.0	53	6.6	158	19.7	0	0.0	801	100.0
1980	1,041	54.4	66	3.5	156	8.2	649	33.9	0	0.0	1,912	100.0
1990	1,247	51.4	245	10.1	159	6.5	771	31.8	6	0.2	2,428	100.0
2000	1,648	51.9	315	9.9	240	7.6	972	30.6	0	0.0	3,175	100.0
2006	2,335	64.8	0	0.0	248	6.9	1,020	28.3	0	0.0	3,603	100.0
Village of Lac La Belle												
1970	83	94.3	0	0.0	5	5.7	0	0.0	0	0.0	88	100.0
1980	80	100.0	0	0.0	0	0.0	0	0.0	0	0.0	80	100.0
1990	105	100.0	0	0.0	0	0.0	0	0.0	0	0.0	105	100.0
2000	131	100.0	0	0.0	0	0.0	0	0.0	0	0.0	131	100.0
2006	139	100.0	0	0.0	0	0.0	0	0.0	0	0.0	139	100.0

Table V-14 (Continued)

HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY MUNICIPALITIES: 1970 – 2006

	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
Community	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Village of Lannon												
1970	198	61.3	0	0.0	32	9.9	44	13.6	49	15.2	323	100.0
1980	242	66.8	2	0.6	30	8.3	45	12.4	43	11.9	362	100.0
1990	247	67.2	2	0.5	17	4.6	45	12.2	57	15.5	368	100.0
2000	245	57.7	0	0.0	23	5.4	18	4.2	139	32.7	425	100.0
2006	235	56.0	0	0.0	27	6.4	21	5.0	137	32.6	420	100.0
Village of Menomonee Falls												
1970	6,992	86.5	0	0.0	342	4.2	732	9.0	28	0.3	8,094	100.0
1980	7,272	80.2	269	3.0	298	3.3	1,182	13.0	46	0.5	9,067	100.0
1990	7,617	75.8	309	3.1	291	2.9	1,694	16.9	132	1.3	10,043	100.0
2000	9,602	73.0	535	4.1	294	2.2	2,643	20.1	76	0.6	13,150	100.0
2006	10,880	75.5	0	0.0	374	2.6	3,091	21.4	76	0.5	14,421	100.0
Village of Merton												
1970	145	79.2	0	0.0	28	15.3	10	5.5	0	0.0	183	100.0
1980	286	93.1	0	0.0	14	4.6	5	1.6	2	0.7	307	100.0
1990	314	90.7	2	0.6	18	5.2	10	2.9	2	0.6	346	100.0
2000	584	94.3	13	2.1	14	2.3	6	1.0	2	0.3	619	100.0
2006	908	97.7	0	0.0	14	1.5	6	0.6	2	0.2	930	100.0
Village of Mukwonago												
1970	585	85.0	0	0.0	61	8.9	42	6.1	0	0.0	688	100.0
1980	1,042	77.6	19	1.4	171	12.7	111	8.3	0	0.0	1,343	100.0
1990	1,099	66.9	74	4.5	121	7.4	319	19.4	30	1.8	1,643	100.0
2000	1,470	57.2	149	5.8	129	5.0	821	32.0	0	0.0	2,569	100.0
2006	1,833	63.3	0	0.0	152	5.2	912	31.5	0	0.0	2,897	100.0
Village of Nashotah												
1970	124	91.2	0	0.0	9	6.6	3	2.2	0	0.0	136	100.0
1980	151	89.9	0	0.0	17	10.1	0	0.0	0	0.0	168	100.0
1990	180	94.2	0	0.0	11	5.8	0	0.0	0	0.0	191	100.0
2000	354	77.1	21	4.6	8	1.7	73	15.9	3	0.7	459	100.0
2006	434	83.8	0	0.0	8	1.5	73	14.1	3	0.6	518	100.0
Village of North Prairie												
1970	170	87.7	0	0.0	15	7.7	9	4.6	0	0.0	194	100.0
1980	278	90.3	2	0.6	15	4.9	13	4.2	0	0.0	308	100.0
1990	380	92.5	0	0.0	12	2.9	17	4.1	2	0.5	411	100.0
2000	485	88.3	6	1.1	13	2.4	45	8.2	0	0.0	549	100.0
2006	628	89.1	0	0.0	32	4.5	45	6.4	0	0.0	705	100.0

Table V-14 (Continued)

HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY MUNICIPALITIES: 1970 – 2006

Community	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Village of Oconomowoc Lake												
1970	159	88.9	0	0.0	11	6.1	9	5.0	0	0.0	179	100.0
1980	194	90.7	0	0.0	14	6.5	6	2.8	0	0.0	214	100.0
1990	218	92.0	0	0.0	8	3.4	11	4.6	0	0.0	237	100.0
2000	231	95.5	9	3.7	2	0.8	0	0.0	0	0.0	242	100.0
2006	253	99.2	0	0.0	2	0.8	0	0.0	0	0.0	255	100.0
Village of Pewaukee												
1970	714	77.5	0	0.0	79	8.6	102	11.1	26	2.8	921	100.0
1980	725	40.7	50	2.8	138	7.8	838	47.1	28	1.6	1,779	100.0
1990	874	43.7	159	7.9	147	7.3	721	36.0	103	5.1	2,004	100.0
2000	1,469	38.2	520	13.6	195	5.1	1,632	42.6	18	0.5	3,834	100.0
2006	2,049	46.4	0	0.0	229	5.2	2,113	47.9	20	0.5	4,411	100.0
Village of Sussex												
1970	582	83.1	0	0.0	57	8.1	62	8.8	0	0.0	701	100.0
1980	817	75.5	0	0.0	72	6.7	192	17.8	0	0.0	1,081	100.0
1990	1,152	63.9	55	3.1	67	3.7	512	28.4	17	0.9	1,803	100.0
2000	2,141	62.0	124	3.6	125	3.6	1,052	30.5	9	0.3	3,451	100.0
2006	2,707	66.9	0	0.0	197	4.9	1,132	28.0	9	0.2	4,045	100.0
Village of Wales												
1970	155	89.6	0	0.0	18	10.4	0	0.0	0	0.0	173	100.0
1980	454	80.4	15	2.7	49	8.7	46	8.2	0	0.0	564	100.0
1990	606	82.3	42	5.7	35	4.8	48	6.5	5	0.7	736	100.0
2000	716	79.7	88	9.8	56	6.2	39	4.3	0	0.0	899	100.0
2006	871	89.8	0	0.0	60	6.2	39	4.0	0	0.0	970	100.0
City of Brookfield												
1970	7,999	95.3	0	0.0	112	1.3	287	3.4	0	0.0	8,398	100.0
1980	9,617	91.3	115	1.1	212	2.0	590	5.6	0	0.0	10,534	100.0
1990	10,929	89.1	412	3.4	164	1.3	668	5.5	81	0.7	12,254	100.0
2000	12,104	85.0	869	6.1	132	0.9	1,136	8.0	5	0.0	14,246	100.0
2006	13,219	87.1	0	0.0	150	1.0	1,807	11.9	5	0.0	15,181	100.0
City of Delafield												
1970	895	87.0	0	0.0	63	6.1	71	6.9	0	0.0	1,029	100.0
1980	1,044	70.9	42	2.9	95	6.4	292	19.8	0	0.0	1,473	100.0
1990	1,349	62.1	100	4.6	74	3.4	623	28.7	26	1.2	2,172	100.0
2000	1,672	62.6	211	7.9	124	4.6	666	24.9	0	0.0	2,673	100.0
2006	2,014	67.9	0	0.0	130	4.4	823	27.7	0	0.0	2,967	100.0

Table V-14 (Continued)

HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY MUNICIPALITIES: 1970 – 2006

	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
Community	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City of Muskego												
1970	2,850	94.9	0	0.0	111	3.7	41	1.4	0	0.0	3,002	100.0
1980	3,988	88.8	97	2.2	214	4.8	189	4.2	0	0.0	4,488	100.0
1990	4,782	83.1	174	3.0	196	3.4	520	9.0	87	1.5	5,759	100.0
2000	6,108	79.4	286	3.7	239	3.1	1,061	13.8	0	0.0	7,694	100.0
2006	7,235	84.4	0	0.0	243	2.8	1,101	12.8	0	0.0	8,579	100.0
City of New Berlin												
1970	6,155	90.0	0	0.0	212	3.1	472	6.9	0	0.0	6,839	100.0
1980	8,157	85.5	154	1.6	175	1.8	1,060	11.1	0	0.0	9,546	100.0
1990	9,682	80.0	367	3.0	121	1.0	1,889	15.6	43	0.4	12,102	100.0
2000	11,310	75.7	603	4.0	193	1.3	2,809	18.8	24	0.2	14,939	100.0
2006	12,237	76.8	0	0.0	263	1.7	3,385	21.3	24	0.2	15,909	100.0
City of Oconomowoc												
1970	2,100	71.7	0	0.0	347	11.8	479	16.3	7	0.2	2,933	100.0
1980	2,459	67.8	58	1.6	435	12.0	673	18.5	4	0.1	3,629	100.0
1990	2,726	62.6	173	4.0	357	8.2	1,057	24.3	37	0.9	4,350	100.0
2000	3,169	60.2	328	6.2	346	6.6	1,420	27.0	0	0.0	5,263	100.0
2006	4,326	68.8	0	0.0	438	7.0	1,521	24.2	0	0.0	6,285	100.0
City of Pewaukee												
1970	1,802	93.5	0	0.0	109	5.7	15	0.8	0	0.0	1,926	100.0
1980	2,460	93.8	1	0.0	111	4.2	53	2.0	0	0.0	2,625	100.0
1990	3,026	88.5	85	2.5	91	2.7	173	5.1	40	1.2	3,415	100.0
2000	3,323	70.6	480	10.2	129	2.7	771	16.4	3	0.1	4,706	100.0
2006	4,058	76.0	0	0.0	282	5.3	990	18.6	3	0.1	5,333	100.0
City of Waukesha												
1970	7,546	62.6	0	0.0	1,819	15.1	2,609	21.6	82	0.7	12,056	100.0
1980	9,869	53.8	325	1.8	2,230	12.2	5,870	32.0	39	0.2	18,333	100.0
1990	10,909	49.4	1,185	5.4	2,024	9.2	7,541	34.2	406	1.8	22,065	100.0
2000	13,155	49.0	1,699	6.3	2,107	7.8	9,769	36.4	128	0.5	26,858	100.0
2006	16,062	55.1	0	0.0	2,451	8.4	10,530	36.1	128	0.4	29,171	100.0
Waukesha County												
1970	53,117	83.4	0	0.0	4,503	7.1	5,668	8.9	404	0.6	63,692	100.0
1980	71,120	77.9	1,415	1.5	5,606	6.1	12,813	14.0	431	0.5	91,385	100.0
1990	82,387	74.6	3,813	3.5	4,793	4.3	17,836	16.1	1,623	1.5	110,452	100.0
2000	99,613	70.9	7,252	5.2	5,136	3.7	27,473	19.6	835	0.6	140,309	100.0
2006	115,987	75.2	0	0.0	6,113	4.0	31,373	20.3	833	0.5	154,306	100.0

[a]1970 to 2000 data are from the U.S. Census Bureau. 2006 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 through 2006. Building permit data were provided by the Wisconsin Department of Administration.

[b]In this data, single-family attached housing units, sometimes called townhouses, are one-unit structures that have one or more walls extending from ground to roof separating it from adjoining structures. These include and are also sometimes referred to as rowhouses, double houses, and houses attached to nonresidential structures. Such Census data was not available for 1970. 2006 data properly includes two attached townhouses in the two-family structure category and 3 or more attached townhouses in the multi-family structure category.

[c]Includes mobile homes and living quarters that do not fit into the other categories.

[d]Totals are based on all housing units, including occupied and vacant units.

[e]Single-family attached, two-family, and multi-family structure totals were combined in the 1970 Census. The 1970 multi-family data reflects this combined total.

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

accommodations (such as transient hotels, motels, and tourist courts that are primarily engaged in providing lodging, or lodging and meals. Also excluded are "HUD-code" manufactured (mobile) homes, moved or relocated units, and housing units created in an existing residential or nonresidential structure. These numbers provide a general indication of the amount of new housing stock that may have been added to the housing inventory. Since not all permits become actual housing starts and starts lag the permit stage of construction, these numbers do not represent total new construction, but do provide a general indicator on construction activity and the local real estate market.

From 2000 to 2006, Waukesha County has experienced an 8.54 percent increase in single-family homes, a 19.02 percent increase in two-family structures, and a 14.20 percent increase in multi-family developments (which includes 3 or more units per structure). Relative to one another, single-family, two-family and multi-family structures proportionally remain similar.

Table V-14 shows the progression of growth in the number of housing units by structure type in the County between 1970 and 2006. The total number of housing units in the County increased from 63,692 in 1970 to 154,306 in 2006 for a gain of 90,614 housing units during this period. The largest growth in housing units occurred between 1990 and 2000 when 29,857 housing units were constructed. The percentage of housing units constructed during this period was 41.07 percent in cities, 32.91 percent in villages, and 26.02 in towns. The growth in new housing units in cities ranged from 501 in the City of Delafield to 4,793 in the City of Waukesha where 39.09 percent of all new housing unit growth in cities occurred. Within villages, new housing unit growth between 1990 and 2000 ranged from five (5) in the Village of Oconomowoc Lake to 3,107 in the Village of Menomonee Falls. Menomonee Falls recorded 31.62 percent of all new housing units constructed within villages between 1990 and 2000. The number of new housing units in towns ranged from 135 in the Town of Vernon to 1,399 in the Town of Brookfield where 18.01 percent of all new housing units in towns between 1990 and 2000 were constructed.

From a County wide perspective, the data in Table V-14 reveals that single family housing is the predominant housing structure type within the County. The second most predominant housing structure type is multi-family housing. The percent of multi-family housing has more than doubled since 1970 from 8.9 percent of all structures to 20.30 percent in 2006. This demand may increase especially as the baby boomer population ages in place and the population of age 65 is projected to double in size within the County between 2000 and 2035. It also is important from a planning perspective to take into account that nationally 28 percent of the population of age 65 and over has a physical disability. As the baby boomers age it is anticipated that the number of people with a physical disability will likely increase. Senior housing options include single family, apartment living, community based residential facilities (CBRF's), group homes, continuing care retirement communities, and nursing homes.

The age of the existing housing stock in the County also provides insight into the character and condition of existing homes. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. Table V-15 presents the age of the existing housing stock in the planning area and each local government. The median year built for housing units was 1975 for the County as a whole. The median year built for housing units in cities ranges from 1966 in the City of Brookfield to 1988 in the City of Pewaukee. The median year built for housing units in villages ranges from 1954 in the Village of Oconomowoc Lake to 1993 in the Village of Nashotah. The median year built for towns ranges from 1966 in the Town of Summit to 1990 in the Town of Brookfield.

Structure Type by Community 1970 to 2000

Table V-14 shows the progression of types of housing developed within Waukesha County between 1970 and 2000. This provides insight into the number of existing single family, two-family, multi-family, and mobile home units within the County. The data shows that single family housing is the predominant housing structure type within the County. The second most predominant housing structure type is multi-family housing. This structure type has more than doubled since 1970 from 8.9 percent of all structures to nearly 20 percent in 2000. This shows

Table V-15
YEAR BUILT FOR HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000[a]

Community	1995 to March 2000		1990 through 1994		1980 through 1989		1970 through 1979		1960 through 1969		1940 through 1959		Before 1940		Total[b]	Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	325	10.39	1,124	35.93	310	9.91	233	7.45	630	20.14	304	9.72	35	1.12	3,128	1990
Town of Delafield	489	18.64	530	20.21	344	13.11	498	18.99	118	4.50	290	11.06	354	13.50	2,623	1981
Town of Eagle	226	20.42	182	16.44	122	11.02	193	17.43	36	3.25	152	13.73	196	17.71	1,107	1979
Town of Genesee	291	12.06	373	15.46	295	12.23	730	30.25	185	7.67	244	10.11	295	12.23	2,413	1977
Town of Lisbon	365	12.97	273	9.70	327	11.62	1,088	38.65	303	10.76	247	8.77	212	7.53	2,815	1975
Town of Merton	454	14.09	333	10.34	322	9.99	590	18.31	257	7.98	328	10.18	694	21.54	3,222	1974
Town of Mukwonago	315	14.62	430	19.95	352	16.33	722	33.50	77	3.57	114	5.29	145	6.73	2,155	1981
Town of Oconomowoc	260	8.68	250	8.35	215	7.18	683	22.80	425	14.19	605	20.20	557	18.60	2,995	1968
Town of Ottawa	219	15.41	236	16.61	115	8.09	306	21.53	134	9.43	265	18.65	146	10.27	1,421	1975
Town of Summit	245	12.99	152	8.06	138	7.32	310	16.44	220	11.66	455	24.13	366	19.41	1,886	1966
Town of Vernon	213	8.21	235	9.06	418	16.12	1,108	42.73	204	7.87	199	7.67	216	8.33	2,593	1976
Town of Waukesha	243	7.76	361	11.52	448	14.30	836	26.68	390	12.45	423	13.50	193	6.16	3,133	1976
Village of Big Bend	7	1.50	14	3.00	21	4.50	116	24.84	69	14.78	146	31.26	94	20.13	467	1959
Village of Butler	32	3.41	13	1.39	95	10.13	189	20.15	101	10.77	340	36.25	168	17.91	938	1959
Village of Chenequa	20	7.07	20	7.07	29	10.25	31	10.95	34	12.01	41	14.49	108	38.16	283	1957
Village of Dousman	120	19.97	79	13.14	47	7.82	128	21.30	35	5.82	56	9.32	136	22.63	601	1976
Village of Eagle	161	26.18	55	8.94	85	13.82	88	14.31	34	5.53	65	10.57	127	20.65	615	1979
Village of Elm Grove	153	5.98	48	1.88	154	6.02	509	19.91	530	20.73	913	35.71	250	9.78	2,557	1962
Village of Hartland	356	11.21	322	10.14	455	14.33	1,044	32.88	277	8.72	374	11.78	347	10.93	3,175	1976
Village of Lac La Belle	24	18.32	26	19.85	3	2.29	6	4.58	23	17.56	18	13.74	31	23.66	131	1967
Village of Lannon	21	4.94	91	21.41	22	5.18	58	13.65	33	7.76	82	19.29	118	27.76	425	1964
Village of Menomonee Falls	1,786	13.58	1,455	11.06	1,050	7.98	1,285	9.77	3,369	25.62	3,520	26.77	685	5.21	13,150	1967
Village of Merton	134	21.65	137	22.13	49	7.92	147	23.75	32	5.17	40	6.46	80	12.92	619	1982
Village of Mukwonago	483	18.80	461	17.94	250	9.73	569	22.15	203	7.90	257	10.00	346	13.47	2,569	1978
Village of Nashotah	178	38.03	103	22.01	19	4.06	53	11.32	25	5.34	38	8.12	52	11.11	468	1993
Village of North Prairie	52	9.47	74	13.48	118	21.49	99	18.03	39	7.10	75	13.66	92	16.76	549	1977
Village of Oconomowoc Lake	25	10.33	15	6.20	19	7.85	20	8.26	29	11.98	40	16.53	94	38.84	242	1954
Village of Pewaukee	1,168	30.46	531	13.85	317	8.27	762	19.87	283	7.38	351	9.15	422	11.01	3,834	1983
Village of Sussex	848	24.57	772	22.37	676	19.59	476	13.79	391	11.33	185	5.36	103	2.98	3,451	1988
Village of Wales	57	6.34	89	9.90	163	18.13	384	42.71	92	10.23	48	5.34	66	7.34	899	1976
City of Brookfield	904	6.35	1,328	9.33	1,918	13.48	2,238	15.72	3,049	21.42	4,479	31.47	317	2.23	14,233	1966
City of Delafield	355	13.02	301	11.04	559	20.51	520	19.08	205	7.52	308	11.30	319	11.70	2,726	1972
City of Muskego	1,110	14.43	1,423	18.49	823	10.70	1,526	19.83	838	10.89	1,539	20.00	435	5.65	7,694	1977
City of New Berlin	2,433	15.90	1,254	8.20	2,375	15.52	2,635	17.22	2,882	18.84	3,170	20.72	549	3.59	15,298	1973
City of Oconomowoc	440	8.36	347	6.59	728	13.83	943	17.92	629	11.95	871	16.55	1,305	24.80	5,263	1967
City of Pewaukee	1,312	25.78	1,719	33.77	779	15.30	752	14.77	478	9.39	478	9.39	416	8.17	5,090	1988
City of Waukesha	3,124	11.63	2,075	7.73	3,787	14.10	6,351	23.65	3,214	11.97	4,114	15.32	4,193	15.61	26,858	1973
Waukesha County	18,948	13.38	17,231	12.17	17,947	12.67	28,226	19.93	19,873	14.03	25,174	17.77	14,262	10.05	141,626	1975

[a] Totals are based on a sample of one in six respondents to the 2000 Census.
[b] Totals are based on all housing units, including occupied and vacant housing units.
Source: U.S. Bureau of the Census and municipalities.

that there may be a growing demand for multi-family housing within the County, especially as the baby boomer population ages in place and the population of age 65 and over more than doubles within the County between 2000 and 2035.

Existing Housing Stock Condition

The condition of individual housing units must be examined to gain a more precise understanding of the number of existing housing units that need to be removed from existing housing stock totals. Generally, this provides a more accurate projection of the number of new housing units that will be needed to serve the projected population of the planning area through 2035.

Municipal assessor's offices and private assessors under contract to provide assessment services generally assign each housing unit within their jurisdiction a condition score. The scores range from excellent to unsound on a six-point scale and measure the present physical condition of each housing unit. Excellent/very good or good indicates the dwelling exhibits above average maintenance and upkeep in relation to its age. Average or fair indicates the dwelling shows minor signs of deterioration caused by normal wear and an ordinary standard of upkeep and maintenance in relation to its age. Poor/very poor indicates the dwelling shows signs of deferred maintenance and exhibits a below average standard of maintenance and upkeep in relation to its age. An unsound rating indicates the dwelling is unfit for use and should be removed from the existing housing stock totals. Housing conditions were collected from 27 out of 37 municipalities in Waukesha County. This information is presented in Appendix C. The records show that the vast majority of single family homes in the county have an average, good, very good, or excellent condition score. Two family and multi-family homes tend to have a larger prevalence of average condition ratings and a higher percentage ranked with a score of poor.

HOUSING DEMAND

Household, income, and demographic characteristics of the County and participating local governments have been inventoried and will be analyzed with housing supply inventory items to help determine the number and type of housing units that will best suit the needs of Waukesha County residents through 2035. Housing demand inventory items include:

- Affordable housing need assessment
- Household projection: 2035
- Household income
- Age distribution
- Household size

As with the above housing supply inventory data, Census 2000 Summary File 1 and Summary File 3 were used in the collection of the housing demand inventory data presented in this chapter. Again, Summary File 1 data were used when possible; however, in most cases only Summary File 3 data were available.

Affordable Housing Need Assessment

As previously stated, HUD defines housing affordability as households "paying no more than 30 percent of their income for housing." Households that pay more than 30 percent of their gross monthly income for housing are considered to have a high housing cost burden. The measure is based on gross pre-tax income. Another measure of affordability is implicit in the long-standing mortgage lending practice of limiting borrower's monthly housing costs to 28 or 29 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent can be considered a cutoff beyond which housing is not affordable. Data show that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to find housing that costs less than 30 percent of their monthly income.

Waukesha County Housing Affordability Facts

The following information is based on the HUD recommended affordability standard of paying no more than 30 percent of gross monthly income for housing costs.

- **About 19 percent of owner occupied households in Waukesha County spent over 30 percent of their monthly income on housing costs in 2000.**
- **About 27 percent of all renter occupied households in the County spent more than 30 percent of their monthly income on housing costs in 2000. Although Waukesha County had the highest median rent per month($726.00) it had the 16th highest percent paying 30% or more of income for rent when compared to other counties in the state.**
  - 17,810 households in the County were extremely low income (below 30 percent of the County median annual household income) or very low income (between 30 and 50 percent of the County median annual household income) households in 2000.
  - An extremely low income household (earning 30 percent of the 2000 County median annual household income of $62,839) could afford monthly housing costs of no more than $471 in 2000.
  - In 2000, 4,523 households paid less than $499 a month on gross rent.
  - In 2000, 4,639 households paid less than $700 a month on housing expenses for owner-occupied housing units with a mortgage.
- **The fair market rent in Waukesha County for a one bedroom apartment was $725 in 2006**
  - A worker earning the average hourly wage for the retail trade sector in Waukesha County ($10.58/hour) would have had to work 53 hours a week to afford the fair market rent for a one bedroom apartment in 2006 or work at one job for 49 hours a week with overtime pay.
- **The fair market rent in Waukesha County for a two bedroom apartment was $830 in 2006**
  - A worker earning the average Waukesha County retail trade sector hourly wage would have had to work 63 hours a week to afford the fair market rent for a two bedroom apartment in 2006 or work at one job for 54 hours with overtime pay.
  - Two retail workers sharing a two bedroom apartment and earning the average retail trade sector hourly wage would have to work 32 hours each a week to afford the fair market rent for a two bedroom apartment.
- **The cost of a typical starter home in Waukesha County was about $200,000 in 2006**
  - The minimum annual household income needed for a $200,000 mortgage in Waukesha County was $73,200, or $6,100.00 a month, in 2006 (assumption based on a 30 year mortgage at 6.9% with a maximum principal, interest, taxes, and insurance payment of $1,830.00 per month with less than 5% down payment. Property taxes calculated at $3,000 per year and home insurance at $500 per year.)
  - A household with two workers earning the average Waukesha County retail trade sector hourly wage would each have to work 67 hours a week to afford the monthly payments for a $200,000 home or 58 hours each a week if they each worked one job and earned overtime pay after 40 hours.
  - A police officer earning a typical entry level wage in Waukesha County ($20.50/hour) would have to work 59 hours a week if they worked one job and earned an average of 19 hours of overtime pay per week to afford the monthly payments for a $200,000 mortgage.
- **The housing wage in Waukesha County**
  - A full-time worker (40 hours per week) had to earn $14.02 per hour ($29,158 per year) to afford a one-bedroom rental unit at the fair market rent in Waukesha County in 2006.
  - A full-time worker (40 hours per week) had to earn $16.13 per hour ($33,545 per year) to afford a two-bedroom rental unit at the fair market rent in Waukesha County in 2006.
  - A full-time worker (40 hours per week) had to earn $35.20 per hour ($73,216 per year) to afford a $200,000, 30 year mortgage in Waukesha County in 2006 (Table V-18).
  - The average hourly wage for jobs located in Waukesha County was $19.75 per hour in 2006.

Table V-16 presents data for select professional, manufacturing, technical, and service occupations within Waukesha County. The data shows that the median income spent on housing mortgage payments including property insurance and property taxes for a $200,000 mortgage is above the 30 percent of median income formula used by HUD to define affordable housing. This means that even for professional level employees to live affordably a second worker within the household must secure employment to earn additional income. It also shows that service workers must have an additional household wage earner making a substantially better income to obtain a mortgage, buy a house, and to live affordably within the County. This data shows that the affordability of housing within the County is an issue for families living in the County with incomes below the median and it might be an issue for families at or above the median as well.

Table V-16

PERCENT OF INCOME SPENT ON A $200,000 MORTGAGE PAYMENT WITH A 30 YEAR LOAN AT 6.9% RATE OF INTEREST IN WAUKESHA COUNTY BY SELECT OCCUPATION TYPES, 2006

Type of Employment	Median Wage Per Hour	Median Income Per Year	30 Percent of Gross Median Income = Monthly Affordable Housing	Actual Affordable Mortgage at 30 Percent of Gross Median Income	Actual Percent of Gross Income Spent on a $200,000 Mortgage Payment
Civil Engineer	$29.52	$61,401	$1,535.02	$183,474	40 percent
Urban Planner	$28.02	$58,281	$1,456.80	$171,517	43 percent
Social Worker	$26.14	$54,371	$1,359.27	$156,788	45 percent
School Teacher (K-8)	$24.50	$50,960	$1,274.00	$143,840	49 percent
Manufacturing Worker	$23.86	$49,634	$1,240.85	$138,807	50 percent
Construction Worker	$23.63	$49,152	$1,228.80	$136,977	50 percent
Police Officer	$20.50	$42,025	$1,050.62	$109,924	55 percent
Legal Secretary	$17.66	$36,732	$918.32	$89,832	67 percent
Roofer	$17.42	$36,233	$905.82	$87,937	68 percent
Dental Assistant	$13.32	$27,705	$692.64	$55,566	90 percent
Travel Agent	$11.88	$24,710	$617.76	$44,197	100 percent
Floral Designer	$10.82	$22,505	$562.62	$35,827	110 percent
Bank Teller	$10.44	$21,715	$542.88	$32,828	114 percent
Child Care Worker	$9.69	$20,155	$503.88	$26,907	123 percent
Fast Food Cook	$8.00	$16,640	$416.00	$13,564	149 percent

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Table V-16 also reflects upon issues with rental housing prices. In 2006, the average fair market rent for a one bedroom apartment was $725 a month and the average fair market rent for a two bedroom apartment was $830 a month in the County. If a person is living alone, they need to make over $13 an hour to live in an affordable one bedroom apartment at the fair rent price. If this wage level is not being earned with one job, other options are to find a second job, double up with an apartment mate who is working and share expenses, live at home with parents or relatives or commute from outside Waukesha County.

The high school age group has the economic benefit of living with parents and relatives. However, this group is a declining source of labor for retailers and food service industries, and has declined since the late 1970s. In 1978, 49.1 percent of all high school teenagers (almost 1 out of every 2) in the United States worked part-time. In 2007, according to the Center for Labor Market Studies at Northeastern University, 34.1 percent (1 out of every 3) of high school teenagers in the nation worked part-time. High school student labor force participation has experienced a declining trend for nearly 30 years. This decline in the number of high school students in the labor

force has been an issue for employers facing tightening labor market issues. This situation presents a critical workforce challenge for future-focused employers and communities. The high school age group is not projected to grow in number in Waukesha County through the year 2030 (See Table IV-5 school age population projections for Waukesha County). Some of this loss in high school age employees may be offset by hiring immigrants and senior citizens to work in retail and especially food service positions.

In general, it is important for economic stability and growth for workers to have housing opportunities. If a range of housing types is available at a range of prices affordable to workers, a local community will have a better opportunity to attract workers and thus grow local businesses. Policies that support a wide range of housing types are an important economic development tool as well as a route to social inclusion.

Table V-17 shows the number of owner-occupied and renter-occupied households in the Region by County with a high housing cost burden in 2000 based on general Census data. About 19 percent of owner-occupied households in the Region experienced a high housing cost burden and about 31 percent of renter-occupied households in the Region experienced a high housing cost burden. Waukesha County had a slightly lower percentage of homes with a high housing cost burden when compared to the Region.

Table V-18 sets forth the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households for each community in Waukesha County in 2000. The median percentage of monthly income spent on owner-occupied housing ranged from 19.9 percent in the Village of Butler to 24.0 percent in the Village of Lannon. The median percentage of monthly income on renter occupied housing ranged from 13.4 percent in the Town of Lisbon to 41.6 percent in the Town of Ottawa. The median percentage of monthly income spent on housing costs in the County by owner-occupied households with a mortgage was 21.4 percent. The median percentage spent by owner-occupied households without a mortgage in the County was 11.3 percent and the percentage spent by renter-occupied households was 22.8 percent. This shows that most households in the County opt to pay substantially less than the 30 percent affordability standard as defined by HUD.

Table V-19 sets forth the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households in the Region. The median percentage of income spent on monthly housing costs did not vary significantly across the Region. The percentage of income spent on housing by owner-occupied households with a mortgage ranged from 20.7 in Racine County to 22.8 percent in Walworth County. The percentage of income spent on housing costs without a mortgage ranged from 10.2 in Washington County to 12.5 percent in Kenosha County. Percentage of income spent on housing by renter-occupied households was lowest in Washington County at 21.2 and the highest in Milwaukee County at 24.8 percent.

Tables V-20a and V-20b show in detail the number of persons per room in owner and renter occupied households in Waukesha County in 2000. A housing unit is considered "overcrowded" if there is more than one occupant per room. Rooms considered for this calculation include kitchens, bedrooms, enclosed porches, finished recreation rooms and living and dining rooms. Table V-20a sets forth the number of households with more than 1 occupant per room in the County. Within the County, less than one (1) percent of all owner occupied homes had more than one (1) occupant per room. Approximately 3.61 percent of all renter occupied units had more than one occupant per room in the County. Over half of these renter occupied units were in the City of Waukesha.

Table V-17

HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE SOUTHEASTERN WISCONSIN REGION: 2000[a]

County	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Kenosha	7,855	20.3	5,359	30.9	13,214	23.6
Milwaukee	38,655	19.4	57,025	31.9	95,680	25.3
Ozaukee	4,570	19.4	1,730	23.7	6,300	20.4
Racine	8,615	17.2	6,265	30.1	14,880	21.0
Walworth	5,285	22.2	3,179	29.8	8,464	24.5
Washington	6,075	18.2	2,380	22.6	8,455	19.3
Waukesha	19,100	18.5	8,750	27.5	27,850	20.6
Region	90,155	19.1	84,688	30.5	174,843	23.3

[a]High housing cost burden is defined by HUD as a household spending more than 30 percent of its gross monthly income on housing costs.

Source: U.S. Census Bureau and SEWRPC.

Table V-18
MEDIAN PERCENTAGE OF MONTHLY INCOME SPENT ON HOUSING IN WAUKESHA COUNTY COMMUNITIES: 2000

Community	Owner-Occupied with a Mortgage[a]	Owner-Occupied Without a Mortgage[b]	Renter-Occupied[c]
Town of Brookfield	20.4	11.8	34.7
Town of Delafield	20.7	9.9	17.7
Town of Eagle	21.1	9.9	15.6
Town of Genesee	20.7	9.9	16.2
Town of Lisbon	20.6	9.9	13.4
Town of Merton	22.2	9.9	18.1
Town of Mukwonago	21.7	9.9	23.1
Town of Oconomowoc	21.9	9.9	19.1
Town of Ottawa	19.8	9.9	41.6
Town of Summit	22.9	12.9	19.3
Town of Vernon	21.3	9.9	18.4
Town of Waukesha	20.0	9.9	21.7
Village of Big Bend	20.5	9.9	17.9
Village of Butler	19.9	14.8	24.5
Village of Chenequa	20.9	10.4	16.9
Village of Dousman	22.2	10.6	26.6
Village of Eagle	22.4	11.7	21.1
Village of Elm Grove	21.0	10.6	20.7
Village of Hartland	21.0	10.0	21.5
Village of Lac La Belle	23.9	20.0	25.0
Village of Lannon	24.0	19.2	17.5
Village of Menomonee Falls	21.3	12.5	25.7
Village of Merton	23.1	9.9	29.2
Village of Mukwonago	22.1	9.9	21.7
Village of Nashotah	23.3	9.9	30.8
Village of North Prairie	21.1	9.9	22.0
Village of Oconomowoc Lake	21.6	10.6	22.5
Village of Pewaukee	22.7	18.8	21.4
Village of Sussex	22.0	9.9	22.9
Village of Wales	20.4	9.9	18.8
City of Brookfield	20.9	10.9	24.4
City of Delafield	21.1	12.9	21.8
City of Muskego	22.2	12.1	21.5
City of New Berlin	21.1	11.8	22.0
City of Oconomowoc	21.9	13.7	21.7
City of Pewaukee	20.3	11.9	19.5
City of Waukesha	22.0	11.5	23.2
Waukesha County	21.4	11.3	22.8

[a]Specified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units with a mortgage

[b]Specified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units without a mortgage

[c]Specified renter-occupied housing units paying cash rent: Median gross rent as a percentage of household income in 1999

Source: U.S. Bureau of the Census

Table V-19
MEDIAN PERCENTAGE OF MONTHLY INCOME SPENT ON HOUSING IN THE SOUTHEASTERN WISCONSIN REGION: 2000

County	Owner-Occupied with a Mortgage	Owner-Occupied Without a Mortgage	Renter-Occupied
Kenosha	21.4	12.5	24.3
Milwaukee	21.1	12.6	24.8
Ozaukee	21.4	11.3	21.8
Racine	20.7	11.5	24
Walworth	22.8	11.8	24.1
Washington	21.9	10.2	21.2
Waukesha	**21.4**	**11.3**	**22.8**

Source: U.S. Census Bureau and SEWRPC.

Table V-20a

OWNER-OCCUPIED[a] HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN WAUKESHA COUNTY COMMUNITIES: 2000[b]

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	1,361	79.54	341	19.93	9	0.53	0	0.00	1,711
Town of Delafield	1,903	82.35	408	17.65	0	0.00	0	0.00	2,311
Town of Eagle	682	69.81	286	29.27	9	0.92	0	0.00	977
Town of Genesee	1,636	72.36	596	26.36	20	0.88	9	0.40	2,261
Town of Lisbon	2,160	68.97	956	30.52	16	0.51	0	0.00	3,132
Town of Merton	1,843	74.16	624	25.11	14	0.56	4	0.16	2,485
Town of Mukwonago	1,457	71.39	584	28.61	0	0.00	0	0.00	2,041
Town of Oconomowoc	1,717	73.94	603	25.97	2	0.09	0	0.00	2,322
Town of Ottawa	940	75.68	296	23.83	6	0.48	0	0.00	1,242
Town of Summit	1,164	75.05	374	24.11	13	0.84	0	0.00	1,551
Town of Vernon	1,609	70.29	661	28.88	19	0.83	0	0.00	2,289
Town of Waukesha	2,178	77.92	607	21.72	10	0.36	0	0.00	2,795
Village of Big Bend	257	69.46	102	27.57	11	2.97	0	0.00	370
Village of Butler	352	77.19	92	20.18	12	2.63	0	0.00	456
Village of Chenequa	176	90.72	16	8.25	2	1.03	0	0.00	194
Village of Dousman	234	71.34	94	28.66	0	0.00	0	0.00	328
Village of Eagle	342	61.62	199	35.86	12	2.16	2	0.36	555
Village of Elm Grove	1,932	87.74	270	12.26	0	0.00	0	0.00	2,202
Village of Hartland	1,305	73.94	460	26.06	0	0.00	0	0.00	1,765
Village of Lac La Belle	110	95.65	5	4.35	0	0.00	0	0.00	115
Village of Lannon	262	75.07	79	22.64	6	1.72	2	0.57	349
Village of Menomonee Falls	7,380	74.47	2,467	24.89	45	0.45	18	0.18	9,910
Village of Merton	356	61.38	221	38.10	2	0.34	1	0.17	580
Village of Mukwonago	1,106	71.86	420	27.29	13	0.84	0	0.00	1,539
Village of Nashotah	347	80.32	85	19.68	0	0.00	0	0.00	432
Village of North Prairie	292	63.62	167	36.38	0	0.00	0	0.00	459
Village of Oconomowoc Lake	160	85.56	27	14.44	0	0.00	0	0.00	187
Village of Pewaukee	1,824	78.52	491	21.14	8	0.34	0	0.00	2,323
Village of Sussex	1,485	68.03	679	31.10	19	0.87	0	0.00	2,183
Village of Wales	482	65.40	250	33.92	5	0.68	0	0.00	737
City of Brookfield	10,185	81.12	2,325	18.52	39	0.31	6	0.05	12,555
City of Delafield	1,243	76.21	388	23.79	0	0.00	0	0.00	1,631
City of Muskego	4,313	69.24	1,874	30.09	28	0.45	14	0.22	6,229
City of New Berlin	9,167	77.77	2,530	21.46	74	0.63	16	0.14	11,787
City of Oconomowoc	2,394	77.18	681	21.95	27	0.87	0	0.00	3,102
City of Pewaukee	3,086	79.68	766	19.78	11	0.28	10	0.26	3,873
City of Waukesha	10,855	74.97	3,410	23.55	156	1.08	59	0.41	14,480
County	**78,295**	**75.68**	**24,434**	**23.62**	**588**	**0.57**	**141**	**0.14**	**103,458**

[a]A housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. [b]Totals are based on a sample of one in six responses to the 2000 Census.

Source: U.S. Census Bureau and SEWRPC.

Table V-20b
RENTER-OCCUPIED[a] HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN WAUKESHA COUNTY COMMUNITIES: 2000[b]

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	806	81.01	159	15.98	30	3.02	0	0.00	995
Town of Delafield	174	75.32	54	23.38	3	1.30	0	0.00	231
Town of Eagle	36	57.14	25	39.68	0	0.00	2	3.17	63
Town of Genesee	99	72.26	38	27.74	0	0.00	0	0.00	137
Town of Lisbon	72	75.00	24	25.00	0	0.00	0	0.00	96
Town of Merton	178	77.73	51	22.27	0	0.00	0	0.00	229
Town of Mukwonago	31	52.54	21	35.59	7	11.86	0	0.00	59
Town of Oconomowoc	298	72.86	111	27.14	0	0.00	0	0.00	409
Town of Ottawa	100	89.29	12	10.71	0	0.00	0	0.00	112
Town of Summit	152	77.55	38	19.39	6	3.06	0	0.00	196
Town of Vernon	35	38.04	51	55.43	6	6.52	0	0.00	92
Town of Waukesha	28	41.18	30	44.12	10	14.71	0	0.00	68
Village of Big Bend	62	73.81	16	19.05	3	3.57	3	3.57	84
Village of Butler	367	79.78	80	17.39	8	1.74	5	1.09	460
Village of Chenequa	18	75.00	6	25.00	0	0.00	0	0.00	24
Village of Dousman	148	57.36	103	39.92	5	1.94	2	0.78	258
Village of Eagle	47	75.81	13	20.97	2	3.23	0	0.00	62
Village of Elm Grove	148	61.16	77	31.82	0	0.00	17	7.02	242
Village of Hartland	821	65.21	409	32.49	6	0.48	23	1.83	1,259
Village of Lac La Belle	2	50.00	2	50.00	0	0.00	0	0.00	4
Village of Lannon	49	74.24	9	13.64	6	9.09	2	3.03	66
Village of Menomonee Falls	2,165	73.51	767	26.04	13	0.44	0	0.00	2,945
Village of Merton	22	78.57	6	21.43	0	0.00	0	0.00	28
Village of Mukwonago	521	56.69	343	37.32	32	3.48	23	2.50	919
Village of Nashotah	11	64.71	6	35.29	0	0.00	0	0.00	17
Village of North Prairie	47	62.67	25	33.33	3	4.00	0	0.00	75
Village of Oconomowoc Lake	13	86.67	2	13.33	0	0.00	0	0.00	15
Village of Pewaukee	953	68.46	367	26.36	48	3.45	24	1.72	1,392
Village of Sussex	720	64.00	370	32.89	27	2.40	8	0.71	1,125
Village of Wales	67	51.15	64	48.85	0	0.00	0	0.00	131
City of Brookfield	1,074	77.16	286	20.55	32	2.30	0	0.00	1,392
City of Delafield	576	65.16	289	32.69	19	2.15	0	0.00	884
City of Muskego	903	69.41	362	27.82	16	1.23	20	1.54	1,301
City of New Berlin	1,943	71.49	706	25.97	62	2.28	7	0.26	2,718
City of Oconomowoc	1,333	71.28	509	27.22	26	1.39	2	0.11	1,870
City of Pewaukee	436	69.43	182	28.98	10	1.59	0	0.00	628
City of Waukesha	7,157	63.99	3,399	30.39	331	2.96	298	2.66	11,185
County	**21,612**	**68.02**	**9,012**	**28.37**	**711**	**2.24**	**436**	**1.37**	**31,771**

[a]A housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use.

[b]Totals are based on a sample of one in six responses to the 2000 Census.

Source: U.S. Census Bureau and SEWRPC.

Household Projections: 2035

The number of additional housing units needed in the 2035 plan design year is projected by first selecting a population projection. The number of residents expected to reside in "group quarters" (in Waukesha County, this generally will include college dormitories and assisted living facilities) is then subtracted from the projected total population, and the result is divided by the projected household size (number of persons per household in 2035). This number is then multiplied by the desired vacancy rate of three (3) percent to determine the total number of housing units needed in Waukesha County in 2035. The resulting number of housing units is about 174,100.

The number of additional housing units needed between 2000 and 2035 to provide an adequate supply is determined by subtracting the number of housing units in 2000 from the projected number of housing units needed in 2035. The resulting projected demand is about 38,900 additional housing units. The type of housing units that ultimately produce this total should be determined based on household income, age distribution, and household size to best meet the needs of County residents.

Household Income

Household income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. Table II-6 in Chapter II sets forth the number of households in various income ranges and the median household income in the County for each participating local government in 1999. The median household income was $62,839 in the County and $46,308 in the Region. However, lower-income households exist in the County and should be provided with affordable housing options.

Households in the County earning less than $18,851 in 1999, or less than 30 percent of the County median household income, were considered extremely low income households. About 5.99 percent of households in the County, or 8,114 households, earned less than $15,000. Another 7.16 percent, or 9,696 households, earned between $15,000 and $24,999 in 1999. These households were in either the extremely low income group or very low income group. Very low income households earned between $18,915 and $31,420 in 1999 (30.1 to 50 percent of the median income). About 8.93 percent of households, or 12,097, earned between $25,000 and $34,999. These households were either in the very low income group or the low income group. Low income earnings for the County were between $31,482 and $50,271 (50.1 to 80 percent of the County median). An additional 19,686 households, or 14.53 percent, earned between $35,000 and $49,999, also placing them in the low-income group. Moderate income earnings for the County were between $50,271 and $59,697, or between 80 and 95 percent of the median income and 13,532 households, or 10 percent of all households fell within the moderate income group for the County in 1999. This resulted in a total of 63,125 households or 46.61 percent of total households in the County that were extremely low, very low, low, or moderate income in 1999.

The intermediate projection developed by SEWRPC for the number of households within the County in 2035 is 174,100. Projecting that the County continues to have a similar percentage of households (46.61%) that are extremely low, very low, low, and moderate income will result in a total of 81,218 households in the following categories:

- 15,164 households or 8.7 are projected to be extremely low income
- 23,226 households or 13.3 percent are projected to be very low income
- 25,418 households or 14.6 percent are projected to be low income
- 17,410 households or 10.0 percent are projected to be moderate income

Housing Need for Non-Resident Workers

The characteristics of resident and non-resident workers in Waukesha County were analyzed to determine whether non-resident workers could afford to live in Waukesha County if they wanted to do so.

Data Sources

The Public Use Microdata Samples (PUMS), released in 2003 by the U.S. Census Bureau, provide information based on a five (5) percent sample of the population from "long-form" questionnaires completed for the 2000 Census of Population and Housing. The PUMS data are intended to permit the cross-tabulation of variables not possible using other Census products and not available in Census publications, while conforming to requirements to protect the confidentiality of Census respondents. The geography used for the PUMS data is a relatively large scale, being based on groups of counties or single counties with 100,000 or greater population. PUMS data were derived from a five (5) percent sample of the total population--less than that used in other tabulations of the Census. Consequently, the data does not precisely match that published in other Census products.

Place of Residence and Place of Work

Table V-21 provides information on the place of residence for people who work in Waukesha County. Workers who both live and work in the County totaled 58.59 percent in 2000, or 120,484 workers. The largest number of commuters, about 57,412 workers, or 27.44 percent of all workers in the Waukesha County, live in Milwaukee County.

In reviewing the Census 2000 MCD/County-to-MCD/County Worker Flow Files before release, some errors were discovered in a number of the MCD/County-to-MCD/County Flows. These errors have been corrected. However, as a result of the corrections the data in these files may not agree with data previously released in Summary File 3 (SF3) and related products. In particular, there may be differences in the number of people working in the State and/or MCD/County of residence between SF3 and similar estimates derived from these files. Additionally, tract 1010 data that includes the City of Milwaukee, but falls within Waukesha County, has been omitted.

Earnings and Household Incomes of Resident and Non-Resident Workers

As shown by Table V-22, non-resident workers earned slightly less in terms of median earnings than did resident workers in 2000. The median earnings for non-resident workers was $29,820, while the median earnings for resident workers was about $30,000--a difference of about $180.00. The median earnings of workers varied significantly by occupation. Both resident and non-resident workers in service occupations had the lowest median earnings, while workers employed in management, business, and financial operations had the highest median earnings. The median wages of non-resident workers exceeded resident workers in the service and production, transportation, and material moving categories. High demand for workers in these two categories within Waukesha County and the increased worker cost for commuting to work in Waukesha County are the two main factors for these differences.

HOUSING PROGRAMS AVAILABLE IN WAUKESHA COUNTY

Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs in Waukesha County. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in Waukesha County. Many of the programs available in Waukesha County are administered through local and statewide nonprofit organizations that receive funding from the Federal Government. Several entities are involved in administering and funding the following programs, including the HOME Consortium, the Wisconsin Housing and Economic Development Authority (WHEDA), and the U.S. Department of Housing and Urban Development (HUD).

Additionally, the Wisconsin Department of Commerce, Division of Housing and Community Development released a Household Housing Guide in February 2007 that provides contacts and a brief description of housing programs available for low- and moderate-income households throughout the State. As of September 2007, the guide could be found at the Department of Commerce website at the following address: http://commerce.wi.gov/CDdocs/BOH-Fact-Sheets/cd-boh-housing.pdf.

Table V-21
PERSONS WORKING IN WAUKESHA COUNTY MUNICIPALITIES BY PLACE OF RESIDENCE: 2000[a]

Place of Work	County of Residence									All Other WI Counties	Illinois Counties	All Other Areas	Total
	Waukesha	Dodge	Jefferson	Kenosha	Milwaukee	Ozaukee	Racine	Walworth	Washington				
Town of Brookfield	5,131	70	138	0	3,302	114	128	82	179	180	15	46	**9,385**
Town of Delafield	800	12	16	0	173	0	8	45	16	7	9	0	**1,086**
Town of Eagle	243	4	34	4	20	7	0	49	0	19	0	0	**380**
Town of Genesee	964	2	60	12	149	0	42	80	0	24	0	0	**1,333**
Town of Lisbon	1,111	31	17	0	353	20	14	30	197	28	8	0	**1,809**
Town of Merton	1,143	31	31	0	159	14	4	8	107	5	0	0	**1,502**
Town of Mukwonago	473	1	18	19	71	0	8	19	2	4	0	0	**615**
Town of Oconomowoc	1,083	81	159	0	88	0	11	8	16	19	0	0	**1,465**
Town of Ottawa	220	10	14	0	0	0	0	30	7	16	0	0	**297**
Town of Summit	938	107	225	3	136	0	0	12	7	14	37	0	**1,479**
Town of Vernon	593	2	11	20	182	0	34	36	0	7	0	0	**885**
Town of Waukesha	1,638	18	18	35	236	6	26	44	15	2	0	10	**2,048**
Village of Big Bend	538	9	7	2	134	4	87	13	19	0	18	0	**831**
Village of Butler	1,268	34	39	7	1,477	41	55	11	319	85	12	3	**3,351**
Village of Chenequa	99	0	0	0	7	0	0	0	5	0	0	3	**114**
Village of Dousman	547	8	139	0	47	0	7	9	5	28	0	0	**790**
Village of Eagle	273	5	57	4	27	1	9	51	7	16	0	0	**450**
Village of Elm Grove	1,778	10	24	0	1,654	10	70	15	101	36	21	4	**3,723**
Village of Hartland	3,754	178	229	0	821	38	59	40	166	61	41	18	**5,405**
Village of Lac La Belle	35	4	5	0	0	0	0	0	5	1	4	0	**54**
Village of Lannon	400	10	0	4	213	22	0	0	92	7	0	9	**757**
Village of Menomonee Falls	10,095	327	156	25	8,468	747	283	97	4,569	404	97	59	**25,327**
Village of Merton	1,638	18	18	0	236	6	26	44	15	0	0	0	**2,001**
Village of Mukwonago	2,219	6	53	17	513	8	212	577	26	17	0	2	**3,650**
Village of Nashotah	394	49	47	0	81	0	12	6	4	5	0	0	**598**
Village of North Prairie	433	0	54	0	57	0	22	39	2	2	0	5	**614**
Village of Oconomowoc Lake	218	12	10	0	19	0	0	10	0	0	0	0	**269**
Village of Pewaukee	3,237	64	75	0	782	32	119	36	163	79	12	9	**4,608**
Village of Sussex	3,529	97	140	0	2,050	74	90	59	646	85	37	42	**6,849**
Village of Wales	616	26	57	0	118	0	8	19	24	27	0	0	**895**
City of Brookfield	17,514	233	359	18	13,374	548	500	246	1,319	545	75	92	**34,823**
City of Delafield	2,832	64	179	1	345	32	12	31	89	44	35	7	**3,671**
City of Muskego	2,909	17	26	47	1,413	8	625	106	31	42	6	3	**5,233**
City of New Berlin	10,027	121	174	44	8,532	207	728	357	415	260	50	96	**21,011**
City of Oconomowoc	5,607	887	1,486	13	811	33	44	42	167	76	71	31	**9,268**
City of Pewaukee	8,848	219	313	0	4,095	165	305	170	472	377	71	23	**15,058**
City of Waukesha	27,339	299	1,019	49	7,269	220	632	711	742	532	94	102	**39,008**
Total	**120,484**	**3,066**	**5,407**	**324**	**57,412**	**2,357**	**4,180**	**3,132**	**9,949**	**3,054**	**713**	**564**	**210,642**

Source: U.S. Bureau of the Census and SEWRPC

Table V-22
MEDIAN EARNINGS BY OCCUPATION OF PERSONS WORKING IN WAUKESHA COUNTY: 2000

Occupation Category	Non-Resident Workers[a]	Resident Workers	Resident and Non-Resident Workers
Management, Business, and Financial Operations	$42,330	$50,820	$47,400
Professional and Related	$37,080	$38,840	$37,960
Service Occupations	$16,190	$11,730	$13,550
Sales and Office Occupations	$24,780	$23,980	$24,280
Farming, Forestry, and Fishing[b,c]	--	--	--
Construction, Extraction, and Maintenance	$35,780	$38,030	$36,770
Production, Transportation, and Material Moving	$28,460	$27,100	$28,130
Total	$29,820	$30,000	$29,910

[a]*Includes persons who worked in Waukesha County but did not live in the County.*
[b]*The number of data points and the sample size for the Farming, Forestry, and Fishing category was insufficient to enable any meaningful conclusions with respect to median income.*
[c]*Farmers who farm their own land are included in the Management, Business, and Financial Operations category.*

Source: U.S. Census (Public Use Microdata Samples) and SEWRPC.

Housing Program Administrators

The HOME Consortium

The HOME Consortium is a four-county governmental body, which includes Ozaukee, Washington, Waukesha, and Jefferson Counties, whose purpose is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area's median income. Median incomes based on family size are developed annually by HUD (see Table IX-38). The area served by the Consortium receives an annual funding allocation from HUD. The Consortium's programs are administered by C-CAP LLC and the Community Housing Initiative, Inc., which are nonprofit organizations located in the City of Waukesha. In 2007, the HOME grant was $1,410,000. With the exception of administrative and technical assistance funding, all HOME funds are directed to housing activities. The HOME program is a four county partnership between Waukesha, Washington, Ozaukee and Jefferson counties. Funding is allocated through the HOME Board, an equal representative member board consisting of appointed members by each county. The 2007 allocation follows: $207,000 (15%) of the grant must be allocated and utilized (by HOME regulation) for housing production by locally approved Community Housing Development Organization (CHDO), $339,000 was allocated for housing rehabilitation, $335,000 was allocated for Downpayment Assistance (DPA) for a home purchase and additional allocation of $100,000 was allocated for Homebuyer Counseling associated with the DPA program. Finally, an allocation of $55,000 was allocated to each county for a specific project as needed in the county (Waukesha County used its "County allocation" for renovation of Marion House, a group home serving elderly residents with a mental illness).

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA was created by the Wisconsin Legislature in 1972 as a nonprofit "public benefit corporation" to help meet the housing needs of lower-income households in the State. This purpose has expanded to include providing housing facilities to meet the needs of disabled and elderly households. The programs are financed through the sale of tax-exempt bonds and receive no State tax support. These programs involve the administration of several federally funded grants and housing tax credits.

U.S. Department of Housing and Urban Development (HUD)

HUD provides funding for a number of housing programs, including the Section 8 Low-Income Rental Assistance Program and the Home Investment Partnership Act (HOME). In order for units or agencies of government to apply for and receive HUD housing grants or public housing funds, they must prepare a CHAS (Comprehensive Housing Affordability Strategy) and submit that strategy to HUD for approval. The purpose of the CHAS is to ensure that communities receiving funding from HUD have planned for the housing-related needs of low- and moderate-income households in a way that improves the availability and affordability of adequate housing. The CHAS must also include consideration of persons needing supportive services, identify the manner in which private resources will be incorporated in addressing identified housing needs, and provide for both rental and homeownership options.

Community Development Block Grant (CDBG)

CDBG funds can be used to expand the development of decent, accessible, and affordable housing in communities. In all instances, a CDBG assisted activity must meet one of three national objectives: (1) benefiting low and moderate income persons, (2) aiding the prevention or elimination of slums or blight, or (3) meeting a community development need having a particular urgency that a community is unable to finance on its own. For housing, CDBG funds can help with homeownership assistance, rehabilitation and reconstruction, conversion of existing structures for housing, housing counseling, fair housing activities, and new housing construction and related activities. The 2007 Waukesha County CDBG grant was $1,433,000. The CDBG program allocates funding for public services, public facilities, housing, economic development, accessibility, planning and other smaller categories of funding. A portion of annual CDBG funding is allocated to participating municipalities and set-aside to the City of Waukesha. In 2007 about $350,000 was allocated for housing rehabilitation with some additional allocations provided for some smaller housing programs. Past loans for housing production or housing rehabilitation generate about $500,000 in program income annually, which is used for additional rehab loans or housing developments.

The Federal Housing Administration (FHA)

The FHA was established by Congress in 1934 and became part of HUD's Office of Housing in 1965. The FHA insures mortgage loans for single family and multi-family homes from FHA-approved lenders throughout the Nation, including Waukesha County, and is the largest insurer of mortgages in the world. FHA mortgage insurance provides approved lenders with protection against losses as the result of default on a loan. The lender bears less risk because the FHA will pay a claim to the lender in the event of a homeowner default. This allows FHA insured loans to be made with less cash investment than other loans, which increases accessibly to lower-income households.

U.S. Department of Agriculture (USDA) Rural Development

The USDA administers the Federal Government's primary program addressing America's need for affordable rural housing. USDA Rural Development provides loans and grants to develop rural community facilities in cities, villages, and towns with populations less than 20,000 that are not part of an urban area. The USDA provides several programs for affordable housing opportunities for low-to moderate-income families; however, the only program available for Waukesha County residents is the Guaranteed Rural Housing (GRH) loan program. In general, the GRH loan program excludes the communities in the central and northeast part of the County as well as Lac La Belle and Oconomowoc.

Green Building Programs, Incentives, Associations, Material Re-use, and Project Examples

Energy Star Qualified Homes
Homes that earn the ENERGY STAR must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. ENERGY STAR qualified homes are at least 15 percent more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes.

ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, efficient heating and cooling equipment, and ENERGY STAR qualified lighting and appliances.

Through ENERGY STAR, builders and other home industry professionals can differentiate themselves in the market. New homes that qualify as ENERGY STAR provide greater comfort and durability for home buyers. For more information on ENERGY STAR homes, products, and incentives, visit: www.energystar.gov.

Energy Star Mortgages-Focus on Energy
Through the Focus on Energy program and participating lenders, Energy Star Mortgages are available to those who purchase a Wisconsin Energy Star home. Benefits include reduced closing costs and qualifying for a slightly higher mortgage due to increased energy savings.

For more information on ENERGY STAR Mortgages, the Wisconsin ENERGY STAR Homes program or other ENERGY STAR programs, call toll-free: 1.800.762.7077 or e-mail: WESHinfo@focusonenergy.com.

Habitat ReStore
Profits from donated left-over building materials purchased at discounted prices are distributed to Habitat for Humanity projects, under the Habitat ReStore program.

Green Built Home
Green Built Home is a national award winning green building initiative that reviews and certifies new homes and remodeling projects that meet sustainable building and energy standards. There are currently nearly forty regional green building programs in existence nationwide. Green Built Home is the only such program in the upper Midwest and was founded in 1999 by Wisconsin Environmental Initiative (WEI) in partnership with the Madison Area Builders Association. The program is implemented by participating builders associations in cooperation with leading utilities and other organizations that promote green building and energy efficiency. As a product of a non-profit organization, Green Built Home provides neutral third party certification of green building practices that meet meaningful environmental, health, and energy standards.

The State of Wisconsin administers Green Built Home throughout the state and reaches thousands of homebuyers and builders through collaborations with builders associations and other affiliated organizations. Support for Green Built Home comes from builder enrollment and home registration fees as well as organizations that promote green building and energy efficiency for Wisconsin.

LEED Program
The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. LEED provides a roadmap for measuring and documenting success for every building type and phase of a building lifecycle that can be found at: www.usgbc.org. Below is an introduction to various parts of the LEED program.

LEED for Homes
LEED for Homes is a voluntary rating system that promotes the design and construction of high performance "green" homes. A green home uses less energy, water, and natural resources; creates less waste; and is healthier and more comfortable for the occupants. Benefits of a LEED home include lower energy and water bills; reduced greenhouse gas emissions; and less exposure to mold, mildew and other indoor toxins. The net cost of owning a LEED home is comparable to that of owning a conventional home.

The LEED Rating System is the nationally recognized standard for green building. LEED certification recognizes and rewards builders for meeting the highest performance standards and gives homeowners confidence that their home is durable, healthy, and environmentally friendly.

LEED for Homes Initiative for Affordable Housing
The LEED for Homes Initiative for Affordable Housing promotes sustainable building practices specifically for affordable homes. The ultimate goal of this initiative is to recognize and reward the intrinsic resource efficiencies of affordable housing within the LEED for Homes rating system. With generous support from The Home Depot Foundation, and in collaboration with other leaders in this sector, the U.S. Green Building Council (USGBC) is working to develop appropriate tools, educational offerings, and technical assistance for the affordable housing market. USGBC is also partnering with Enterprise Community Partners to promote green affordable housing.

Enterprise Community Partners and the USGBC have partnered to expand the benefits of green building for developers, operators and residents of affordable housing. Through the partnership, Enterprise and USGBC will accelerate the momentum among affordable housing developers to incorporate green building and sustainable development practices into their activities.

LEED for Existing Buildings
LEED for Existing Buildings maximizes operational efficiency while minimizing environmental impacts. It provides a recognized, performance-based benchmark for building owners and operators to measure operations, improvements and maintenance on a consistent scale. The LEED for Existing Buildings Rating System is a set of voluntary performance standards for the sustainable upgrades and operation of existing buildings not undergoing major renovations. It provides sustainable guidelines for building operations, periodic upgrades of building systems, minor space use changes and building processes.

The goal of LEED for Existing Buildings is to help building owners operate their buildings in a sustainable and efficient way over the long term. To achieve this goal, LEED for Existing Buildings will provide certification and re-certification of building operation to recognize building owners' ongoing achievements.

LEED for Homes Providers
In a new approach for LEED, LEED homes are rated by LEED for Homes Providers, local organizations with demonstrated experience and expertise in their region's market. A LEED for Homes Provider has three primary roles in a given market:

- Marketing LEED to builders;
- Providing green home rating support services to builders; and
- Training, coordinating, and overseeing LEED qualified inspectors and builder support staff.

Twelve LEED for Homes Providers have been established throughout the nation. Currently, there is no LEED for Home Provider in Wisconsin. USGBC will be selecting new providers as needed after the national roll-out of LEED for Homes in fall 2007. For a complete list of LEED for Homes Providers, visit the USGBC website: www.usgbc.org.

LEED for Neighborhood Development

The LEED for Neighborhood Development program integrated the principles of smart growth, new urbanism, and green building to create the first national standard for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally responsible, sustainable development. LEED for Neighborhood Development is a collaborative effort between the USGBC, the Congress for New Urbanism, and the Natural Resources Defense Council. Projects may constitute whole neighborhoods, fractions of neighborhoods, or multiple neighborhoods. Smaller, infill projects that are single use, but complement existing neighboring uses should be able to earn certification as well as larger and mixed use developments. In terms of eligibility for the pilot program, there is no minimum or maximum for project size and no strict definition for what would comprise a neighborhood. The only requirement is that projects must be able to meet all prerequisites and anticipate that the minimum number of points through credits to achieve certification can be earned.

Using the framework of other LEED rating systems, LEED for Neighborhood Development recognizes development projects that successfully protect and enhance the overall health, natural environment, and quality of life of communities. The rating system encourages smart growth and new urbanist best practices, promoting the design of neighborhoods that reduce vehicle miles traveled and communities where jobs and services are accessible by foot or public transit. It promotes more efficient energy and water use.

The LEED for Neighborhood Development pilot program is in its infancy. A call for pilot projects took place between February and April 2007. After registration, these projects will submit documentation based on the rating system to be verified by a third-party reviewer in order to become LEED Certified pilot projects. The information learned during the pilot program will be used to make further revisions to the rating system, and the resulting draft will be posted for public comment before it is submitted for final approvals and balloting.

LEED for Neighborhood Development Certification

Although the period for applying to be in the pilot program for LEED for Neighborhood Development Certification has passed, projects will be able to participate in the full program, which should launch in early 2009. For most projects, certification under the full program should offer similar value to pilot certification, since LEED for Neighborhood Development enables projects to certify at both very early and very late stages of development. Stages of development are described below.

- Optional Pre-review (Stage 1)

This stage is available, but not required for projects at any point before the entitlement process begins. If pre-review approval of the plan is achieved, USGBC will issue a letter stating that if the project is built as proposed, it will be able to achieve LEED for Neighborhood Development certification. The purpose of this letter is to assist the developer in building a case for entitlement among land use planning authorities, as well as a case for financing and occupant commitments.

- Certification of an Approved Plan (Stage 2)

This stage is available after the project has been granted any necessary approvals and entitlements to be built according to a plan. Any changes to the pre-reviewed plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of this submission. If certification of the approved plan is achieved, USGBC will issue a certificate stating that the approved plan is a LEED for Neighborhood Development Certified Plan and will list it as such on the USGBC website.

- Certification of a Completed Neighborhood Development (Stage 3)

This step takes place when construction is complete or nearly complete. Any changes to the certified approved plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of this submission. If certification of the completed neighborhood development is achieved, USGBC will issue plaques or similar awards for public display at the project site and will list it as such on the USGBC website.

Engaging with LEED projects
Program staff and the LEED for Neighborhood Development Core Committee are developing ways for projects that are interested in pursuing LEED for Neighborhood Development to remain engaged during the pilot phase, even if they missed the pilot application deadline. Joining the LEED for Neighborhood Development Corresponding Committee provides information about future opportunities once they become available. The corresponding committee listserv enables a wider group of experts and interested parties to stay updated and receive notification of opportunities to provide feedback. Corresponding committee members receive minutes from core committee meetings and other announcements. The listserv will also be notified when the full program is open for registration. Directions on how to join the corresponding committee are below:

The corresponding committee is open to USGBC members and nonmembers but there are different ways to join:

- USGBC members can visit www.usgbc.org, log into your account and subscribe to the committee listserv.
- Others can send an e-mail to nd@committees.usgbc.org requesting to be added to the corresponding committee.

LEED for Neighborhood Development Registered Pilot Project List for Wisconsin, Illinois, Michigan, Minnesota
The complete list of pilot projects can be accessed through the USGBC website: https://www.usgbc.org/ShowFile.aspx?DocumentID=2960.

IMPLEMENTATION RECOMMENDATIONS

The general housing issue identified in this chapter was the need for a variety of housing choices for the County residents and people who work in the County but cannot afford to live in the County. Sufficient housing choices are important as the population ages and new jobs are created. Housing variety is also important to ensure economic viability as housing options are important for the County's workforce.

This general housing issue is supported by the housing inventory data collected in this Chapter, demographic data collected in Chapter II (Trends, Issues, Opportunities and Planning Standards), and the income and employment data collected in Chapter VI (Economic Development). Further analysis of this data refines the general housing issue into the following more specific issues and recommendations.

Housing Supply

1. Each community within the County should identify a projected number of additional housing units to meet housing demand through year 2035. Land needed to accommodate additional housing units should be included on the planned land use map based on the population trend information presented in Chapter 2 of this Plan.
2. Community comprehensive plans should address the need for adequate consumer housing choices that allow for a full range of housing structure types and sizes including single-family, two-family, and, in sewer service areas, multi-family.
3. Promote construction design concepts such as Universal Design[3] and Visitability. Visitability is a movement to change home construction practices so that all new homes, not just custom built homes, offer a few specific features that make the home easier for people with mobility impairment to live in at least one zero-step entrance approached by an accessible route on a firm surface no steeper than a 1:12 grade from a driveway or public sidewalk.

[3] Accessibility for the disabled can be increased by providing homes with wider doors and hallways, level surfaces, and other features, often referred to as "Universal Design."

Housing Mix

1. Communities that seek to attract jobs, as reflected in the accommodation of new commercial and industrial development, should ensure that a broad range of housing styles, types and price ranges are provided to provide opportunities to minimize geographic imbalances between job and residence locations.
2. Communities should establish policies concerning housing mix to provide a full range of housing choices. Comparing housing types and affordability to existing and projected jobs and wages will be beneficial to establishing effective housing mix policies.
3. Communities should analyze the population trend information presented in Chapter 2 and the employment projection information presented in Chapter 6 to ensure that a range of housing stock to meet the needs of an aging population. This analysis should be repeated annually to determine the effectiveness of the housing mix policy.
4. Communities should analyze existing housing stock to establish baseline conditions for the existing affordable housing. As part of this planning project, Waukesha County worked with the Town of Mukwonago to develop a sample methodology to analyze the value of existing housing stock. The following criteria were used to provide more accurate data on the actual housing stock within the municipality.

    a. Equalized improved value of the property was greater or equal to $40,000 based on tax and assessment information.
    b. Equalized total value (land plus improvements) was less than or equal to $208,700.
    c. Land area was less than 10 acres to exclude large farms.
    d. Special attention was given to removing parcels with partial assessments, parcels with only larger accessory structures, and parcels that had multiple living units or multi-family units.

Housing Affordability and Housing Costs

1. Households should not have to pay more than 30 percent of their adjusted gross income in order to secure decent, safe, and sanitary housing, including, in addition to the contract rent payment or the payment of the principal, interest, and taxes, the necessary insurance, utility, and other attendant costs.
2. Chapter VI (Economic Development) of this Plan, discusses the use of Tax Incremental Financing. Municipalities should consider using Tax Incremental Financing for the redevelopment of properties to higher density residential uses to meet affordable housing needs.
3. Communities within the County should consider and explore the creation of incentives for the development of affordable housing units. Options to consider include density bonuses and waiver of fees.
4. The County should work with municipalities to study the feasibility of an affordable housing trust fund to assist in meeting the projected employment housing needs.
5. Encourage mixed income housing development to avoid concentrating affordable units in a limited number of areas.
6. Encourage the adoption and use of "flexible zoning district" regulations such as Traditional Neighborhood Development, Transit-Oriented Development, and Planned Unit Development regulations.
7. Develop or encourage the development of rent-to-own programs through public-private partnerships and entrepreneurship to give low-to moderate-income families a chance at homeownership. [4]

[4] An example of a rent-to-own development is Metcalfe Park in the City of Milwaukee. A private developer, in partnership with the Milwaukee Urban League and using affordable housing tax credits, is developing 30 homes that will be leased to families that qualify for below-market rents of $675 and $825 per month. In 15 years, the homes will be available for purchase at discounted prices.

8. Study the potential to integrate other types of specialty housing, where applicable, such as "cooperative housing" (sometimes called "coop-housing or co-habiting housing"),[5] "cohousing"[6] and university or campus-related housing for seniors,[7] which may also socially support and help seniors and/or persons with disabilities be self-sufficient.
9. Support the inclusion of accessory units and "live-work-units"[8] (sometimes called "flex units"), where suitable, to help provide affordable housing as well as affordable office or work space for entrepreneurs (i.e. small businesses and home-based businesses).

Household Size

1. The average household size in the County in 1960 was 3.66 persons per household. The projected 2035 household size is 2.48. County projections show that the population of people aged 65 and over will more than double in size increasing from 26,763 people in 2000 to 56,678 in 2035. A higher percentage of smaller housing units, multi-family, independent and assisted living units may be required to better meet the housing needs of smaller households, including the increase in one- and two-person empty nester and elderly households and persons with disabilities.

Transition from Renter to Home Owner Occupied Housing

1. Utilize existing local, state, and federal programs to educate young adults and families in the County to transition from renter to home owner. About 20 percent of housing units in Waukesha County are renter occupied and 80 percent are owner occupied. However, in several communities within the County renter occupied units are over 40 percent of total housing units.

Housing Vacancy

1. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready

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[5] A multi-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted in a condominium dwelling where individual units are under separate ownership. Apartments and dwellings may include shared common areas such as kitchen, dining, and/or living rooms, and services, such as housekeeping, organized social and recreational activities, including seniors and persons with disabilities capable of living "independently" (usually requiring no or minimal medical-care or "Stay at Home" related services). More information on cooperative housing in Wisconsin can be accessed from the University of Wisconsin-Extension Center for Cooperatives at http://www.uwcc.wisc.edu/info/uwcc_pubs/coopHouse02.pdf

[6] Cohousing communities are communities or "villages" that generally consist of privately-owned individual homes and community-owned areas and buildings. Households participate in social activities centered in a community-owned building, and help to design and manage their "village" consisting of small groups of homes concentrated around a community building which acts as the social center of the "village". Residents own their private dwellings, usually condos or attached single-family homes, but share common areas, such as dining areas, kitchen, lounges, meeting rooms, a recreational facility, a workshop, children's spaces and the like. Group meals are regularly shared where residents manage the property. Other types of cohousing include elderly cohousing which is generally designed for adults 55 or older. Elder cohousing promotes universal design concepts that support active lifestyles and can accommodate accessibility needs.

[7] Senior housing, rental or homeownership, linked to universities and colleges where services offered to seniors include auditing classes, library and computer privileges, access to healthcare, use of fitness facilities, discount event tickets, and/or reduced meal prices. The universities or colleges may or may not be involved with the development and operation of the retirement community, while providing such services to residents.

[8] Live-work units contain work space that usually occupies more floor area, up to 50 percent of the total floor area of the unit, than a conventional house containing a home occupation, in which the home-based business typically occupies between 10 to 25 percent of the total floor area. Live-work units may contain more types of business activities than a traditional home occupation, such as more parking, traffic, employees, and/or customer visits. Such units may be detached buildings or attached units (especially townhouses) functioning as potential small business incubators. Units may be rented or owned, including as condominiums, thereby allowing owners to accumulate equity.

housing consumer turnover. Rental and homeowner vacancy rates at the county level should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of housing types, sizes, and costs.

Land Use Regulation and Other Considerations

1. The County and municipalities should examine regulatory codes to identify the extent to which they permit or exclude relatively lower cost housing, and make appropriate changes to facilitate the provision of such housing. This review should primarily focus on the structure types permitted (single-family, two-family, multi-family); development densities; minimum lot area requirements; minimum building setbacks; and minimum dwelling unit floor area requirements.
2. The County should research, study, promote, and educate the use of energy efficient homes and green housing development design concepts.
3. Several of the housing recommendations may be implemented using municipal land use regulations. Waukesha County's land use regulations apply to Towns of Genesee, Oconomowoc, Ottawa or Vernon; or the shoreland/floodland areas (generally within 1,000 feet of a lake or 300 feet of a stream), in all of the Towns. In addition, Waukesha County is an approval or objection agency on proposed subdivision plats and certified surveys, limited to the review authority granted under s.236 Wisconsin Statutes.
4. The rising cost associated with the purchase and development of land for building sites has a significant impact on the increasing prices and reduced affordability of housing. In addition, occupancy costs (distances to employment, shopping, education and other community services; transportation costs) indirectly affect the affordability of housing. The Housing and Land Use planning standards and objectives, presented in Chapter 2 of this Plan, seek to provide affordable housing by calling for increased residential densities on municipal services (sewer, water and transportation alternatives), and in close proximity of employment, education, shopping and other community services. Cities and villages traditionally provide planned municipal sewer, water and public transportation, accommodating higher densities.

Chapter 6

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

Economic development is vital for communities in Waukesha County. With optimum paying jobs and growing businesses, Waukesha County and the Region will be able to maintain and expand its quality of life. In order to maintain the highest quality of life for its residents, communities in Waukesha County must be a partner in the regional economy. Waukesha County and the region need to foster job growth and new business development.

In any planning effort, forecasts are required for those future events and conditions that are outside the scope of the plan, but will affect plan design and implementation. In the preparation of the Comprehensive Development Plan for Waukesha County, the future demand for land, which the plan must seek to accommodate, depends primarily upon future population, household, and employment levels. Control of changes in such levels lie largely outside the scope of governmental activity and the physical planning process. Future population, household, and employment levels must therefore be forecasted, with land use and supporting facility plans being designed to accommodate forecast conditions.

This chapter provides an overview of the methodology and assumptions that underlie the economic and employment projections of southeastern Wisconsin and Waukesha County. Included is descriptive information pertaining to measures of economic activity and employment projections.

WAUKESHA COUNTY ECONOMIC DEVELOPMENT STRENGTHS, CONCERNS, AND WEAKNESSES

The Waukesha County Comprehensive Planning Economic Development Element subcommittee expressed the following strengths, concerns, and weaknesses.

Economic Strengths

- **Rich history of local entrepreneurship fostering business growth**
  Historically, the fostering of local small businesses in Waukesha County has led to the growth of larger companies and jobs.
- **Milwaukee-Waukesha Metropolitan Statistical Area (MSA) with over 1.5 million people**
  Despite the fact that the City of Milwaukee has declined in population, the Milwaukee-Waukesha MSA that includes Milwaukee, Ozaukee, Washington, and Waukesha Counties continues to grow and prosper.
- **Preference for ownership demonstrates longer term commitment to area**
  Businesses want to establish equity by owning commercial or industrial land and buildings. This provides more opportunities to establish equity and creates more options for future expansion, but also challenges the typical dynamics of traditional industrial park development. Business condominium concepts are growing, which encourages ownership and longer term business commitment.
- **Outstanding work ethic**
  In the opinion of business leaders in Waukesha County, when compared to other regions of the country, employees have a superior work ethic.
- **Growing tax base**
  Waukesha County's tax base continues to grow due to development and redevelopment of residential, commercial, and industrial areas.
- **Attractive local, county, and state park system**
  Local, county, and state parks, lakes, and natural areas offer a variety of recreational activities for residents, thereby, attracting employers and employees.

- **Sustained population growth**
  In every federal population census, Waukesha County has recorded an increase in population. Since 1960, the population of the county has more than doubled.
- **Innovative business leaders**
  Waukesha County has grown businesses and jobs mainly through innovation and investment by local leaders.
- **Quality schools are the driving force in attracting families and businesses**
  Waukesha County is recognized as having both quality public and private school systems. This is a huge attraction for families with children. In addition, a quality education system is important for businesses that will employ workers after graduation.

Concerns and Weaknesses

- **The median price of a home is increasing at a faster rate than median income**
  Waukesha County has the second highest median home price in the state. Nineteen percent of household's pay more than 30 percent of their gross monthly income on housing and 5 percent pay over 50 percent of their gross monthly income for housing. The U.S. Department of Housing and Urban Development (HUD), defines affordable housing where housing costs are no more than 30 percent of a households gross monthly income. As the number of potentially lower paying jobs in service sector industries such as hospitality, eating and drinking, and retail trade increases this becomes even more of an issue for providing affordable housing opportunities within Waukesha County.
- **Need to generate enough revenue to continue all municipal and county services while balancing fees and taxes and remaining competitive at the same time**
  The costs to operate government continue to increase, especially with the increase of unfunded state and federal mandates. Sometimes, the pursuit of taxes from new development increases urban sprawl. Citizens continue to express concerns about the taxes they pay and do not support tax increases.
- **Health care costs continue to rise**
  Rising health care costs create obstacles for business and job growth. Health care costs in Wisconsin and the Midwest are higher than other regions of the country.
- **Need to focus on regional and countywide cooperation including school districts in the delivery of governmental services**
  Local governments and school districts have been and should continue to pursue new, cost-effective cooperative approaches to meet their own governmental service demands.
- **Community development plans must be complimentary**
  The Wisconsin Comprehensive Planning law requires that communities must have plans that complement each other. This is a difficult task since there are 37 municipalities within Waukesha County.
- **Transportation costs continue to rise**
  Rising energy prices continue to increase transportation costs for Waukesha County businesses and residents. Transportation infrastructure demands that are not paid for by enhanced tax revenues continue to increase transportation costs.
- **Continued population growth will impact local school districts**
  The intermediate population growth projection developed by SEWRPC shows Waukesha County gaining over 86,000 people from 2000 to 2035. According to the State Department of Public Instruction projections, the K-12 student population in Waukesha County will begin to experience steady growth after 2010. This will result in local school boards addressing the need for more new school buildings and expansion of existing facilities in order to continue to provide quality education and job training.
- **Cyclical over-development of office space within the county**
  Over-development of office space can lead to a temporary condition of more supply than demand, empty office buildings, lower rent prices, and less profit for developers, investors, and real estate professionals as well as creating unneeded or underutilized infrastructure.
- **Need for additional technology development**
  Waukesha County needs to continue to thrive in a knowledge-based economy. To do so, businesses and government must continue to adopt new technologies. A need exists for enhanced communication and collaboration between businesses and research universities.

- **Need to continue to increase the number of people with college and technical degrees**
  Although Waukesha County has a highly skilled workforce there is still demand for additional growth, especially in the areas of business, information technology, engineering, and nursing and health care professions. Both public and private universities in the region must do a better job of making professionals aware of what continuing education opportunities and degrees exist, and identifying what degrees to offer. It is necessary to increase the number of people with both technical college and four-year degrees to grow in a knowledge-based new economy.
- **Need to maintain and expand our transportation infrastructure**
  Waukesha County has an excellent network of local, county, state, and federal roads, streets, and highways. It also has several local and county airports. This infrastructure must be maintained and expanded to meet economic growth needs.
- **Declining water supply**
  Waukesha County's water supply is finite. The trends show that the deep aquifer ground water supply and quality is declining. The county must work together with local communities and regional agencies to identify ways to conserve water and protect the quality of water resources.
- **Aging workforce**
  The potential for a future labor shortage in the county is significant as the rate of retirement is likely to surpass the rate of entry into the workforce between 2015 and 2020.
- **Lack of population diversity**
  Waukesha County has not experienced high growth in ethnic diversity of other populations.

Other Relevant Business Analysis

Waukesha County Economic Development Corporation (WCEDC) completed 24 listening sessions with businesses between March and September 2002. WCEDC published the results of these sessions in their report titled *Waukesha County 2020.* The businesses that attended the listening sessions accounted for 80 percent of the payroll in the County. These businesses prioritized 12 major issues based on the impact each issue was thought to have on the County's economy. These comments do not necessarily reflect the findings of the Comprehensive Development Plan for Waukesha County, but provide additional opinions to inform the preparation of the plan.

- Infrastructure limitations (roads, water, power, high-speed Internet, housing, public transportation) inhibit economic growth, retention and attraction of businesses.
- Labor force issues inhibit the success of existing businesses and the attraction of new business; quantity and quality of workers, and assimilation of ethnic/minority workers.
- Ineffective resource allocation across educational units hinders workforce preparedness in key areas.
- Multiple layers of government create inefficiencies for businesses and higher taxes, thus driving up the cost of doing business.
- Government and the citizenry lack an understanding of business issues.
- Insufficient resources are available to create a supportive environment for "new economy" businesses (finance, information, collaborative networks).
- The high cost of health care is making local businesses and the area in general less competitive.
- The County doesn't have a strong image for attracting business, entrepreneurs, young workers, and visitors.
- The region is losing corporate headquarters with high paying jobs.
- Excessive governmental regulations limit the growth of certain industries.
- There's a resistance/conservatism among area businesses for investing in new technology and businesses processes in the face of global competition.
- Unresolved regional issues are caused by fragmented and short-term governmental and business planning.

WORKFORCE ANALYSIS

In order to plan for future economic growth and development it is essential to understand current workforce demographics. Workforce data that is often analyzed includes income, educational attainment, labor availability, and employer information.

Median Household Income

The Waukesha County median household income was $62,839 in 2000 (Chapter 2, Table II-6). This is the second highest county median household income in the state and fifty-first highest in the nation. A total of 84,720 County residents making up over 21 percent of the population were considered low to moderate household income by the U.S. Department of Housing and Urban Development (HUD). Low to moderate income is defined as household income that is 80 percent or less of county median household income. Seventy-nine percent of County households have incomes above low to moderate income.

Average Adjusted Gross Income Per Return

In 2004, Waukesha County ranked third in Wisconsin in average adjusted gross income behind Milwaukee and Dane counties. In 2004, Waukesha County residents generated 12 billion dollars in individual adjusted gross income. The average adjusted gross income per return filed individually or jointly ranged from $32,824 in the Village of Butler to $592,030 in the Village of Oconomowoc Lake (Table VI-1).

Per Capita Personal Income

Per capita personal income is defined as a location's total personal income divided by its total resident population. This measure is one of the most widely used measures of a location's economic health. According to the U.S. Bureau of Economic Analysis, per capita personal income in Ozaukee County was $50,543 and per capita income in Waukesha County was $43,455 in 2004. Dodge, Jefferson, Milwaukee, Racine, Kenosha, Washington, and Walworth Counties have much lower per capita personal incomes when compared to Waukesha County (Table VI-2).

From a regional and national perspective, looking at metropolitan statistical areas (MSA) of similar population size or larger, the Milwaukee-Waukesha MSA ranks lower in per capita income. Per capita income is higher not only in MSA's within the Midwest, but also in MSA's with similar population in other regions of the United States (Table VI-3). The two exceptions with lower per capita incomes are Virginia Beach – Norfolk MSA and the San Antonio MSA. The lower per capita income in the Milwaukee-Waukesha MSA may be attributed to the high rates of unemployment especially among minorities within the City of Milwaukee.

Educational Attainment

Waukesha County has a highly educated population. As mentioned in Chapter 2, Waukesha County has the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin.

Cardinal Stritch University, Carroll University, the Keller Graduate School of Management, Ottawa University, the University of Phoenix, the University of Wisconsin-Waukesha, Upper Iowa University, and Waukesha County Technical College offer associate or bachelor degrees at locations in Waukesha County. In addition, the University of Wisconsin-Whitewater and the University of Wisconsin-Milwaukee provide Master of Business Administration (MBA) Degree programs at UW-Waukesha. The University of Phoenix and the Keller Graduate School of Management also offer graduate degrees at locations within the county. In addition, the University of Wisconsin Cooperative Extension through a partnership with Waukesha County provides university outreach and life long learning opportunities to residents of Waukesha County.

Table VI-1

WAUKESHA COUNTY PERSONAL INCOME RETURN BY COMMUNITY, 2004

Name	Number of Income Tax Returns Filed	Total Adjusted Gross Income	Average Adjusted Gross Income
Town of Brookfield	2,234	146,017,403	65,361
Town of Delafield	2,787	308,512,761	110,697
Town of Eagle	1,275	78,148,342	61,293
Town of Genesee	2,699	197,141,600	73,042
Town of Lisbon	3,614	220,328,714	60,965
Town of Merton	2,972	227,533,931	76,559
Town of Mukwonago	3,037	186,874,610	61,533
Town of Oconomowoc	3,411	262,021,428	76,817
Town of Ottawa	1,466	102,246,841	69,745
Town of Summit	1,779	155,004,400	87,130
Town of Vernon	2,775	168,623,902	60,765
Town of Waukesha	10,549	630,247,409	59,745
Village of Big Bend	941	46,266,226	49,167
Village of Butler	1,036	34,005,575	32,824
Village of Chenequa	192	78,402,829	408,348
Village of Dousman	1,489	87,534,086	58,787
Village of Eagle	1,075	56,688,201	52,733
Village of Elm Grove	3,159	385,542,691	122,046
Village of Hartland	5,519	393,350,660	71,272
Village of Lac La Belle	86	11,128,686	129,403
Village of Lannon	526	21,733,173	41,318
Village of Menomonee Falls	17,376	966,570,239	55,627
Village of Merton	830	61,592,664	74,208
Village of Mukwonago	4,512	232,562,133	51,543
Village of Nashotah	1,075	91,612,951	85,221
Village of North Prairie	1,002	56,621,364	56,508
Village of Oconomowoc Lake	88	52,098,656	592,030
Village of Pewaukee	3,401	181,149,139	53,263
Village of Sussex	5,617	293,637,582	52,277
Village of Wales	1,323	79,464,916	60,064
City of Brookfield	19,543	1,671,044,432	85,506
City of Delafield	3,001	273,916,537	91,275
City of Muskego	11,289	664,062,255	58,824
City of New Berlin	20,029	1,183,990,817	59,114
City of Oconomowoc	8,804	572,547,221	65,033
City of Pewaukee	7,979	562,637,841	70,515
City of Waukesha	29,537	1,297,399,051	43,925
Waukesha County	**188,027**	**12,038,261,266**	**64,024**

Source: Wisconsin Department of Revenue.

Table VI–2

PER CAPITA PERSONAL INCOME: BY SELECTED WISCONSIN COUNTIES: 1980-2004

County	1980	1990	2000	2004
Dodge	9,539	14,809	25,514	27,527
Jefferson	9,417	16,870	27,927	31,000
Kenosha	10,801	17,543	27,726	30,389
Milwaukee	11,245	19,259	28,226	32,380
Ozaukee	12,847	25,614	46,092	50,543
Racine	11,016	19,368	28,776	32,744
Walworth	9,827	16,973	27,292	29,089
Washington	10,408	20,207	33,604	36,324
Waukesha	**12,335**	**23,984**	**41,033**	**43,455**

Source: U.S. Bureau of Economic Analysis.

Table VI-3

POPULATION AND PER CAPITA INCOME OF SELECTED U.S. METROPOLITAN STATISTICAL AREAS (MSA), 2004

MSA	Population	Per Capita Personal Income
Minneapolis	3,112,877	40,915
Chicago	9,393,259	37,169
Detroit	4,489,523	36,650
Indianapolis	1,617,414	35,266
Nashville	1,394,960	34,904
St Louis	2,768,641	34,735
Columbus	1,690,721	34,128
Kansas City	1,927,240	34,585
Cincinnati	2,056,843	34,368
Cleveland	2,133,778	34,264
Providence	1,627,194	33,912
Memphis	1,248,492	32,741
Austin	1,411,199	32,494
Milwaukee-Waukesha	**1,513,319**	**32,380**
Virginia Beach – Norfolk	1,641,671	31,811
San Antonio	1,852,508	28,946

Source: U. S. Bureau of Economic Analysis.

A need exists in the County to provide educational opportunities to maintain and enhance businesses and the workforce. Research shows that institutions of higher education are most successful in influencing economic growth when they are attuned to the economic structure of their local economies. It is important for higher education institutions and businesses to continue to develop and maintain relationships that integrate constantly changing concepts, innovation and technology into core business functions so Waukesha County can continue to grow in a rapidly changing global economy.

Workforce Demographics and Labor Availability

In 2005, Waukesha County had 205,012 people employed in its labor force. The average unemployment rate was 3.9 percent. As mentioned earlier, Waukesha County has a highly educated workforce with an outstanding work

ethic that produces high quality goods and services. The biggest concern is the fact that the workforce is growing older. The median age of County residents increased from 27 in 1960 to 38.1 in 2000. The 45 to 64 age group and 65 and over age groups will continue to grow in number reflecting the aging of "baby boomers" (people born from 1946 through 1964). The population aged 25 to 44 will begin to decrease as baby boomers grow older and smaller age cohorts born in the 1970s move into this age group. This changing age composition will have major implications for the future labor market. Waukesha County will need to retain and recruit a younger workforce to fill positions left vacant by retiring baby boomers. This strategy is best accomplished by working at a regional level in southeastern Wisconsin to market the economic strengths and quality of life that the area offers. A focus group involving young professionals working within the City of Milwaukee expressed concern that the Milwaukee region is misinterpreted as a blue collar area and, from an outside perspective, not enough is done to sell and market the economic strengths of the Milwaukee region.

EMPLOYER AND EMPLOYEE TRENDS

Largest Employers

The largest employers in Waukesha County are doing business in the health services, medical product innovation, retail, wholesale, government, education, and communication sectors. Collectively these businesses employ 30,030 workers making up 11 percent of the total workforce in Waukesha County (Table VI-4). In 2002, Waukesha County had 12,579 businesses. Ninety three percent of these businesses had less than 50 employees. The three largest business establishment groups consisted of wholesale/retail trade, professional and administrative services, and construction (Table VI-5).

Waukesha County's total share of regional employment in the seven county Southeastern Wisconsin Region has grown from 3 percent in 1950 to 22 percent in 2000. In 2000, Waukesha County had over 270,000 jobs, an increase of over 80,000 jobs since 1990 (Table VI-6).

Employment and Wages

In 2004, the average annual wage paid to workers employed in Waukesha County was just below $40,000 per year. This figure was 14.2 percent above the state average. Jobs in financial occupations provide the highest average wage in Waukesha County at $51,502 (Table VI-7). Jobs in information technology and manufacturing provide the second and third highest average wages in the County. It is vital to the future economic growth of the County to continue to focus on growing jobs in higher paying sectors, since manufacturing jobs will likely continue to decline.

Table VI-4

LARGEST EMPLOYERS IN WAUKESHA COUNTY, 2005

Name of Employer	Type of Business	Approximate Employment (Full-time equivalents)
Pro Health Care	Health Services	4,964
Kohl's Department Stores	Retail/Company Headquarters	4,045
GE Healthcare	Medical Products/Headquarters	3,976
Roundy's	Food Wholesale/Retail	3,593
Quad Graphics Inc.	Printing/Company Headquarters	3,146
Target Corporation	Retail/Distribution Center	1,623
School District of Waukesha	Education	1,508
AT&T	Communications	1,478
Community Memorial Hospital	Health Services	1,474
Wal-mart Corporation	Retail	1,425
Waukesha County	Government	1,402
Waukesha County Technical College	Education	1,396

Source: Wisconsin Department of Workforce Development, Labor Market Information Bureau and Waukesha County, 2006 employer inquiry updates.

Table VI-5

LARGEST BUSINESS ESTABLISHMENT GROUPS IN WAUKESHA COUNTY, 2002

Type of Business	Number of Businesses
Wholesale/Retail Trade	2,630
Professional & Administrative Services	1,700
Construction	1,589
Education & Health Care Services	1,172
Manufacturing	1,096
Finance, Insurance and Real Estate	1,031

Source: U.S. Bureau of Census, County Business Patterns, 2003

Table VI-6

TOTAL EMPLOYMENT TRENDS BY COUNTIES IN THE SOUTHEASTERN REGION: 1990-2000

County	1990	2000	Number Increase In Employment 1990-2000	Percent Increase In Employment 1990-2000
Kenosha County	52,230	68,654	16,424	24.0
Milwaukee County	609,800	624,600	14,800	2.0
Ozaukee County	35,300	50,800	15,500	44.0
Racine County	89,600	94,400	4,800	5.0
Walworth County	39,900	51,800	11,900	30.0
Washington County	46,100	61,700	15,600	34.0
Waukesha County	189,700	270,800	81,100	43.0

Source: U.S. Bureau of Economic Analysis and SEWRPC

Table VI–7

AVERAGE ANNUAL WAGE BY INDUSTRY DIVISION IN WISCONSIN AND WAUKESHA COUNTY: 2004

Type of Industry	Average Annual Wage for Wisconsin	Average Annual Wage for Waukesha	Percent of Waukesha County Above or Below Wisconsin Average Annual Wage
All Industry	34,749	39,671	114.2
Natural Resources and Mining	27,399	37,255	136.0
Construction	41,258	47,420	114.9
Manufacturing	44,145	48,775	110.5
Trade, Transportation, Utilities	30,088	24,494	114.6
Information	41,759	49,520	118.6
Financial Services	45,103	51,502	122.3
Professional & Business Services	39,580	48,398	122.3
Education & Health Services	36,408	36,261	99.6
Leisure & Hospitality	12,295	11,881	96.6
Other	20,207	23,781	117.7
Public Administration	36,347	34,854	95.9

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information, Quarterly Census of Employment & Wages

INDUSTRY ANALYSIS

Waukesha County has experienced significant employment growth between 1990 and 2000 in finance, insurance, and real estate, services, construction, wholesale trade and retail trade. For planning and economic development purposes, it is important to analyze and understand what industry sectors have the greatest potential for future job growth.

Agriculture

Agriculture is still a viable economic sector in Waukesha County. Production agriculture has shifted from dairy farming to specialty crop production, orchards, greenhouses, and plant and tree nurseries. Due to continued growth pressures, most agricultural employment is occurring from the growth of small family operated micro enterprise businesses that provide locally grown products for the expanding urban market and the growing green industry that includes horticulture, vegetable farming, and tree and shrub farming. In 1990, Waukesha County had 1,191 jobs in agricultural production. In comparison, 1,011 people worked in production agriculture in 2000 resulting in a reduction of 180 jobs and an overall 15 percent job loss. However, in 2000, an additional 3,000 people were employed in Waukesha County in agricultural services positions. This includes farm equipment sales and service, landscaping services, and agricultural consulting.

Construction

Construction type jobs include all forms of building construction jobs as well as jobs in heavy construction, roads, bridges, sewer and water lines, and sewage treatment facilities. Construction jobs include employment in new development, additions, reconstructions, installations, and repair and maintenance. Construction jobs will continue to provide job growth in Waukesha County. In 2000, Waukesha County had 18,462 jobs in construction for an increase of 5,783 jobs since 1990 and an overall 31 percent change in employment (Table VI-8). Many of these jobs were in residential construction. Residential real estate made up nearly 76 percent of Waukesha County's equalized assessed value in 2005.

Table VI-8

EMPLOYMENT INDUSTRY TRENDS IN WAUKESHA COUNTY: 1990-2000

Type of Industry	1990	2000	2000 Percent of Total Employment	1990-2000 Number Change in Employment	1990-2000 Percent Change in Employment
Agriculture	1,191	1,011	1.0	-180	-15.0
Construction	12,679	18,462	7.0	5,783	31.0
Manufacturing	44,871	56,754	21.0	11,883	21.0
Transportation, Communication and Utilities	8,185	9,516	4.0	1331	14.0
Wholesale Trade	16,128	22,508	8.0	6,380	28.0
Retail Trade	31,054	43,132	16.0	12,078	28.0
Finance, Insurance and Real Estate	13,131	22,340	8.0	9,209	41.0
Services*	46,293	76,265	28.0	29,972	39.0
Government and Government Enterprises**	13,994	17,059	7.0	3,065	18.0
Other***	2,135	3,749	1.0	1,614	43.0

* Services include business, repair, personal, entertainment, recreation, health, education, accommodation and food, social, and professional services. ** Government and Government Enterprises include all non-military government agencies and enterprises, regardless of Standard Industrial Classification Code. *** Other includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs.

Source: U.S Bureau of Economic Analysis and SEWRPC

Manufacturing
Waukesha County grew from 44,870 manufacturing jobs in 1990 to 56,754 manufacturing jobs in 2000 for a 21 percent increase in the number of jobs over the decade. In 2000, the Southeastern Wisconsin Region had 224,300 manufacturing jobs. Since 2000, the number of manufacturing jobs in Wisconsin has declined. Most of these jobs were lower skilled positions with manufacturers producing commodity goods that were eliminated by technological developments, or moved to Mexico or overseas where costs are lower. Wisconsin continues to maintain more skilled manufacturing positions than other states. Many of these manufacturers have a niche product that is not directly subject to the pressure of lowering costs. This is not the case for local manufacturers that produce commodity goods. These manufacturers will continue to experience intense pressure to lower costs resulting in outsourcing to foreign countries. This is significant since manufacturing jobs provide the third highest average wage for workers in Waukesha County.

The Milwaukee-Waukesha MSA has a fewer percentage of total jobs in manufacturing than other areas in the state, but a higher percentage than other areas in the nation (Table VI-9 and Table VI-10). Milwaukee-Waukesha MSA ranks ahead of all MSA's in the Midwest and others of similar size across the country in the total percent of manufacturing jobs. Historically, manufacturing has laid a foundation for optimum paying jobs within the Milwaukee metropolitan area and Wisconsin.

Transportation, Communication, and Utilities
This sector includes jobs in passenger and freight transport, shipping, communication services, gas, electric, water and sanitary services. Businesses in this sector experienced some growth in the 1990's, but new jobs slowed significantly beginning in 2000 due to recession. In 1990, Waukesha County had 8,185 people employed in this sector. This figure increased to 9,516 in 2000 for an increase of 1,331 jobs resulting in a total percent increase of 14 percent for this sector.

Wholesale Trade
This sector includes businesses that employ people who primarily sell products and goods to retailers. Wholesale trade in Waukesha County is linked to manufacturing. In 1990, 16,128 jobs in Waukesha County were in wholesale trade. Jobs increased to 22,508 in 2000 for a gain of 6,380 jobs over the decade and a 28 percent increase.

Retail Trade
This industry includes businesses engaged in selling merchandise primarily for personal or household consumption. Employment in retail trade grew steadily in Waukesha County throughout the 1990's. Jobs in retail trade grew from 31,054 in 1990 to 43,132 in 2000 showing a 12,078 gain in the number of jobs and a 28 percent increase.

Finance, Insurance and Real Estate
This sector includes banks, credit unions, security brokerages, insurance carriers, real estate agencies, and land development firms. This sector experienced significant growth in the 1990's and grew from 13,131 jobs in 1990 to 22,340 jobs in Waukesha County in 2000 for a total gain of 9,209 jobs and a 41 percent increase.

Services
Categories in this sector include business, repair, personal, recreation, accommodations, food, entertainment, social and professional services. This sector has experienced phenomenal growth in jobs in Waukesha County. The number of people employed in services increased from 46,293 in 1990 to 76,265 in 2000. Continuing population growth, the County's aging population, and business growth have all contributed to this growth of 29,972 jobs and an overall 39 percent increase.

Government and Government Enterprises
These jobs include all nonmilitary government positions at the federal, state, county, city, village, town, and school district levels of government. Between 1990 and 2000 Waukesha County governmental positions

Table VI–9

PERCENT OF JOBS BY INDUSTRY SECTOR IN WISCONSIN MSA AREAS, 2004

Wisconsin MSA Area	Natural Resources and Mining	Construction	Manufacturing	Trade, Transportation Utilities	Information	Finance Activities	Professional and Business Services	Education and Health Services	Leisure And Hospitality	Other
Appleton	1.24	8.63	23.03	22.64	1.99	7.01	11.42	10.36	10.16	3.53
Eau Claire	.37	5.03	16.66	25.19	1.94	5.84	11.39	18.20	11.63	3.76
Fond du Lac	1.58	6.59	26.92	22.24	2.85	4.46	6.24	14.00	11.29	3.84
Green Bay	.87	6.21	21.50	24.60	ND	7.48	10.07	13.53	10.80	ND
Janesville	.76	5.46	25.35	26.21	1.95	3.11	8.78	14.49	10.69	3.20
Kenosha	.35	5.22	23.11	23.51	.98	3.53	7.76	16.93	14.46	4.15
La Crosse	.21	4.58	16.00	22.62	2.32	6.50	10.49	21.60	12.11	3.58
Madison	.85	6.57	12.87	23.79	3.18	10.96	12.67	13.14	11.53	4.45
Milwaukee-Waukesha	**.16**	**4.62**	**18.87**	**21.11**	**2.55**	**7.93**	**14.73**	**17.23**	**9.17**	**3.63**
Oshkosh	.25	4.89	30.78	19.22	2.03	4.90	12.91	12.28	8.29	4.47
Racine	.57	5.41	28.66	22.59	.83	3.68	9.40	14.71	10.03	3.62
Sheboygan	.80	4.86	42.93	16.58	.64	4.29	6.41	11.72	8.65	3.12
St. Croix	1.25	7.56	24.44	23.52	.99	4.96	8.91	10.98	13.99	3.41
Superior	3.23	5.58	8.66	24.91	2.65	5.91	7.37	23.74	.69	4.26
Wausau	1.41	4.56	29.88	26.46	1.32	8.39	6.33	10.04	8.32	3.31

Source: U.S Bureau of Economic Analysis.
Note: ND = No Data

Table VI-10

INDUSTRY COMPARISONS FOR SELECTED US MSA AREAS
TOTAL PERCENT OF JOBS BY INDUSTRY SECTOR, 2004

MSA's	Natural Resources and Mining	Construction	Manufacturing	Trade, Transportation, Utilities	Information	Finance Activities	Professional Business Services	Education and Health Services	Leisure	Other
US Total	1.54	6.38	13.14	23.30	2.86	7.27	15.02	14.83	11.49	4.17
State Total	.89	5.43	21.52	22.93	2.15	6.65	10.81	14.74	10.75	4.12
Cleveland	.37	4.73	16.63	21.47	2.18	8.62	14.49	17.74	10.14	3.60
Austin	.45	7.12	11.18	22.50	3.98	7.48	17.45	12.24	13.06	4.54
Columbus	.34	5.32	10.93	24.43	2.61	9.70	17.59	13.46	11.69	3.95
Detroit	.18	4.80	17.08	21.06	2.05	6.42	20.15	14.46	10.36	3.44
Indianapolis	ND	ND	14.09	24.85	2.25	8.36	15.02	13.09	11.46	3.65
Chicago	.21	5.54	13.52	23.39	ND	8.48	17.43	14.44	10.21	ND
Minneapolis	.34	5.65	13.74	22.66	2.93	9.44	16.70	14.13	10.48	3.93
Nashville	.20	5.57	13.76	23.67	ND	7.17	15.15	15.81	12.11	3.49
Milwaukee – Waukesha	**.16**	**4.62**	**18.87**	**21.11**	**2.55**	**7.93**	**14.73**	**17.23**	**9.17**	**3.63**
Memphis	.33	ND	ND	32.53	ND	6.18	14.20	13.26	13.09	ND
Kansas City	.27	6.24	10.47	24.91	ND	8.83	ND	12.74	11.53	ND
St. Louis	.40	ND	ND	22.09	ND	6.84	15.62	16.54	12.15	ND
Norfolk	.23	8.31	10.48	23.74	ND	6.79	16.89	ND	13.77	ND
San Antonio	.83	6.90	7.58	22.89	3.62	9.96	14.51	15.57	14.30	3.85

Source U.S Bureau of Economic Analysis

grew from 13,994 jobs to 17,059 jobs for a modest gain of 3,065 jobs resulting in an 18 percent increase in this sector.

Location Quotient Analysis of Strength of Employment Sector
A location quotient is a ratio that compares the concentration of a resource or activity, such as employment, in a defined area to that of a larger area or base. For example, location quotients can be used to compare state employment by industry to that of the nation. In this case, Waukesha County employment is compared to the State of Wisconsin and the United States.

If a location quotient is equal to one (1), then the industry has the same share of its area employment as it does in the reference or compared area. A location quotient greater than one (1) indicates an industry with a greater share of the local area employment than is the case in the reference area. Location quotients are calculated by first dividing local industry employment by the total of type of employment. Second, reference area industry employment is divided by the all industry total for the reference area. Finally, the local ratio is divided by the reference area ratio.

Waukesha County is higher in construction; manufacturing; trade, transportation, and utilities; information; financial activities; and professional business services employment than the state (all have location quotients greater than one (1) (Table VI-11). When compared to the nation, Waukesha County ranks higher in construction, manufacturing, and trade, transportation, and utilities employment. Construction employment is much higher when compared to the State of Wisconsin and manufacturing employment is significantly greater than the national ratio.

The only three categories that Waukesha County ranks lower in than the rest of Wisconsin is natural resources and mining, professional and business services, and leisure and hospitality employment (all have location quotients less than one (1). When compared to the nation, Waukesha County ranks lower in natural resources and mining, information, financial activities, professional and business services, education and health services, and leisure and hospitality employment.

Commercial and Industrial Uses
In 2000, Waukesha County had 55,451,190 square feet of space in manufacturing (Map VI-1) and another 871,189 square feet projected for future manufacturing development. In addition, 86,334,846 square feet was used for wholesale and storage use and 100,970,824 square feet was in commercial uses within the county.

OVERALL EMPLOYMENT PROJECTIONS

Employment projections are important to analyze when planning for future economic development. Planners, businesses, and local governments should understand the amount of projected employment growth as well as in what occupations this growth will occur.

Total Employment Projections
The State of Wisconsin Comprehensive Planning Law requires that plans project employment growth for a twenty-year planning period. The projections in this document are from SEWRPC Technical Report No. 10 (4th Edition), *The Economy of Southeastern Wisconsin, July 2004*. The data shows employment sector projections based on a regional scale, not a county scale, and are also based upon past industry trends and future regional, state, and national trends as well as projections from the Wisconsin Department of Workforce Development (WDWD) and the Wisconsin Department of Revenue. The employment projections were developed together with population projections for the Southeastern Wisconsin Region. The aging of the population may result in moderate employment growth within the Region. Another significant statistic for the Southeastern Wisconsin Region is the fact that projections show a continuing decline in manufacturing jobs over the next 30 years. This is a concern since manufacturing jobs provided the third highest average wage for workers in Waukesha County in 2004.

Table VI-11

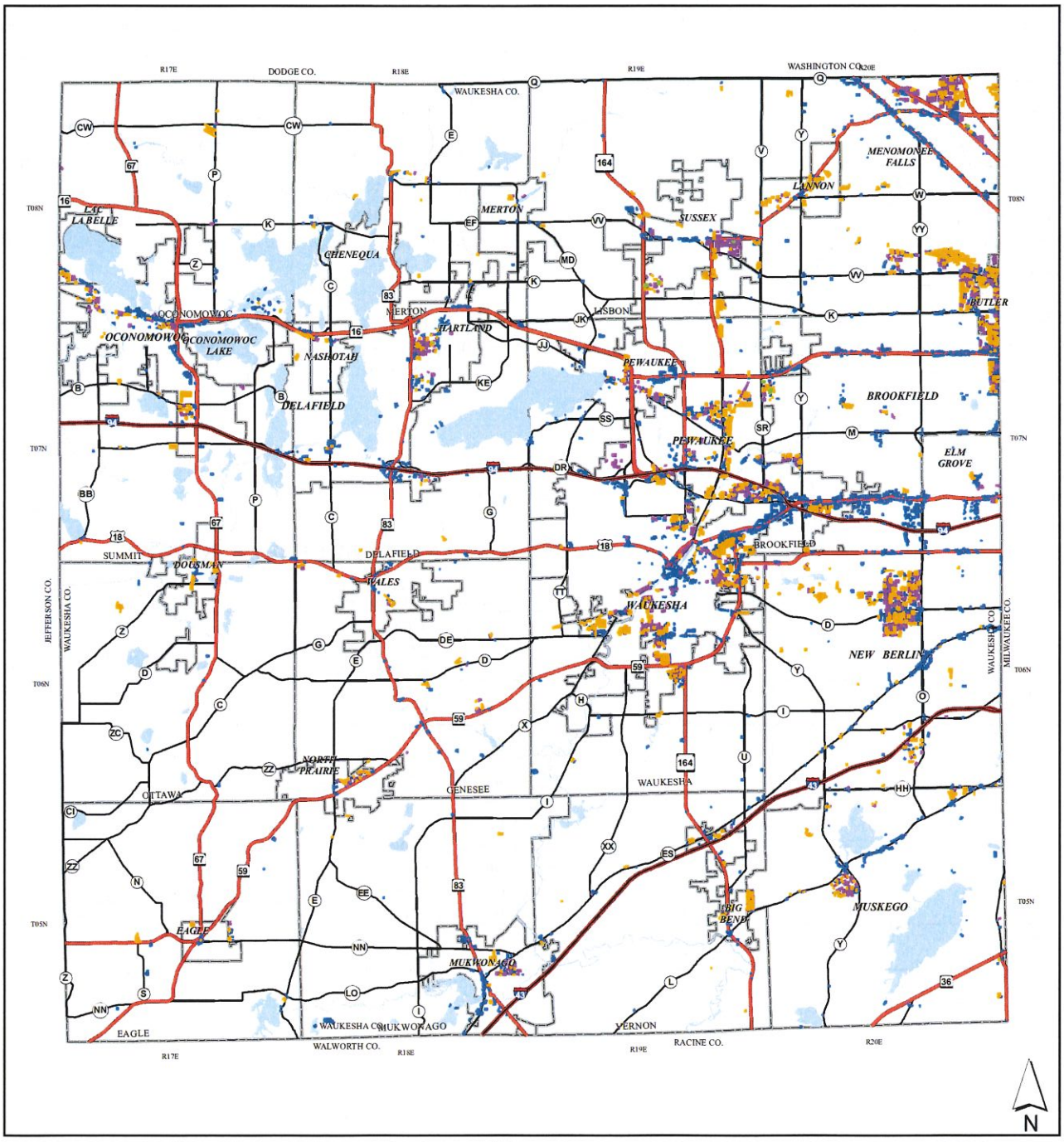
WAUKESHA COUNTY LOCATION QUOTIENT COMPARISONS, 2004

Industry	Comparison With State	Comparison With U.S.
Natural Resources & Mining	.31	.18
Construction	1.41	1.20
Manufacturing	1.07	1.75
Trade, Transportation & Utilities	1.04	1.02
Information Technology	1.18	.89
Financial Activities	1.06	.97
Business Services	1.18	.85
Education & Health Services	.74	.73
Leisure & Hospitality	.80	.86

Source: U.S. Bureau of Economic Analysis

Map VI-1

EXISTING COMMERCIAL AND INDUSTRIAL USES IN WAUKESHA COUNTY: 2000



Legend

- *Interstate*
- *US*
- *State*
- *County*
- *Major Water Body*
- *Civil Division Boundary*
- *Commercial (210, 220)*
- *Manufacturing (310)*
- *Wholesaling and Storage (340)*
- *Industrial Land Under Development (399)*

0 1 2 4 Miles

Civil Divisions as of 5/31/08
Prepared by Waukesha Co. Dept. of Parks and Land Use

Source: SEWRPC and Waukesha County

The total employment for the seven county Southeastern Wisconsin Region is projected at a low, intermediate, and high projection to 2035. The low projection indicates that the Region will gain 44,700 jobs by 2035 (Table VI-12 and Figure VI-1). The intermediate projection estimates that the gain in jobs will reach 145,500. The high projection calculates a job increase of 286,800. For the purposes of this plan, the intermediate projection was chosen as the best estimate of job growth. Using the intermediate projection, Waukesha County will gain 76,400 new jobs by 2035, which is 52 percent of total regional gain. Due to this growth, Waukesha County will increase to 28.2 percent of regional employment share in 2035 (Table VI-13 and Figure VI-2)

The intermediate projection for "Civilian Labor Force" in the Region will increase rapidly until 2015 and then experience slower growth. Between 2010 and 2015, the labor force shows a robust increase of 44,300 jobs over this 5 year period. The labor force will experience a smaller increase between 2015 and 2035 gaining 83,900 jobs over this 20 year period. The intermediate projection for the civilian labor force results in a gain of 145,500 jobs or a 11.9 percent increase between 2000 and 2035.

The intermediate projection for Waukesha County predicts that the labor force will increase from 270,800 jobs in 2000 to 347,200 in 2035. This would result in a growth of 76,400 additional jobs which is actually less than the job growth that occurred between 1990 and 2000.

Table VI-12

ACTUAL AND PROJECTED TOTAL EMPLOYMENT IN THE REGION: 2000-2035

	High Projection			**Intermediate Projection**			Low Projection		
		Change from Preceding Year			**Change from Preceding Year**			Change from Preceding Year	
Year	Jobs	Absolute	Percent	**Jobs**	**Absolute**	**Percent**	Jobs	Absolute	Percent
Actual Employment: 2000	1,222,800			**1,222,800**			1,222,800		
Projected Employment:									
2005	1,197,300	-25,500	-21.0	**1,190,600**	**-32,200**	**-2.6**	1,184,000	-38,800	-3.2
2010	1,270,600	73,300	6.1	**1,240,100**	**49,500**	**4.2**	1,213,300	29,300	2.5
2015	1,343,200	72,600	5.7	**1,284,400**	**44,300**	**3.6**	1,236,600	23,300	1.9
2020	1,393,900	50,700	3.8	**1,308,200**	**23,800**	**1.9**	1,244,200	7,600	0.6
2025	1,431,200	37,300	2.7	**1,323,100**	**14,900**	**1.1**	1,246,700	2,500	0.2
2030	1,469,800	38,600	2.7	**1,343,100**	**20,000**	**1.5**	1,254,500	7,800	0.6
2035	1,509,600	39,800	2.7	**1,368,300**	**25,200**	**1.9**	1,267,500	13,000	1.0
Change: 2000-2035		286,800	23.5		**145,500**	**11.9**		44,700	3.7

Source: U.S. Bureau of Economic Analysis and SEWRPC

Table VI-13

ACTUAL AND PROJECTED EMPLOYMENT IN THE REGION BY COUNTY: 2000-2035

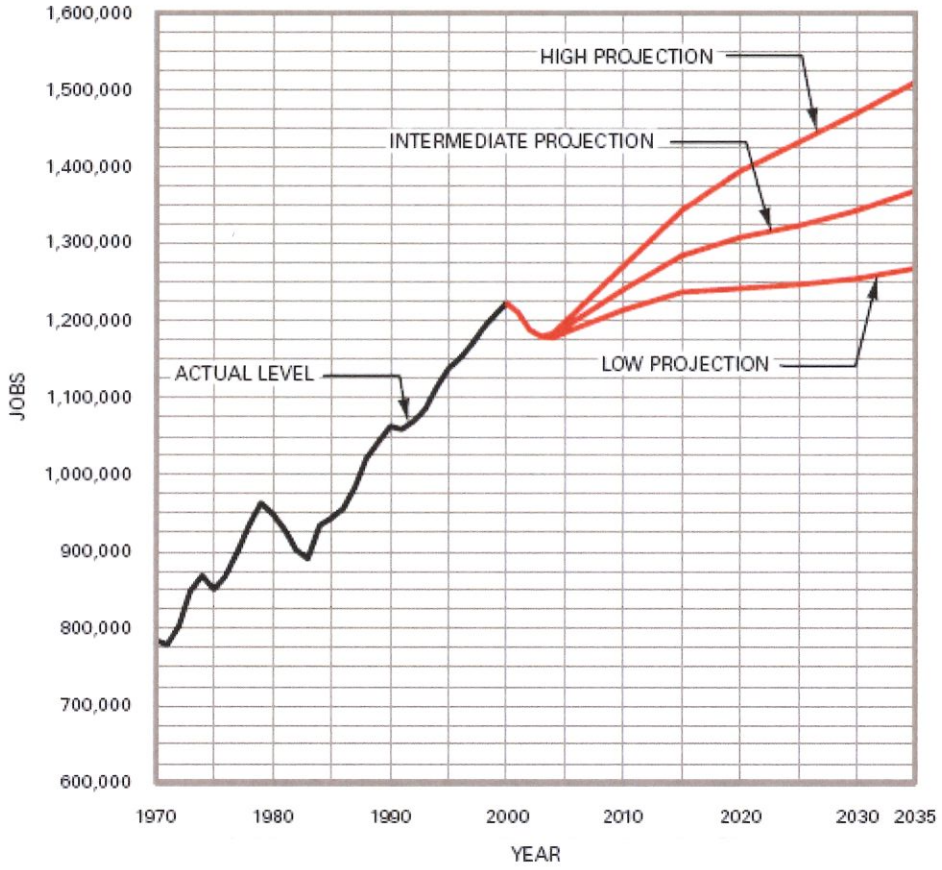
County	Actual Employment 2000		Projected Employment: 2035									
			High Projection			**Intermediate Projection**			Low Projection			
	Number of Jobs	Percent of Region	Number of Jobs: 2035	Change: 2000-2035		**Number of Jobs 2035**	**Change: 2000-2035**		**Number of Jobs 2035**	Change: 2000-2035		Percent of Region Jobs[b]
				Number	Percent		**Number**	**Percent**		Number	Percent	
Kenosha	68,700	5.6	93,700	25,000	36.4	**85,000**	**16,300**	**23.7**	**78,700**	10,000	14.6	6.2
Milwaukee	624,000	51.1	639,500	64,900	10.4	**624,900**	**300**	**- -[a]**	**578,900**	-45,700	7.3	45.7
Ozaukee	50,800	4.2	68,100	17,300	34.1	**61,700**	**10,900**	**21.5**	**57,200**	6,400	12.6	4.5
Racine	94,400	7.7	114,700	20,300	21.5	**104,000**	**9,600**	**10.2**	**62,000**	1,900	2.0	7.5
Walworth	51,800	4.2	73,800	22,000	42.5	**66,900**	**15,100**	**29.2**	**96,300**	10,200	19.7	4.9
Washington	61,700	5.0	86,700	25,000	40.5	**78,500**	**16,900**	**27.4**	**72,800**	11,100	18.0	5.7
Waukesha	270,800	22.2	383,100	112,300	41.5	**347,200**	**76,400**	**28.2**	**321,600**	50,800	18.8	25.4
Region	1,222,200	100.0	1,509,600	286,800	23.5	**1,368,300**	**145,500**	**11.9**	**1,267,500**	44,700	3.7	100.0

a Less than one percent.
b Applies to all projections.

Source: U.S. Bureau of Economic analysis and SEWRPC.

Figure VI-1

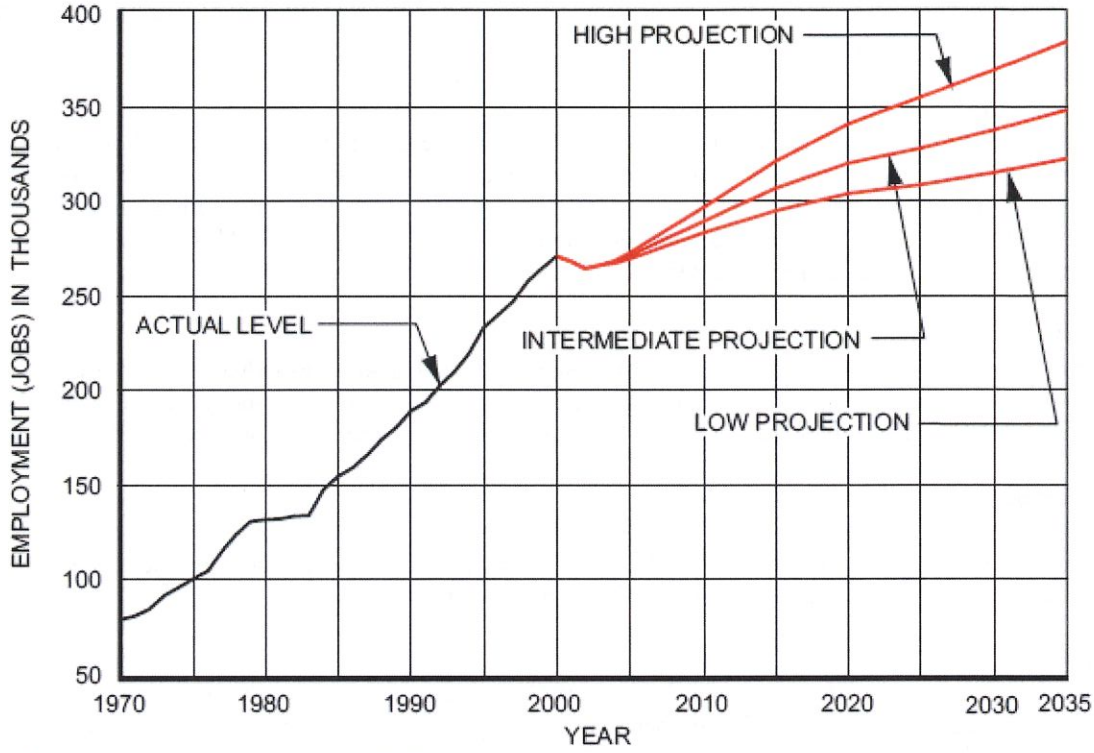
TOTAL EMPLOYMENT PROJECTIONS FOR THE REGION: 2000-2005



Source: U.S. Bureau of Economic Analysis and SEWRPC

Figure VI-2

TOTAL EMPLOYMENT PROJECTIONS: 2000-2005
WAUKESHA COUNTY



Source: U.S. Bureau of Economic Analysis and SEWRPC

EMPLOYMENT PROJECTIONS BY SECTOR

The following employment projections by sector are based on the selected intermediate projections for the seven (7) County Southeastern Wisconsin Region. Projections show that the greatest growth in employment will occur in services, especially business, health, and social services.

Printing and Publishing

Printing and publishing is a strong employment sector within Waukesha County and regional projections show that it will remain a stable industry. The outlook for this sector is promising due to the continued expansion of periodical publications and bookbinding, which are expected to offset the reduced growth in newspaper publishing. In addition, this sector requires investment in the latest of technologies to control costs and enhance product quality. The intermediate projection for Regional jobs in 2035 is 24,700, which is nearly the same as 2000 (24,500 jobs).

Fabricated Metal Products

This sector is projected to continue to decline. It includes establishments engaged in producing metal products, such as metal cans, tin ware, hand tools, cutlery, general hardware, fabricated structural metal products, and metal stampings. Much of this sector will move overseas where it is possible to reduce labor costs and remain competitive. Within the Region, fabricated metals will be reduced from 25,600 jobs in 2000 to 11,600 by 2035, a decrease of 55 percent.

Industrial Machinery and Equipment
The industrial machinery and equipment industry includes the manufacture of engines, turbines, farm and garden machinery, construction machinery, metalworking machinery, and computer and office equipment. The intermediate projection shows a loss of jobs in this sector. In 2000, 48,000 people worked in this sector in the Region, but by 2035 the intermediate projection shows that only 24,900 will be employed in this industry resulting in a 48 percent decrease.

Electronic and Other Electrical Equipment
The electronic and electrical equipment sector will experience decline in the Region and Waukesha County. This sector includes businesses engaged in manufacturing of electricity distribution equipment, electrical industrial apparatus, household appliances, electrical wiring and lighting, and electronic components. The intermediate projection for the number of jobs in this sector for the Region in 2035 is 15,300. This would result in a 43 percent decrease from the 27,000 such jobs in 2000.

Other Manufacturing
These are jobs in a wide range of manufacturing businesses that, taken individually, are not large enough to be considered as a separate category. Using the intermediate projection, jobs in other types of manufacturing would decline in the Region by 10 percent from 99,200 jobs in 2000 to a projected 89,400 jobs in 2035.

Construction
Construction will continue to create new jobs in the Region and Waukesha County, but at a much slower rate than what was experienced in the 1990s. Under the intermediate projection, Regional construction employment would increase from 53,800 jobs in 2000 to 57,100 in 2035, a 6 percent increase.

Retail Trade
Retail trade employment will grow in the Region and Waukesha County through 2035, however not at the pace it experienced in the 1980's and 1990's. A focus on reducing costs, more emphasis on e-commerce, and the lower wages associated with the retail sector, which may create labor shortages are all issues that will slow job growth. The rate of growth will also depend on the health of the economy and how much personal income continues to increase. The intermediate projection predicts that jobs in retail trade will grow by six (6) percent between 2000 and 2035 resulting in an increase from 193,700 to 205,400 such jobs in the Region.

Wholesale Trade
Wholesalers, for the most part, are in engaged in selling merchandise to professional business customers, retail establishments, industrial, commercial, institutional, farm, or construction contractors, and other wholesalers. Wholesale trade is highly dependent on providing merchandise to manufacturers. The projected slow growth of manufacturing will have a significant impact on wholesale trade employment. The intermediate projection predicts that jobs in wholesale trade will remain the same at 64,400 jobs in the Region between 2000 and 2035.

Transportation, Communication, and Utilities
This industry sector will not be a significant provider of new jobs for Waukesha County. The best potential for future job growth projected to occur in the transportation sector is in shipping, especially in the motor freight and warehousing segments. Increasing demand for air travel will continue to contribute new jobs as well. Projections show that the communication and utility segments will continue to lose jobs. New technology and competition in these sectors will continue to reduce the number of jobs in these sectors. The intermediate projection shows an overall loss of jobs in the Region from 2000 to 2035 in the transportation, communication, and utilities sectors. Under the intermediate projection, 51,100 people will be employed in transportation, communication, and utilities by 2035 in the Region. This is a 7 percent decrease from the 2000 level of 54,800 jobs.

Business Services
These establishments provide services such as advertising, computer programming, data processing, security systems services, and building cleaning and maintenance services. Businesses that provide engineering,

accounting, research, management, and other related services are not included in this sector. They are grouped in the "other services" category. Business services also include workers with temporary employment firms and people that provide services on a contract or fee basis to others. This sector will continue to grow rapidly. Under the intermediate projection for the Region, business services employment will increase to 164,600 jobs in 2035, a 60 percent increase over the 2000 level of 102,800 jobs.

Health Services
The health services industry includes establishments engaged in furnishing medical, surgical, and other health services including hospitals, offices and clinics of physicians and health care practitioners, nursing and rest homes, medical and dental laboratories and home health care services. This sector is poised for growth as Waukesha County's median age continues to increase, as the baby-boomer generation continues to grow older, and the overall population continues to increase. Under the intermediate projection, employment in health services in the Region will exceed 132,000 jobs in 2035, an increase of 35 percent over the 2000 level of 97,700 jobs.

Social Services
These establishments provide help and rehabilitation services to individuals with needs requiring special care and to the disabled and disadvantaged. The industry group also includes child day-care facilities and certain residential care facilities for children, the elderly, and others who need help with self-care. This sector will continue to see significant growth as the aging of baby-boomers continues along with the movement to outpatient care and more home-based assistance living. Under the intermediate projection, social services employment will increase in the Region from 34,300 jobs in 2000 to 62,100 jobs in 2035, for an increase of 81 percent.

Other Services
This category includes a diverse range of services including lodging places, laundry and dry-cleaning, funeral homes, automotive repair and miscellaneous repair shops, motion picture theaters, recreational services, and engineering, accounting, research, management and other consulting services. The intermediate projection reveals that Regional employment for other services will increase from 171,200 jobs in 2000 to 231,300 jobs in 2035 for an increase of 35 percent.

Finance, Insurance, and Real Estate
This sector includes banks, credit unions, security brokerages, insurance carriers, real estate agencies, and land development firms. This sector will grow from 93,700 jobs in 2000 to 103,600 jobs in year 2035, resulting in an 11 percent increase for the Region.

Government and Government Enterprises
This area includes all City, Village, Town, County, State, and Federal units and agencies of government, public schools, publicly owned enterprises, and the U.S. Postal Service. Government employment is projected to slightly increase over the next 30 years. In 2000, 114,400 people were engaged in employment regionally in this sector, and this figure will slightly increase to 115,300 by 2035, for an increase of one (1) percent. This slight increase over the next 30 years is due to the fact that government is projected to create more efficiency, and more opportunities for collaboration and intergovernmental cooperation.

Agriculture
Agricultural enterprises include farms, orchards, greenhouses and nurseries engaged in the production of crops, plants, trees, or livestock. The Region will continue to hold a comparative advantage in dairy, grain, and vegetable production especially in Walworth, western Racine, and western Kenosha Counties. However, due to increasing technology and mechanization, modern management practices, and global competition, the employment levels in agriculture will continue to decline. Using the intermediate projection, agricultural employment in the Region will decrease from 6,000 jobs in 2000 to 4,800 jobs in 2035, resulting in a 20 percent decrease.

Other Employment
This category includes jobs in forestry, commercial fishing, mining, and agricultural services such as crop services, veterinary services, landscaping services, and lawn and garden services. As urbanization continues, employment will continue to grow in landscaping and lawn and garden services. The intermediate projection for the Region shows a 39 percent increase for such jobs from 11,700 in 2000 to 16,200 in 2035.

SELECT LOCAL, COUNTY, REGIONAL, AND STATE PROGRAMS AND INITIATIVES AND ORGANIZATIONS

The State of Wisconsin Comprehensive Planning Law encourages cooperation among state government, local government units, and economic development organizations and initiatives. The following initiatives and programs support economic development activities in Waukesha County.

City of Brookfield Economic Development Initiatives
The City of Brookfield's growth objective is to target commercial and industrial development to balance residential growth in such a way that tax rates and bond ratings will be maintained at levels comparable to today and that the City can pay for improvements that will preserve Brookfield's competitive position in the Region.

Redevelopment of the Brookfield Square/Executive Drive area is a priority. The redevelopment is within TID#3 which includes 148.2 acres and 23 properties. The project recommends creating a new mixed-use district consisting of an anticipated, 280,000 feet of new retail space, 60,000 square feet of new office space, and 623 residential units.

The 2020 Master Plan recommended focusing development activity towards targeted intervention areas. These are areas where redevelopment efforts can be best controlled to ensure the stability of the surrounding single-family neighborhoods and where redevelopment investments can yield high returns. The Brookfield Road/Capitol Drive Node is one example of a targeted intervention area. Additional information about Brookfield's targeted intervention areas is available at http://www.cityofbrookfield.com/plan.htm

City of Muskego Economic Development Strategic Plan
In 2003, The City of Muskego developed a strategic economic development plan. The plan has four goals:

- Diversify the tax base to relieve property tax burdens, and to provide more local shopping and employment opportunities.
- Establish a memorable community image that builds on the city's small town atmosphere and natural amenities.
- Improve the overall 'climate' for economic development through public outreach, business development programming, and through the actions and behaviors of City representatives.
- Protect and improve the quality of life by balancing sound fiscal and environmental management.

Additional information about Muskego's strategic economic development plan can be found at http://www.gomuskego.com/EcDev/EconDevPlan.htm

City of New Berlin Programs and Initiatives
City of New Berlin Industrial Park Redevelopment
New Berlin industrial parks are important for both the City of New Berlin and surrounding communities in the Region. New Berlin has three major industrial parks and the Westridge/Towne Business Park. The New Berlin Industrial Park, Moorland Road Industrial Park, and the MSI/Lincoln Industrial Park provide a critical regional employment base and an important tax base as well. The City of New Berlin created a redevelopment/modernization plan for each of these industrial parks in an effort to raise the standards of the parks. This plan was necessary to encourage new businesses to locate within the parks, reduce the relocation or flight of existing businesses, and provide the necessary upgraded infrastructure to allow existing businesses to expand.

City of New Berlin Economic Development and Revitalization Plan
In 2002, the City of New Berlin adopted an economic development and revitalization plan. Two concerns mentioned in the plan were an anticipation of a labor shortage as baby boomers retire and the need to provide more affordable housing choices and a greater variety of housing options to encourage more people who work in the City to also live in the community. The plan has six goals:

- Diversify the local economic base by encouraging and facilitating the retention and expansion of the existing firms in the community while attracting new manufacturing firms and retail businesses.
- Increase employment opportunities for a more diversified workforce, especially in terms of skill levels, and to raise local incomes.
- Maintain a local property tax base to ensure efficient services and to protect economic health.
- Utilize the Growth and Development Master Plan Update, and current zoning regulations to locate manufacturing firms and retain businesses in appropriate sites.
- Seek ways to improve New Berlin's overall quality of life in order to improve the overall economic health of the City.
- Improve the image of the business/industrial parks within the City.

Additional information about economic development in New Berlin can be found at http://www.newberlin.org/display/router.asp?docid=464.

City of Oconomowoc Downtown Plan
Downtown Oconomowoc is the historic center of the community for retail, services, government, and recreation. The City of Oconomowoc worked to develop a downtown revitalization plan in 2003. The plan has 10 goals:

- Establish downtown Oconomowoc as an important multi-use activity center for the community and the region including recreational, cultural, residential, retail, entertainment, office, high-tech business and government land uses.
- Improve public access to the downtown through improvements in parking and multi-modal transportation.
- Balance the need for efficient automobile circulation with improvements aimed at strengthening the historic downtown core as a pedestrian-oriented business district.
- Preserve the historic character of downtown Oconomowoc while accommodating new urban infill development.
- Reinforce downtown Oconomowoc's role as the Heart of Lake Country through better utilization of the lakes and lake frontages.
- Establish a complimentary and synergistic relationship between downtown Oconomowoc and Pabst Farms through coordinated business mix, joint marketing and transportation linkages.
- Improve connections between downtown and community destinations such as the YMCA, the public library, the community center, schools, City parks, recreational trails and neighborhoods.
- Identify new development within the downtown T.I.D. to fund public improvements for streets, parking, transit, pedestrian and bicycle access, and public space development.
- Promote environmentally friendly improvement strategies.
- Build partnerships between the state, local government and the private sector to accomplish downtown revitalization goals.

Additional information about downtown revitalization in Oconomowoc is available at www.oconomowocusa.com.

City of Waukesha Economic Development Programs and Initiatives

The City of Waukesha faces unique challenges as the County seat and the largest city in the County. The City's economic development focus is on maintaining a diversified community. The City strives for a community that provides a diversified work environment, balanced housing stock, and strong business opportunities.

The City actively uses Tax Incremental Financing and Redevelopment Districts to spur redevelopment and additional industrial development. The City is active in numerous public/private partnerships and uses these types of partnerships to leverage large projects. The City looks to this industrial development to provide broader employment opportunities and a solid tax base.

The City of Waukesha has seen a renaissance in the downtown business district over the past ten years that coincides with major improvements made to the environmental areas next to the Fox River including the Riverwalk and Frame Park. The City continues to focus on the redevelopment of downtown, but is also proactively developing redevelopment districts in neighborhoods adjacent to the downtown to spark reinvestment in those critical areas as well.

Tax Increment Financing

Wisconsin's Tax Increment Finance (TIF) program was approved by the legislature in 1975. Its purpose is to provide a way for a city, village, or town to promote tax base expansion through its own initiative and effort. TIF is aimed at eliminating blight, rehabilitating declining property values, and promoting industry and mixed-use development. When a TIF is created, the aggregate equalized value of taxable and certain city-owned property is established by the Department of Revenue. This is called the Tax Incremental Base. The municipality then installs public improvements, and property taxes grow. Taxes paid on the increased value are used to pay for projects undertaken by the community. This is the Tax Increment. It is based on the increased values in the Tax Increment District (TID) and levies of all the taxing jurisdictions that share the tax base. Other taxing jurisdictions do not benefit from taxes collected on value increases until project costs have been recovered and the TID is retired. At this point, the added value is included in the apportionment process and all taxing jurisdictions share the increase in property value. Waukesha County has 25 TIDs (Table VI-14). Six of the TIDs are within the City of Waukesha.

Waukesha County Programs and Initiatives

Waukesha County Economic Development Corporation

The Waukesha County Economic Development Corporation, a public-private partnership, (WCEDC) works to recruit and retain top business talent, strengthens Waukesha County's business marketplace presence, reduces the cost of conducting business, focuses on local business retention, supports regional initiatives, and manages a business revolving loan fund.

WCEDC's CONVERSAcTIONS initiative is a mechanism used to grow businesses. These are business-led small groups of thought leaders that lead to action.

Waukesha County Action Network

The Waukesha County Action Network (WCAN) is a business coalition that recommends strategies for community issues important to maintaining Waukesha County's success in the Region. The Coalition addresses unique issues of public interest related to the conditions and improvements of the infrastructure, educational systems, cultural, social and economic welfare of the broader community of Waukesha County by providing a forum to exchange information, research and alignment of resources for business and community leaders who will spur action through recommendations toward solving matters of concern.

Table VI-14

TAX INCREMENT DISTRICT VALUE INCREMENTS: 2006

DISTRICT	TID#	YEAR	BASE VALUE	Year 2006 VALUE	INCREMENT
Village of Butler	01	1992	12,843,300	29,978,500	17,135,200
Village of Elm Grove	02	2004	33,435,800	35,136,800	1,701,000
Village of Hartland	02	1998	2,834,700	55,168,300	52,333,600
Village of Hartland	03	1998	835,300	20,620,100	19,784,800
Village of Menomonee Falls	02	1991	22,413,600	63,548,600	41,135,000
Village of Menomonee Falls	03	1995	4,613,100	110,301,600	105,688,500
Village of Menomonee Falls	04	1996	13,904,500	102,748,300	88,843,800
Village of Menomonee Falls	05	1999	17,027,500	46,227,200	29,199,700
Village of Mukwonago	03	2003	2,389,500	23,365,100	20,975,600
Village of North Prairie	02	1996	3,210,900	6,991,600	3,780,700
Village of Pewaukee	01	1987	6,323,150	29,057,700	22,734,550
Village of Sussex	04	1994	10,543,600	21,751,900	11,208,300
Village of Sussex	05	1994	799,400	101,019,700	100,220,300
City of Brookfield	03	2004	131,110,100	142,500,100	11,390,000
City of Delafield	03	1994	11,391,400	42,748,700	31,357,300
City of Muskego	08	2000	4,314,400	5,681,200	1,366,800
City of Muskego	09	2003	23,126,100	29,810,000	6,683,900
City of Oconomowoc	03	2001	6,076,800	184,675,000	178,598,200
City of Oconomowoc	04	2003	39,668,300	48,787,600	9,119,300
City of Waukesha	07	1989	21,380,800	50,339,600	28,958,800
City of Waukesha	09	1994	2,025,300	14,609,800	12,584,500
City of Waukesha	11	1997	37,524,600	68,451,800	30,927,200
City of Waukesha	12	2001	107,700	7,692,700	7,585,000
City of Waukesha	13	2003	481,800	2,452,100	1,970,300
City of Waukesha	14	2003	1,898,300	3,554,700	1,656,400

Source: Wisconsin Department of Revenue, 2006

Waukesha County Community Block Grant Program

Waukesha County receives funds from the U.S. Department of Housing and Economic Development for community and economic development projects. These projects must benefit areas of the County with at least 51 percent low to moderate income.

Southeastern Wisconsin Regional Planning Commission

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) was established in 1960 as the official area-wide planning agency for the highly urbanized southeastern region of the state. The Commission serves the seven counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The Commission was created to provide the basic information and planning services necessary to solve problems, which transcend the corporate boundaries and fiscal capabilities of the local units of government comprising the southeastern Wisconsin region.

The Commission is organized into eight divisions. Five of these divisions, Transportation Planning, Environmental Planning, Land Use Planning, Community Assistance Planning, and Economic Development Assistance, have direct responsibility for the conduct of the Commission's major planning programs. The remaining three divisions, Administrative Services, Cartographic and Graphic Arts, and Geographic Information Systems, provide day-to-day support of the five planning divisions. Basic financial support for the Commission's work program is provided by a regional tax levy apportioned to each of the seven counties on the basis of equalized valuation. These basic funds are supplemented by State and Federal aids.

Milwaukee 7
This is a Council of representatives from seven counties - Milwaukee, Waukesha, Racine, Kenosha, Walworth, Washington and Ozaukee. The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is the key to fostering economic growth. Milwaukee 7 is engaged in efforts focusing on regional strategic planning for economic development.

Among the Council's goals are to pull together comprehensive information about the region, creating a way for businesses to tap easily into data that can help them plan expansion or location decisions.

State and Federal Programs and Initiatives

Wisconsin Department of Commerce
The Wisconsin Department of Commerce has a broad range of financial assistance programs to help businesses undertake economic development. A quick reference guide available at http://commerce.wi.gov/BD/BD-COM-2900.html identifies these programs and selected programs from other agencies. The Department maintains a network of area development managers to offer customized services to each region of Wisconsin. Additional information about the Department of Commerce is available at http://www.commerce.state.wi.us/.

The Wisconsin Department of Workforce Development
The Wisconsin Department of Workforce Development (DWD) is the state agency charged with building and strengthening Wisconsin's workforce. DWD offers a wide variety of employment programs and services, accessible at the state's 78 Job Centers, including: securing jobs for the disabled, assisting former welfare recipients to transition to work, linking youth with jobs of tomorrow, protecting and enforcing worker's rights, processing unemployment claims, and ensuring worker's compensation claims are paid in accordance with the law. Further information is available at http://www.dwd.state.wi.us/.

Wisconsin Housing and Economic Development Authority
Wisconsin Housing and Economic Development Authority (WHEDA) offers innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. WHEDA helps borrowers obtain financing on favorable terms to start-up, acquire, or expand small businesses. WHEDA also offers assistance to experienced developers or existing business owners in obtaining financing to stimulate economic development in urban neighborhoods. More information is available at http://www.wheda.com/.

Forward Wisconsin
Forward Wisconsin's role in the economic development arena is to help businesses establish profitable Wisconsin operations. They provide state cost comparisons, Wisconsin financial information and a variety of other relocation consulting services to prospective expanding businesses. To enhance the site selection process, Forward Wisconsin also offers a database of available buildings and sites complemented by community profile information. Further explanation about services offered by Forward Wisconsin can be found at http://forwardwi.com/.

Wisconsin Main Street Program
The Wisconsin Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program was established in 1987 to encourage and support the revitalization of downtowns in Wisconsin communities. Each year, the Department of Commerce selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. The Village of Pewaukee http://www.positivelypewaukee.com/ is the only community in Waukesha County that is a designated Wisconsin Main Street Program. Information about the Wisconsin Main Street Program is available at http://www.commerce.state.wi.us/CD/CD-bdd.html.

Wisconsin Economic Development Association
The Wisconsin Economic Development Association (WEDA) is a statewide non-profit organization dedicated to expanding the economy of the State of Wisconsin. Since 1975, WEDA has successfully represented the collective economic development interests of both the private and public sectors by providing leadership in defining and promoting statewide economic development initiatives. WEDA maintains Executive and Legislative Directors to administer and direct WEDA's ambitious activities and programs. WEDA provides a variety of membership benefits, including but not limited to the following items:

- Professional Development / Continuing Education Opportunities
- Legislative Affairs
- Resources & Networking

More information about WEDA's services are available at http://www.weda.org/.

U.S Small Business Administration (SBA)
The mission of the SBA is to maintain and strengthen the nation's economy by aiding, counseling, assisting, and protecting the interests of small business and by helping families and businesses recover from national disasters. Additional information about SBA programs is available at www.sba.gov.

U.S. Department of Housing and Urban Development (HUD)
The mission of HUD is to increase home ownership, support community development, and expand access to affordable housing free from discrimination. For many families, the American dream means owning their own home. One of HUD's highest priorities is to help more families realize this dream for themselves. Through its programs and initiatives (www.hud.gov), HUD is breaking down the barriers that lock families out of homeownership.

IMPLEMENTATION RECOMMENDATIONS

Standards For Future Development

1. In order to enhance the viability of existing industrial, office and retail centers, the following standards shall be included in the Land Use Chapter of this Plan (Chapter 7), to guide the placement of new industrial, retail and office uses, such as:

    a. Access to available adequate water supply, sanitary sewer service, storm water drainage facilities, and power supply.
    b. Ready access to the arterial street and highway system.
    c. Adequate on-street and off-street parking and loading areas.
    d. Provision for properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
    e. Site design emphasizing integrated nodes or centers, rather than linear strips.
    f. Site design appropriately integrating the site with adjacent land uses.
    g. Served by a transit service. (This standard applies to industrial, retail, and office uses located within, or in proximity to, medium- and high-density areas).

2. To address cyclical overdevelopment of commercial space or buildings, in particular office space, municipalities should avoid pre-zoning lands. For example, communities should not create zoning patterns within a community that are not justifiable in the marketplace or for which the above standards have not been met.
3. Promote the use of other comprehensive land development tools and techniques in advising communities regarding planning and zoning actions and decisions.
4. Officials in the County should annually review the capital improvement plans or programs of local governments in an effort to coordinate transportation and other improvements that aid in the delivery of goods, services, and employment.

5. Officials in the County should coordinate access to state and federal resources to assist in funding County and local transportation improvements.

Tax Increment Financing

1. The conservation and renewal of viable urban areas can enhance their viability.
2. Tax Incremental Financing should be used for brownfield and other redevelopment projects.
3. To encourage viable urban centers, increase the use of Tax Incremental Financing in cities and villages.
4. To discourage public subsidizing of development that can occur with lower development costs that cannot be justified. Discourage use of Tax Incremental Financing for development of agricultural lands.

Housing Development

1. In anticipation of projected employment sector growth, promote and provide an adequate supply of new housing of sufficient quantity and density within reasonable proximity to new and existing employment centers (Refer to Chapter 5).

Education, Jobs and Business Growth

1. In response to existing and projected skilled workforce needs, Waukesha County, in cooperation with appropriate business and community organizations, should work with the University of Wisconsin and other higher education systems to provide greater access to bachelor degree programs in Waukesha County.
2. To enhance higher paying jobs, support initiatives to increase development of the bioscience manufacturing industry, especially in the area of medical equipment.
3. Create partnerships between local economic development organizations and colleges and universities to promote entrepreneurial programs, industry collaborations, technology transfer and seed capital.
4. Collaborate with the Milwaukee 7, the Waukesha County Economic Development Corporation, Waukesha County Technical College and UW-Extension to conduct a labor market analysis for Waukesha County and the Region that assesses the existing and anticipated supply and demand for labor as well as employer and employee training needs.
5. To add to the livability of the County and enhance an employer's ability to attract workforce, update the County Park and Open Space Plan in cooperation with municipalities in the County to provide sufficient recreational facilities, including comprehensive trail system, to the resident population.

Government Services and Taxes

1. In an effort to reduce property taxes in Waukesha County, consider consolidations, mergers, shared services or legislative measures to reduce the number of governmental jurisdictions.

Chapter 7

LAND USE ELEMENT

INTRODUCTION

Information regarding adopted land use plans and regulations, historic and existing land use and land use development patterns is essential to any sound comprehensive planning effort. This chapter presents the findings of the land use inventories and analyses conducted in support of the preparation of the Comprehensive Development Plan for Waukesha County. Specifically, this chapter describes adopted land use plans and regulations; historic urban growth within the County; the existing land use base and changes in that base; and presents detailed analyses of the planned land uses within the County. During the plan preparation process, data and planning standards and objectives from previous chapters were used to prepare the land use element.

STRENGTHS, WEAKNESSES, AND CONCERNS

The Waukesha County Comprehensive Development Plan Land Use, Housing and Transportation Element subcommittee expressed the following land use strengths, concerns, and weaknesses.

Land Use Strengths

- A long history of advanced land use planning in the county and region
- An existing land use pattern that has given consideration to compatible uses
- A strong commitment to preserving environmentally sensitive lands
- An increase in the use of conservation or cluster design development
- A growing interest in intergovernmental discussions on land use
- Many municipalities have a strong sense of place (ie. lakes, downtown)

Land Use Concerns and Weaknesses

- Continued pressure for development on poor soil conditions
- A need for increased intergovernmental discussions on land use
- A lack of stable community boundaries
- A lack of commitment to previously defined or developed commercial locations
- A lack of consideration of how regulatory expectations impact the cost of projects and housing
- A lack of willingness by municipalities to re-evaluate existing land use and zoning
- Waukesha County's water supply is finite. The trends show that ground water supply and quality is declining.

LAND USE PLAN DESIGN PROCESS

The process used in preparing the Comprehensive Development Plan for Waukesha County was heavily influenced by statutory requirements with respect to the treatment of locally adopted land use plans. Under the Wisconsin Statutes, counties are required to incorporate into the county development plan all master plans that have been duly adopted by incorporated cities and villages under the State of Wisconsin city planning enabling act. The Statutes do not, however, explicitly prescribe the treatment of plans adopted by towns acting under village powers, nor do the Statutes provide direction in the case of conflicts between any county adopted land use objectives and local master plans. The Statutes do not specifically require that city and village plans for their extraterritorial areas be included in a County comprehensive plan. Therefore, situations in which city or village

extraterritorial planning overlays town planning further complicate the preparation of a County development plan. Owing to the considerable number of local master plans adopted to date by the Cities, Villages, and Towns within Waukesha County, the manner in which such plans are taken into account in the preparation of the County development plan is of paramount importance.

In an effort to adhere to both the requirements of the Wisconsin Statutes governing the preparation of county development plans and to sound planning practice, the Waukesha County Comprehensive Plan Advisory Committee determined that the following approach should be utilized in the preparation of the Comprehensive Development Plan for Waukesha County:

1. All duly adopted local land use plans, whether prepared by incorporated cities and villages or by towns, would be reviewed for consistency with the County development objectives and standards approved by the Advisory Committee, as presented in Chapter 2 of this Plan. All inconsistencies would be identified and described.

2. Although State law is ambiguous in terms of incorporating city and village plans for extraterritorial areas into a county comprehensive plan, the consistency requirement in Section 66.1001(3) of the comprehensive planning law clearly states that any local government that engages in official mapping, general or shoreland zoning, or subdivision regulation must carry out those actions in a way that is consistent with "that local governmental unit's comprehensive plan." This requirement applies most directly to the land use element, and the land use plan map, of local comprehensive plans. Because the Statutes require the regulatory decisions of a local government to be consistent with the local government's comprehensive plan, the Advisory Committee at its October 25, 2007 meeting, recommended that the County would not accept extraterritorial plans without extraterritorial zoning or inter-municipal agreements being in place unless the municipalities involved have accepted the designated land use through formal action or resolution. Although subdivision and official mapping ordinances can also regulate the use of land, zoning is the primary regulatory tool used by county and local governments to determine and control land use.

   Further, the Advisory Committee recommended that the Waukesha County staff develop a planning conflict resolution process to assist in the preparation of the County comprehensive plan. The issue resolution process should involve the County and SEWRPC staff working with affected municipalities to reach agreement.

3. Municipalities will prepare preliminary land use plans in a manner consistent with the Advisory Committee-approved development objectives and standards. Following review of local land use plans, inconsistencies with the development objectives were identified for the municipalities and adjustments were requested. In areas where no duly adopted or preliminary local land use plan exists, a recommended land use pattern was prepared in accordance with the development objectives. Statistical summaries of population, household, and employment levels under planned conditions were prepared through this planning process. Municipal land use plans were compared to the projected population, household, and employment levels contained in this Plan.

4. The compiled preliminary County land use plan would be provided to all cities, villages, and towns in the County for review and comment. Where city or village extraterritorial plans were submitted as part of this planning process, conflicts were identified and were addressed through intergovernmental meetings coordinated by the County and SEWRPC staff. In addressing such conflicts, efforts were made to arrive at consensus resolutions of the identified conflicts, in cooperation with the concerned community or communities, using planning standards as a point of departure for the deliberations. Ideally, plan conflict resolution meetings would provide the foundation for intermunicipal or border agreements. If consensus resolutions were not reached, the extraterritorial plans would not be included in the plan as detailed in number 2 above.

ADOPTED LAND USE PLANS AND LAND USE REGULATIONS

The Comprehensive Development Plan for Waukesha County is intended to refine and detail the regional land use plan, taking into account and integrating, as appropriate, existing County and local development objectives. An understanding of both regional development objectives and County and local development objectives is therefore essential to the preparation of a sound County comprehensive development plan. Accordingly, this chapter provides a brief description of the regional land use plan and various supporting functional plan elements that have been prepared to date as they pertain to Waukesha County. In addition, this chapter describes land use plans and land use regulations, which have been adopted by the County and the cities, villages, and towns within the County, which provide an expression of County and local development objectives.

Regional and Area Wide Plans

Since its creation in 1960, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the official area wide planning agency for the seven-county Southeastern Wisconsin Region, which includes Waukesha County, has, in accordance with its statutory charge, pursued the preparation of an advisory comprehensive plan for the physical development of the Region. This has been achieved through the systematic formulation of those elements of such a plan most important to the developmental and environmental problems faced by the units and agencies of government operating in the Region. The regional land use plan, complemented by various functional plans for transportation, parks and open space, water quality management, flood control, airports, and housing, is intended to serve as an overall guide to the physical development of the Region. The findings and recommendations of these regional comprehensive plan elements have important implications for the Comprehensive Development Plan for Waukesha County.

Regional Land Use Plan

The regional land use plan, set forth in SEWRPC Planning Report No. 48, *A Regional Land Use Plan for Southeastern Wisconsin: 2035*, and related amendments thereto, is intended to serve as a guide for land use development and redevelopment within the Region. The plan provides for the attainment of specific area wide land use development objectives formulated in cooperation with the local, State, and Federal units and agencies of government concerned and sets forth recommendations regarding the amount and spatial distribution of the various land uses necessary to serve the needs of the existing and probable future resident population and economic activity levels in the Region through the year 2035.

Regional Transportation System Plan

The regional transportation system plan, as set forth in SEWRPC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*, describes how the regional land use plan can best be served by highway and transit facilities. The multimodal plan consists of five principal elements: public transit, transportation systems management, travel demand management, bicycle and pedestrian facilities, and arterial streets and highways. Designed to serve and support the regional land use plan, the Regional Transportation System Plan recommends a functional and jurisdictional system of arterial streets and highways to serve the Region through the design year 2035 as well as a functional network of various types of transit lines. The regional transportation system plan was developed on the basis of careful quantitative analyses of existing and probable future traffic movements and of existing highway and transit system capacity and use.

Development Plan for the Interstate Highway (IH) 94 West Freeway Corridor

In 1990, the Wisconsin Department of Transportation requested that the Regional Planning Commission undertake a land use and transportation study of the IH 94 West Freeway Corridor from the CTH T interchange in the City of Waukesha westward to the Jefferson-Waukesha County line. The study was initiated in response to concerns that land use changes were occurring rapidly in the corridor, that such changes were contributing to increased traffic congestion and related problems in the corridor, that cooperative agreement among Waukesha County and the local governments concerned was needed to formulate a future land use pattern for the IH 94 West Freeway Corridor, and to identify needed supporting transportation improvements. Completed in

1994 and documented in SEWRPC Community Assistance Planning Report No. 201, *A Land Use and Transportation System Plan for the IH 94 West Freeway Corridor: 2010*, the corridor plan represents a refinement and amendment of the regional land use plan for that area, which encompasses about 60 square miles of Waukesha County.

Regional Park and Open Space Plan

The adopted regional park and open space plan, described in SEWRPC Planning Report No. 27, *A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000*, identifies existing and probable future park and open space needs in the Region and recommends a system of large regional resource-oriented parks, recreational corridors, and smaller urban parks, together with associated recreational facilities, to meet such needs. That portion of the regional plan that applies to Waukesha County was revised and updated in 1989 and was adopted by both the Waukesha County Board of Supervisors and the Regional Planning Commission in 1990, is documented in SEWRPC Community Assistance Planning Report No. 137, *A Park and Open Space Plan for Waukesha County*. Subsequent amendments to the Park and Open Space Plan were incorporated into Community Assistance Planning Report No. 209, *A Development Plan for Waukesha County Wisconsin* in 1996 and later amended in 1998.

Regional Water Quality Management Plan

The findings and recommendations of the water quality management planning program for Southeastern Wisconsin are described in SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 1979,* and have been periodically amended through 2008. The plan has five basic elements: 1) a land use element, consisting of recommendations for the location of new urban development in the Region and for the preservation of primary environmental corridors and prime agricultural lands, this element being the adopted regional land use plan, 2) a point source pollution abatement element, including recommendations concerning the location and extent of sanitary sewer service areas; the location, type, and capacity of, and the level of treatment to be provided at, sewage treatment facilities; the location and configuration of intercommunity trunk sewers; and the abatement of pollution from sewerage system overflows and from industrial wastewater discharges, 3) a nonpoint source pollution abatement element, consisting of recommendations for the control of pollutant runoff from rural and urban lands, 4) a sludge management element, consisting of recommendations for the handling and disposal of sludges from sewage treatment facilities, and 5) recommendations for the establishment of continuing water quality monitoring efforts in the Region.

Of particular importance to the preparation of a Comprehensive Development Plan for Waukesha County are the sanitary sewer service area recommendations of the water quality management plan. The adopted regional water quality management plan recommended generalized sanitary sewer service areas attendant to each of the existing and proposed sewage treatment facilities within the Region. That plan also recommended that these areas be refined and detailed through the cooperative efforts of the local units and agencies of government concerned so that the service areas ultimately reflect local, as well as area wide, development objectives. Sewer service area refinement plans continue to be completed for areas in Waukesha County. A more complete discussion of sewer service areas are presented in Chapter 4 of this Plan.

Regional Water Supply Plan

The Southeastern Wisconsin Regional Planning Commission is conducting a regional water supply study for the Southeastern Wisconsin Region. The regional water supply plan together with the abovementioned groundwater inventories and a groundwater simulation model will form the SEWRPC regional water supply management plan. The preparation of these three elements includes interagency partnerships with the U.S. Geological Survey, the Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, the Wisconsin Department of Natural Resources, and many of the area's water supply utilities.

The regional water supply plan will include the following major components:

- Water supply service areas and forecast demand for water use.
- Recommendations for water conservation efforts to reduce water demand.

- Evaluation of alternative sources of supply, recommended sources of supply, and recommendations for development of the basic infrastructure required to deliver that supply.
- Identification of groundwater recharge areas to be protected from incompatible development.
- Specification of new institutional structures necessary to carry out plan recommendations.
- Identification of constraints to development levels in subareas of the Region due to water supply sustainability concerns.

[Note: Information from the regional water supply plan will be incorporated into this comprehensive plan as it becomes available. The plan is expected to be completed in early 2009.]

Previous County Development Plan

The Waukesha County development plan set forth in SEWRPC Community Assistance Planning Report No. 209, *A Development Plan for Waukesha County Wisconsin,* was adopted by the Waukesha County Board in 1996. The plan was prepared in accordance with Section 59.97(3) of the Wisconsin Statutes, under which Wisconsin counties are authorized to prepare comprehensive county development plans addressing a wide range of physical development concerns. It represented the first plan of this kind completed in Wisconsin. The Plan contains a discussion of many of the required elements contained in Wisconsin's comprehensive planning law ("Smart Growth"), under Section 66.1001 Wisconsin Statutes enacted by the Wisconsin Legislature in 1999.

Municipal Plan Refinements

Occasionally municipalities will refine regional land use plans, county development plans or municipal land use plans through a more detailed planning process. These plan refinements may be completed for purposes such as redevelopment areas, business improvement districts or neighborhood planning. Table VII-1 presents local plan refinements developed by municipalities in Waukesha County since 1990.

Redevelopment Areas

Cities and villages are authorized under Section 66.1333 of the Wisconsin Statutes to create redevelopment authorities for the purposes of carrying out renewal programs. Such authorities have the power to prepare and administer redevelopment plans and renewal projects within the corporate limits of the community.

Business Improvement Districts

Section 66.1109 of the Wisconsin Statutes authorizes cities, villages, and towns to create one or more business improvement districts to allow businesses in those districts to undertake activities to develop, redevelop, manage and promote the districts, and, importantly to establish an assessment method to fund such activities. An operating plan for the district must be prepared at the time the district is established.

Table VII-1

NEIGHBORHOOD, SUB AREA AND REDEVELOPMENT AREA PLANS COMPLETED BY WAUKESHA COUNTY MUNICIPALITIES SINCE 1990

Municipality	Plan Title	Year Adopted
Town of Brookfield	Redevelopment Plan for the Bluemound Road Corridor	2008
Village of Hartland	A Hartland and Merton Cluster Development Plan	2004
	Business Improvement District	2007
	Hartland Village Center Revitalization Plan	2007
Village of Menomonee Falls	Village Centre Menomonee River Parkway Master Plan	1993
	Village Center Business Improvement District	1993
	Village Centre Redevelopment Plan	1996
	North Hills Neighborhood Plan	2002
	Northeast Area Plan	2005
	Main Street Redevelopment Plan	2005
City of Brookfield	Capitol Drive Corridor Study- Land Use Plan #2	1999
	Brookfield Road and Capitol Drive Neighborhood Plan	1999
	Calhoun Road and Capitol Drive Neighborhood Plan	2000
	Moorland Road Plan	2000
	Calhoun Road South Neighborhood Plan	2001
	Lilly Road and Capitol Drive Neighborhood Plan	2001
	Brookfield Square Neighborhood Development Strategy	2002
	124th Street and Capitol Drive Neighborhood Plan	2004
	Tax Increment District #3 Project Plan	2004
	Village Area Neighborhood Plan	2006
	124th Street and Bluemound Road Neighborhood Plan	2007
	124th Street and Lisbon Road Neighborhood Plan	2007
	Northwest Gateway Neighborhood Plan	2008
City of Muskego	Redevelopment District #1 Plan	2003
	Redevelopment District #2 Plan	2003
City of Oconomowoc	Peripheral Area Plan	1996
	Downtown Revitalization Plan and Market Analysis	2004
	Comprehensive Plan of Redevelopment: St. Paul – East Wisconsin Avenue	2004
	Southwest Summit Avenue Land Use Plan	2007
	Comprehensive Downtown / Central City Plan	1998
	Redevelopment District # 3 Plan	1999
City of Waukesha	Redevelopment District # 5 Plan	2001
	Redevelopment District # 6 Plan	2006
	Redevelopment District # 7 Plan	2007
	Redevelopment District # 8 Plan	2007

Source: Municipal Data

Municipal Boundary Agreements and Consolidations

The Wisconsin Statutes provide several options for neighboring cities, villages, and towns to cooperatively determine common boundaries. Section 66.0307 of the Wisconsin Statutes allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan. Section 66.0307 envisions the cooperative preparation of a comprehensive plan for the affected area by the concerned local units of government and prescribes in detail the contents of the cooperative plan. Importantly, the cooperative plan must identify any boundary change and any existing boundary that may not be changed during

the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of urban services to the territory covered by the plan. A boundary agreement can also be achieved under Section 66.0225, which allows two abutting communities that are parties to a court action to enter into a written stipulation determining a common boundary. In addition, communities can agree upon common boundaries under Section 66.0301, the "intergovernmental cooperation" statute.

In 2007, the Wisconsin Legislature enacted Act 43 that clarified the determination of common municipal (city, village and town) boundaries by agreement and the use of alternative dispute resolution in annexation and other boundary disputes.

Communities in the County, which have entered into municipal boundary agreements under any of the aforementioned Statutes as of 2007, are listed in Table VII-2.

Occasionally, municipalities will agree to transfer properties between jurisdictions. Such transfers may be made in an effort to reorganize or more clearly define municipal boundaries.

Under Wisconsin Statutes, adjacent municipalities can pursue consolidation of jurisdictions for the purpose of creating efficiencies and effectiveness in the delivery of services or for the homogeneity of communities. To date, consolidation studies have been undertaken between the City and Village of Pewaukee, the City and Town of Brookfield (the Town did not participate in the study) and the Village of Big Bend and Town of Vernon.

Table VII-2
BOUNDARY AGREEMENTS IN WAUKESHA COUNTY: 2007

Communities With Boundary Agreements	Year Agreement Signed	Statute
Village of Pewaukee/Former Town of Pewaukee	1989	66.0225
City of Delafield/Village of Hartland/Town of Delafield	1998	66.0227
City of Waukesha/Former Town of Pewaukee	1998	66.0307
City of Oconomowoc/Town of Summit	1999 Amended 2007	66.0307
Village of North Prairie/Town of Genesee	1999	66.0225
Village of Oconomowoc Lake/Town of Summit	2000	66.0301 66.0225
Village of Mukwonago/Town of Mukwonago	2000	66.0225
Village of Wales/Town of Genesee	2000	66.0225
Village of North Prairie/Town of Mukwonago	2000	66.0225
Village of Sussex/Town of Lisbon	2001	66.0227
Village of Merton/Town of Lisbon	2002	66.0301 66.0225
Village of Wales/Town of Delafield	2002	66.0225
Village of Dousman/Town of Ottawa	2004	66.0225
Village of North Prairie/Town of Ottawa	2004	66.0225

Source: SEWRPC and Waukesha County

Note: Additional information regarding the boundary agreements are available on the Wisconsin Department of Administration website at http://www.doa.state.wi.us/category.asp?linkcatid=735&linkid=132&locid=9.

LAND USE REGULATIONS

The preparation of a land use plan for Waukesha County also requires consideration of existing land use regulations, including general zoning ordinances and special purpose floodplain and shoreland zoning ordinances, land division ordinances, and official maps. Each of these regulatory tools, as currently applied in Waukesha County, is described in this section. For ease of reference, a tabular summary of the status of these regulations is presented in Table VII-3 for the Cities, Villages and Towns in Waukesha County.

Table VII-3

LAND USE REGULATIONS IN WAUKESHA COUNTY BY MUNICIPALITY: 2007

Community	Type of Ordinance				
	General Zoning	Floodplain Zoning	Shoreland or Shoreland-Wetland Zoning	Subdivision Control	Official Map
Cities					
Brookfield	Adopted	Adopted	Adopted & DNR approved	Adopted	Adopted
Delafield	Adopted	Adopted	Adopted	Adopted	Adopted
Muskego	Adopted	Adopted	Adopted & DNR approved	Adopted	County map in force
New Berlin	Adopted	Adopted	Adopted & DNR approved	Adopted	Adopted
Oconomowoc	Adopted	Adopted	Adopted & DNR approved	Adopted	Adopted
Pewaukee	Adopted	Adopted	Adopted	Adopted	County map in force
Waukesha	Adopted	Adopted	Adopted & DNR approved	Adopted	Adopted
Villages					
Big Bend	Adopted	Adopted	Adopted & DNR approved	Adopted	Adopted
Butler	Adopted	Adopted	Adopted	Adopted	County map in force
Chenequa	Adopted	None[a]	Adopted	None	None
Dousman	Adopted	Adopted	Adopted & DNR approved	Adopted	County map in force
Eagle	Adopted	None[a]	Not required	Adopted	County map in force
Elm Grove	Adopted	Adopted	Adopted	None	Adopted
Hartland	Adopted	Adopted	Adopted	Adopted	Adopted
Lac La Belle	Adopted	Adopted	Adopted	Adopted	Adopted
Lannon	Adopted	Adopted	None	Adopted	None
Menomonee Falls	Adopted	Adopted	Adopted & DNR approved	Adopted	None
Merton	Adopted	Adopted	Adopted	Adopted	Adopted
Mukwonago	Adopted	Adopted	Adopted	Adopted	None
Nashotah	Adopted	None[a]	Adopted & DNR approved	Adopted	County map in force
North Prairie	Adopted	None [b]	Not required	Adopted	County map in force
Oconomowoc Lake	Adopted	Adopted	Adopted & DNR approved	Adopted	County map in force
Pewaukee	Adopted	Adopted	None	Adopted	Adopted
Sussex	Adopted	Adopted	Adopted & DNR approved	Adopted	County map in force
Wales	Adopted	None [a]	Not required	Adopted	None
Towns					
Brookfield	Adopted	County ordinance	County ordinance	Adopted	County map in force
Delafield	Adopted	County ordinance	County ordinance	Adopted	County map in force
Eagle	Adopted	County ordinance	County ordinance	Adopted	County map in force
Genesee	County ordinance	County ordinance	County ordinance	Adopted	County map in force
Lisbon	Adopted	County ordinance	County ordinance	Adopted	Adopted
Merton	Adopted	County ordinance	County ordinance	Adopted	County map in force
Mukwonago	Adopted	County ordinance	County ordinance	Adopted	Adopted
Oconomowoc	County ordinance	County ordinance	County ordinance	Adopted	County map in force
Ottawa	County ordinance	County ordinance	County ordinance	Adopted	County map in force
Summit	Adopted	County ordinance	County ordinance	Adopted	County map in force
Vernon	County ordinance	County ordinance	County ordinance	Adopted	Adopted
Waukesha	Adopted	County ordinance	County ordinance	Adopted	County map in force
Waukesha County	Adopted	Adopted	Adopted & DNR approved	Floodland and shoreland only	County highway width map

[a]Flood hazard areas have been identified or mapped on year 2007 proposed FEMA floodplain maps.
[b]No flood hazard areas have been identified or mapped.

Source: SEWRPC, FEMA and municipalities

Local Zoning Regulations

A zoning ordinance is a public law which regulates and restricts the use of property in order to advance the public health, safety, and welfare. A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of population. Zoning seeks to confine certain land uses to areas of the community, which are particularly well suited to those uses, thereby encouraging the most appropriate use of land throughout the community. Zoning seeks to assure adequate light, air, and open space for each building; to reduce fire hazard; and to prevent the overcrowding of

land, traffic congestion, and the overloading of the utility systems. Zoning also provides an important means for protecting and preserving the natural resource base.

Local zoning regulations include general, or comprehensive, zoning regulations and special-purpose regulations governing floodland and shoreland areas. General zoning and special-purpose zoning regulations may be adopted as a single ordinance or as separate ordinances; they may or may not be contained in the same document. Any analysis of locally proposed land use must take into consideration the provisions of both general and special-purpose zoning.

It should be noted that, in addition to general zoning and special-purpose floodland and shoreland zoning, any county, city, village, or town in Wisconsin that owns Federal- or State-approved airport facilities has the authority under Section 114.136 of the Wisconsin Statutes to adopt a special-purpose height zoning ordinance in the vicinity of the airport to protect aerial approaches to the site. The only airport in Waukesha County subject to special regulations is Waukesha County-Crites Field. The Waukesha County Board of Supervisors adopted a height limitation zoning ordinance in 1964. That ordinance establishes height restrictions for structures in areas within three miles of the airport.

General Zoning

Cities in Wisconsin are granted comprehensive, or general, zoning powers under Section 62.23 of the Wisconsin Statutes. The same powers are granted to villages under Section 61.35 of the Statutes. Counties are granted general zoning powers within their unincorporated areas under Section 59.97 of the Statutes. However, a county zoning ordinance becomes effective only in those towns which ratify the county ordinance. Towns which have not adopted a county zoning ordinance may adopt village powers and subsequently utilize the city and village zoning authority conferred in Section 62.23 subject, however, to county board approval where a general purpose county zoning ordinance exists.

General zoning was in effect in all communities in Waukesha County in 2007. Four Towns in the County, Towns of Genesee, Oconomowoc, Ottawa, and Vernon, were under the jurisdiction of the County zoning ordinance, while the remaining eight towns have adopted their own zoning ordinances under village powers.

Floodplain Zoning

Section 87.30 of the Wisconsin Statutes requires that cities, villages, and counties, with respect to their unincorporated areas, adopt floodplain zoning to preserve the floodwater conveyance and storage capacity of floodplain areas and to prevent the location of new flood damage-prone development in flood hazard areas. The minimum standards, which such ordinances must meet, are set forth in Chapter NR 116 of the Wisconsin Administrative Code. The required regulations govern filling and development within a regulatory floodplain, which is defined as the area subject to inundation by the 100-year recurrence interval flood event, the event which has a one percent probability of occurring in any given year. Under Chapter NR 116, local floodplain zoning regulations must prohibit nearly all forms of development within the floodway, which is that portion of the floodplain required to convey the 100-year recurrence peak flood flow. Local regulations must also restrict filling and development within the flood fringe, which is that portion of the floodplain located outside of the floodway that would be covered by floodwater during the 100-year recurrence flood. Permitting the filling and development of the flood fringe area reduces the floodwater storage capacity of the natural floodplain, and may thereby increase downstream flood flows and stages. It should be noted that towns in Waukesha County may enact floodplain zoning regulations which may be more restrictive than those in the Waukesha County Shoreland and Floodland Protection Zoning Ordinance.

In 2007, floodplain ordinances were in effect in most parts of Waukesha County where flood hazard areas have been identified. The Villages of Chenequa, Eagle, Nashotah, North Prairie and Wales, do not have floodland ordinances. The Federal Emergency Management Agency (FEMA) and the Wisconsin Department of Natural Resources (DNR), in 2007, released preliminary drafts of new Flood Insurance Rate Maps (FIRMs) for Waukesha County. These maps not only serve to identify properties eligible for FEMA's Flood Insurance program, but also serve as the basis for county and municipal floodplain zoning ordinances. Based on the proposed FEMA

floodplain maps, the Villages of Chenequa, Nashotah and Wales have certain areas within their boundaries which do have flood hazard areas.

Shoreland and Shoreland Wetland Zoning

Under Section 59.971 of the Wisconsin Statutes, counties in Wisconsin are required to adopt zoning regulations within statutorily defined shoreland areas. Shoreland areas are those lands within 1,000 feet of a navigable lake, pond, or flowage; or 300 feet of a navigable stream, or to the landward side of the floodplain, whichever distance is greater. Minimum standards for county shoreland zoning ordinances are set forth in Chapter NR 115 of the Wisconsin Administrative Code. Chapter NR 115 sets forth minimum requirements regarding lot sizes and building setbacks; restrictions on cutting of trees and shrubbery; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating that must be incorporated into county shoreland zoning regulations.

In addition, Chapter NR 115 for Cities and Villages and Chapter NR 117 for Counties, requires that all wetlands five acres or larger within the statutory shoreland zoning jurisdiction area be placed into a wetland conservancy zoning district to ensure their preservation after completion of appropriate wetland inventories by the Wisconsin Department of Natural Resources. In 1982, the State Legislature extended shoreland-wetland zoning requirements to cities and villages in Wisconsin. Under Sections 62.231 and 61.351, respectively, of the Wisconsin Statutes, cities and villages in Wisconsin are required to place wetlands five acres or larger and located in statutory shorelands into a shoreland-wetland conservancy zoning district to ensure their preservation. Minimum standards for city and village shoreland-wetland zoning ordinances are set forth in Chapter NR 117 of the Wisconsin Administrative Code.

In 2007, the Waukesha County Shoreland and Floodland Protection Ordinance was in effect in all unincorporated areas of the County. Table VII-3 indicates 21 of the 25 Cities and Villages in the County had adopted shoreland-wetland zoning ordinances. Of the remaining four Villages, two, the Villages of Eagle and North Prairie, did not contain shoreland-wetlands and were thus not required to adopt such ordinances; two, the Villages of Lannon and Pewaukee, had not yet adopted such ordinances. The Waukesha County Shoreland and Floodland Protection Ordinance and 11 of the 19 local shoreland-wetland zoning ordinances have been approved by the Wisconsin Department of Natural Resources.

Land Division Regulations

Chapter 236 of the Wisconsin Statutes requires the preparation of a subdivision plat whenever five or more lots of 1.5 acres or less in area are created either at one time or by successive divisions within a period of five years. The Statutes set forth requirements for surveying lots and streets, for plat review and approval by State and local agencies, and for recording approved plats. Section 236.45 of the Statutes allows any city, village, town, or county that has established a planning agency to adopt a land division ordinance, provided the local ordinance is at least as restrictive as the State platting requirements. Local land division ordinances may include the review of other land divisions not defined as "subdivisions" under Chapter 236, such as when fewer than five lots are created or when lots larger than 1.5 acres are created.

The subdivision regulatory powers of Towns are confined to their respective unincorporated areas. City and village subdivision control ordinances may be applied to extraterritorial areas as well as to their respective incorporated areas. In accordance with Chapter 236 Wisconsin Statutes, counties have subdivision regulatory authority in Towns, Cities and Villages. The County has approval authority in Towns but is limited to objection authority in cities and villages. It is possible for both a county and a town to have concurrent jurisdiction over land divisions in unincorporated areas, or for a city or village to have concurrent jurisdiction with a town or county in the city or village extraterritorial plat approval area. In the case of overlapping jurisdiction, Chapter 66.0105 Wisconsin Statutes states the jurisdiction over the overlapping area shall be divided on a line all points of which are equidistant from the boundaries of each municipality concerned so that not more than one municipality shall exercise power over any area. Furthermore, a municipality may waive their extraterritorial review authority. Table VII-3 indicates communities that have adopted land division ordinances.

Official Mapping and Highway Width Maps
Official mapping powers, granted to local units of government under Section 62.23(6) of the Wisconsin Statutes, are an important but historically under-utilized plan implementation tool. An official map prepared under Section 62.23(6) can be used to identify precisely, the location and width of existing and proposed streets, highways, historic districts, parkways, railroad rights-of-way, waterways, public transit facilities, airports, and the location and extent of parks and playgrounds. The official map prohibits the construction of buildings and associated improvements on lands that are for future public use identified on the map.

Under Section 80.64 of the Statutes, counties may adopt highway-width maps showing the location and width of proposed new highways and the widths of any highways proposed to be expanded. Such maps serve a function similar to local official maps, but with jurisdiction limited to streets and highways. By statute, a county highway-width map is in effect only in those municipalities, which act to approve it. Table VII-3 identifies "county map in force" where the municipality has adopted the Waukesha County Street and Highway width map in place of a complete official map.

Extraterritorial Zoning Regulations
The Statutes authorize cities and villages to adopt extraterritorial zoning regulations for adjacent unincorporated areas, in cooperation with the adjacent town, within three miles of a city of the first, second, or third class, and within 1.5 miles of a city of the fourth class or a village. A city or village can initiate preparation of an extraterritorial zoning ordinance and map at any time. Initiation of the extraterritorial zoning ordinance freezes existing zoning in the extraterritorial (town) area for two years, while the city or village and affected town or towns jointly develop an extraterritorial zoning ordinance and map. A joint committee made up of three representatives from the city or village and three representatives from each affected town is formed to develop the ordinance. The time period can be extended for one additional year at the end of the two-year period.

POPULATION, HOUSEHOLD AND EMPLOYMENT PROJECTIONS

Under the previous year 2020 regional land use plan and county development plan, three projections—low, intermediate, and high growth scenarios—were prepared for population, households, and employment in the Region and County. The intermediate projection was considered the most likely to be achieved and constituted the forecast which was used as the basis for the preparation of the year 2020 regional land use plan and county development plan. The high and low projections were intended to provide an indication of population, household, and employment levels which could conceivably be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

Review of Previous County Development Plan Projections
The Waukesha County development plan presented in SEWRPC Community Assistance Planning Report No. 209, A Development Plan for Waukesha County, Wisconsin, dated August 1996, set forth population, household, and employment levels anticipated under buildout conditions (about the year 2050) and as envisioned under a 2010 plan stage. The 2010 plan stage envisioned that the County population would increase from 304,700 persons in 1990 to 384,800 persons in 2010; that the number of households would increase from 106,000 in 1990 to 143,400 in 2010; and that the number of jobs would increase from 172,300 in 1990 to 248,800 jobs in 2010. Based upon straight-line interpolation of the anticipated change between 1990 and 2010, the County development plan envisioned 356,800 persons, 130,300 households, and 222,000 jobs in the County in 2003.

The estimated County population of 371,200 persons in 2003 from the Wisconsin Department of Administration exceeded the population of 356,800 persons envisioned under the County development plan by 14,400 persons, or 4 percent. The estimated number of households in the County in 2003 (142,300) from the Wisconsin Department of Administration exceeded the number of households envisioned under the County plan (130,300) by 12,000 households, or 9 percent. The estimated number of jobs in the County in 2003 (266,400) from the U.S. Bureau of Economic Analysis exceeded the number of jobs envisioned under the County plan (222,000) by 44,400 jobs, or 20 percent.

Year 2035 Projections

Chapter 2 of this Plan provides a more detailed description of the trends associated with population, household and employment change in the County. The methodology and assumptions that underlie the new population, household, and employment projections, along with the projections themselves are fully documented in SEWRPC Technical Report No. 10 (4th Edition), *The Economy of Southeastern Wisconsin* and in SEWRPC Technical Report No. 11 (4th Edition), *The Population of Southeastern Wisconsin*. These two reports were prepared in tandem to ensure consistency between the Commission's long-range population, household, and employment projections.

As indicated in Chapter 2, based on the methodology and assumptions presented in the afore-referenced technical reports, the intermediate growth scenario for population, households and employment will be used to make projections to the plan design year of 2035.

Population Projections

The intermediate projection envisions that the County population would increase by 86,000 persons, or 24 percent, from about 360,800 persons in 2000 to 446,800 persons in 2035. The high projection indicates that the population of the County could be as high as 504,900 persons in 2035, an increase of about 144,100 persons, or 40 percent, over the 2000 level. Conversely, the low projection indicates that the County population could be as low as 411,000 persons in 2035, an increase of 50,200 persons, or 14 percent, over the 2000 level. The SEWRPC-adopted year 2035 regional land use plan and this plan reflect the intermediate population projection of 446,800 persons for Waukesha County in 2035.

Household Projections

The intermediate projection envisions that the number of households in the County would increase by 38,900, or 29 percent, from 135,200 households in 2000 to 174,100 households in 2035, the same projection envisioned under the SEWRPC adopted year 2035 Regional Land Use Plan. The high projection indicates that the number of households in the County could be as high as 196,700 in 2035, an increase of 61,500 households, or 45 percent, over the 2000 level. The low projection indicates that the number of households could be as low as 160,100 in 2035, an increase of 24,900 households, or 18 percent, over the 2000 level. The intermediate projections envision a significant increase in the number of households, however as detailed in Chapter 2, the household sizes are projected to continue to decline from an average of 2.63 persons per household in 2000 to 2.50 persons per household in 2035.

Employment Projections

The intermediate projection envisions total employment of 347,200 jobs in the County in 2035, an increase of 76,400 jobs, or 28 percent, over the 2000 level of 270,800 jobs. The high projection indicates that employment in the County could be as high as 383,100 jobs in 2035, an increase of about 112,300 jobs, or 41 percent, over the 2000 level. The low projection indicates that employment in the County could be as low as 321,600 jobs in 2035, about 50,800 jobs, or 19 percent, over the 2000 level. The SEWRPC adopted year 2035 Regional Land Use Plan, envisions a total of 333,700 jobs in the County in the year 2035, rather than the year 2035 intermediate projection of 347,200 jobs. The slightly lower job level in the regional plan reflects community land use plans in place at the time the regional plan was prepared.

HISTORIC LAND USE GROWTH AND LAND USE TRENDS ANALYSIS

The SEWRPC land use inventory is intended to serve as a relatively precise record of land use at selected points in time. The land use classification system used in the inventory consists of nine major categories which are divisible into 66 sub-categories, making the inventory suitable for both land use and transportation planning; adaptable to storm water drainage, public utility, and community facility planning; and compatible with other land use classification systems. Aerial photographs serve as the primary basis for identifying existing land use, augmented by field surveys as appropriate. The first regional land use inventory was prepared by SEWRPC in 1963 and has been updated periodically following the preparation of new aerial photography, with the most recent inventory prepared using aerial photographs taken in spring of 2000. As part of the year 2000 land use inventory,

the delineation of existing land use was referenced to real property boundary information not available in prior inventories. This change increases the precision of the land use inventory and makes it more useable to public agencies and private interests. As a result of this change, however, year 2000 land use inventory data are not strictly comparable with data from the 1990 and prior inventories. The data remains suitable for denoting general land use trends. The results of the year 2000 land use inventory are presented along with the results of prior land use inventories in Table VII-4 and Map II-1.

Table VII-4
CHANGE IN LAND USE ACRES IN WAUKESHA COUNTY: 1963-2000

Land Use Category	1963	1970	1980	1990	2000
Urban					
Residential	28,148	35,476	50,745	59,247	75,221
Commercial	1,197	1,831	2,754	3,827	5,351
Industrial	924	1,758	2,747	3,802	5,525
Transportation, Communication, and Utilities	16,079	18,545	21,867	22,805	30,001
Governmental and Institutional	2,550	3,587	4,037	4,215	4,887
Recreational	3,311	4,605	5,756	6,465	8,253
Unused Urban Land	8,509	8,516	8,017	7,025	7,806
Subtotal Urban	**60,718**	**74,318**	**95,923**	**107,386**	**137,044**
Non-urban					
Natural Areas					
Surface Water	16,076	16,461	16,753	16,878	16,891
Wetlands	52,588	51,660	51,233	51,978	52,661
Woodlands	31,181	30,818	29,472	29,584	28,931
Subtotal Natural Areas	**99,845**	**98,939**	**97,458**	**98,440**	**98,483**
Agricultural	200,241	184,390	161,558	142,428	112,611
Unused Rural and Other Open Lands	10,786	13,943	16,651	23,336	23,397
Subtotal Nonurban	**310,872**	**297,272**	**275,667**	**264,204**	**234,491**
Total	371,590	371,590	371,590	371,590	371,535

Source: SEWRPC

Residential development was responsible for the most significant land use change within Waukesha County since 1963. Over 47,000 acres of land was converted to residential use as the County gained over 100,000 households between 1960 and 2000. Agricultural lands experienced the greatest loss of any land use within the County between 1963 and 2000. Nearly 88,000 acres of agricultural lands were converted to other land uses.

Urban Land Uses

In 1990, urban land uses, consisting of residential, commercial, industrial, recreational, governmental, institutional, transportation, communication, and utility uses, encompassed about 107,386 acres, equivalent to 160 square miles, or about 28 percent of the County. Residential land comprised the largest urban land use category in the County in 1990, encompassing about 59,247 acres, or about 55 percent of all urban land and 16 percent of the total area of the County. Commercial and industrial lands each encompassed about 7,629 acres, about seven (7) percent of all urban land use and about two (2) percent of the total County area. Land used for governmental and institutional purposes encompassed about 4,200 acres, or about four (4) percent of all urban uses and about one (1) percent of the total area of the County. Lands devoted to intensive recreational uses encompassed about 6,500 acres, some six (6) percent of all urban uses and about two (2) percent of the County. Lands devoted to transportation, communication, and utility uses, including areas used for streets and highways, railways, airports, and utility and communication facilities, totaled about 22,900 acres, or about 22 percent of all urban uses and about six (6) percent of the total County area.

Between 1963 and 1990, urban land uses in the County increased from about 60,718 acres to about 107,386 acres, an increase of about 46,668 acres or about 77 percent. Each of the major urban land use categories increased significantly during this time. The residential land area approximately doubled, the commercial land area approximately tripled, and the industrial land area quadrupled. The transportation, governmental-institutional, and recreational land use categories also increased significantly, by 42 percent, 65 percent, and 86 percent, respectively.

Existing urban land use for cities, villages, and towns in the County is summarized in Table VII-5.

Nonurban Land Uses

In 1990, nonurban lands, consisting of agricultural lands, wetlands, woodlands, and surface water, quarries, landfill sites, and other open lands, comprised about 264,204 acres, the equivalent of 421 square miles, or about 72 percent of the total area of the County. Agricultural land comprised the largest nonurban land use category, encompassing about 142,400 acres, or about 53 percent of all nonurban land and 38 percent of the total area of the County. Wetlands, woodlands, and surface water, in combination, encompassed about 98,400 acres, representing about 37 percent of all nonurban lands and about 27 percent of the County. Quarries and landfill sites, taken together, encompassed about 4,000 acres, representing about two (2) percent of all nonurban lands and about one (1) percent of the total area of the County. Unused lands, consisting of open lands other than wetlands and woodlands and agricultural lands, encompassed about 23,300 acres, representing about nine (9) percent of all nonurban lands and about seven (7) percent of the total area of the County. Unused lands include extractive uses and landfills.

Nonurban lands in the County decreased by about 46,668 acres, or about 15 percent between 1963 and 1990. Most of this loss resulted from the conversion of agricultural land to urban use. Modest losses in wetlands and woodlands also occurred during this time. The wetland acreage declined by about 600 acres, or about one (1) percent, between 1963 and 1990, while the woodland acreage declined by about 1,600 acres, or five (5) percent.

It should be noted that the change in wetland and woodland acreages between 1963 and 1990, like the change in all land use categories, represents the net change within the County. In this respect, the change in the wetland acreage reported between two inventory years is the net result of decreases in certain areas of the County, due, for example, to drainage or filling activity, and increases in other areas, due, for example, to the abandonment of agricultural drainage systems or to planned wetland restoration efforts. Similarly, the change in the woodland acreage between two inventory years reflects the net effect of the clearing of woodlands in certain areas and the reforestation of other areas.

Nonurban land use for cities, villages, and towns in the County is summarized in Table VII-5.

Table VII-5

LAND USE IN WAUKESHA COUNTY BY MUNICIPALITY: 1990

Community	Urban													
	Residential		Commercial		Industrial		Transportation, Communication, and Utilities		Governmental and Institutional		Recreational		Subtotal	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	23,186	27.2	2,163	2.5	1,739	2.0	7,955	9.3	2,087	2.5	2,078	2.4	39,208	45.9
Brookfield	7,533	44.5	894	5.3	230	1.4	2,144	12.6	646	3.8	398	2.3	11,845	69.9
Delafield	1,256	18.3	71	1.0	33	0.5	536	7.8	122	1.8	235	3.4	2,253	32.8
Milwaukee	0	0.0	0	0.0	0	0.0	1	1.9	0	0.0	0	0.0	1	1.9
Muskego	3,324	14.4	143	0.6	87	0.4	1,002	4.4	193	0.8	406	1.8	5,155	22.4
New Berlin	6,227	26.4	364	1.5	586	2.5	2,061	8.7	422	1.8	384	1.6	10,044	42.6
Oconomowoc	1,049	26.3	135	3.4	83	2.1	428	10.7	153	3.8	280	7.0	2,128	53.3
Waukesha	3,797	34.8	556	5.1	720	6.6	1,783	16.3	551	5.0	375	3.4	7,782	71.2
Villages (Subtotal)	11,245	24.1	873	1.9	1,335	2.9	4,078	8.7	1,165	2.5	1,378	3.0	20,074	43.1
Big Bend	198	41.4	22	4.6	38	7.9	54	11.4	13	2.7	14	2.9	339	70.9
Butler	135	26.6	40	7.9	111	21.9	86	17.0	11	2.2	24	4.7	407	80.3
Chenequa	480	16.2	0	0.0	0	0.0	129	4.4	3	0.1	80	2.7	699	23.4
Dousman	126	15.5	14	1.7	22	2.7	51	6.3	61	7.6	19	2.3	293	36.1
Eagle	222	32.0	5	0.7	6	0.9	74	10.7	24	3.5	30	4.3	361	52.1
Elm Grove	1,354	64.4	68	3.2	13	0.6	377	17.9	129	6.1	58	2.8	1,999	95.0
Hartland	574	27.6	63	3.0	72	3.5	279	13.4	68	3.3	47	2.3	1,103	53.1
Lac La Belle	91	32.2	0	0.0	0	0.0	18	6.4	0	0.0	24	8.5	133	47.1
Lannon	194	12.2	24	1.5	32	2.0	82	5.1	24	1.5	41	2.6	397	24.9
Menomonee Falls	4,539	21.3	402	1.9	728	3.4	1,674	7.9	331	1.6	787	3.7	8,461	39.8
Merton	270	18.7	7	0.5	13	0.9	76	5.3	25	1.7	10	0.7	401	27.8
Mukwonago	431	26.3	65	4.0	35	2.1	196	12.0	124	7.6	54	3.3	905	55.3
Nashotah	186	17.0	9	0.8	10	0.9	123	11.2	5	0.5	4	0.4	337	30.8
North Prairie	332	38.6	18	2.1	25	2.9	84	9.7	11	1.3	11	1.3	481	55.9
Oconomowoc Lake	375	18.9	30	1.5	2	0.1	92	4.6	3	0.2	2	0.1	504	25.4
Pewaukee	427	15.4	51	1.8	85	3.1	288	10.4	203	7.3	37	1.3	1,091	39.3
Sussex	569	22.9	45	1.8	134	5.4	255	10.3	47	1.9	104	4.2	1,154	46.5
Wales	738	51.0	10	0.7	9	0.6	137	9.5	83	5.7	32	2.2	1,009	69.7
Towns (Subtotal)	26,794	11.2	804	0.3	732	0.3	10,831	4.5	963	0.4	3,009	1.3	43,133	18.0
Brookfield	932	23.3	221	5.5	94	2.4	444	11.1	56	1.4	30	0.8	1,777	44.5
Delafield	1,944	14.0	15	0.1	4	0.0	661	4.8	100	0.7	335	2.4	3,059	22.1
Eagle	1,021	4.5	18	0.1	12	0.1	569	2.5	9	0.0	200	0.9	1,829	8.1
Genesee	2,919	14.1	38	0.2	51	0.2	780	3.8	50	0.2	157	0.8	3,995	19.3
Lisbon	2,511	12.1	25	0.1	38	0.2	906	4.4	132	0.6	90	0.4	3,702	17.8
Merton	2,066	11.2	42	0.2	25	0.1	813	4.4	156	0.9	214	1.2	3,309	18.0
Mukwonago	2,198	10.0	35	0.2	6	0.0	771	3.5	34	0.1	371	1.7	3,415	15.5
Oconomowoc	1,879	8.8	57	0.2	37	0.2	852	4.0	52	0.2	296	1.4	3,173	14.8
Ottawa	1,608	7.0	8	0.0	11	0.0	495	2.2	38	0.2	326	1.4	2,486	10.8
Pewaukee	2,526	15.5	215	1.3	378	2.3	1,810	11.1	126	0.8	261	1.6	5,316	32.6
Summit	1,503	8.1	25	0.1	23	0.1	847	4.6	84	0.5	190	1.0	2,672	14.4
Vernon	2,827	12.9	54	0.3	20	0.1	1,106	5.0	69	0.3	269	1.2	4,345	19.8
Waukesha	2,864	17.4	51	0.3	33	0.2	780	4.8	57	0.4	270	1.6	4,055	24.7
Waukesha County	61,225	16.5	3,840	1.0	3,806	1.0	22,864	6.2	4,215	1.1	6,465	1.8	102,415	27.6

Table VII-5 (Continued)

LAND USE IN WAUKESHA COUNTY BY MUNICIPALITY: 1990

Community	Nonurban													
	Agricultural		Wetlands		Woodlands		Surface Water		Other[a]		Subtotal		Total Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	20,516	24.0	8,434	9.9	3,942	4.6	4,523	5.3	8,760	10.3	46,175	54.1	85,383	100.0
Brookfield	852	5.0	1,976	11.7	416	2.4	129	0.8	1,722	10.2	5,095	30.1	16,940	100.0
Delafield	1,804	26.2	265	3.9	902	13.1	997	14.5	651	9.5	4,619	67.2	6,872	100.0
Milwaukee	42	79.2	6	11.3	4	7.5	0	0.0	0	0.0	52	98.1	53	100.0
Muskego	9,596	41.7	2,806	12.2	1,140	4.9	2,802	12.2	1,519	6.6	17,863	77.6	23,018	100.0
New Berlin	6,817	28.9	2,323	9.8	1,283	5.4	128	0.6	2,997	12.7	13,548	57.4	23,592	100.0
Oconomowoc	805	20.2	277	6.9	90	2.3	369	9.2	322	8.1	1,863	46.7	3,991	100.0
Waukesha	600	5.5	781	7.2	107	1.0	98	0.9	1,549	14.2	3,135	28.8	10,917	100.0
Villages (Subtotal)	12,817	27.5	4,478	9.6	2,510	5.4	2,045	4.4	4,663	10.0	26,513	56.9	46,560	100.0
Big Bend	34	7.1	35	7.3	2	0.4	18	3.8	50	10.5	139	29.1	478	100.0
Butler	0	0.0	21	4.1	5	1.0	3	0.6	71	14.0	100	19.7	507	100.0
Chenequa	586	19.8	36	1.2	748	25.2	739	24.9	162	5.5	2,291	76.6	2,963	100.0
Dousman	283	34.9	122	15.0	56	7.0	32	3.9	25	3.1	518	63.9	811	100.0
Eagle	292	42.1	1	0.1	3	0.4	0	0.0	37	5.3	333	47.9	694	100.0
Elm Grove	0	0.0	37	1.8	8	0.4	8	0.4	51	2.4	104	5.0	2,103	100.0
Hartland	203	9.8	195	9.4	125	6.0	4	0.2	447	21.5	974	46.9	2,077	100.0
Lac La Belle	35	12.4	74	26.1	6	2.1	0	0.0	35	12.3	150	52.9	283	100.0
Lannon	461	28.9	187	11.7	71	4.5	5	0.3	473	29.7	1,197	75.1	1,594	100.0
Menomonee Falls	7,255	34.0	2,865	13.4	784	3.7	91	0.4	1,863	8.7	12,858	60.2	21,319	100.0
Merton	886	61.4	42	2.9	67	4.6	17	1.2	31	2.1	1,043	72.2	1,444	100.0
Mukwonago	284	17.4	124	7.6	98	6.0	43	2.6	182	11.1	731	44.7	1,636	100.0
Nashotah	420	38.3	43	3.9	98	8.9	55	5.0	143	13.1	759	69.2	1,096	100.0
North Prairie	186	21.6	16	1.9	21	2.4	0	0.0	157	18.2	380	44.1	861	100.0
Oconomowoc Lake	221	11.1	126	6.4	211	10.6	813	40.9	111	5.6	1,482	74.6	1,986	100.0
Pewaukee	806	29.0	351	12.6	53	1.9	214	7.7	263	9.5	1,687	60.7	2,778	100.0
Sussex	740	29.8	176	7.1	64	2.6	2	0.1	346	13.9	1,328	53.5	2,482	100.0
Wales	105	7.3	27	1.8	90	6.2	1	0.1	216	14.9	439	30.3	1,448	100.0
Towns (Subtotal)	109,096	45.5	39,066	16.3	23,132	9.7	10,310	4.3	14,884	6.2	196,488	82.0	239,648	100.0
Brookfield	322	8.1	1,206	30.1	56	1.4	60	1.5	576	14.4	2,220	55.5	3,997	100.0
Delafield	5,235	37.8	1,023	7.4	1,982	14.3	1,378	10.0	1,165	8.4	10,783	77.9	13,842	100.0
Eagle	11,053	49.1	4,243	18.9	4,073	18.1	322	1.4	982	4.4	20,673	91.9	22,502	100.0
Genesee	9,065	43.6	3,272	15.8	1,832	8.8	106	0.5	2,499	12.0	16,774	80.7	20,769	100.0
Lisbon	11,287	54.4	2,612	12.6	1,138	5.5	76	0.4	1,922	9.3	17,035	82.2	20,737	100.0
Merton	9,134	49.6	1,228	6.7	1,966	10.7	1,611	8.8	1,142	6.2	15,061	82.0	18,397	100.0
Mukwonago	10,793	49.1	4,048	18.4	2,355	10.7	672	3.1	694	3.2	18,562	84.5	21,977	100.0
Oconomowoc	11,909	55.6	2,890	13.5	656	3.0	2,225	10.4	576	2.7	18,256	85.2	21,429	100.0
Ottawa	9,422	41.3	5,075	22.2	4,355	19.1	471	2.1	1,032	4.5	20,355	89.2	22,841	100.0
Pewaukee	5,501	33.7	1,990	12.2	687	4.2	1,040	6.4	1,768	10.9	10,986	67.4	16,302	100.0
Summit	8,193	44.4	3,721	20.1	1,378	7.5	1,838	10.0	658	3.6	15,788	85.6	18,460	100.0
Vernon	10,613	48.3	4,495	20.5	1,481	6.7	395	1.8	643	2.9	17,627	80.2	21,972	100.0
Waukesha	6,589	40.1	3,263	19.9	1,173	7.1	116	0.7	1,227	7.5	12,368	75.3	16,423	100.0
Waukesha County	142,429	38.3	51,978	14.0	29,584	8.0	16,878	4.5	28,307	7.6	269,176	72.4	371,591	100.0

Note: Data for urban land uses includes related off-street parking areas of more than 10 spaces.

[a]Includes extractive, landfill and unused land.

Source: SEWRPC

EXISTING LAND USE INVENTORY

While the previous section of this chapter provides an overview of the historic growth and trends of Waukesha County, this section provides a more detailed description and analysis of the existing land use of the County. For the purposes of this Plan, existing land use is based upon year 2000 data, the most recent detailed inventory of land use completed by SEWRPC. The pattern of land use that existed within the County in 2000, including formal land use amendments approved by Waukesha County through year 2008, is shown on Map VII-1.

Urban Land Uses

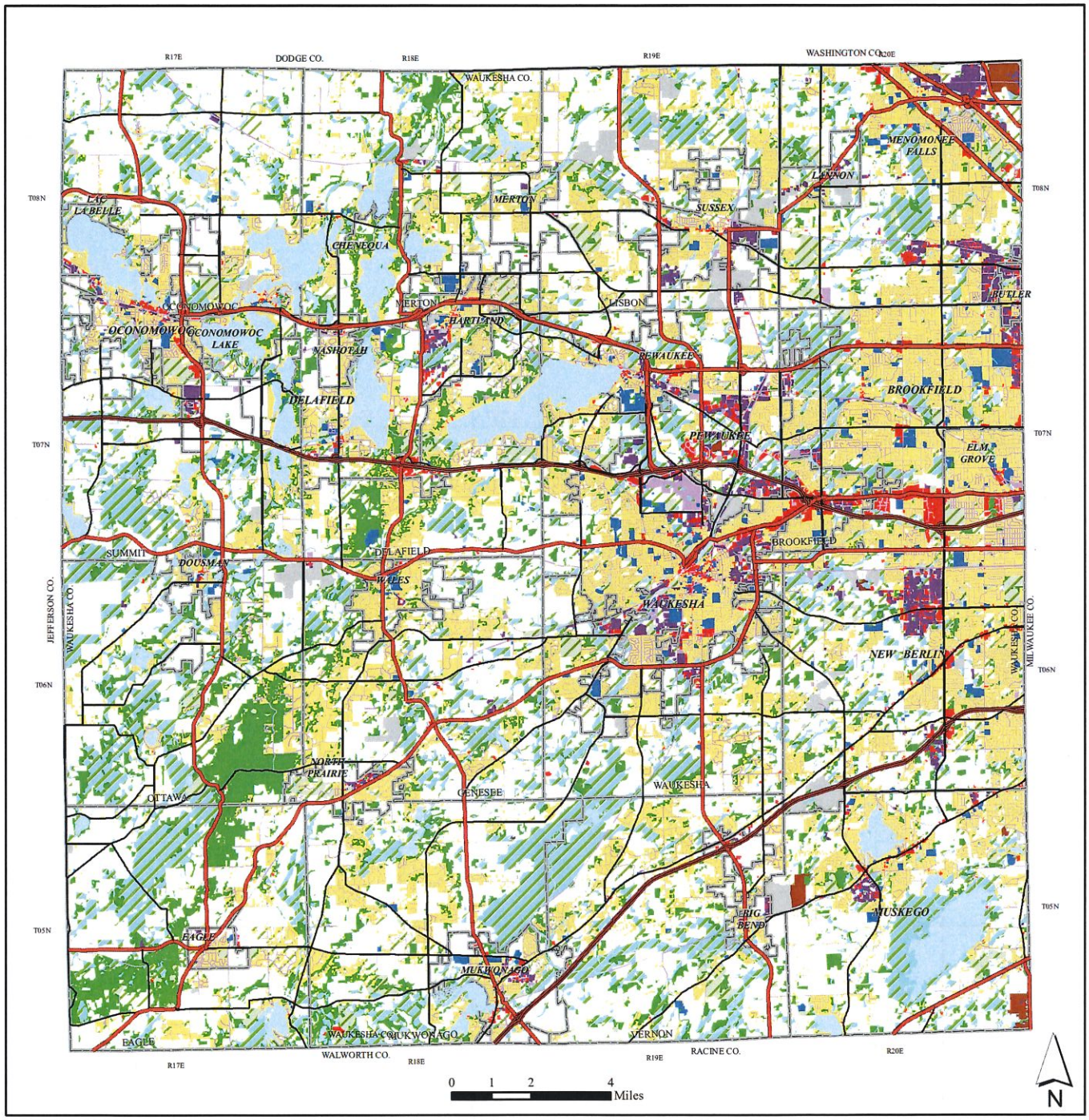
As indicated in Table VII-6, urban land uses, consisting of residential, commercial, industrial, recreational, governmental, institutional, and transportation, communication, and utility uses, encompassed about 130,425 acres, equivalent to about 35 percent of the County, in 2000. Residential land comprised the largest urban land use category in the County in 2000, encompassing about 76,075 acres, or about 59 percent of all urban land and 20 percent of the total area of the County. Commercial and industrial lands each encompassed about 5,500 acres, about four (4) percent of all urban land use and about two (2) percent of the total County area. Land used for governmental and institutional purposes encompassed about 4,900 acres, or about four (4) percent of all urban uses and about one (1) percent of the total area of the County. Lands devoted to intensive recreational uses encompassed about 8,416 acres, or about six (6) percent of all urban uses and about two (2) percent of the County. Lands devoted to transportation, communication, and utility uses, including areas used for streets and highways, railways, airports, and utility and communication facilities, totaled about 30,045 acres, or about 26 percent of all urban uses and about eight (8) percent of the total County area.

Nonurban Land Uses

Nonurban lands, consisting of agricultural lands, wetlands, woodlands, and surface water, quarries, landfill sites, and other open lands, comprised about 241,112 acres, the equivalent of about 65 percent of the total area of the County, in 2000. Agricultural land comprised the largest nonurban land use category, encompassing about 112,620 acres, or about 47 percent of all nonurban land and 30 percent of the total area of the County. Wetlands, woodlands, and surface water, in combination, encompassed about 98,400 acres, representing about 41 percent of all nonurban lands and about 27 percent of the County. Other lands consisting of quarries, landfill sites, and unused lands, consisting of open lands other than wetlands and woodlands and agricultural lands, encompassed about 30,017 acres, representing about 12 percent of all nonurban lands and about 8 percent of the total area of the County.

Map VII-1

EXISTING LAND USE IN WAUKESHA COUNTY: 2000



Legend

- *Interstate*
- *US*
- *State*
- *County*
- *Civil Division Boundary*
- Landfills & Dumps
- Transportation, Communication & Utilities
- Commercial
- Government & Institutional
- Residential
- Industrial
- Extractive
- Woodlands
- Water
- Wetlands
- Recreational
- Unused or Open Lands
- Agricultural

Source: SEWRPC
Civil Divisions as of 11/30/07
Prepared by Waukesha Co. Dept. of Parks and Land Use

Table VII-6
Existing Land Use in Waukesha County by Municipality: 2000

Community	Urban													
	Residential		Commercial		Industrial		Transportation, Communication and Utilities		Governmental and Institutional		Recreational		Subtotal	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	28,968	27.4	3,343	3.2	3,097	2.9	13,007	12.3	2,644	2.5	2,721	2.6	53,781	50.9
Brookfield	7,760	44.5	1,082	6.2	322	1.8	2,768	15.9	689	3.9	540	3.1	13,160	75.4
Delafield	1,655	23.6	172	2.4	32	0.5	714	10.2	182	2.6	223	3.2	2,978	42.5
Milwaukee	0	0.0	0	0.0	32	65.1	3	7.0	0	0.0	0	0.0	36	72.1
Muskego	4,121	17.9	168	0.7	140	0.6	1,521	6.6	222	1.0	459	2.0	6,632	28.8
New Berlin	6,863	29.1	505	2.1	764	3.2	2,681	11.4	473	2.0	494	2.1	11,779	49.9
Oconomowoc	1,209	21.2	180	3.1	239	4.2	693	12.1	175	3.1	274	4.8	2,769	48.5
Pewaukee	2,826	18.9	467	3.1	647	4.3	1,921	12.9	146	1.0	232	1.6	6,239	41.8
Waukesha	4,535	32.5	770	5.5	921	6.6	2,705	19.4	756	5.4	500	3.6	10,188	73.1
Villages (Subtotal)	13,805	26.3	1,337	2.5	2,002	3.8	5,947	11.3	1,327	2.5	2,193	4.2	26,612	50.7
Big Bend	223	16.4	60	4.4	68	5.0	159	11.7	14	1.0	22	1.6	546	40.3
Butler	123	24.2	49	9.6	155	30.4	108	21.2	10	2.0	22	4.3	467	91.7
Chenequa	470	15.9	0	0.0	0	0.0	135	4.6	2	0.1	82	2.8	688	23.3
Dousman	161	17.2	14	1.5	25	2.6	71	7.6	74	7.9	21	2.2	365	39.2
Eagle	289	37.2	5	0.6	23	3.0	110	14.2	30	3.9	31	4.1	488	62.9
Elm Grove	1,309	62.1	60	2.8	14	0.7	441	20.9	126	6.0	57	2.7	2,007	95.3
Hartland	766	26.4	118	4.1	131	4.5	466	16.1	115	4.0	232	8.0	1,827	63.0
Lac La Belle	120	28.5	0	0.0	0	0.0	15	3.5	0	0.0	142	33.5	277	65.5
Lannon	201	12.6	35	2.2	86	5.4	94	5.9	23	1.5	40	2.5	479	30.1
Menomonee Falls	5,250	24.6	596	2.8	969	4.5	2,259	10.6	344	1.6	991	4.6	10,409	48.8
Merton	555	35.3	6	0.4	18	1.1	114	7.2	39	2.5	13	0.8	744	47.4
Mukwonago	599	18.8	114	3.6	69	2.2	461	14.4	136	4.3	89	2.8	1,469	46.0
Nashotah	349	32.0	10	0.9	12	1.1	155	14.2	6	0.5	11	1.0	543	49.8
North Prairie	481	31.7	22	1.4	39	2.5	160	10.6	11	0.7	225	14.8	938	61.7
Oconomowoc Lake	448	22.0	24	1.2	6	0.3	117	5.7	2	0.1	3	0.1	599	29.4
Pewaukee	644	22.3	125	4.3	83	2.9	437	15.1	213	7.4	41	1.4	1,543	53.5
Sussex	1,008	26.6	84	2.2	296	7.8	467	12.3	83	2.2	145	3.8	2,083	55.0
Wales	809	52.8	16	1.1	10	0.7	178	11.7	99	6.5	27	1.7	1,140	74.4
Towns (Subtotal)	33,301	15.6	763	0.4	447	0.2	11,091	5.2	929	0.4	3,502	1.6	50,033	23.5
Brookfield	1,049	29.7	309	8.7	119	3.4	512	14.5	69	1.9	51	1.4	2,110	59.7
Delafield	3,034	22.8	28	0.2	5	0.0	974	7.3	108	0.8	360	2.7	4,508	33.9
Eagle	1,757	7.8	21	0.1	19	0.1	776	3.5	8	0.0	250	1.1	2,832	12.6
Genesee	4,326	21.2	58	0.3	53	0.3	1,071	5.2	57	0.3	197	1.0	5,761	28.2
Lisbon	3,376	17.5	59	0.3	73	0.4	1,181	6.1	135	0.7	512	2.7	5,335	27.6
Merton	3,271	18.2	40	0.2	25	0.1	1,000	5.6	209	1.2	324	1.8	4,869	27.0
Mukwonago	3,156	15.5	37	0.2	5	0.0	839	4.1	39	0.2	385	1.9	4,460	21.9
Oconomowoc	2,266	10.8	60	0.3	59	0.3	1,010	4.8	53	0.3	199	1.0	3,647	17.4
Ottawa	2,277	10.1	9	0.0	14	0.1	612	2.7	35	0.2	390	1.7	3,337	14.9
Summit	2,161	12.7	24	0.1	19	0.1	896	5.3	83	0.5	189	1.1	3,373	19.8
Vernon	3,306	15.7	39	0.2	17	0.1	1,265	6.0	76	0.4	383	1.8	5,085	24.2
Waukesha	3,323	22.8	79	0.5	39	0.3	956	6.6	57	0.4	261	1.8	4,715	32.3
Waukesha County	76,075	20.5	5,443	1.5	5,546	1.5	30,045	8.1	4,900	1.3	8,416	2.3	130,425	35.1

Table VII-6 (Continued)
Existing Land Use in Waukesha County by Municipality: 2000

Community	Nonurban													
	Agricultural		Wetlands		Woodlands		Surface Water		Other		Subtotal		Total Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	20,316	19.2	11,330	10.7	4,266	4.0	5,677	5.4	10,336	9.8	51,924	49.1	105,704	100.0
Brookfield	405	2.3	2,291	13.1	312	1.8	154	0.9	1,131	6.5	4,293	24.6	17,453	100.0
Delafield	1,277	18.2	257	3.7	903	12.9	997	14.2	599	8.5	4,034	57.5	7,012	100.0
Milwaukee	0	0.0	6	12.0	1	1.6	3	5.3	4	9.0	14	27.9	50	100.0
Muskego	7,974	34.6	2,922	12.7	1,008	4.4	2,851	12.4	1,633	7.1	16,388	71.2	23,020	100.0
New Berlin	5,124	21.7	2,301	9.8	1,154	4.9	112	0.5	3,124	13.2	11,814	50.1	23,594	100.0
Oconomowoc	1,424	24.9	461	8.1	122	2.1	384	6.7	548	9.6	2,939	51.5	5,708	100.0
Pewaukee	3,552	23.8	1,925	12.9	601	4.0	1,052	7.0	1,567	10.5	8,697	58.2	14,936	100.0
Waukesha	560	4.0	1,167	8.4	165	1.2	124	0.9	1,729	12.4	3,745	26.9	13,933	100.0
Villages (Subtotal)	10,483	20.0	5,105	9.7	2,647	5.0	2,147	4.1	5,486	10.5	25,869	49.3	52,480	100.0
Big Bend	653	48.2	57	4.2	22	1.6	21	1.6	56	4.2	809	59.7	1,355	100.0
Butler	0	0.0	21	4.2	4	0.8	2	0.5	14	2.8	42	8.3	509	100.0
Chenequa	521	17.6	38	1.3	771	26.1	741	25.1	192	6.5	2,263	76.7	2,952	100.0
Dousman	326	35.0	133	14.3	50	5.3	28	3.0	31	3.3	568	60.8	933	100.0
Eagle	186	23.9	1	0.2	4	0.5	0	0.0	96	12.4	287	37.1	775	100.0
Elm Grove	0	0.0	43	2.0	12	0.6	7	0.3	38	1.8	99	4.7	2,106	100.0
Hartland	51	1.7	229	7.9	162	5.6	8	0.3	622	21.5	1,071	37.0	2,899	100.0
Lac La Belle	30	7.2	84	19.9	6	1.5	2	0.5	23	5.4	146	34.5	422	100.0
Lannon	397	24.9	202	12.7	63	4.0	5	0.3	447	28.1	1,114	69.9	1,593	100.0
Menomonee Falls	5,151	24.2	2,950	13.8	778	3.6	131	0.6	1,906	8.9	10,916	51.2	21,325	100.0
Merton	639	40.7	36	2.3	92	5.8	17	1.1	43	2.8	827	52.6	1,571	100.0
Mukwonago	760	23.8	399	12.5	100	3.1	87	2.7	376	11.8	1,722	54.0	3,190	100.0
Nashotah	258	23.6	43	3.9	91	8.3	56	5.1	101	9.2	547	50.2	1,091	100.0
North Prairie	202	13.3	19	1.2	66	4.4	9	0.6	285	18.8	581	38.3	1,519	100.0
Oconomowoc Lake	119	5.8	154	7.6	206	10.1	815	39.9	147	7.2	1,440	70.6	2,040	100.0
Pewaukee	307	10.6	406	14.1	37	1.3	204	7.1	388	13.4	1,341	46.5	2,884	100.0
Sussex	757	20.0	266	7.0	112	3.0	16	0.4	551	14.6	1,702	45.0	3,785	100.0
Wales	126	8.2	23	1.5	72	4.7	1	0.1	170	11.1	392	25.6	1,532	100.0
Towns (Subtotal)	81,822	38.4	36,216	17.0	22,019	10.3	9,068	4.3	14,195	6.7	163,319	76.5	213,352	100.0
Brookfield	169	4.8	911	25.8	39	1.1	37	1.1	268	7.6	1,426	40.3	3,536	100.0
Delafield	3,235	24.4	1,039	7.8	2,046	15.4	1,387	10.4	1,064	8.0	8,772	66.1	13,280	100.0
Eagle	9,463	42.2	4,194	18.7	4,173	18.6	313	1.4	1,426	6.4	19,570	87.4	22,402	100.0
Genesee	7,226	35.4	3,298	16.1	1,752	8.6	112	0.5	2,287	11.2	14,675	71.8	20,436	100.0
Lisbon	8,162	42.3	2,603	13.5	944	4.9	82	0.4	2,175	11.3	13,966	72.4	19,301	100.0
Merton	6,896	38.3	1,265	7.0	1,987	11.0	1,613	9.0	1,381	7.7	13,143	73.0	18,013	100.0
Mukwonago	8,288	40.7	3,879	19.0	2,185	10.7	635	3.1	931	4.6	15,918	78.1	20,378	100.0
Oconomowoc	10,685	51.1	2,880	13.8	691	3.3	2,199	10.5	828	4.0	17,284	82.6	20,931	100.0
Ottawa	8,058	35.9	5,028	22.4	4,516	20.1	496	2.2	1,011	4.5	19,110	85.1	22,447	100.0
Summit	6,025	35.4	3,642	21.4	1,315	7.7	1,780	10.5	891	5.2	13,653	80.2	17,026	100.0
Vernon	8,855	42.1	4,474	21.3	1,340	6.4	336	1.6	928	4.4	15,934	75.8	21,019	100.0
Waukesha	4,758	32.6	3,001	20.6	1,030	7.1	76	0.5	1,002	6.9	9,868	67.7	14,584	100.0
Waukesha County	112,620	30.3	52,651	14.2	28,932	7.8	16,892	4.5	30,017	8.1	241,112	64.9	371,537	100.0

Note: In 1999, the Town of Pewaukee incorporated as a City.

Source: SEWRPC

RECOMMENDED LAND USE PLAN

The year 2035 county land use plan was developed to meet the established planning objectives and standards presented in Chapter 2 of this Plan insofar as practicable, using the information and plan design concepts set forth in the previous sections of this Chapter. The plan was designed to accommodate the intermediate population, household and employment projections for the County. Map VII –2 presents the recommended land use plan for Waukesha County for the year 2035. The map shows urban areas in the County as envisioned under the plan including suburban areas, which are neither truly urban or rural in character; primary environmental corridors—i.e., areas containing concentrations of the best remaining elements of the natural resource base—which are recommended for preservation in essentially natural open uses; and rural areas consisting of prime agricultural land, other agricultural land, rural-density residential land, and other open lands. The various components of the land use plan, as depicted on Map VII-2, are described in this section. Table VII-8 presents the planned land uses by municipality for year 2035.

Basic Definitions

Urban Land and Urban Development

For purposes of the 2035 recommended land use plan, "urban land" or "urban development" is defined as intensively developed areas devoted to urban-density residential, commercial, industrial, governmental and institutional, recreational, mixed use, transportation and utility and communication uses, that are serviced by public infrastructure such as sewer, water and public transit.

"Commercial and/or Office Park" development is defined as land devoted to retail, office, service activities, general business activities, and/or research and development and related off-street parking.

"Governmental and Institutional" development is defined as areas for government and public and private institutional buildings, facilities and grounds such as schools, churches, libraries, cultural facilities, nonprofit charitable organizations, hospitals, and police and fire stations, that have a direct bearing on the quality of life and on public safety.

"Highway and Railway Rights-of-Way" are federal, state and county highways, railroad rights-of-way, and parking associated with transportation systems.

"Industrial" development is defined as land devoted to manufacturing, wholesaling, storage activities, attendant offices and related off-street parking and may include office uses or take the form of a business park.

"Mixed Use" development is defined as development that may contain residential and could contain a combination of public, institutional, office, retail, service, light industrial, research and development, and/or other commercial uses, including off street parking and may take the form of a business park.

"Recreational" land use is defined as area devoted to public and private general use recreation including golf, baseball, swimming, tennis, ice skating. In addition, recreational lands include natural resource-based education and self-actualized recreational activities such as hiking, camping, picnicking, skiing and horseback riding.

"Suburban Density" residential development is defined as residential development at a densities ranging from 1.5 to 4.9 acres of area per dwelling unit. Such development is neither truly urban nor rural in character. Development at these densities generally precludes the provision of centralized sewer and water supply service and other urban amenities. While such development occurs and accordingly must be accommodated in the land use plan, it is only recommended while maintaining an overall residential density of 5 acres in "rural development" areas. "Suburban I Density" is residential development at 1.5 to 2.9 acres per dwelling unit. "Suburban II Density" is residential development at 3.0 to 4.9 acres per dwelling unit.

"Transportation, Communication and Utilities" land uses include areas used for airports, and utility and communication facilities.

"Urban Density Residential Development" includes the following density ranges: "high density" (less than 6,000 square feet of area per dwelling unit); "medium-density" (6,000 – 19,999 square feet of area per dwelling unit); and "low-density" (20,000 square feet to 1.4 acres of area per dwelling unit). The term "urban service area" refers to areas that are intended to accommodate urban development insofar as they are served by basic urban services and facilities, including public sanitary sewer service, public water supply service and a local park, school, and shopping area.

Rural Land and Rural Development

For the purposes of the land use plan, "rural land" or "rural development" is defined as sparsely developed areas where land is used primarily for farming, resource extraction, landfills, very low density residential uses (no more than one dwelling unit per five acres), or other open spaces uses, and includes environmental corridors and isolated natural resource areas.

"Extractive" land use is defined as area devoted primarily to the extraction of sand, gravel and stone and related activities. Mineral extraction is recognized as an interim land use. Future land use following the extraction activity will be subject to future plan amendments consistent with the planning standards and objectives contained in Chapter 2 and adjoining land uses.

"Isolated Natural Resource Areas" are smaller pockets of natural resource elements that are isolated from primary and secondary environmental corridors, and have environmental value in the areas in which they are located and are more specifically defined in SEWRPC Technical Record Vol. 4, No. 2, March 1981.

"Landfill" development is area devoted to licensed waste disposal operations.

"Other Open Lands to be Preserved" are defined as lands usually adjacent to, but outside, identified primary and secondary environmental corridors and isolated natural resource areas, including lands within the 100-year recurrence interval floodplain, open lands within existing County or State park and open space sites, and other lands covered by soils with a high water table, poorly drained soils, or organic soils.

"Prime Agricultural" are lands in agricultural use, unused/open lands, and primary/secondary environmental corridor or isolated natural areas and are within a five (5) square mile contiguous area (including adjacent counties) that meet all of the following criteria: 1) is outside of any planned sewer service area boundary; 2) 75% is agricultural or open/unused land use; 3) 50% is Class I or Class II soils which meet Natural Resources Conservation Service standards; and 4) 75% consists of land ownership parcels of 35 acres or more. A description of the origin of this definition is presented in Chapter 2. Residential development can occur on prime agricultural lands at a density of no more than one dwelling unit per 35 acres.

"Primary Environmental Corridors" are areas of woodlands, wetlands, prairies, surface water, and wildlife habitat that represent a composite of the best remaining elements of the natural resource base and are more specifically defined in SEWRPC Technical Record Vol. 4, No. 2, March 1981.

"Rural Density and Other Agricultural Land" consist primarily of farm and related open lands which do not meet the criteria for classification as prime agricultural lands, but which are nonetheless proposed to be retained in rural land uses. Rural land uses include continuation of existing farming activity; creation of smaller farms, including hobby farms, horse farms, or other specialty farms; and rural density residential development. Rural density residential development occurs at a density of no more than one dwelling unit per five acres (5 to 34.9 acres of area per dwelling unit or equivalent density). When accommodated through conservation subdivision designs, only a fraction of the total site area is intensively developed as homesites, the balance being retained in permanent open space use, achieving the overall rural density.

"Secondary Environmental Corridors" are areas containing a variety of natural resource elements, often remnant resources from primary environmental corridors, which have been developed for intensive urban or agricultural purposes, creating these smaller, yet significant corridors and are more specifically defined in SEWRPC Technical Record Vol. 4, No. 2, March 1981.

Planned Land Use

The pattern of land use recommended under the Comprehensive Development Plan for Waukesha County is shown graphically on Map VII-2 and presented by municipality in Table VII-8. A description of the various urban and nonurban land uses in the County, as envisioned under the plan, follows.

Urban Land Use

The recommended land use plan envisions a substantial increase in urban land use within the County. Urban land uses, consisting of lands devoted to residential, commercial, industrial, governmental and institutional, recreational, landfill highway and railway rights-of-way and transportation, communication, and utility uses, encompassed about 130,425 acres and comprised about 35 percent of the total area of the County in 2000. Under the plan, the area devoted to urban uses would increase to about 190,978 acres, or about 51 percent of the County by the plan design year 2035. Table VII-7 presents the change in residential, commercial and industrial lands from the year 2000 to 2035, including the five (5) year increment.

Recreational Land

Under the recommended land use plan, recreational land use would increase from 8416 acres in 2000 to 15,548 acres by the year 2035.

Residential Land

Under the recommended land use plan, urban residential land use would increase by about 70 percent, from 76,075 acres in 2000 to about 129,346 acres by the year 2035. Under the plan, the proportion of the County devoted to urban residential use would increase from 21 percent to 35 percent.

Of the total planned urban residential land, about 44 percent (57,416 acres) would occur at low density (20,000 square feet to 1.4 acres of area per dwelling unit), 12 percent (14,918 acres) at suburban density I (1.5 to 2.9 acres per dwelling unit), and 13 percent (17,418 acres) at suburban density II (3.0 to 4.9 acres per dwelling unit). About 28 percent (36,275 acres) of the urban residential land would occur at medium density with 6,000 to 19,999 square feet of lot area per dwelling unit. The remaining three (3) percent (3,316 acres) of the additional urban residential land would occur at high density, with less than 6,000 square feet of lot area per dwelling unit.

Commercial, Industrial and Mixed Use

The recommended land use plan also envisions a substantial increase in economic activity areas, as represented by the commercial and industrial uses on Map VII-2. Under the plan, commercial business and office park land uses, which includes areas proposed to be utilized for retail, office, service activities, general business activities, and/or research and development and related off-street parking, individually or in various combinations would increase to about 8,897 acres by the year 2035 from 5,443 acres in 2000. The proportion of the total County area devoted to commercial and office park use would accordingly increase from 1.5 percent to 2.4 percent.

Under the plan, industrial land use would increase by from about 5,546 acres in 2000 to 13,038 by the year 2035. The proportion of the total County area devoted to industrial use would accordingly increase from 1.5 percent to 3.5 percent.

Under the plan, mixed use development, which may contain residential and could contain a combination of public, institutional, office, retail, service, light industrial, research and development, and/or other commercial uses, and may take the form of a business park would represent 1,962 acres, or less than 1 percent of the land

uses, by year 2035. Since this is a new land use category in this comprehensive development plan, no comparison can be made to year 2000 conditions.

Governmental and Institutional

Governmental and institutional lands represent areas for government and public and private institutional buildings, facilities and grounds such as schools, churches, libraries, cultural facilities, nonprofit charitable organizations, hospitals, and police and fire stations, that have a direct bearing on the quality of life and on public safety. The recommended land use plan identifies governmental and institutional lands would increase from 4,900 acres in year 2000 to 8,354 acres in year 2035.

Other Urban Land

Increases in other urban land uses, including governmental and institutional; recreational; highway and railway rights-of-way and transportation, communication, and utility lands, are also envisioned under the recommended land use plan.

Under the plan, the transportation, communication, and utility land use category, which includes areas used for airports, and utility and communication facilities, would represent 12,850 acres, or 3.5 percent of the county wide land use. Of this acreage, 11,754 acres are identified as highway right-of-ways. Map VII-2 depicts the highway right-of-ways separate from other transportation, communication and utility lands.

Table VII-7
INCREMENTAL LAND USE PROJECTIONS FOR SPECIFIC URBAN LAND USES: 2000-2035

Land Use Category	Existing Land Uses: 2000		Future Land Uses: 2035		Change 2000 - 2035		5-Year Increment (acres)
	Acres	Percent of County	Acres	Percent of County	Acres	Percent Change	
Residential	76,075	20.5	129,346	34.8	53,271	70	7,610
Commercial	5,443	1.5	8,897	2.4	3,454	63	493
Industrial	5,546	1.5	13,038	3.5	7,492	135	1,070

Nonurban Land Uses

Under the recommended land use plan, nonurban land uses, consisting of environmentally sensitive lands, other open lands to be preserved, landfills, extractive uses, prime agricultural lands and rural density residential and other agricultural lands, would comprise about 180,567 acres, or about 49 percent of the total area of the County. Owing to the amount of urban development envisioned under the plan, the area dedicated to nonurban land uses would decrease from about 241,112 acres in 2000 to the planned 180,567 acres by the year 2035.

Environmentally Sensitive Lands

The most important remaining elements of the natural resource base are concentrated within areas identified on the recommended land use plan map as primary environmental corridors, secondary environmental corridors, and isolated natural resource areas. The environmental corridor concept and the pattern of existing environmental corridors and isolated natural resource areas in the County are described in Chapter 3 of this Plan.

Primary environmental corridors are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base, including almost all of the best remaining floodlands, woodlands, wetlands, and wildlife habitat areas. By definition, these corridors are at least 400 acres in area, two miles long, and 200 feet

in width. The plan proposes the preservation of all remaining primary environmental corridors in essentially natural, open uses. Under the plan, development within these corridors would be limited to that needed to accommodate required transportation and utility facilities, compatible outdoor recreation facilities, and, on a limited basis, carefully sited rural-density residential use. The plan further envisions that certain adjacent floodlands within planned sewer service areas that are currently in agricultural or other open uses will over time be allowed to revert to a natural condition, becoming part of the environmental corridor network as urbanization of abutting upland areas proceeds. Under the recommended land use plan, the primary environmental corridor area in the County would consist of about 73,024 acres, or about 19 percent of the total land area in the year 2035.

Secondary environmental corridors also contain a variety of resource elements, often being remnants of primary corridors that have been partially converted to intensive urban use or agricultural use. By definition, secondary environmental corridors are at least one mile long and 100 acres in area. The County land use plan recommends that secondary environmental corridors be considered for preservation in natural, open uses or incorporated as drainage ways or local parks within developing areas. Such areas may, at the discretion of local units of government, also accommodate intensive urban uses. Caution must be exercised when considering development within such areas, however, since Federal, State, or local natural resource protection regulations concerning wetlands, floodplains, shorelands, storm water management, and erosion control, among others, may effectively preclude development within lowland portions of such corridor areas. Under the recommended land use plan, the secondary environmental corridor area would consist of about 6,759 acres, or about 2 percent of the total land area in the year 2035.

Isolated natural resource areas consist of smaller pockets of wetlands, woodlands, or surface water that are isolated from the primary and secondary environmental corridors. By definition, isolated natural resource areas are at least five acres in size. The land use plan recommends that these areas be preserved in natural, open uses insofar as is practicable, recognizing that such areas are often well suited for use as public or private parks and open space reservation. Such areas may, at the discretion of local units of government, also accommodate intensive urban uses. Caution must be exercised when considering development within such areas, however, since Federal, State, or local natural resource protection regulations concerning wetlands, floodplains, shorelands, storm water management, and erosion control, among others, may effectively preclude development within lowland portions of isolated natural resource areas. Under the recommended land use plan, the isolated natural resource areas would consist of about 7,688 acres, or about 2 percent of the total land area in the year 2035.

As indicated in Chapter 3 of this Plan, the preservation of these environmentally sensitive areas, particularly the primary environmental corridors, is essential to the maintenance of the overall quality of the environment. Moreover, because these areas are typically unsuitable for urban development, their preservation in natural, open uses can help to prevent such new developmental problems as failing foundations for pavement and structures, wet basements, excessive clear water infiltration into sanitary sewerage systems, and poor drainage.

Extractive

As noted in Chapter 3, Waukesha County contains an abundance of nonmetallic mineral resources, the mining of which may be necessary to provide the sand, gravel, and dimensional stone needed in support of the continued development of the area. This recommended land use plan recognizes that while the County contains an abundance of such resources, efforts to extract sand and gravel or dimensional stone are increasingly constrained by the continued urbanization of the County. The plan seeks to preserve and protect lands for mineral extraction purposes before the lands are developed for urban use or effectively precluded from extractive use by further urban development of adjacent areas.

For this aspect of the plan, input from the Aggregate Producers of Waukesha County, an association of mineral extraction operators in the County was sought. Members of that association provided information regarding the extent of lands now owned or leased for mineral extraction purposes as well as adjacent lands having the potential for mining activity. The areas so identified are shown on the recommended County land use plan (Map VII-2). In incorporating these areas into the land use plan, adjustments were made as necessary to ensure that the proposed activity would not encroach upon environmental corridors or isolated natural resource areas.

The areas identified for extractive use under the recommended plan encompass about 1.3 percent of the total area of the County. It should be recognized in this respect that mineral extractive activity is an interim use, and further, that mining activity at any given site usually proceeds in phases, with early phases undergoing restoration while later phases are being mined. Accordingly, the total area of the County being actively mined at any point in time may be expected to be significantly less than 4,930 acres.

Landfill

The recommended land use plan envisions the continued operation of existing sanitary landfill sites in the Village of Menomonee Falls and City of Muskego with modest expansions of each of the sites. The sanitary landfill sites shown on the land use plan map together encompass about 1,091 acres or less than one (1) percent of the total area of the County.

Other Open Lands to Be Preserved

Other open lands to be preserved under the recommended land use plan are lands usually adjacent to, but outside, identified primary and secondary environmental corridors and isolated natural resource areas, including lands within the 100-year recurrence interval floodplain, open lands within existing County or State park and open space sites, small wetlands less than five acres in size, and other lands covered by soils with a high water table, poorly drained soils, or organic soils. Such lands, which should be considered unsuitable for development of any kind, amount to about 16,018 acres, or about 4.3 percent of the total area of the County under the year 2035 plan conditions.

Prime Agricultural

The recommended land use plan envisions, to the extent still practicable, the preservation of the best remaining prime agricultural lands in agricultural use. As shown on Map VII-2, prime agricultural lands envisioned under the recommended plan are located primarily in the northwest and southwest areas of the County. Under the plan, these areas would be developed at a minimum of a 35-acre density in order to preserve workable farm units and to prevent the intrusion of incompatible urban development. Structures would be limited to those consistent with agricultural use, with residences limited to homes for the farmer, farm laborers, or parents or children of the farmer.

Under the recommended land use plan, prime agricultural lands in the County would amount to about 10,341 acres, or about 2.8 percent of the total area of the County under year 2035 plan conditions. Anticipated losses in prime agricultural lands would occur as a result of planned additional urban development, primarily around expanding urban service areas, and as a result these prime agricultural lands have been reclassified to rural-density residential and other agricultural lands, or to other open lands to be preserved. Such areas would be reclassified because they no longer meet the criteria for designation as prime agricultural lands, owing to the intrusion of residential development that disrupts the extensive blocks of farmland, which once occurred throughout the County.

Rural Density and Other Agricultural Land

Areas shown in white on the recommended land use plan map consist primarily of farm and related open lands which do not meet the criteria for classification as prime agricultural lands, but which are nonetheless proposed to be retained in rural land uses. Rural land uses envisioned under the plan for these areas include continuation of existing farming activity; creation of smaller farms, including hobby farms, horse farms, or other specialty farms; and rural-density residential development.

Rural-density residential development is defined for the purpose of the land use plan as residential development at a gross density of no more than one dwelling unit per five acres of land. It is envisioned that agricultural uses would be encouraged to continue in the rural-residential and other agricultural areas delineated on the plan map to the greatest extent possible, and that rural residential development be allowed to occur in those areas only at such

time as the agricultural uses are discontinued. The determination of permitted gross residential density in such areas could be calculated on an area wide basis and would include in the calculation rural-density residential and other agricultural lands, primary or secondary environmental corridors, isolated natural resource areas, and other open lands to be preserved and major public land holdings, as designated under the recommended plan, and excluding major lakes.

Rural-density residential development could take the form of large lots for single-family dwelling units, with each lot being five acres or more in area, or could use density transfer, planned unit development, or cluster development design techniques to achieve the recommended overall gross residential density. Dwelling units could be concentrated on carefully located groupings of smaller lots, possibly as small as one acre in size, on a portion of a site to be developed, while retaining the balance of the site in agricultural or other open uses. The clusters of residential lots should be sited to preserve the rural appearance of the landscape, to facilitate the provision of sewage disposal and water supply, and to avoid the creation of problems such as poor drainage and foundation failures. This development option could include transfer of development rights between parcels of land throughout the community or adjacent to each other, resulting in higher densities of dwelling units at the development site while maintaining large areas of the landscape in open uses. Many options exist with respect to the use and ownership of the preserved open areas of a rural development, as well as for the design of the portion of the site where dwelling units are to be clustered. These options and the manner in which they are implemented are considered later in this chapter.

Under the recommended land use plan, the rural-density residential and other agricultural land use category would amount to about 44,273 acres, or about 12 percent of the total area of the County under the year 2035 plan conditions. As shown on Map VII-2, lands in this category would be widely distributed in the outlying areas of the County.

Map VII-2
RECOMMENDED LAND USE PLAN FOR WAUKESHA COUNTY: 2035

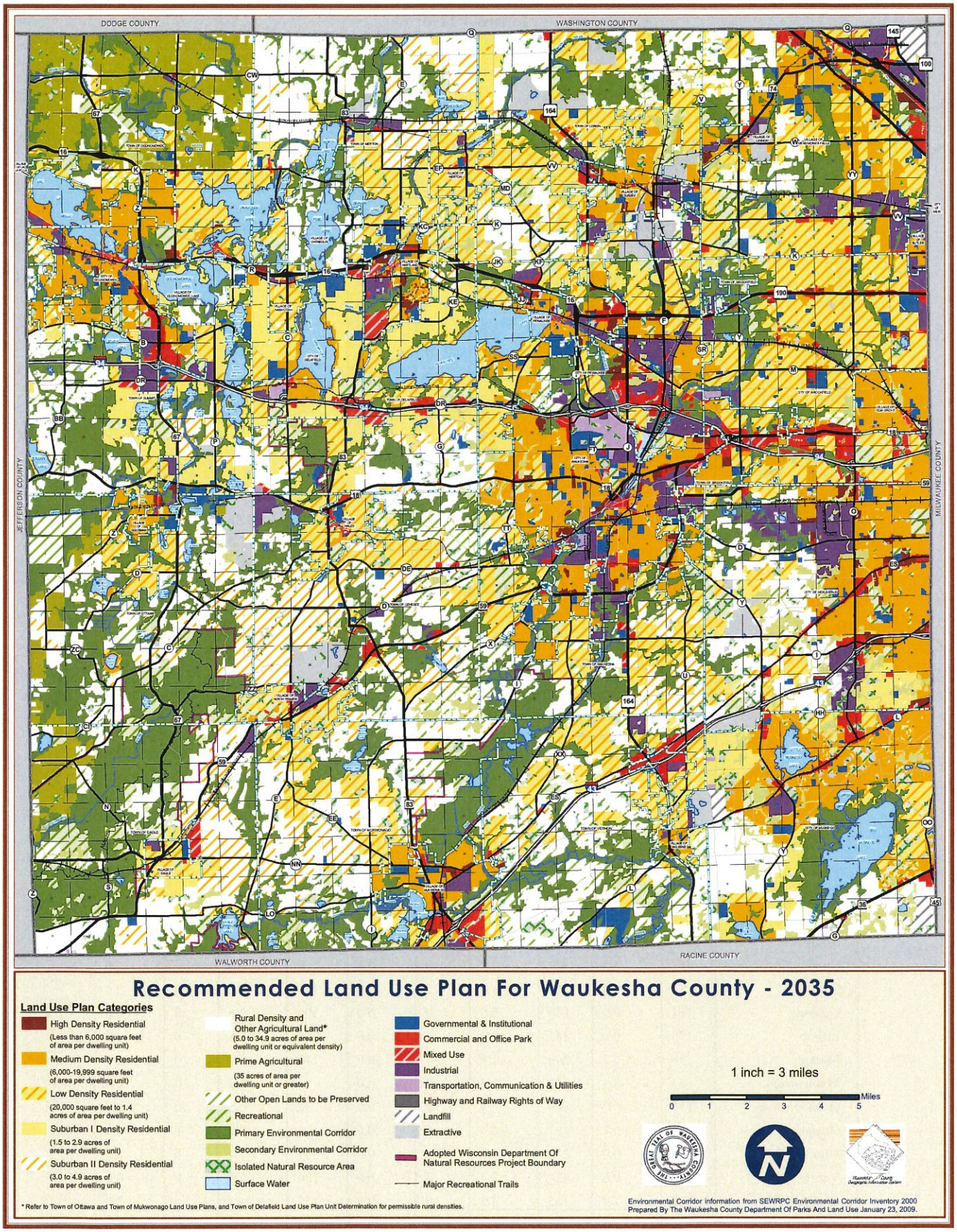


Table VII-8
PLANNED LAND USE IN WAUKESHA COUNTY BY MUNICIPALITY: 2035

Community	Urban									
	Commercial and Office Park		Governmental and Institutional		Highway Rights of Way		Industrial		Landfill	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	4,695	4.3	3,945	3.7	0	0.0	7,040	6.5	629	0.6
Brookfield	1,243	7.0	793	4.5	0	0.0	504	2.9	0	0.0
Delafield	144	2.0	524	7.4	0	0.0	60	0.8	0	0.0
Milwaukee	0	0.0	0	0.0	0	0.0	37	72.5	0	0.0
Muskego	570	2.5	336	1.5	0	0.0	276	1.2	629	2.7
New Berlin	640	2.7	616	2.6	0	0.0	2,138	9.1	0	0.0
Oconomowoc	516	7.3	331	4.7	0	0.0	643	9.1	0	0.0
Pewaukee	623	4.6	273	2.0	0	0.0	1,439	10.6	0	0.0
Waukesha	958	6.0	1,072	6.7	0	0.0	1,943	12.1	0	0.0
Villages (Subtotal)	2,754	4.8	2,203	3.9	0	0.0	3,919	6.9	462	0.8
Big Bend	351	21.2	24	1.5	0	0.0	133	8.0	0	0.0
Butler	13	2.6	6	1.2	0	0.0	251	49.3	0	0.0
Chenequa	0	0.0	5	0.2	0	0.0	0	0.0	0	0.0
Dousman	31	1.9	94	5.8	0	0.0	134	8.3	0	0.0
Eagle	41	4.6	71	8.0	0	0.0	65	7.3	0	0.0
Elm Grove	78	3.7	130	6.2	0	0.0	25	1.2	0	0.0
Hartland	54	1.6	240	7.2	0	0.0	441	5.5	0	0.0
Lac La Belle	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Lannon	76	4.8	36	2.3	0	0.0	161	10.1	0	0.0
Menomonee Falls	878	4.1	797	3.7	0	0.0	1,724	8.1	462	2.2
Merton	14	0.7	54	2.8	0	0.0	32	1.6	0	0.0
Mukwonago	515	12.9	146	3.7	0	0.0	285	7.1	0	0.0
Nashotah	28	2.7	16	1.5	0	0.0	15	1.4	0	0.0
North Prairie	44	2.5	22	1.2	0	0.0	176	10.0	0	0.0
Oconomowoc Lake	35	1.7	51	2.5	0	0.0	5	0.2	0	0.0
Pewaukee	266	9.2	298	10.3	0	0.0	198	6.8	0	0.0
Sussex	226	4.8	106	2.2	0	0.0	524	11.1	0	0.0
Wales	104	5.1	107	5.2	0	0.0	10	0.5	0	0.0
Towns (Subtotal)	1,427	0.7	2,215	1.1	0	0.0	1,800	0.9	0	0.0
Brookfield	340	10.2	74	2.2	0	0.0	98	2.9	0	0.0
Delafield	163	1.2	221	1.7	0	0.0	0	0.0	0	0.0
Eagle	11	0.0	52	0.2	0	0.0	124	0.6	0	0.0
Genesee	181	0.9	100	0.5	0	0.0	504	2.6	0	0.0
Lisbon	170	0.9	247	1.4	0	0.0	318	1.8	0	0.0
Merton	58	0.3	269	1.5	0	0.0	140	0.8	0	0.0
Mukwonago	63	0.3	52	0.3	0	0.0	2	0.0	0	0.0
Oconomowoc	137	0.7	148	0.7	0	0.0	92	0.5	0	0.0
Ottawa	11	0.1	193	0.9	0	0.0	6	0.0	0	0.0
Summit	4	0.0	273	1.7	0	0.0	231	1.4	0	0.0
Vernon	127	0.6	421	2.1	0	0.0	126	0.6	0	0.0
Waukesha	162	1.2	165	1.2	0	0.0	159	1.2	0	0.0
Waukesha County	8,876	2.4	8,351	2.2	0	0.0	12,759	3.4	1,091	0.3

Table VII-8 (Continued)
PLANNED LAND USE IN WAUKESHA COUNTY BY MUNICIPALITY: 2035

Community	Urban									
	Mixed Use		Recreational		Residential		Transportation, Communication and Utilities		Subtotal	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	490	0.5	4,480	4.1	48,803	45.2	5,123	4.7	75,206	69.6
Brookfield	105	0.6	590	3.3	10,276	58.2	818	4.6	14,329	81.2
Delafield	358	5.1	484	6.8	3,886	54.9	419	5.9	5,875	83.1
Milwaukee	0	0.0	0	0.0	0	0.0	0	0.0	37	72.5
Muskego	0	0.0	807	3.5	8,533	37.1	421	1.8	11,573	50.3
New Berlin	0	0.0	1,056	4.5	9,080	38.5	924	3.9	14,454	61.3
Oconomowoc	27	0.4	438	6.2	3,440	48.9	217	3.1	5,613	79.8
Pewaukee	0	0.0	446	3.3	5,609	41.2	1,017	7.5	9,407	69.1
Waukesha	0	0.0	659	4.1	7,979	49.8	1,307	8.2	13,919	86.8
Villages (Subtotal)	719	1.3	2,878	5.1	25,440	44.7	2,336	4.1	40,711	71.5
Big Bend	19	1.1	9	0.5	851	51.4	102	6.2	1,489	90.0
Butler	0	0.0	12	2.4	159	31.2	24	4.7	465	91.4
Chenequa	0	0.0	84	2.8	57	1.9	96	3.2	242	8.1
Dousman	0	0.0	23	1.4	956	59.4	31	1.9	1,269	78.9
Eagle	0	0.0	33	3.7	624	70.1	45	5.1	879	98.8
Elm Grove	10	0.5	62	2.9	1,624	77.1	80	3.8	2,009	95.3
Hartland	348	10.5	225	6.8	1,418	42.7	207	6.2	2,673	80.5
Lac La Belle	0	0.0	108	25.5	201	47.5	0	0.0	309	73.0
Lannon	0	0.0	82	5.1	627	39.3	57	3.6	1,039	65.2
Menomonee Falls	144	0.7	952	4.5	9,133	42.8	769	3.6	14,859	69.7
Merton	48	2.5	106	5.4	1,410	72.3	39	2.0	1,703	87.3
Mukwonago	0	0.0	179	4.5	1,782	44.6	262	6.6	3,169	79.4
Nashotah	4	0.4	40	3.8	622	59.4	98	9.4	823	78.6
North Prairie	105	6.0	263	14.9	984	55.8	49	2.8	1,643	93.2
Oconomowoc Lake	0	0.0	0	0.0	415	20.2	29	1.4	535	26.0
Pewaukee	0	0.0	53	1.8	1,102	38.1	188	6.5	2,105	72.7
Sussex	0	0.0	401	8.5	2,265	47.8	217	4.6	3,739	78.9
Wales	41	2.0	246	12.0	1,210	58.9	43	2.1	1,761	85.7
Towns (Subtotal)	1,082	0.5	8,190	4.0	55,110	26.7	5,391	2.6	75,215	36.4
Brookfield	116	3.5	64	1.9	1,316	39.4	231	6.9	2,239	67.1
Delafield	67	0.5	646	4.9	5,151	38.8	430	3.2	6,678	50.3
Eagle	196	0.9	1,792	8.0	3,349	15.0	471	2.1	5,995	26.9
Genesee	159	0.8	298	1.5	6,672	33.8	475	2.4	8,389	42.5
Lisbon	0	0.0	647	3.6	6,023	33.5	475	2.6	7,880	43.9
Merton	65	0.4	639	3.6	5,892	33.6	384	2.2	7,447	42.4
Mukwonago	21	0.1	918	4.6	5,396	27.1	314	1.6	6,766	33.9
Oconomowoc	29	0.1	556	2.7	3,404	16.8	708	3.5	5,074	25.0
Ottawa	0	0.0	862	4.0	3,129	14.4	290	1.3	4,491	20.6
Summit	187	1.1	363	2.2	4,664	28.6	549	3.4	6,271	38.4
Vernon	151	0.7	909	4.5	4,173	20.5	602	3.0	6,509	32.0
Waukesha	96	0.7	496	3.6	5,941	43.1	462	3.3	7,481	54.2
Waukesha County	2,291	0.6	15,548	4.2	129,353	34.8	12,850	3.5	191,132	51.4

Table VII-8 (Continued)
PLANNED LAND USE IN WAUKESHA COUNTY BY MUNICIPALITY: 2035

Community	Non-Urban							
	Extractive		Other Open Lands to be Preserved		Primary and Secondary Environmental Corridor and Isolated Natural Resource Areas		Prime Agricultural	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	1,019	0.9	1,445	1.3	16,609	15.4	0	0.0
Brookfield	0	0.0	226	1.3	2,736	15.5	0	0.0
Delafield	0	0.0	17	0.2	152	2.1	0	0.0
Milwaukee	0	0.0	0	0.0	11	21.6	0	0.0
Muskego	319	1.4	0	0.0	4,448	19.3	0	0.0
New Berlin	700	3.0	583	2.5	3,993	16.9	0	0.0
Oconomowoc	0	0.0	0	0.0	809	11.5	0	0.0
Pewaukee	0	0.0	434	3.2	2,655	19.5	0	0.0
Waukesha	0	0.0	185	1.2	1,805	11.3	0	0.0
Villages (Subtotal)	452	0.8	697	1.2	9,097	16.0	0	0.0
Big Bend	0	0.0	8	0.5	137	8.3	0	0.0
Butler	0	0.0	0	0.0	42	8.3	0	0.0
Chenequa	0	0.0	0	0.0	967	32.4	0	0.0
Dousman	0	0.0	0	0.0	289	18.0	0	0.0
Eagle	0	0.0	0	0.0	9	1.0	0	0.0
Elm Grove	0	0.0	0	0.0	91	4.3	0	0.0
Hartland	0	0.0	199	6.0	347	10.5	0	0.0
Lac La Belle	0	0.0	0	0.0	112	26.5	0	0.0
Lannon	268	16.8	0	0.0	282	17.7	0	0.0
Menomonee Falls	0	0.0	85	0.4	4,071	19.1	0	0.0
Merton	0	0.0	0	0.0	212	10.9	0	0.0
Mukwonago	0	0.0	1,102	5.5	582	14.6	0	0.0
Nashotah	0	0.0	46	4.4	139	13.3	0	0.0
North Prairie	0	0.0	0	0.0	103	5.8	0	0.0
Oconomowoc Lake	0	0.0	0	0.0	402	19.6	0	0.0
Pewaukee	0	0.0	119	4.1	468	16.2	0	0.0
Sussex	184	3.9	25	0.5	611	12.9	0	0.0
Wales	0	0.0	59	2.9	233	11.3	0	0.0
Towns (Subtotal)	3,459	1.7	13,758	6.7	61,737	29.9	10,341	5.0
Brookfield	0	0.0	118	3.5	954	28.6	0	0.0
Delafield	0	0.0	95	0.7	3,251	24.5	0	0.0
Eagle	0	0.0	788	3.5	9,475	42.5	1,445	6.5
Genesee	898	4.5	2,276	11.5	5,651	28.6	0	0.0
Lisbon	1,611	9.0	1,766	9.8	3,659	20.4	0	0.0
Merton	150	0.9	612	3.5	3,428	19.5	0	0.0
Mukwonago	0	0.0	1,097	5.5	6,470	32.5	0	0.0
Oconomowoc	0	0.0	205	1.0	3,670	18.1	7,778	38.4
Ottawa	720	3.3	1,836	8.4	9,939	45.6	1,118	5.1
Summit	80	0.5	1,044	6.4	4,896	30.0	0	0.0
Vernon	0	0.0	2,727	13.4	6,181	30.4	0	0.0
Waukesha	0	0.0	1,194	8.7	4,163	30.2	0	0.0
Waukesha County	4,930	1.3	15,900	4.3	87,443	23.5	10,341	2.8

Table VII-8 (Continued)
PLANNED LAND USE IN WAUKESHA COUNTY BY MUNICIPALITY: 2035

Community	Non-Urban							
	Rural Density and Other Agricultural Land		Surface Water		Subtotal		Total Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities (Subtotal)	7,871	7.3	5,927	5.5	32,871	30.4	108,077	100.0
Brookfield	0	0.0	363	2.1	3,325	18.8	17,654	100.0
Delafield	0	0.0	1,029	14.5	1,198	16.9	7,073	100.0
Milwaukee	0	0.0	3	5.9	14	27.5	51	100.0
Muskego	3,879	16.8	2,802	12.2	11,448	49.7	23,021	100.0
New Berlin	3,783	16.0	82	0.3	9,141	38.7	23,595	100.0
Oconomowoc	209	3.0	405	5.8	1,423	20.2	7,036	100.0
Pewaukee	0	0.0	1,118	8.2	4,207	30.9	13,614	100.0
Waukesha	0	0.0	125	0.8	2,115	13.2	16,034	100.0
Villages (Subtotal)	3,691	6.5	2,262	4.0	16,190	28.5	56,910	100.0
Big Bend	0	0.0	21	1.3	166	10.0	1,655	100.0
Butler	0	0.0	2	0.4	44	8.6	509	100.0
Chenequa	1,032	34.6	741	24.8	2,740	91.9	2,982	100.0
Dousman	0	0.0	51	3.2	340	21.1	1,609	100.0
Eagle	0	0.0	2	0.2	11	1.2	890	100.0
Elm Grove	0	0.0	7	0.3	98	4.7	2,107	100.0
Hartland	0	0.0	100	3.0	646	19.5	3,319	100.0
Lac La Belle	0	0.0	2	0.5	114	27.0	423	100.0
Lannon	0	0.0	5	0.3	555	34.8	1,594	100.0
Menomonee Falls	2,180	10.2	131	0.6	6,467	30.3	21,326	100.0
Merton	0	0.0	35	1.8	247	12.7	1,950	100.0
Mukwonago	0	0.0	86	2.2	824	20.6	3,993	100.0
Nashotah	21	2.0	18	1.7	224	21.4	1,047	100.0
North Prairie	0	0.0	17	1.0	120	6.8	1,763	100.0
Oconomowoc Lake	295	14.4	822	40.0	1,519	74.0	2,054	100.0
Pewaukee	0	0.0	204	7.0	791	27.3	2,896	100.0
Sussex	163	3.4	17	0.4	1,000	21.1	4,739	100.0
Wales	0	0.0	1	0.0	293	14.3	2,054	100.0
Towns (Subtotal)	32,696	15.8	9,347	4.5	131,338	63.6	206,553	100.0
Brookfield	0	0.0	26	0.8	1,098	32.9	3,337	100.0
Delafield	1,853	14.0	1,387	10.5	6,586	49.7	13,264	100.0
Eagle	4,269	19.2	315	1.4	16,292	73.1	22,287	100.0
Genesee	2,407	12.2	119	0.6	11,351	57.5	19,740	100.0
Lisbon	2,992	16.7	60	0.3	10,088	56.1	17,968	100.0
Merton	4,306	24.5	1,615	9.2	10,111	57.6	17,558	100.0
Mukwonago	4,889	24.6	690	3.5	13,146	66.1	19,913	100.0
Oconomowoc	1,219	6.0	2,327	11.5	15,199	75.0	20,273	100.0
Ottawa	3,211	14.7	482	2.2	17,306	79.4	21,797	100.0
Summit	2,099	12.9	1,925	11.8	10,044	61.6	16,315	100.0
Vernon	4,572	22.5	325	1.6	13,805	68.0	20,314	100.0
Waukesha	879	6.4	76	0.6	6,312	45.8	13,793	100.0
Waukesha County	44,258	11.9	17,536	4.7	180,408	48.6	371,540	100.0

Source: SEWRPC, Waukesha County and municipalities

IMPLEMENTATION RECOMMENDATIONS

The recommended land use plan presented in this chapter provides a design for the attainment of the urban and rural development and open space preservation objectives contained in the comprehensive development plan. The implementation recommendations pertaining to the urban development areas, rural development areas, environmentally sensitive areas and other land use plan implementation measures are summarized below.

Implementation Recommendations for Urban Development Areas

One of the initial steps recommended for implementation of the County land use plan as it pertains to the proposed urban development areas is the preparation of detailed development and redevelopment plans for the residential neighborhoods and special-purpose districts which comprise the proposed urban service areas.

Within the context of community-level plans, detailed neighborhood development plans should be prepared for each residential neighborhood or special district where significant growth is expected. While such plans may also vary in format and level of detail, they should generally do the following:

- Designate future collector and land access street locations and alignments, pedestrian paths and bicycle ways, and, as appropriate, the configuration of individual blocks and lots.
- Further classify residential areas as to structure type and density, with the mix of housing structure types and lot sizes resulting in an overall density for the neighborhood consistent with that recommended in the community-level and county plan.
- Identify specific sites for neighborhood parks, schools, and retail and service centers which are recommended on a general-site-location basis in the community-level plan.
- Identify environmentally significant areas to be preserved consistent with the community-level plan and county and regional plans.
- Indicate areas to be reserved for storm water management and utility easements.
- The neighborhood planning process should make full use of the many design concepts that can enhance the living environment and increase efficiency in the provision of urban services and facilities and in travel patterns. Among these design concepts are the following:

1. *Mixed-Used Development*: Residential development in mixed-use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed-use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or other civic uses.
2. *Traditional Neighborhood Development*: The term "traditional neighborhood development" refers to very compact, pedestrian-oriented, mixed-use neighborhoods typically characterized by a grid like street system and street-oriented setbacks and building designs. The overall design, including the layout of streets and sidewalks, encourages walking and bicycling as alternatives to automobile transportation within the neighborhood.
3. *Transit-Oriented Development*: The term "transit-oriented development" refers to compact, mixed-use development whose internal design is intended to maximize access to a transit stop located within or adjacent to the development. Within the development, commercial uses and higher-density residential uses are located near the transit stop. The layout of streets and sidewalks provides convenient walking and bicycling access to the transit stop.
4. *Residential Cluster Development:* A residential development pattern characterized by a unified site design for a number of housing units, clustering buildings and providing common open space, potential density increases, and a mix of building types. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis.

In addition to plans for developing neighborhoods, detailed plans should also be prepared for mature neighborhoods or special-purpose districts showing signs of land use instability or deterioration. Such plans

should identify areas recommended for redevelopment to a different use, areas recommended for rehabilitation, any local street realignments or improvements, and other public utility and facility improvements. Special consideration should be given in such planning to overcoming contamination problems at, and reuse of, brownfields. Redevelopment plans should seek to preserve those historic, cultural, and natural features and features of the urban landscape which provide for neighborhood identity within the larger urban complex. Such plans should maximize opportunities for the provision of living arrangements and amenities that are unique to older cities in the County, such as "downtown" housing development.

Although "suburban density" development, as described previously in this chapter, is not consistent with many of the planning standards and objectives, it is recognized that a community may desire infill between existing subdivision plats consistent with adjacent developments and, also, in growth areas adjacent to incorporated municipalities, where services may be available in the future, without utilizing the cluster design concept, which may not be compatible with adjacent existing developments. In addition, for municipalities to maintain an overall residential density of no more than one dwelling unit per five (5) acres in "rural development" areas, suburban densities may be planned.

In addition, in order to support open space or conservation design developments and to preserve rural character, it would be appropriate to permit lands in the Rural Density and Other Agricultural Land category to develop at an overall density of 3.5 acres per dwelling unit, rather than no more than five (5) acres per dwelling unit, if said lands will be developed as Planned Unit Developments (PUD) or conservation design developments utilizing conservation design standards. The standard density bonus option is not applicable in the Towns of Mukwonago and Delafield, as both Towns achieve five-acre rural density using local PUD provisions. The Town of Mukwonago Land Use Plan and the Town of Delafield Land Use Plan Unit Determination Chart are referenced accordingly by Table VII-10 and Figure VII-2. The idea is that a slight increase in density in otherwise rural areas is a reasonable trade-off in order to achieve more sustainable development design that conserves natural features, creates more open space within developments, protects the rural atmosphere and causes less need for infrastructure, such as roads and storm water management facilities. In order for a development to qualify for the 3.5 acre Rural Density option, the following criteria must be met.

1. The development plan for a given site must incorporate an absolute minimum of 40 percent of the site in open space owned by the property owners or recreational use or public open space. In calculating open space, not more than 20 percent of the required open areas may be floodplain or wetland (80 percent of open space must be upland).
2. The community in which the development is located must create and map an Upland Environmental Corridor District for all upland primary and secondary environmental corridors, which allows for development at a density not greater than one unit per five acres. It is recommended that communities also include isolated natural resource areas within the Upland Environmental Corridor District.
3. Individual development projects must be developed as Planned Unit Developments or conservation design developments, which allows the community an opportunity to properly analyze project design. Communities must adopt Planned Unit Development standards within their zoning and subdivision ordinances.
4. Primary environmental corridors, secondary environmental corridors, isolated natural resource areas, wetlands and floodplains must be protected to the greatest extent possible and shall be incorporated into protected open space. If any portion of the above resources will be located on a private lot, said resource must be protected with a protective covenant or restriction. Sites that do not contain significant natural features may be conducive to prairie or wetland restorations or may be enhanced with the establishment of landscaped open spaces.
5. Where open space is mentioned as part of a conservation design residential planned unit development, said open space shall be protected as green or natural open space and no more than five (5) percent of said open space area shall be allowed to have impervious surfaces.

Conservation design development can be equally valuable within any of the residential land use categories. As detailed above, the Rural Density and Other Agricultural Land category allows for a 30 percent increase (3.5 acres per dwelling unit vs. five (5) acres per dwelling unit) in density if certain conservation design criteria are met. In order to promote conservation design in the urban and suburban residential categories, it is recommended that a 30 percent density bonus also be made available to development projects that conform with development standards #1-4 above. The following list details the resultant maximum densities that could be offered when utilizing a 30 percent density bonus for conservation designs:

Suburban II Density	2.1 acres per dwelling unit (DU)	(3.0-4.9 conventional)
Suburban I Density	1.05 acres per DU	(1.5-2.9 conventional)
Low-Density Residential	14,000 sq. ft. per DU	(20,000 s.f.-1.4 acres conventional)
Medium-Density Residential	4,200 sq. ft. per DU	(6,000-19,999 s.f. conventional)
High-Density Residential	< 4,200 sq. ft. per DU	(<6,000 s.f. conventional)

Zoning regulations should be reviewed and adjusted, as necessary, to ensure the proper staging of development over time. In this respect, the application of urban zoning districts should proceed incrementally. The **premature zoning of lands for urban use should be avoided** so as to prevent inefficient use of public infrastructures, the creation of additional isolated urban enclaves and incomplete neighborhoods. Accordingly, the **areas concerned should be placed in zoning districts consistent with their existing use and should be rezoned into appropriate urban districts only when development has been proposed and approved and essential facilities and services can be efficiently readily provided.**

Implementation Recommendations for Rural Development Areas

As defined previously in this Chapter, rural development areas are *sparsely developed areas where land is used primarily for farming, resource extraction, landfills, very low density residential uses (one unit per five acres or less), or other open spaces uses, and includes environmental corridors and isolated natural resource areas.* Rural development areas exist in several cities, villages and towns in Waukesha County. Planning and Zoning should be carried out in such a manner as to preserve rural character. First, new residential development should be limited to an overall density of no more than one dwelling unit per five acres of open land within the planning area unless a density bonus is allowed as a result of utilizing the open space or cluster design concept as discussed earlier. This density is intended to provide a basis for determining the maximum number of additional dwelling units, which could be accommodated. Table VII-9 presents a methodology for calculating the overall density within rural development areas. The overall density is calculated by dividing by five the total acreage within the rural development area currently in open use, including primary and secondary environmental corridors, isolated natural resource areas, and other open lands to be preserved and major public land holdings, but excluding major water bodies 50 acres or more in size. Table VII-10 presents the overall density within rural development areas using the aforementioned methodology for year 1996 and year 2000 conditions.

Second, to the maximum extent possible, the dwelling units, which may be accommodated in accordance with the overall five-acre density, should be developed by using residential cluster designs, in which dwelling units are grouped together on a relatively small portion of the site. The residential clusters should be limited in size, surrounded by open space, and, as may be necessary, contain open space. The clustered lots should be no larger than necessary to accommodate the residential structures, driveways, and desired yards, including, as necessary, space for an onsite soil-absorption sewage-disposal system and replacement system area. This can usually be accomplished on lots no greater than one acre in size.

Third, to the extent possible, residential clusters should be located in areas which are visually screened from public roadways, so that existing rural vistas are maintained; should be carefully adjusted to topographic and other natural features, taking full advantage of the settings provided by those features without causing undue disturbance; and should be buffered from nearby agricultural and mineral extraction lands, as appropriate, so as to minimize conflicts between farming or mining and residential uses.

Fourth, other intensive land uses should be limited to uses which are consistent with the rural character of the area or otherwise essential to the area, including, among others, animal hospitals and veterinary clinics, riding stables, and plant nurseries. In general, office, commercial, industrial, and storage uses and the types of retail and service uses that are provided as a matter of convenience and necessity in urban residential neighborhoods should not be considered appropriate within rural development areas.

Fifth, lands within the rural development areas, which are not designated for residential or other compatible intensive use, should be retained in general agricultural and other open space use. Potential agricultural uses include traditional farming, hobby farms, and community supported agriculture. Land not used for farming should be kept free of development, except for recreational trail facilities and access facilities for the benefit of those who own an interest in the land.

It should be noted that, in many cases, it will be necessary to revise zoning and subdivision control ordinances to accommodate the recommended residential cluster development designs. Clustering may be accommodated in rural areas through a variety of zoning approaches. Clustering may be permitted by conditional use or by right in a basic district or through an overlay district. In addition, when the concept of the transfer of development rights is used, residential clustering principles can be used on a community wide basis to achieve better site designs and preserve open space. Subdivision regulations regarding street improvement standards, sewer and water facilities, storm water management, landscaping, and open space preservation may also need revision to adequately promote and regulate cluster development. Residential cluster zoning provisions should require the use of legal restrictions to ensure the preservation of lands, which are to be permanently preserved in agricultural or other open space use.

Because density bonus' are increasing densities from 3.5 to 5 residential acres per unit, the density increase may outpace projected population and projected housing needs in the municipality. Therefore, the municipalities should consider additional growth management tools, such as an allotment system.

Implementation Recommendations for Environmentally Sensitive Lands

Areas identified as primary environmental corridors, secondary environmental corridors, and isolated natural resource areas occur within both urban and rural development areas and within prime agricultural areas. Environmental corridors and isolated natural resource areas should be placed in one of several zoning districts, depending upon the type and character of the natural resource features to be preserved and protected. All lakes, rivers, streams, and wetlands should be placed in lowland conservancy or floodplain protection districts. Undeveloped floodplains and shorelands should be protected in accordance the shoreland and floodplain zoning ordinances. Upland woodlands and areas of steep slopes should generally be placed in appropriate upland conservancy, rural-density residential, or park and recreation districts. Through proper zoning, residential development should be confined to upland portions of environmental corridors, excluding areas of steep slopes, and should be limited to a density of no more than one dwelling unit per five acres, with provisions made as may be appropriate for clustering. Zoning applied to the environmental corridors should, however, accommodate necessary public facilities, such as crossings by streets and highways, utility lines, and engineered flood control facilities, but should require that the location, design, and development of the facilities concerned be sensitive to the protection of the existing resource features, and require that, to the extent possible following construction, disturbed areas be restored to preconstruction conditions.

Table VII-9

METHODOLOGY FOR CALCULATING THE NUMBER OF DWELLING UNITS ALLOWED IN RURAL DEVELOPMENT AREAS

Target for Rural Development Area 5 Acre Density Standard	Total Rural Development Area (acres)	minus	Water Bodies Exceeding 50 Acres in Size	minus	Existing and Planned Urban Development (Evaluate Border Agreements containing a land use component and Sewer Service Areas)	equals	Area Used to Determine Number of Dwelling Units (acres)	divided by five	equals	Number of Dwelling Units Allowed Under the County Development Plan (not counting any zoning)		
Planned Conditions	Total Rural Development Area (acres)	minus	Water Bodies Exceeding 50 Acres in Size	minus	Existing and Planned Urban Development (Evaluate Border Agreements containing a land use component and Sewer Service Areas)	equals	Area Used to Determine Number of Dwelling Units (acres)	divided	by	Planned 2035 land use categories (See note per assumptions)	equals	Number of Dwelling Units To Be Accommodated at Planned 2035 land use categories

How Actual Density of 2035 Town Land Use Categories is Determined

Acres of Rural Development Area Under 2035 County Development Plan	divided by	Number of Dwelling Units Allowed Under Proposed Land Use Categories (need to consider impact of offering density bonuses)	Equals	Density of Proposed Land Use Categories

Assumptions

1. Lot sizes are calculated under current zoning where conventional subdivisions are permitted. When calculating land use categories, public road right-of-ways were taken into account (1.23 acre for 1 acre zoning, 3.6 acres for 3 acre zoning, 5.7 acres for 5 acre zoning, and 10 acres at 10 acre zoning).
2. The "Total Rural Development Area" includes primary and secondary environmental corridors, isolated natural resource areas, and other open lands to be preserved and major public land holdings.
3. For the Town of Oconomowoc, the majority is in Ag Preservation or Urban Land Use categories.
4. Where development is only allowed as conservation design or planned unit development/open space development, the density allowed under the development plan was used.
5. For Suburban Density I (1.4-2.9 AC/DU), a 2.5 AC density shall be used. For Suburban Density II (3-4.9 AC/DU), a 3.6 AC density shall be used.

Table VII-10

EVALUATION OF RURAL DEVELOPMENT AREA WITH AN OVERALL 5-ACRE DENSITY STANDARD

Rural Development Area	Area Including Public Lands, Rural Density Lands and Environmental Corridors (Acres)	Year 1996 County Development Plan Density (Acres/Dwelling Unit)[a]	Year 2000 Conditions Density (Acres/Dwelling Unit)	Year 2035 Maximum Permissible New Rural Area Lots
Delafield[b]	4,435	4.8	4.5	887
Eagle	16,289	5.6	7.0	2,964
Genesee	10,740	6.9	5.1	1,865
Lisbon	9,066	2.2	1.3	1,439
Merton	9,099	3.4	2.9	1,566
Mukwonago[c]	7,476	4.8	4.5	1,931
Oconomowoc[d]				
Ottawa	16,089	6.8	11.2	2,939
Summit	8,777	5.7	3.8	1,493
Vernon	14,375	11.3	8.9	2,526
Waukesha	6,751	13.1	6.6	1,185
Total	103,097	6.5	5.6	18,741

Source: Waukesha County

[a] Based on Zoning in effect at the time.
[b] Town of Delafield Rural Area calculations include lands in Sections 25-36 only.
[c] Town of Mukwonago calculations derived from Town of Mukwonago Land Use Plan.
[d] The majority of the Town of Oconomowoc is in the Agricultural Preservation or Urban Use categories.

Implementation Measures for Other Open Lands to be Preserved

Areas which have been identified in the Other Open Lands to be Preserved category are being mapped in both Urban and Rural areas. Lands identified in this category are mapped in part due to severe to very severe limitations for development of structures from high seasonal groundwater conditions, unstable soils, hydric or organic soil conditions or are generally poorly drained. For planning purposes, soil data available through the Soil Survey of Milwaukee and Waukesha Counties from the United States Department of Agriculture – Natural Resources Conservation Service was used.

Since the soil survey data is generalized, additional site-specific soil data analysis is necessary for individual development project review. It is recommended that the County and municipalities, through regulatory processes, provide a procedure to allow infield detailed investigation and soils analysis using the COMM 85 procedures, established in the Wisconsin Administrative Code, to assist in determining actual on-site soil conditions. Such procedures should identify and document whether or not seasonal high groundwater, soil instability, hydric or organic conditions exist. Where site-specific soil analysis indicates that soil conditions are suitable to accommodate development, an adjustment to the land use category or associated development density may be warranted and would not require a formal amendment request to an adjacent upland development land use category through the annual amendment process outlined in Chapter 9. The land use category which should be used for adjustment from the Other Lands to be Preserved category should be the adjacent upland land use category mapped on the Proposed Land Use Plan. For example, the land being adjusted from the Other Open Lands to be Preserved category are surrounded by lands in the Suburban I category and are found to be acceptable for development, not having the hydric soil conditions and high groundwater table conditions, the subject Open Lands category could be modified to the Suburban I category. There would, however, have to be a recognition and documentation of such change and the information used to justify the change so that appropriate measures are taken to incorporate the changes on the land use maps being maintained by the County and the affected municipality. A record of the documentation and information used to justify the change shall be filed with the County and the community, and an appropriate notation or identification on the Land Use Plan maps made with a reference to the location of the documentation shown on the map should be provided. It should also be noted that the new land use category, which has been modified, from the Other Lands to be Preserved category, can utilize similar densities as used for this new category as if the land were originally all designated in the new land use category.

Lands with soil conditions determined to be unsuitable for development, consistent with the planning standards detailed in Chapter 2 of this Plan, should be retained in open space uses, but can be included within lot boundaries. In addition, these lands may also be included in calculation for density standards as set forth in the Planned Unit Development or Cluster Development standards identified above. It is recommended that the County and municipalities establish, through regulatory processes, a density credit for retaining these lands in open space use. For years, the County used 20 percent of the acreage of lands in this category when calculating densities for proposed developments in the attached or adjoining upland areas. It would be appropriate that a range of 20 percent to 40 percent be used for these lands, subject to specific local community regulations. Further, it may be appropriate to grant a density of one (1) unit per five (5) acres for those lands in the Other Open Lands to be Preserved category.

Regulatory Implementation Measures

Land use regulatory ordinances are an important tool available to county and local units of government to shape growth and development in accordance with adopted land use objectives. Under the State comprehensive planning law (S.66.1001 of the Wisconsin Statutes), "beginning on January 1, 2010, if a local governmental unit engages in official mapping, subdivision regulation, zoning ordinance enacted or amended and zoning of shorelands or wetlands in shorelands, those actions shall be consistent with that local governmental unit's comprehensive plan". Accordingly, upon adoption of their comprehensive plans, the county, cities, villages, and towns should review the text of their ordinances and adjust as necessary to carry out the various implementation recommendations contained in this Plan. Such changes should include rezoning to use districts consistent with present uses so as

not to prezone, consider allotment system to evaluate and grade proposed developments which carry out the recommendations in this Plan and review of proposed developments for consistency with the recommendations of this Plan.

Zoning in Urban Areas

Zoning in urban areas should be administered in accordance with county and local comprehensive plans which refine the urban-area recommendations of the regional land use plan. The application of zoning districts that accommodate residential, commercial, industrial, and other urban development should be done in a manner that is consistent with any recommendations in the local comprehensive plan regarding the staging of development over the course of the plan period. Where the local comprehensive plan includes staging provisions, the application of zoning districts that accommodate the planned urban uses should be done incrementally in accordance with the timeframe set forth in the comprehensive plan. Lands should be placed in zoning districts consistent with their existing use, or, alternatively, placed in an urban land holding district or transition district. This approach allows municipalities to determine whether the proposed development is consistent with the Comprehensive Development Plan for Waukesha County or its goals, standards and objectives at the time a project is proposed. Specifically, a development plan needs to be periodically amended to adjust to changing conditions and updated data such as population and economic projections. Prezoning lands to match a particular land use plan, can limit a municipality's ability to respond to changing conditions and should be avoided wherever possible. Evaluations of new project developments should be reviewed and recommended on the basis of the recommendations contained in this and the local communities plan and allow development to occur where it is consistent with the recommendations contained herein.

Zoning in Rural Areas

Zoning in rural areas should be administered in accordance with county and local comprehensive plans which refine the rural-area recommendations of this Comprehensive Development Plan for Waukesha County. The following is recommended:

- Prime agricultural lands identified in county and local comprehensive plans should be placed into an exclusive agricultural zoning district, which essentially permits only agricultural and agriculture-related uses. Such a district should provide for a residential density of no more than one dwelling unit per 35 acres and should prohibit incompatible urban development.

- Other areas identified for continued agricultural use in county and local comprehensive plans should be placed into exclusive agricultural districts as defined above or into general agricultural districts with smaller minimum parcel sizes as may be appropriate for smaller agricultural operations, such as hobby farms or other specialty farms.

- Areas recommended in county and local comprehensive plans for rural residential development should be placed into a rural residential zoning district that limits development to no more than one dwelling unit per five acres and that encourages, or even requires, the use of conservation subdivision designs to accommodate the permitted development.

- Non-farmed wetlands should be placed in a lowland conservancy or shoreland-wetland zoning district, as appropriate. Farmed wetlands should remain in an agricultural zoning district as long as the parcel remains in agricultural use; with consideration given to placing a conservancy overlay zone on the wetland. Wetlands identified as farmed wetlands should be placed in a lowland conservancy district at the time farming activities on the wetland parcel cease and an application for residential or other urban development of the upland portion of the parcel is approved by the unit of government having zoning authority. Floodplains should be placed in the appropriate floodplain zoning district (floodway, floodfringe, flood storage, or general floodplain). Primary environmental corridors should be placed, and other natural resource areas, including secondary environmental corridors and isolated natural resource areas, may be placed, in a conservancy or other appropriate zoning district (such as a park or rural residential zoning district).

Official Mapping

Adoption of local official maps can contribute significantly to the implementation of the recommended County land use plan. Local units of government should prepare and adopt local official maps pursuant to Section 62.23(6) of the Wisconsin Statutes, showing thereon lands needed for future public use as streets, highways, transit ways, parkways, drainage ways, parks and playgrounds. The official map should be amended from time to time to incorporate the additional street and other public land requirements identified in detailed neighborhood unit development plans or rural area development plans, as those plans are prepared over time.

Land Division Ordinances

Land division ordinances should be adopted by the County and local units of government as a basis for the review and approval of subdivision plats and certified survey maps. Any proposed departure from adopted land use plans should be carefully considered and approved only if such departures are found to be in the public interest and the land use plan map is amended to a category that would allow the proposed subdivision. It should be noted that the existing Waukesha County subdivision control ordinance applies only to the statutory shorelands within the unincorporated areas of the County.

In 1999, Waukesha County created a Land Development Workgroup to analyze and address issues created by land division and development processes being used at that time. The Workgroup recommended:

1. The County should modify existing county transportation related ordinances to require pre-review of potential access points prior to recording of certified survey maps and subdivision plats.

2. Municipalities and the County should uniformly apply a development review checklist prepared by the Workgroup. The intent of the checklist is to set forth consistent standards for the review of development proposals by county municipalities, and to clearly express to development sponsors what should be contained in a proper development proposal. The Workgroup further recommended that each municipality in the County amend appropriate local codes incorporating and adhering to the checklist or a more stringent version in development reviews.

3. Another issue raised by the Workgroup was the variety of subdivision definitions used by Waukesha County municipalities. The variety in definitions has led to larger scale residential developments proceeding as certified surveys as opposed to a platted subdivision.

   To address this issue, the Workgroup developed a minimum definition of a subdivision to be applied in Waukesha County. The definition reads "A subdivision is the division of land by the owner, subdivider, or his successor in title, for the purpose of transfer of ownership or building development where the division creates more than four (4) residential lots less than 1.5 acres in five (5) years or where the division creates more than six (6) residential parcels or building sites of any size within five (5) years." A remnant parcel in excess of 10 acres in size may be excluded from the plat by action of the municipality upon application by the owner. Upon receipt of an application, the municipality will notify the County.

4. County staff should continue to host training workshops on land use planning and development review topics for local officials.

5. The County should define a Development Review Team process to enhance communication between the County, Towns, Cities, Villages and developers regarding land development projects and issues.

6. The County should evaluate the existing County Storm Water Management Ordinance and Program to identify opportunities for addressing watershed based storm water issues.

7. The County should engage in a process to comprehensively update the Street and Highway Width Map and Jurisdictional System Plan.

This Plan recommends that municipalities and the County continue to follow the recommendations made by the Land Development Workgroup.

Regulation of Public Sanitary Sewerage Systems

In Wisconsin, the comprehensive water quality management planning program has led to the development of State regulations which have the effect of requiring the preparation of sanitary sewer service area plans for each public sewage treatment plant. In the Region, these plans are prepared cooperatively by the concerned local unit of government and the Regional Planning Commission, with ultimate approval authority resting with the Wisconsin Department of Natural Resources. Sewer service area plans have now been prepared for nearly all of the public sanitary sewerage systems in the Region. These plans define sewer service limits and delineate environmentally sensitive lands within those service limits to which service should not be provided. Chapter NR 110 and Chapter Comm 82 of the *Wisconsin Administrative Code* require that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Commerce, with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions are in conformance with adopted area wide water quality management plans and the sanitary sewer service areas identified in such plans before approving such extensions.

Under Chapter NR 121, sewer service areas must be sized in a manner that is consistent with long-range population projections. As a practical matter, this requirement is considered to be met if the buildout population of the sewer service area—that is, the population that could be accommodated if the sewer service area were completely developed at locally planned residential densities—is within the projection range envisioned under the regional land use plan. In sizing their sewer service areas, many communities choose to plan for the high end of the projected population range in order to retain flexibility in terms of the location of future urban growth.

Historically, communities in the Region, with the assistance of SEWRPC, have amended their sewer service area plans from time to time in response to changing needs and conditions. This may be expected to continue in the years ahead, particularly as communities complete their required local comprehensive plans.

As noted above, sanitary sewer service area plans are an important part of the basis for State agency review and approval of proposed sewer extensions. Policies adhered to by the Wisconsin Department of Natural Resources and Department of Commerce prohibit or otherwise limit the extension of sanitary sewers to serve development in certain environmentally significant lands identified in local sewer service area plans. The following restrictions were in effect in 2007:

- The extension of sanitary sewers to serve new development in primary environmental corridors is confined to limited recreational and institutional uses and rural-density residential development (maximum of one dwelling unit per five acres) in areas other than wetlands, floodplain, shorelands, and steep slope (12 percent or greater).

- The extension of sanitary sewers to serve development in portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodplains, shorelands, or steep slopes is not permitted.

Park and Open Space Plan Implementation

Achievement of the outdoor park and recreation and open space preservation objectives of the land use plan requires continued public interest acquisition of land for outdoor recreation and open space uses. The county park and open space plan recommends public interest acquisition (that is, acquisition by local, county, State and Federal government and by private conservancy interests) of land for recreation and resource protection purposes. The regional natural areas and critical species habitat protection and management plan also includes recommendations for public interest acquisition for most of the natural areas and critical species habitat sites identified in that plan. Moreover, cities, villages, and towns may acquire other lands for park and open space purposes as recommended in local comprehensive or park and open space plans. Each of the concerned units and

agencies of government should continue or begin land acquisition programs in accordance with such plans. Private conservancy organizations are encouraged to supplement public open space acquisition efforts, as appropriate, to ensure the preservation of important natural areas. The detailed County Park and Open Space Plan is presented in Appendix A of this Plan.

Transfer of Development Rights

Under transfer-of-development-rights programs, or "TDR" programs, the right to develop a specified number of dwelling units under existing zoning may be transferred from one parcel, which would be maintained in open space use, to a different parcel, where the number of dwelling units permitted would be correspondingly increased. When the parcels are held by the same owner, the development rights are, in effect, simply transferred from one parcel to the other by the owner; when the parcels are held by different landowners, the transfer of development rights involves a sale of rights from one owner to another, at fair market value. In either case, the result is a shift in density away from areas proposed to be maintained in farming or other open use toward areas recommended for development. The transfer of development rights may be permanent or may be for a specific period of time or set of conditions.

The transfer of development rights may be implemented only if authorized under county or local zoning. To enable the transfer of development rights, the zoning ordinance must establish procedures by which the TDR technique will be administered, including the formula for calculating the number of residential dwelling units which may be transferred from the "sending" area to the "receiving" area. The zoning district map must identify the sending and receiving areas, or at least identify the districts within which development rights can be transferred from one parcel to another. As of 2007, the Waukesha County Zoning Code contains provisions for the transfer of development rights.

Municipal Boundary and Utility Extension Agreements

The recommendations of the land use plan concerning the location and density of new urban development are formulated without regard to the location of city, village, and town boundaries. Rather, those plan recommendations are based upon a consideration of such factors as the location of existing utility infrastructure, including public sanitary sewer and water supply systems; the location of environmentally sensitive lands; and the availability of lands considered to be suitable for urban development. Where cities and villages own and operate essential public utilities not provided by adjacent towns, the plan assumes that cities and villages will either annex unincorporated territory recommended in the plan for urban development and provide extensions of essential utility services to serve such development, or that the cities and villages will reach agreement with adjacent unincorporated towns on the extension of those essential services without the need for annexation and municipal boundary change.

The *Wisconsin Statutes* establish a number of arrangements for cooperation among communities with regard to sharing of municipal services and cooperatively determining community boundaries, as indicated below:

- Section 66.0301: This section of the Statutes provides broad authority for intergovernmental cooperation among local units of government with respect to the provision and receipt of services and the joint exercise of their powers and duties.

- Section 66.0307: This section of the Statutes allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan, subject to oversight by the Wisconsin Department of Administration. Section 66.0307 envisions the cooperative preparation of a comprehensive plan for the affected area by the concerned local units of government and prescribes in detail the contents of the cooperative plan. Importantly, the cooperative plan must identify any boundary change and any existing boundary that may not be changed during the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of urban services to the territory covered by the plan.

- Section 66.0225: This section of the Statutes allows two abutting communities that are parties to a court action regarding an annexation, incorporation, consolidation, or detachment, to enter into a written stipulation compromising and settling the litigation and determining a common boundary between the communities.

Cooperative approaches to the identification of future corporate limits and the extension of urban services can contribute significantly to attainment of the compact, centralized urban growth recommended in the land use plan. Conversely, failure of neighboring civil divisions to reach agreement on boundary and service extension matters may result in development at variance with the plan—for example, by causing new development to leap past logical urban growth areas where corporate limits are contested, to outlying areas where sewer and water supply service are not available. Accordingly, it is recommended that neighboring incorporated and unincorporated communities cooperatively plan for future land use, civil division boundaries, and the provision of urban services, as provided for under the *Wisconsin Statutes*, within the framework of the land use plan.

Municipal Revenue Sharing

Additional opportunity for intergovernmental cooperation is provided under Section 66.0305 of the *Wisconsin Statutes*, entitled "Municipal Revenue Sharing." Under this statute, two or more cities, villages, and towns may enter into revenue sharing agreements, providing for the sharing of revenues derived from taxes and special charges. The agreements may address matters other than revenue sharing, including municipal services and municipal boundaries. Municipal revenue sharing can provide for a more equitable distribution of the property tax revenue generated from new commercial and industrial development within urban areas and help reduce tax-base competition among communities, competition that can work against the best interests of the area as a whole.

A good example of municipal revenue sharing under this statute is the revenue sharing agreement included in the Racine Area Intergovernmental Sanitary Sewer Service, Revenue Sharing, Cooperation and Settlement Agreement entered into by the City of Racine and neighboring communities in 2002. Under this agreement, the City of Racine receives shared revenue payments from neighboring communities for use in renovating older residential areas, redeveloping brownfield sites, and supporting regional facilities like the City zoo, fine arts museum, and library. In return, the City of Racine agreed to support the incorporation of the adjacent Towns of Caledonia and Mt. Pleasant; refrain from annexations without the consent of the Towns; refrain from using extraterritorial zoning and plat review powers; and move ahead with sewerage system improvements that will accommodate growth in the Towns. It should be noted that the Towns of Mt. Pleasant and Caledonia were incorporated as villages in 2003 and 2005, respectively.

Brownfield Redevelopment

Factors contributing to the abandonment or underutilization of older commercial and industrial sites vary from site to site, but often include structures which are obsolete in terms of accommodating current manufacturing, warehousing, and office needs; inadequate site access to the freeway system; and insufficient site area for horizontally-oriented structures, contemporary parking and loading requirements, and possible future plant expansion needs.

Once abandoned, the re-use of former commercial and industrial sites is frequently constrained by contamination problems created by past industrial and commercial activities, giving rise to the term "brownfields"—sites which are underutilized or abandoned due to known or suspected environmental contamination. While brownfields tend to be concentrated in older areas, they also occur in outlying areas. Redevelopment of brownfields is often hindered by high cleanup costs, and, even where contamination is only suspected, the potential for high cleanup costs tends to dampen private-sector interest in redevelopment.

In order to maintain the viability of existing urban areas, special efforts to promote the reuse of brownfields are required. Local units of government should include the cleanup and re-use of brownfields as a key element in their planning for the revitalization of urban areas and promote such re-use through such tools as tax-incremental financing. Limited State and Federal financial assistance has been made available in support of the cleanup and re-use of contaminated sites. Local units of government should make full use of, and assist private developers in securing, available State and Federal financial assistance.

The re-use of brownfield sites need not be limited to industrial use, but may include a mix of residential, commercial, recreational, and other development, in accordance with local development objectives. Properly carried out, the cleanup and re-use of brownfields has many potential benefits in addition to the underlying environmental benefits: elimination of blight, increase in the property-tax base, expansion of the housing stock, provision of jobs in close proximity to concentrations of the labor force, and increased use of existing public infrastructure.

Storm Water System Planning

Storm water runoff pollution performance standards for new development, existing urban areas, and transportation facilities are set forth in Chapters NR 151 and NR 216 of the *Wisconsin Administrative Code*. The County should coordinate with municipalities to develop a storm water management plan to coordinate the management of storm water within defined watersheds which often transcend municipal boundaries. Storm water management practices appropriate for each urban area can best be developed through the preparation of a system management plan. These practices should be developed in a manner that integrates development needs and environmental protection, including integrated water resources protection. Such practices should reflect both storm water runoff quantity and quality considerations, as well as groundwater quantity and quality protection. Practices that are designed to maintain the natural hydrology should be encouraged.

Chapter 8

TRANSPORTATION FACILITIES ELEMENT

INTRODUCTION

The transportation system of Waukesha County benefits all county residents by providing for the movement of goods and people into, out of, through, and within the County. An efficient, durable, cost-effective transportation system is essential to the sound social, community, and economic development of the County and of the Region of which the County is an integral part. An understanding of the existing transportation system and future improvements to that system is fundamental to the preparation of a comprehensive plan for Waukesha County.

The term transportation system describes several different aspects including:

- Transportation options used to move people and products
- Levels of jurisdictional authority
- Facilities that a user might access to begin, change, or switch, and end a trip.

When people hear the term transportation system they often think only of roads. While roads account for the majority of the transportation system, they are not the only component. A transportation system includes: roads, transit services, rail services, bicycle lanes, paths, trails, and accommodations, airports, pedestrian accommodations, ports, and harbors.

STRENGTHS, CONCERNS, AND WEAKNESSES

The Waukesha County Comprehensive Development Plan Land Use, Housing and Transportation Subcommittee expressed the following transportation strengths, concerns, and weaknesses.

Transportation Strengths

- Easy access to the Interstate Highway System
- Advanced planning and implementation of highway facility improvements
- An established County Trunk Highway System that is effective
- Provides appropriate access to roadways
- Availability of other modes of transportation (ie. airports, trails)
- An increase in official mapping being completed by municipalities for improved inter-connectivity to roadway systems
- A continued commitment to funding County road improvements through a capital improvements program.

Transportation Concerns and Weaknesses

- A lack of a dedicated regional institutional structure for a high level inter-county transit system. The County and Region has a mass transit plan in place, but there is a lack of a comprehensive regional mass transit institutional structure and a dedicated source to fund it.
- Municipalities and the County over-rely on State and Federal funding for local transportation initiatives. A lack of a dedicated funding source exists for transit at the municipal or county level of government.
- A tendency for municipalities and the County to upgrade highways after volume or impact is realized instead of doing a more effective analysis of projecting these changes.
- A lack of county-wide or regional understanding of the impact of road construction (ie. bypass or road widening).

- A lack of continued re-education and endorsement of long-range comprehensive planning and the impact of not planning long-range or failure to implement these plans.
- A lack of grade separation between competing transportation uses such as road and railroad crossings.
- Road improvements are not being made because of current jurisdictional control and conflicting plans.
- Excessive local street road pavement widths.

TRANSPORTATION FACILITIES AND SERVICES

This section presents inventories of the existing transportation system in Waukesha County. Much of this inventory is derived from the regional transportation system plan developed by SEWRPC.

Streets and Highways

Waukesha County has over 2,917 miles of federal, state, county, and local roads and over 373,000 registered automobiles, trucks, semi-trailers, and motorcycles (Table VIII-1 and Table VIII-2). Four freeways, Interstate Highway 43, Interstate Highway 94, State Highway 16, and U.S. Highway 41/45 serve Waukesha County. In addition, the County is served by highways such as 18, 36, 59, 67, 74, 83, 100, 145, 164, 175, and 190. The County Trunk System includes over 391 miles of roads. Over 78 percent of road miles in Waukesha County are local village, town, or city roads. The street and highway system within the County serves several important functions; including providing movement of vehicular traffic; providing access for vehicular traffic to abutting land uses; providing for the movement of pedestrians and bicycles; and serving as a location for utilities and storm water drainage facilities. Streets and highways fall into a three-category hierarchy that, includes arterial, collector, and land access streets. This hierarchy of streets and highways provides for the safe, efficient, and convenient movement of goods and people by auto transport throughout Waukesha County and the Region.

Table VIII-1

ROAD MILEAGE IN WAUKESHA COUNTY: 2005

	State Trunk System (freeways, U.S., STH)	County Trunk System	Local Roads (City, Village, Town)	Total
Waukesha County	232.18	391.78	2,291.90	2,917.43

Source: Wisconsin Department of Transportation

Table VIII-2

REGISTERED VEHICLES IN WAUKESHA COUNTY: JULY 2007

	Automobiles	Trucks	Semi-Trailers	Motorcycles	Total
Waukesha County	175,209	156,026	20,268	21,742	373,245

Source: Wisconsin Department of Transportation

Arterial Streets

An arterial street is a high-volume street that functions to conduct traffic between communities and activity centers and to connect communities to interstate highways. Arterial streets are defined by SEWRPC as streets and highways which are principally intended to provide a high degree of travel mobility, serving the through movement of traffic, and providing transportation service between major sub-areas of an urban area or through an area. In a rural area, an arterial street is a high-volume street that functions to conduct traffic between communities and activity centers and to connect communities to interstate highways. Together, arterial streets should form an integrated, area wide system. The most heavily traveled arterial streets and highways in the County are Interstate Highway 94, Bluemound (US Highway 18), Capitol Drive (State Trunk Highway 190), Moorland Road (County Trunk Highway O), Cleveland Avenue (County Highway D), Interstate Highway 43, State Highway 164, U.S. Highway 41/45, State Highway 16, State Highway 59, County Highway F, County J (Pewaukee Road) and State Highway 74.

In addition to their functional classification, arterial streets and highways are also classified by the unit of government that has the responsibility, or jurisdiction, over the facility. The Wisconsin Department of Transportation (WisDOT) has jurisdiction over the State trunk highway system, Waukesha County has jurisdiction over the County trunk highway system, and each local government unit has jurisdiction over local arterial streets within their community.

The State trunk highway system, which includes Interstate Highways, U.S. – numbered highways, and State highways, generally carry the highest traffic volumes, provide the highest traffic speeds, have the highest degree of access control, and serve land uses of statewide or regional significance. State trunk highways serve the longest trips, principally carrying traffic traveling through Waukesha County and between Waukesha County and surrounding counties. County trunk highways should form an integrated system together with the state trunk highways and principally serve traffic between communities in the County and land uses of countywide importance. Local arterial streets and highways would serve the shortest trips, serve locally-oriented land uses, carry the lightest traffic volumes on the arterial system, carry traffic at lower speeds, have the least amount of access control, and predominately serve traffic within a community.

Collector Streets
Collector streets are defined as streets which are intended to serve primarily as connections between the arterial system and the land access street system. They may include frontage roads that parallel freeways within the County. In addition to collecting traffic from, and distributing traffic to, the land access streets, the collector streets provide a secondary function of providing access to abutting properties. As a result, collector and land access streets are also referred to as nonarterial, or local streets.

Land Access Streets
The function of land access streets is to provide access to abutting property. As the lowest-order street in the hierarchy the access street is designed to conduct traffic between dwelling units and higher order streets. Land access streets are sometimes referred to as minor streets and may include frontage roads that parallel freeways.

County and Local Street Inventory
The Wisconsin Department of Transportation (WisDOT) maintains a detailed database of county and local street information in the "Wisconsin Information System for Local Roads" (WISLR). Physical attributes such as right-of-way and pavement width, number of traffic lanes, type of surface and pavement rating, the presence and type of shoulders or curbs, and the presence of sidewalks are available through a database that can be accessed through the WisDOT website by registered users. Administrative information, including the functional classification and owner of street, can also be obtained. The information in the database is provided by county and local governments, and is intended to assist in the reporting of roadway pavement conditions. Under Section 86.302 of the Wisconsin Statutes, pavement ratings must be submitted to WisDOT by each county and local government every other year. The PASER method (pavement surface evaluation and rating) is the most commonly used method in Wisconsin.

County Traffic Counts
WisDOT conducts average daily traffic counts for county trunk highways, state trunk highways, and U.S. Highways in Waukesha County every three years. Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year. This value is called the "annual average daily traffic" or AADT and the values are represented on traffic count or traffic volume maps. The AADT is based on a short-term traffic count, usually 48 hours, taken at the location. This count is then adjusted for the variation in traffic volume throughout the year and the average number of axles per vehicle. The short-term counts are collected over a three-year cycle at nearly 26,000 rural and urban locations throughout the state. County data from 2000, 2003, and 2006 can be found at http://www.dot.wisconsin.gov/travel/counts/waukesha.htm.

Public Transportation
Public transportation is the transportation of people by publicly operated vehicles between trip origins and destinations, and may be divided into service provided for the general public and service provided to special population groups. Examples of special group public transportation include yellow school bus service funded by

local school districts, and fixed route bus service provided by counties or municipalities. Public transportation service provided to the general public in Waukesha County may further be divided into the following three categories:

- Intercity or interregional public transportation, which provides service across regional boundaries and includes Amtrak railway passenger service, interregional bus service, and commercial air travel.
- Urban public transportation, commonly referred to as public transit, which is open to the general public and provides service within and between large urban areas. The fixed-route bus transit system provided by Waukesha Metro falls into this category.
- Rural and small urban community public transportation, which is open to the general public and provides service in and between small urban communities and rural areas, and may provide connections to urban areas.

Public transit is essential in any metropolitan area to meet the travel needs of persons unable to use personal automobile transportation; to provide an alternative mode of travel, particularly in heavily traveled corridors within and between urban areas and in densely developed urban communities and activity centers; to provide choice in transportation modes as an enhancement of quality of life; and to support and enhance the economy.

Interregional Public Transportation

Air, rail, bus and ferry carriers provide Waukesha County residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country.

Air Service

Air services provide people, businesses, and goods with direct access to regional, national and international destinations. The primary commercial airport serving Waukesha County and the SE Wisconsin region with scheduled air carrier service is General Mitchell International Airport, owned and operated by Milwaukee County. Located within the City of Milwaukee, Mitchell International is the largest airport in Wisconsin and is served by 13 airlines offering approximately 235 departures and arrivals every day. Approximately 90 cities are served by nonstop or direct flights from Mitchell International.

Two principal airport facilities in Waukesha County provide general aviation services, those being Waukesha County-Crites Field and Capitol Airport. Crites Field, owned and operated by Waukesha County, is the larger of the two airports and can accommodate all types of general aviation aircraft up to and including business and corporate jets. It is equipped for full instrument landing system approaches and in 2006, handled about 60,000 aircraft operations. Capitol Airport is a private airport open to public use and provides an important facility for smaller business, personal, and recreational aircraft. Both Crites Field and Capitol Airport are reliever facilities for General Mitchell International Airport. Capitol Airport has more limitations on the size of aircrafts being served than Crites Field, it is generally limited to smaller aircrafts. The City of Brookfield does not support retaining the Capitol Airport as designated in the Regional Year 2035 Land Use Plan as noted in the City's Resolution 7655-06. The City of Pewaukee has also recently indicated they do not support retention of Capitol Airport.

Ferry Service

In the SE Wisconsin region, high speed cross-Lake Michigan ferry service is provided between Milwaukee and Muskegon, Michigan by Lake Express. This ferry service operates from April to October each year and handles automobiles, small trucks, and passengers.

Rail Passenger Service

Intercity passenger rail service in the Region is provided by Amtrak with stops at the downtown Milwaukee Amtrak depot, Mitchell International Airport, and Sturtevant but currently provides no stops in Waukesha County. Amtrak operates two passenger train services in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops including Milwaukee; and the Hiawatha Service that carries nearly 600,000 people each year in the Chicago-Milwaukee rail corridor. Amtrak's Hiawatha Service runs weekday roundtrips daily between Chicago and Milwaukee. In a quick 90 minute trip, a passenger can be in the

middle of either city. Hiawatha Service is funded in part through funds made available by the Illinois and Wisconsin Departments of Transportation. In addition, the Empire Builder runs once a day in each direction between Chicago, Milwaukee, St.Paul-Minneapolis, and Seattle. Commuter rail service to southeastern Wisconsin is provided between Kenosha and Chicago by Metra with intermediate stops between Kenosha and downtown Chicago in the northeastern Illinois north shore suburbs.

Bus Service

Badger Coaches, Greyhound, Coach USA, and Lamers Bus Lines provide intercity bus service within the Region. Badger Coaches provides daily round trips between Madison, downtown Milwaukee, and Mitchell International Airport. Greyhound has a regional hub in Milwaukee that provides passengers with the opportunity to transfer between buses. Greyhound operates a daily route between Milwaukee and Green Bay with stops in Manitowoc and Oshkosh. Lamers Bus Lines provides a daily roundtrip service between Milwaukee and Wausau. Coach USA provides service between Goerke's Corners in Waukesha County and Chicago O'Hare International Airport, with stops in downtown Milwaukee and at General Mitchell International Airport. Other employee related bus services are also provided by various employers in Waukesha County to serve their private needs and meet their needs for employees from outside of Waukesha County.

Urban Public Transportation

Waukesha County Bus Transit

Waukesha Metro Transit oversees the operation of eighteen bus routes that travel throughout Waukesha County and parts of Milwaukee County. Waukesha Metro Transit directly operates ten routes to provide bus service within the City of Waukesha and its environs. Waukesha Metro Transit also administers for Waukesha County the County's service contracts with the Milwaukee County Transit System and Wisconsin Coach Lines, Inc. for eight bus routes comprising the Waukesha County Transit System. Wisconsin Coach Lines and the Milwaukee County Transit System operate these 10 routes for Waukesha Metro Transit. In 2006, sixty-three percent of riders were employed full-time or part-time. Over 2,500 trips were taken each weekday on the Waukesha Metro. In 2006, a total of 656,900 revenue passengers were carried on the City of Waukesha bus routes and about 720,100 trips were carried on Waukesha County bus routes. Only 27 percent of riders on city routes had access to an automobile and 79 percent of riders had household incomes under $35,000. In addition, about 21,100 passengers were carried on the paratransit service for people with disabilities by the City of Waukesha transit system, and 11,600 revenue passengers were carried on the paratransit service for disabled persons provided by the Waukesha County Transit System. Paratransit service is provided to disabled individuals that cannot use fixed route service in accordance with the Federal Americans with Disabilities Act (ADA) of 1990. All transit vehicles that provide conventional fixed-route transit service must be accessible to persons with disabilities, including those persons using wheelchairs.

Employer Supported Transit Service

Several employers within the area provide bus or van transportation to bring workers who live in surrounding counties to Waukesha County. Wisconsin Coach Lines operates a bus route that picks up school bus drivers for work at their facility in Waukesha. JNA, a temporary help service company, operates a bus route from West Bend in Washington County that brings workers to Waukesha County businesses. Milwaukee Careers Cooperative receives funding from the Wisconsin Employment Transportation Assistance Program to operate a van service that brings workers from Milwaukee to the River West Nursing Home in Pewaukee, Waukesha Technical College, Ameritech, Target and MTE Inc.

Specialized Transportation

Rideline is a program subsidized by the Aging and Disability Resource Center of (ADRC) Waukesha County. It provides lift-equipped vans for disabled and older persons. Non-driving Waukesha County residents age 65 and older and individuals under age 65 who use a cane, walker, crutches, wheelchair or scooter, or are legally blind are eligible for this program. RideLine does provide transportation between communities for an additional fee. In 2007, RideLine provided a total of 21,789 one-way trips serving a total of 464 unduplicated passengers. The average mileage per trip was 17.0. Over 80.2 percent of these trips were for medical purposes, 8.4 percent were for education, 5.0 percent for employment, 3.3 percent for social/recreational opportunities, 2.1 percent for shopping, and 1.2 per cent or nutrition.

The shared-fare taxi program, a program also subsidized by the ADRC of Waukesha County , provides reduced fares to taxi service in the communities of Oconomowoc, New Berlin, Waukesha, Elm Grove, Brookfield, Butler, Hartland, Nashotah, Delafield, Mukwonago, Merton, and Muskego.. Waukesha County residents age 65 or older or Waukesha County residents, non-drivers, ages 18 to 64 who receive SSI or SSDI, are eligible. In 2007, 45,675 trips were made with shared-fare taxi. Over 28.9 percent of these trips were for personal business, 21.8 percent for employment/training, 12.5 percent for social/recreational activities, 20.3 percent for medical, and 16.5 percent for nutrition. Operators of the shared-fare taxi program include Best Cab of Waukesha, All Day Taxi, Elmbrook Senior Taxi, Ann Marie Ryan's Transportation Services, Lake Country Cares Cab, Oconomowoc Silver Streak, New Berlin Senior Taxi, Seniors on the Go of Mukwonago, and Muskego Senior Taxi.

A third program, the shuttle program, serves ambulatory residents age 60 and over in Sussex and Lisbon. In Menomonee Falls, they also serve disabled individuals 18 and over. In 2007, the Sussex Senior Shuttle had 635 trips, and the Menomonee Falls bus provided 1,834 trips.

During 2007, Interfaith Senior Programs provided ambulatory specialized transportation services to Waukesha County seniors and adults with disabilities. Utilizing volunteer drivers, Interfaith provided 194 demand-responsive one-way trips and 606 out-of-county medical one-way trips to 289 unduplicated passengers.

Community based agencies received limited funding from the ADRC to provide group non-medical trips. Eight different agencies made 36 group trips (2536 one-way trips).

In an effort to create a better awareness of the bus systems in the City of Waukesha, the ADRC has partnered with the City of Waukesha Parks, Recreation, and Forestry, and Waukesha Metro Transit. The program is for seniors 55+ years and disabled individuals to learn how to ride the bus system and increase usage for both the Metro and Metro Lift systems. This project began in 2008 and will continue.

Bicycle and Pedestrian Facilities

Bikeways

A "bikeway" is a general term that includes any road, path, or way that may legally be used for bicycle travel. Types of bikeways include "bike paths" which are physically separated from motor vehicle travel, "bike lanes" which are portions of roadways that are designated by striping, signing, and pavement markings for the exclusive use of bicycles; and "shared roadways" which are roadways that do not have designated bicycle lanes, but may be legally used for bicycle travel. A "bike route" is a bikeway designated with directional and information markers, and may consist of a combination of bike paths, bike lanes, and shared roadways. Bikeways are also classified as either "on-street or "off-street" bikeways. On-street bikeways include bikeways located in a street right-of-way, which include bike lanes, shared roadways signed as bike routes, and bike paths separated from motor vehicle lanes but within the street right-of-way. "Off-street" bikeways are bike paths not located in a street right-of-way. Off-street bikeways are typically located in utility rights-of-way, on former railroad rights-of-way, or along rivers or streams, and may serve as short connectors between residential areas and commercial or public facilities.

The bicycle and pedestrian facilities element in the 2035 Regional Transportation System Plan for Southeastern Wisconsin is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The regional plan recommends that as the surface arterial street system of about 2,900 miles in the Region is resurfaced and reconstructed, accommodations for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. This recommendation would result in an additional 161 miles of off-street bicycle mileage on state, county, and local roads within Waukesha County.

Recommended bikeways in Waukesha County are shown on Map VIII-1. The longest current bikeway is the Glacial Drumlin Trail that is owned and managed by the Wisconsin Department of Natural Resources. Developed on a former railroad bed, it extends 51 miles from Waukesha to Cottage Grove in Dane County. Daily or annual State Trail Pass for ages 16 and over are required, except on the City of Waukesha trail segment from the Fox River Sanctuary to McArthur Rd. The Wisconsin Department of Transportation has published a map of bicycling conditions for Waukesha County. This map shows bicycle touring trails, urban escape routes, best roads for biking, and mountain bike trails (See Map VIII-2).

Waukesha County currently owns and manages three bikeways within the County. The Bugline Recreation Trail is a 12.2-mile trail located on the former Chicago, Milwaukee, St. Paul, and Pacific Railroad right-of-way. It stretches between Appleton Ave (State Trunk Highway 175) in Menomonee Falls and Main Street (County Trunk Highway VV) in the Village of Merton. A separate 4 foot wide bridle trail adjacent to the original 8 foot wide recreation trail extends 2.5 miles from The Ranch in Menomonee Falls to Menomonee Park where it joins the Parks bridle trails.

The Lake Country Recreation Trail is located on the former Milwaukee-Watertown Interurban Railway. The railway was popular in the late 1800's as a direct link between Waukesha and the Oconomowoc lake country. This 8-mile recreation trail now utilizes the Wisconsin Electric Power Company right-of-way. It stretches between the Landsberg Center trailhead (just north of Interstate Highway 94 on Golf Road, west of County Trunk Highway T) and Cushing Park in the City of Delafield. The Waukesha County Development Plan recommends that this trail be extended seven (7) miles west to Oconomowoc. Jefferson County has identified the segment of the Wisconsin Electric Company right-of-way between Oconomowoc and Watertown as a high priority for conversion to a multi-use trail in their County bike plan.

The New Berlin Recreation Trail is a seven (7)-mile lineal recreation trail located on the Wisconsin Electric Power Company right-of-way in the City of New Berlin. It extends from South 124th Street just south of Greenfield Ave. (State Highway 59) at the Milwaukee/Waukesha County Line to Springdale Road at the City of New Berlin/Town of Waukesha border. The New Berlin Trail connects in an easterly direction to the Milwaukee Oak Leaf Bike Trail in Greenfield Park. A westerly connection from the New Berlin Recreation Trail to the State DNR Glacial Drumlin Trail is possible by using city streets through Waukesha. In an effort to provide continuity of trails into neighboring counties, where available, references to those adjacent plans will be noted on Map VIII-1. Specifically, Dodge County, in their 2003 Bicycle and Pedestrian Plan, recommended bike lane development along County Trunk Highway P extending to the Waukesha County line.

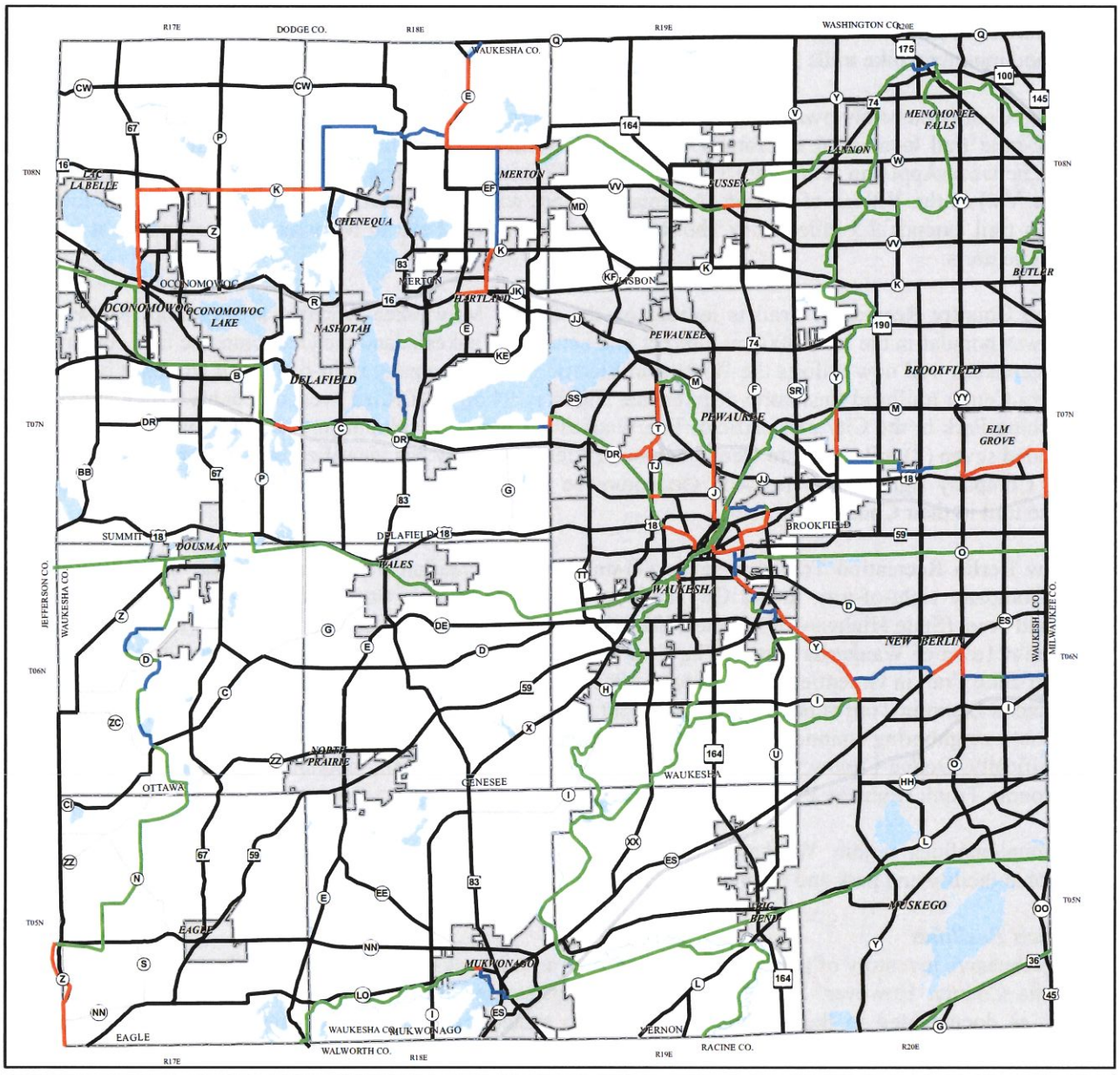
Local municipalities within Waukesha County have incorporated bicycle and pedestrian components into recreational facility and park and open space plans. These are discussed further in Chapter 3.

Pedestrian Facilities

A comprehensive inventory of pedestrian facilities, such as sidewalks, has not been completed for communities in Waukesha County. However, SEWRPC developed a pedestrian facilities policy, which applies to Waukesha County, as documented in the bicycle and pedestrian systems element of the 2035 Regional Transportation System Plan. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in the Region adopt and follow certain recommended policies and guidelines with regard to the development of those facilities. These policies and guidelines are designed to facilitate safe and efficient pedestrian travel within the Region and are documented in Appendix B of the Regional Transportation System Plan. Recommendations for provisions of sidewalks in areas of existing or planned urban development are summarized in Table VIII-3.

Map VIII-1

WAUKESHA COUNTY PROPOSED BICYCLE PLAN UNDER 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Legend

- Off-street bicycle way in utility or natural resource corridor
- Non-arterial street connection to off- street bicycle way system
- Surface arterial street connection to off-street bicycle way system
- Surface arterial streets and highways where bicycle accomodations should be considered when facilities are resurfaced or reconstructed
- Major Water Body
- Town
- City or Village

N

0 1 2 4 Miles

Source: SEWRPC

Civil Divisions as of 07/30/07
Prepared by Waukesha Co. Dept. of Parks and Land Use

Map VIII-2
BICYCLING CONDITIONS IN WAUKESHA COUNTY



Table VIII-3

RECOMMENDATIONS FOR PROVISION OF SIDEWALKS IN AREAS OF EXISTING OR PLANNED URBAN DEVELOPMENT

Roadway Functional Classification	Land Use	New Streets[a]	Existing Streets[a]
Arterial Streets[b]	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	Both Sides
Collector Streets	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	At least One Side
Land Access Streets[c]	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential (medium and high-density)	Both Sides	At least One Side
	Residential (low-density)[d]	At least One Side	At least One Side

[a]Sidewalks may be omitted on one side of streets where there are no existing or anticipated uses that would generate pedestrian trips on that side.
[b]Where there are marginal access control or service roads, the sidewalk along the main road may be eliminated and replaced by a sidewalk along the service road on the side away from the main road.
[c]Sidewalks need not be provided along courts and cul-de-sac streets less than 600 feet in length, unless such streets serve multi-family development; or along streets served by parallel off-street walkways.
[d]In low-density residential cluster developments, sidewalks could be replaced by perimeter and interior pathway systems.

Source: SEWRPC.

Other Transportation Facilities and Services

Rail Freight Services

Railway freight service is provided by four railroad companies in Waukesha County (Map VIII-3). These include the Union Pacific Railroad, Canadian National Railroad, Canadian Pacific Railway, and Wisconsin & Southern Railroad Company. All four railroads provide rail freight transportation to Metropolitan Chicago. About one-third of the rail traffic in the United States (including much of Wisconsin's rail freight) originates, terminates, or passes through Metropolitan Chicago.

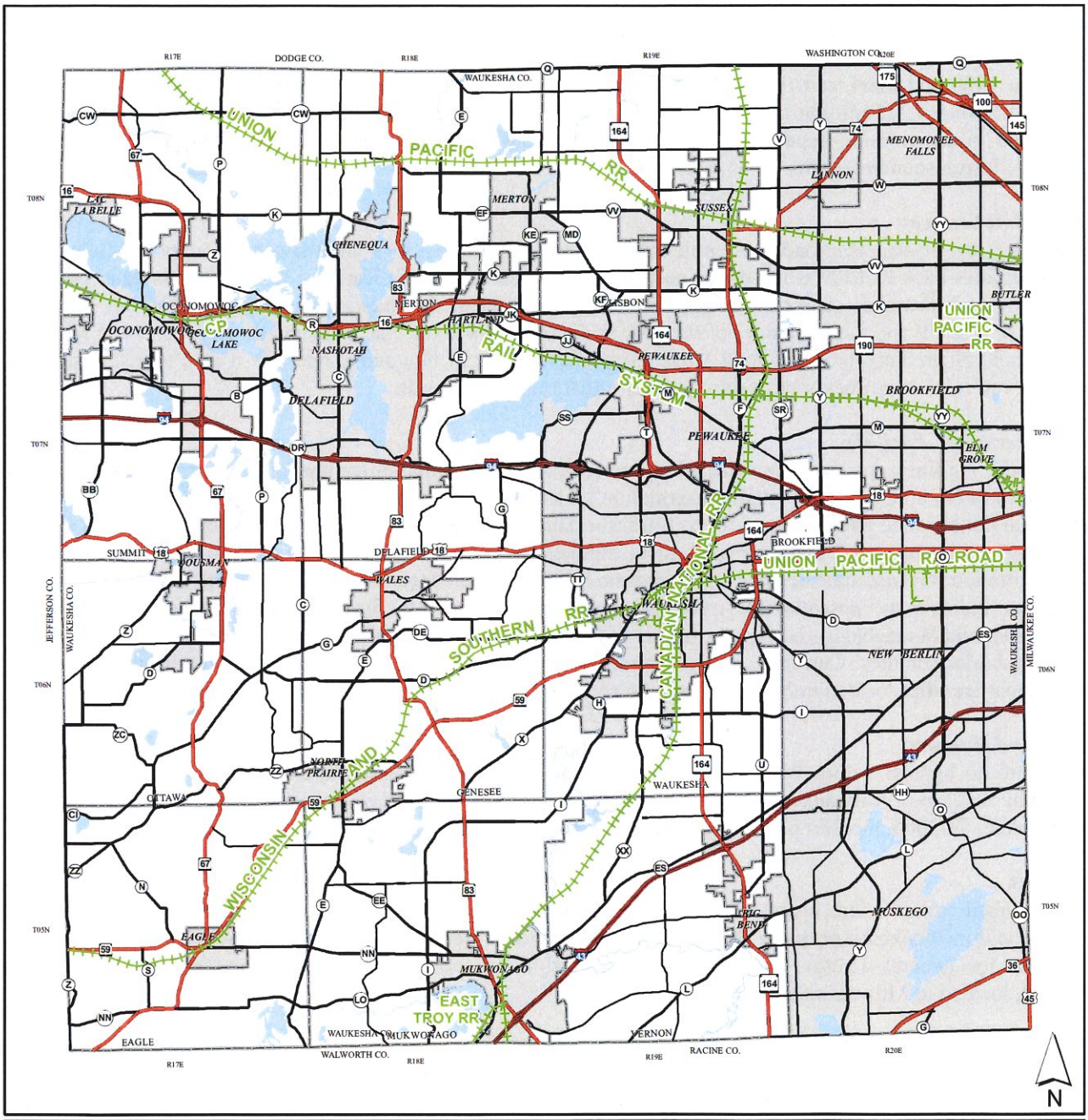
Union Pacific, with headquarters in Omaha, Nebraska, is the largest railroad in North America, operating in the western two-thirds of the United States. The railroad serves 23 states, linking every major West Coast and Gulf Coast port, and provides service to the east through its four major gateways in Chicago, St. Louis, Memphis and New Orleans. Additionally, Union Pacific operates key north/south corridors and is the only railroad to serve all six major gateways to Mexico. The railroad is the nation's largest hauler of chemicals, much of which originates along the Gulf Coast near Houston, Texas. Union Pacific is also one of the largest intermodal carriers – that is the transport of truck trailers and containers.

The Canadian Pacific Railway is a transcontinental railroad stretching from Vancouver to Montreal, and also serves major cities in the United States such as Minneapolis, Chicago, and New York. Its headquarters are in Calgary, Alberta. In 1992, the Canadian Pacific Railway purchased the Soo Line Railroad. Over one-half of the Canadian Pacific Railway's freight traffic is in coal, grain, and intermodal freight, and the vast majority of its profits are made in western Canada. It also ships automotive parts and assembled automobiles, sulfur, fertilizers, other chemicals, forest products, and other types of commodities. The busiest part of its railway network is along its main line between Calgary and Vancouver.

Canadian National Railroad, a transcontinental railroad headquartered in Montreal, Quebec, serves ports on the Atlantic, Pacific, and Gulf coasts. It links customers in the United States, Canada, and Mexico. Canadian National derives revenues from the movement of petroleum and chemicals, grain, fertilizers, coal, metals, minerals, forest products, intermodal, and automotive. In 2001, Canadian National Railroad purchased Wisconsin Central Ltd.

Map VIII-3

EXISTING RAILROAD ROUTES IN WAUKESHA COUNTY: 2007



Legend

- Interstate
- US
- State
- County
- Local Major
- Major Water Body
- Town
- City or Village
- Railroads

Source: Waukesha Co. Parks and Land Use

0 1 2 4 Miles

Civil Divisions as of 04/30/07
Prepared by Waukesha Co.
Dept. of Parks and Land Use

Wisconsin & Southern Railroad Co. (WSOR) is a regional railroad with headquarters in Milwaukee, and operates 700 miles of track (600 owned or leased and 100 in trackage rights) throughout south central Wisconsin and northeastern Illinois. It serves Waukesha, Genesee Depot, North Prairie, and Eagle in Waukesha County. The mission of WSOR is to provide rail freight service to rural communities in southern Wisconsin. In Waukesha County, WSOR operates over publicly owned railroad lines owned by the Wisconsin Department of Transportation and the Wisconsin River Rail Transit Commission.

Between 1990 and 2004, rail freight traffic nearly doubled in Wisconsin exceeding 27.4 billion ton-miles and resulting in over $713 million in revenue. The increase in rail freight traffic has resulted in a need to consider additional grade crossing separations at busy intersections and quiet zones where railroad locomotives are prohibited from sounding horns.

Other Rail Services

The East Troy Electric Railroad is a 7 mile stretch of track from East Troy in Walworth County to Mukwonago. The line dates back to 1907 when it was part of the Milwaukee Electric Railway and Light Company line from East Troy to Milwaukee. The East Troy-Mukwonago segment of the railway was transferred to the Village of East Troy in 1939 and the remainder of the railway line to Milwaukee was abandoned. Between 1995 and 2000 the Friends of the East Troy Railroad Museum purchased the rail line and it operates it as a tourist destination offering rail rides on a weekly basis during the spring through fall season.

Rail Intermodal Facilities

Intermodal facilities are locations where bulk or containerized commodities are transferred from one mode of transportation to another. Intermodal transportation seeks to take advantage of the most cost-effective elements of each individual mode and maximize overall transportation efficiency. In 2004, The Port of Milwaukee was the only truck-rail intermodal facility operating in Southeastern Wisconsin. The 2020 Wisconsin Department of Transportation forecast indicates that six Wisconsin counties have concentrations of the types of commodities that generally indicate the potential for truck-rail intermodal movement (Brown, Dane, Outagamie, Milwaukee, Waukesha, and Winnebago). Nearly two-thirds of this estimate was identified as coming from, or to, Milwaukee and Waukesha counties. Currently, many shipments or destinations in Wisconsin are currently trucked to/from intermodal facilities located in Metropolitan Chicago or the Minneapolis/St. Paul metropolitan area.

Ports and Harbors

There are no harbors within Waukesha County. Water freight and transportation facilities are provided to the region by the Port of Milwaukee, which is located approximately 20 miles east of Waukesha County in the City of Milwaukee. In 2006, the Port of Milwaukee handled over 3.5 million tons of Wisconsin commodities.

Airports

As described earlier in this chapter, Waukesha County is served by two public-use airports. Waukesha County-Crites Field in Waukesha provides chartered air service and air freight services. Capitol Airport provides airport facilities for general aviation aircraft. Commercial airline service is provided by General Mitchell International Airport, located in Milwaukee County.

Crites Field, owned by Waukesha County, serves all single-engine aircraft, virtually all twin-engine piston and turboprop aircraft, and most business and corporate jets. Crites Field also serves as a heliport for "Flight for Life". Crites Field has two paved runways. The primary runway is 5,850 feet in length and the secondary runway is 3,600 feet in length. Airport facilities include a terminal building, hangars, and a wide variety of fixed-base operator services. Ground transportation access is provided directly by two adjacent county trunk highways, Blue Mound Road (CTH JJ) and Pewaukee Road (CTH J). In addition, Interstate Highway 94 and State Trunk Highway 16 are about one-half mile north of the airport.

Capitol Airport is privately owned and serves small single-engine aircraft and many small twin-engine general aviation aircraft. Capitol Airport has one paved (north-south) and two turf runways. The turf runways are closed during the winter. The paved runway is 3,500 feet long, and the two turf runways are 3,400 feet long and 1,600 feet long. Airport facilities include a small administration building and minor services. Ground access is provided

by Gumina Rd. just off Capitol Drive, which is adjacent to the airport. As mentioned previously, the City of Brookfield does not support retaining the Capitol Airport as designated in the Regional Year 2035 Land Use Plan unless the City of Brookfield determines that redevelopment of the airport is consistent with the goals and objectives of the City of Brookfield master plan. The City of Pewaukee has also expressed similar concerns regarding Capitol Airport.

STATE TRANSPORTATION PROGRAMS

WisDOT maintains 11,753 miles out of 112,262 miles of the public roads in the State. The State highway system includes 750 miles of interstate freeways and 11,010 miles of state and US-marked highways. Although the state highway system represents only 10.5% of all of the public road mileage in Wisconsin, the State highways carry about 60% of the highway travel or about 35 billion vehicle miles of travel a year. The following programs provide state and federal funds to assist local governments with maintenance and improvements to their transportation system.

Corridors 2020

Corridors 2020 is a part of WisDOT's long-range highway improvement plan designed to provide essential links to key employment and population centers throughout the State. As part of the planning process, Wisconsin's highways were classified based on operational and economic factors. Gaps in the system were identified and improvements scheduled. Since the plan was created in the late 1980's, about 900 miles of new highways have been built to accommodate network needs.

The plan's goal is to complete all backbone improvements, which will connect all communities with a population of 5,000 or more to the State highway system. To date, the majority of the improvements have been completed on schedule. US Highway 18 (Bluemound Road) serves as a major east-west arterial route through southern Wisconsin connecting the City of Milwaukee to the City of Prairie du Chien. US Highway 18 is classified as a backbone route or a connecting route in the Corridors 2020 plan. WisDOT is in the process of updating the 2020 Corridors plan to project the state's needs through 2030.

Airport Improvement Program

The Airport Improvement Program, administered by WisDOT's Bureau of Aeronautics, combines federal, state and local resources to help fund improvements for nearly 100 public-use airports throughout the state.

WisDOT is responsible for assisting in the development of a coordinated system of airports in Wisconsin. To do this, WisDOT guides airport development through a process that begins with broad policy planning and includes progressively more detailed elements of system planning, airport master planning, programming, and finally individual airport development. Through an agency agreement with the airport owner, WisDOT oversees project planning, coordination, design, land acquisition and construction, as well as financial transactions for an airport project.

Freight Rail Infrastructure Improvement Program

Freight Rail Infrastructure Improvement Program (FRIIP) loans are awarded to private industries, railroads, and local governments to improve rail infrastructure and to construct new rail-service facilities. The overall goal is to boost economic development and jobs, and increase the use of rail service.

FRIIP provides funding for the following types of railroad projects:

- Connect an industry to the national railroad system. Examples include construction of industrial spur tracks to various industries, and a pipeline from an ethanol plant to a nearby railhead.
- Make improvements to enhance transportation efficiency, safety and intermodal freight movement. Recent projects include grain and fertilizer storage/handling facilities, warehousing facilities to provide rail access and improved loading and delivery of products, and transloading facilities.

- Accomplish line rehabilitation. FRIIP funds have been used to fund rehabilitation projects on privately owned rail lines and rail facilities, and projects that are needed to provide increased efficiencies and benefits that are beyond the basic level of service.
- Complete rail-related projects in a timeframe that would not otherwise be possible.

Freight Rail Preservation Program
The Freight Rail Preservation Program (FRPP) provides grants to local units of government, industries and railroads for the purpose of preserving essential rail lines and rehabilitating them following purchase.

FRPP provides grant assistance for the following types of projects:
- Acquisition of trackage needed to preserve rail service that would otherwise be lost. WisDOT, in cooperation with various rail transit commissions, owns approximate 450 miles of operating rail line in Wisconsin.
- Rehabilitate acquired trackage to allow a reasonable level of service. Recent projects include rehabilitation of the Horicon to Cambria line to maintain service to the Didion Milling facility in Cambria, an upgrade of the Janesville to Monroe line to handle the traffic generated by the Badger State Ethanol plant in Monroe, and improvements to the Janesville to Milton Jct. line, which is currently underway.
- Preserve railroad corridors for future rail service. WisDOT has worked closely with the Wisconsin Department of Natural Resources and other entities to preserve rail corridors under the National Trail Systems Act (Rails to Trails). These corridors are held for future rail use while being used on an interim basis for a recreation trail or other transportation or recreational use.
- Construct connections to reduce the cost of replacing lost rail service.

Midwest Regional Rail Initiative
The Midwest Regional Rail Initiative (MWRRI) is a joint venture between nine state transportation departments (Illinois, Indiana, Iowa, Michigan, Minnesota, Missouri, Nebraska, Wisconsin, and Ohio), the Amtrak rail system and the Federal Railroad Administration. This 3,000 mile rail system with Chicago as its hub would connect the cities of Cleveland, Cincinnati, Detroit, Milwaukee, Minneapolis, St. Louis and Omaha at speeds of up to 110 miles per hour. A key requirement for the success of the MWRRI is Congressional passage of a federal passenger rail funding program. Discussion has recently occurred regarding inter-city rail service along the Madison-Milwaukee corridor with local rail station stops including Brookfield, Hartland, and Oconomowoc, however, without dedicated funding sources and the political will to provide such services, the program cannot more forward.

Transportation Economic Assistance Program
The Transportation Economic Assistance (TEA) Program is a rapid response grant program designed to create new employment, retain existing employment, and encourage private investment in Wisconsin. Communities can apply for TEA funds to encourage new businesses or business expansions in their region by building such transportation improvements as access roads, highway improvements, or rail spurs. The program covers up to 50% of the total cost of eligible projects.

Congestion Mitigation and Air Quality Improvement Program
The Congestion Mitigation and Air Quality Improvement program (CMAQ) is a federally funded initiative to encourage transportation alternatives that improve air quality. It includes efforts to enhance public transit, bicycle/pedestrian facilities, ridesharing programs and facilities, and technologies that improve traffic flow and vehicle emissions. CMAQ funds have been invested in a wide variety of beneficial projects that provide air quality benefits while providing alternatives to added capacity on the road network. The $11.6 million in annual funding is available only for projects in ten southeastern counties that form Wisconsin's ozone non-attainment and maintenance areas. The Cities of Waukesha and Pewaukee, Waukesha County, and the Waukesha County Technical College have received funding from this program for bike paths, new bus routes, Sunday transit service, and training.

Disadvantaged Business Enterprise Program
The Disadvantaged Business Enterprise (DBE) Program's goal is to increase participation of firms owned by disadvantaged individuals in all federal aid and state transportation facility contracts. The DBE program strives to ensure a level playing field and foster equal opportunity for firms owned and operated by disadvantaged individuals on USDOT-assisted contracts and procurements.

The program started with the Surface Transportation Assistance Act of 1982. The Act set a national goal of placing at least 10% of federal highway and transit funds with persons who qualify as disadvantaged small business operators. A subsequent act in 1987 included women.

WisDOT invests between $600 and $700 million annually in federal and state dollars for highway, airport and transit projects. These funds translate into millions of dollars in transportation-related contracts and project work for DBE firms.

Wisconsin Highway Improvement Program
The Wisconsin Highway Improvement Program currently invests over $750 million each year in Wisconsin's highways, resulting in over 565 miles of roads improved and rehabilitated annually. The program addresses deficiencies in the highway and bridge system and incorporates needed improvements to increase the safety and mobility of the system. The program is divided into two subprograms (major highway projects and the state highway rehabilitation program). By State statute, a "Major highway project" denotes a project that has a total cost of over $5 million and involves any of the following:

- Constructing a new highway 2.5 miles or more in length.
- Reconstructing or reconditioning an existing highway by any of the following:
    1. Relocating 2.5 miles or more of the existing highway.
    2. Adding one or more lanes five miles or more in length to the existing highway.
    3. Improving to freeway standards 10 miles or more of existing divided highway having two or more lanes in either direction.

The State Highway Rehabilitation (SHR) Subprogram involves three components:
- Existing highways
- State bridges
- Backbone rehabilitation

In This Together Program
"In This Together" is a WisDOT program that targets statewide businesses facing road construction in their community. The program's goal is to help businesses maintain business while construction is underway.

WisDOT recognizes that businesses located in work zones have special needs. It is critical that customers have access and continue to patronize the businesses, in spite of any roadwork inconvenience. Early in the project development process, business owners receive a workbook, case studies, and video that contain successful marketing and promotion ideas used by other businesses facing the same situation.

Local Transportation Enhancements Program
The U.S. Congress created the Transportation Enhancements (TE) Program in 1991 to address growing concerns about air quality, open space, and traffic congestion. This program is the first Federal initiative to focus on enhancing the travel experience and fostering the quality of life in American communities.

The TE program fosters more choices for travel by providing funding for sidewalks, bike lanes, and the conversion of abandoned railroad corridors into trails. Communities may also use the program to revitalize local and regional economies by restoring eligible historic buildings, renovating streetscapes, or providing transportation museums and visitor centers. Many communities use the program to acquire, restore and preserve scenic or historic sites.

WisDOT administers the local Transportation Enhancements Program to fund multi-modal transportation alternatives and projects that enhance communities and the environment. Currently $6.25 million is available in annual funding. Federal funds administered through this program provide up to 80% of costs for a wide variety of projects such as bicycle or pedestrian facilities, landscaping or streetscaping and the preservation of historic transportation structures.

Rustic Roads Program

The Rustic Roads Program was created in 1973 by the State Legislature to preserve what remains of Wisconsin's scenic, lightly traveled back roads for the enjoyment of motorists, hikers and bicyclists. Wisconsin is unique in its efforts to preserve these low volume, low function rural roads and since the designation of the first Rustic Road in 1975, the statewide system has grown to include 101 Rustic Roads in 54 counties with a total mileage of 562 miles. Waukesha County has two roads designated in the Wisconsin Rustic Roads Program. The first road is a paved 2.5 mile curving trail on the narrow isthmus between Upper and Lower Nashotah Lakes and runs south past Upper Nemahbin Lake. It includes portions of County Trunk Highway B and Mill Road. The second rustic road within the County includes portions of Waterville Road and Piper Road, from US Highway 18 to Wisconsin State Trunk Highway 59. It is a 7 mile paved road that provides scenic views of the Southern Unit of the Kettle Moraine State Forest and access to the Ice Age Trail. In addition, several local municipalities within the County maintain roads as rustic within their communities.

Scenic Byways Program

The purpose of the national scenic byways program is to recognize and promote some of America's memorable roads for the enjoyment of the traveling public. The goal of the Wisconsin Scenic Byways program is to identify, designate, promote and preserve a system of State Trunk Highways recognized for their outstanding scenic views and ability to offer travelers an exceptional travel experience. These byway corridors highlight the best scenic resources along with the natural, historic, archeological, cultural and recreational opportunities available in Wisconsin. It is anticipated that this program will promote tourism and economic development by encouraging people to visit the route and spend money at local motels, restaurants and tourist attractions.

Tourist Oriented Directional Sign Program

The Tourist Oriented Directional Sign (TODS) Program provides signs with directional information for qualifying tourist-related businesses, services or activities. TODS supports the tourism industry's effort to promote businesses and economic development in Wisconsin.

To qualify for a special blue and white sign, the major source of income for a business must come from visitors who do not live in the immediate area. The business also must be located within five miles of a State or US highway, but cannot have direct access to a State or US highway. TODS are prohibited on freeways and expressways and in most urban areas.

Businesses that qualify for TODS fall into five categories:

- Gasoline - Open at least 12 hours per day, seven days a week and provide restrooms, drinking water and a public telephone.
- Food - Open five days a week from at least 10 a.m. to 7 p.m. and have at least 50% of gross receipts from food and non-alcoholic beverages.
- Lodging - Includes hotels, motels, resorts, boarding houses and bed and breakfast establishments with parking accommodations.
- Camping - Provides restrooms, drinking water and a public telephone.
- Tourist attraction - Open at least eight hours a day, five days a week for at least three consecutive months and provides restrooms and drinking water. The attraction must also be of significant interest to the traveling public.

Transit Assistance Programs

The purpose of the State's public transit programs is to financially support the 26 urban bus and 43 shared-ride taxi operating systems located throughout Wisconsin. In 2005, state support for local transit systems totaled $98.6 million, among the highest in the nation. State funding provides a significant percentage of the total revenue for

transit systems; 41% of operating costs of the state's largest transit system in Milwaukee County, 33.3% of the operating costs of bus systems in other urbanized areas, and 32.5% of the operating costs of smaller bus and shared-ride taxi systems.

TRANSPORTATION IMPROVEMENT RECOMMENDATIONS, 2035 REGIONAL TRANSPORTATION PLAN

The 2035 Regional Transportation System Plan for Southeastern Wisconsin is multi-modal in nature, dealing with public transit, bicycle and pedestrian, travel demand management, transportation systems management, and arterial streets and highways. The plan is designed to serve, and be consistent with, the Year 2035 Regional Land Use Plan drafted by the SEWRPC. The process for the development of the recommended multi-modal program began with consideration and development of the travel demand management, transportation systems management, bicycle and pedestrian, and public transit elements of the plan. Arterial street and highway improvement and expansion was then considered only to address the residual high traffic volumes and attendant traffic congestion, which may not be expected to be alleviated by travel demand management, transportation systems management, bicycle and pedestrian facilities, and public transit.

The recommendations set forth below are based upon inventory data, adopted recommendations, a regional public participation survey, and the transportation development objectives, principles, and standards in Chapter 2.

Arterial Street and Highway System Functional Improvements

The 2035 Regional Transportation System Plan for Southeastern Wisconsin identifies recommended functional improvements to the arterial street and highway system in Waukesha County (Map VIII-4). These recommendations are divided into three categories: system preservation – the proposed resurfacing, reconstruction, and modernization as needed of arterials to largely the same capacity as exists today; system improvement - the proposed widening of existing arterials to carry additional traffic lanes; and system expansion – the proposed construction of new arterial facilities (Table VIII-4).

Table VIII-4

ARTERIAL STREET AND HIGHWAY PRESERVATION, IMPROVEMENT, AND EXPANSION BY ARTERIAL FACILITY TYPE IN WAUKESHA COUNTY: YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN

	System Preservation (Miles)	System Improvement (Miles)	System Expansion (Miles)	Total Miles
Freeway	32.2	26.5	0.0	58.7
Standard Arterial	617.9	100.1	10.6	728.6
Total	650.1	126.6	10.6	787.3

Source: SEWRPC

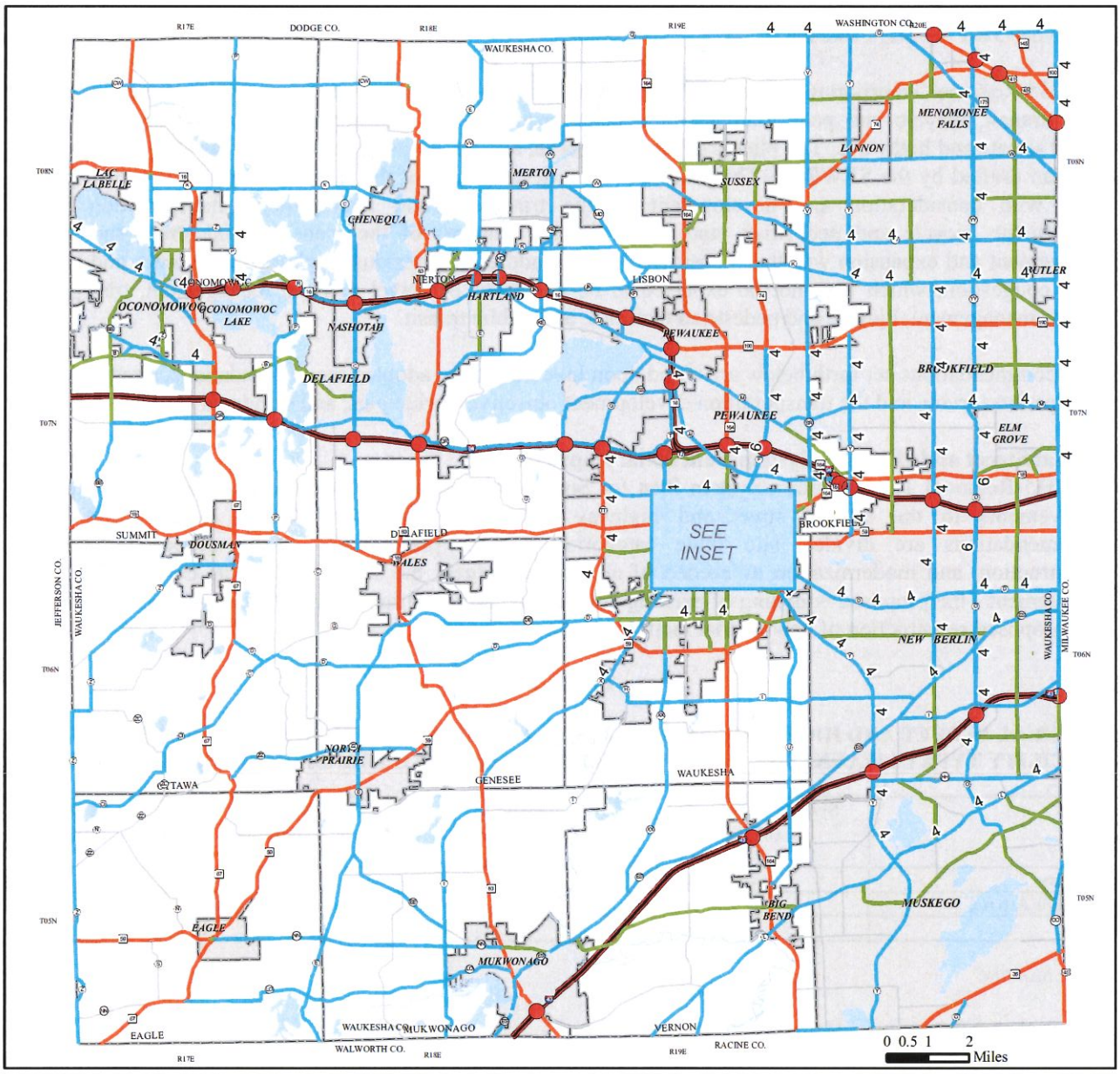
Jurisdictional Recommendations

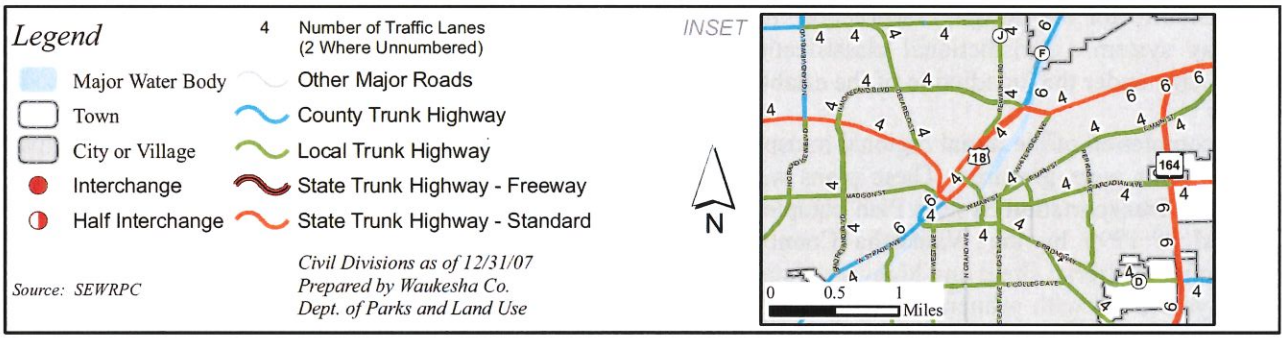
Jurisdictional classification establishes which level of government – state, county, or local – has or should have, responsibility for the design, construction, maintenance, and operation of each segment of the total street and highway system. Jurisdictional classification is intended to group all streets and highways logically into subsystems under the jurisdiction of the established level of government.

Upon completion of the initial regional transportation system plan in 1966, detailed county jurisdictional highway system plans were prepared. These plans were extended in design year and updated as part of the year 2000 Regional Transportation System Plan completed in 1978, and the year 2010 plan completed in 1994, which was adopted in 1995 by the Waukesha County Board of Supervisors. The recommended Waukesha County jurisdictional arterial street and highway system for the year 2035, based upon the extension of the year 2020 plan to the year 2035 with refinements by the Waukesha County Department of Public Works in 2007, is shown on Map VIII-5.

Map VIII-4

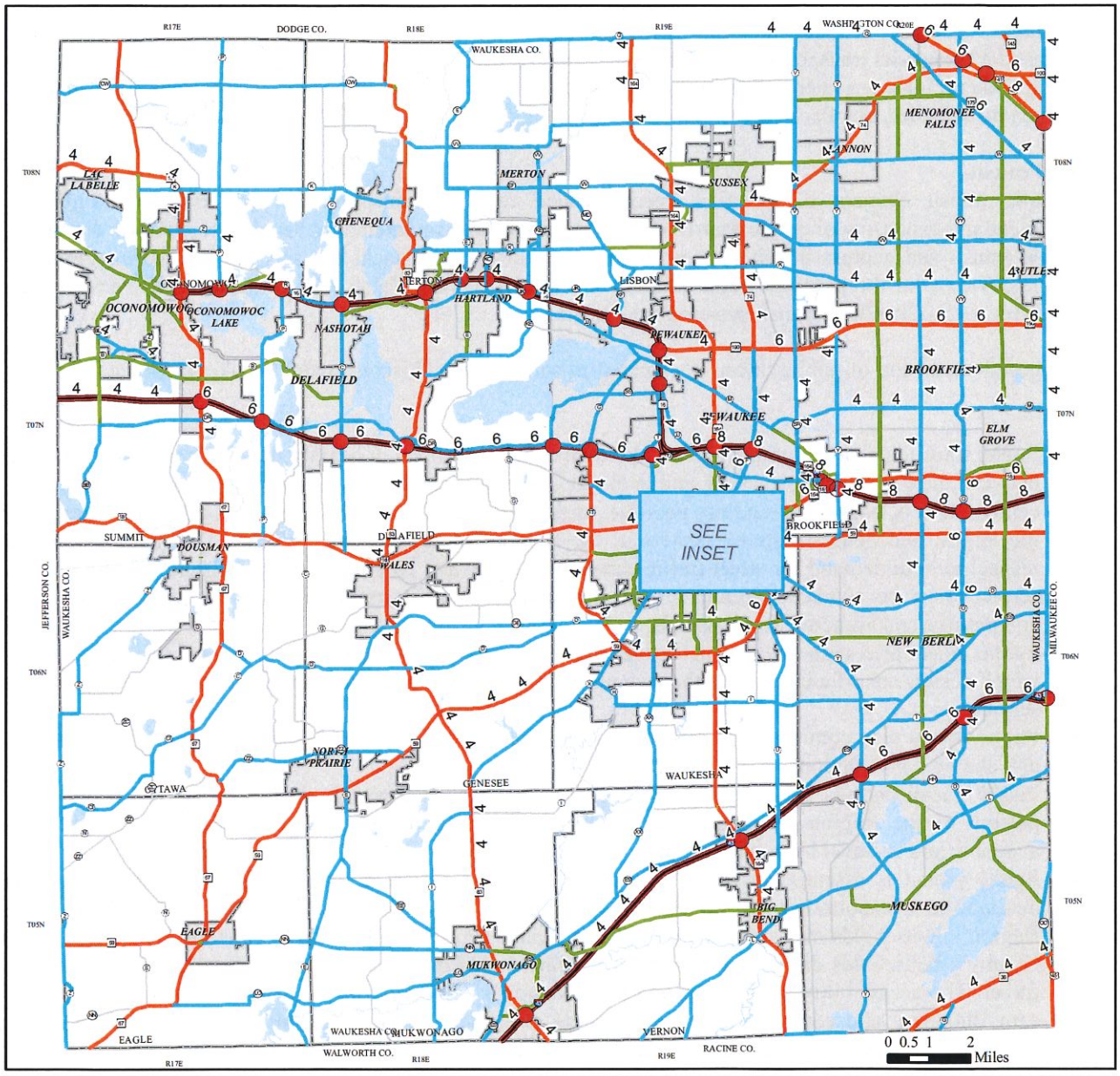
WAUKESHA COUNTY RECOMMENDED FUNCTIONAL IMPROVEMENTS TO THE ARTERIAL STREET & HIGHWAY SYSTEM: UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN





Map VIII-5

WAUKESHA COUNTY RECOMMENDED JURISDICTIONAL HIGHWAY SYSTEM PLAN: 2035



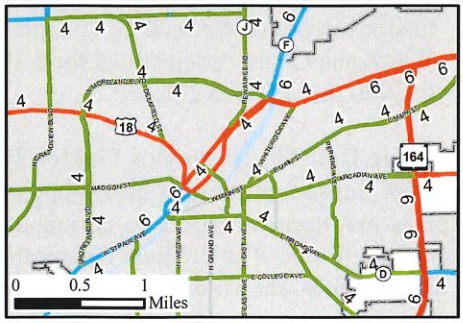
Legend

- Major Water Body
- Town
- City or Village
- Interchange
- Half Interchange
- 4 Number of Traffic Lanes (2 Where Unnumbered)
- <all other values>
- County Trunk Highway
- Local Trunk Highway
- State Trunk Highway - Freeway
- State Trunk Highway - Standard

Source: SEWRPC

Civil Divisions as of 08/30/07
Prepared by Waukesha Co. Dept. of Parks and Land Use

INSET



Over the next two years, SEWRPC staff will be working with the county jurisdictional highway system planning committees in each county in the region, subsequent to Commission adoption of the year 2035 regional plan, to conduct a major review and reevaluation of the jurisdictional transfer recommendations in the year 2035 regional transportation system plan. This will be an extensive effort that will involve the review and redefinition of the functional criteria used for jurisdictional classification of arterial streets and highways, and the application of those criteria to the arterial street and highway system. This effort may change the jurisdictional recommendations of the year 2035 regional transportation system plan. Upon completion, public review, and subsequent adoption of the jurisdictional highway system plans by the Commission, the year 2035 Regional Transportation System Plan would then be amended to reflect the recommendations made in each county jurisdictional highway system plan.

Public Transit

The public transit element of the final recommended regional transportation plan envisions significant improvement and expansion of public transit in southeastern Wisconsin, including development within the Region of a rapid transit and express transit system, improvement of existing local bus service, and the integration of local bus service with the proposed rapid and express transit services. Map VIII-6 displays the transit system proposals for each of the three transit system components.

The proposed expansion of public transit is essential in southeastern Wisconsin and Waukesha County for many reasons:

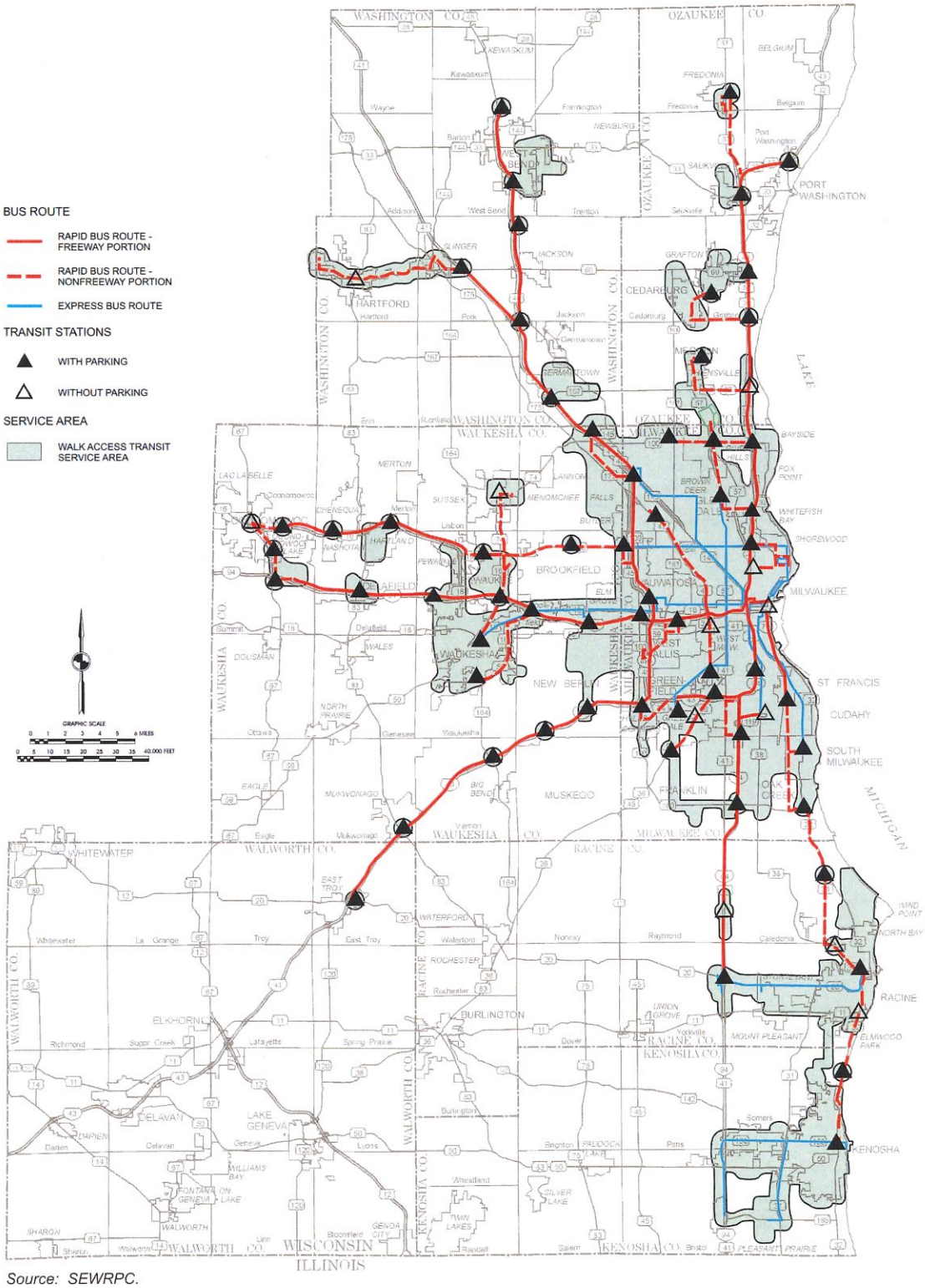
- Public transit is essential to provide an alternative mode of travel in heavily traveled corridors within and between the Region's urban areas, and in the Region's densely developed urban communities and activity centers. It is not desirable, and not possible, in the most heavily traveled corridors, dense urban areas, or the largest and densest activity centers of the Region, to accommodate all travel by automobile with respect to both demand for street traffic carrying capacity and parking. To attract users to public transit, service must be available throughout the day and evening at convenient service frequencies, and at competitive and attractive travel speeds.
- Public transit also supports and encourages higher development density and in-fill land use development, which results in efficiencies for the overall transportation system and other public infrastructure and services.
- Public transit also contributes to efficiency in the transportation system, including reduced air pollution and energy consumption.
- Public transit permits choice in transportation, enhancing the Region's quality of life and economy. A portion of the Region's population and businesses would prefer to have public transit alternatives available and to travel by public transit.
- Public transit is essential in the Region to meet the travel needs of persons unable to use personal automobile transportation. In the year 2000, approximately 80,000 households, or 11 percent of the Region's households and approximately 5,700 Waukesha County households or four (4) percent of the County's households did not have a personal vehicle available and were dependent on public transit for travel. The accessibility of this portion of the Region's population to the metropolitan area jobs, health care, shopping and education is almost entirely dependent upon the extent to which public transit is available, and whether or not it is reasonably fast, convenient, and affordable.
- Waukesha County projections show that the population of people aged 65 and over will more than double in size increasing from 26,763 people in 2000 to 56,678 people in 2035.
- Waukesha County projections show that the labor force of age 65 and over will nearly double from 6,550 in 2000 to 12,572 in 2020.

Upgrading to Rail Transit or Bus Guideways

The regional transportation plan also proposes that consideration be given to upgrading the recommended rapid and express bus transit services to commuter rail for rapid transit service and light rail or bus guideways for express transit service. The regional transportation plan suggests four future commuter lines and six light rail lines within the Region as shown on Map VIII-7. In Waukesha County, the plan identifies a potential commuter rail

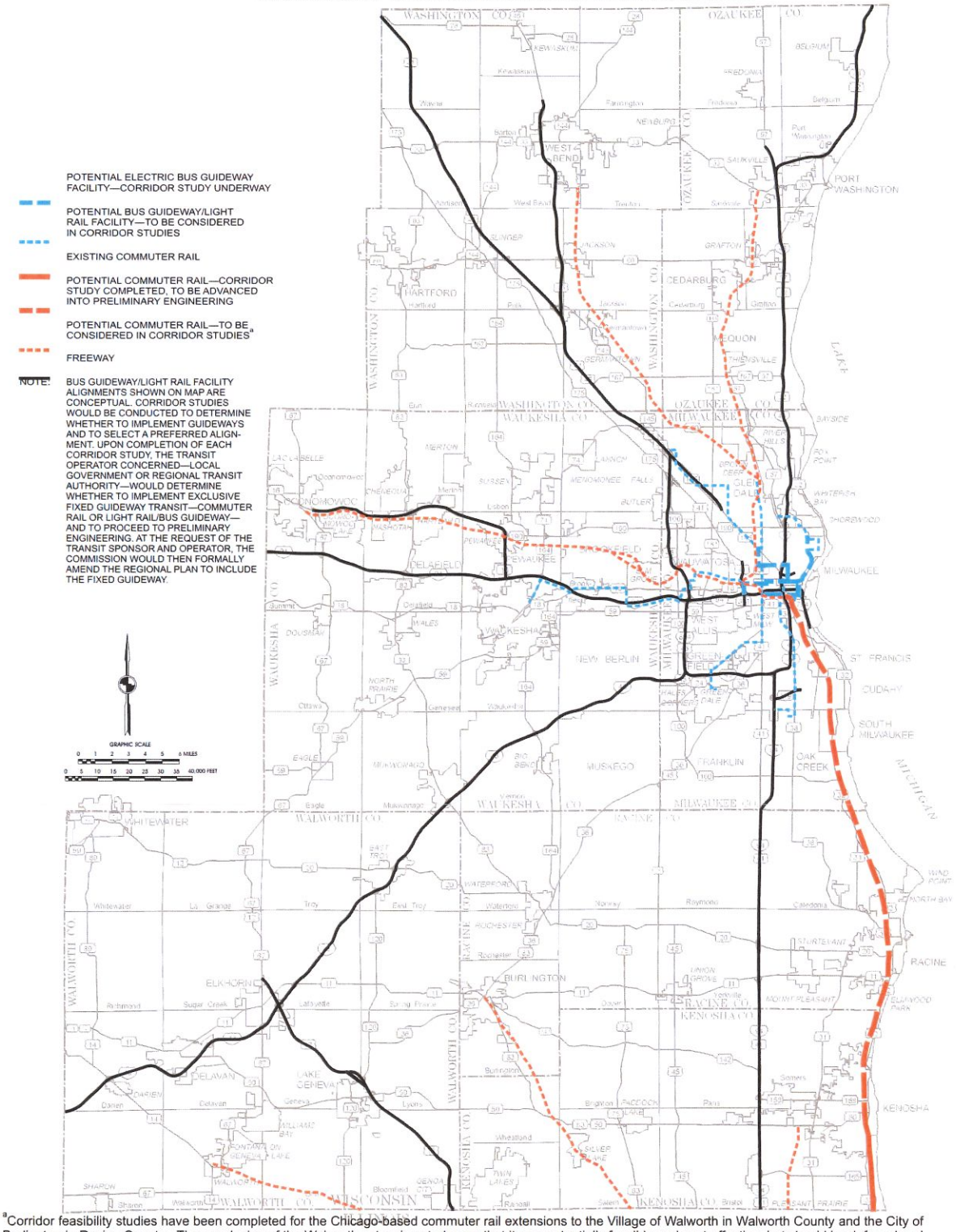
Map VIII-6

WAUKESHA COUNTY RECOMMENDED PUBLIC TRANSIT ELEMENT OF THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Source: SEWRPC.

Map VIII-7
POTENTIAL RAPID TRANSIT COMMUTER RAIL AND EXPRESS TRANSIT BUS GUIDEWAY/LIGHT RAIL LINES UNDER THE 2035 REGIONAL TRANSPORATION SYSTEM PLAN



[a]Corridor feasibility studies have been completed for the Chicago-based commuter rail extensions to the Village of Walworth in Walworth County and the City of Burlington in Racine County. The conclusion of the Walworth extension study was that it was potentially feasible and cost-effective, but should be deferred and considered again when a Metra extension from its current terminus in Fox Lake, Illinois is considered to Richmond, Illinois near the Wisconsin-Illinois Stateline. The conclusion of the Burlington extension study was that it was not feasible or cost-effective at that time, but could be considered again in the fut

Source: SEWRPC.

corridor and a potential light rail corridor that would connect Waukesha County communities with Central Milwaukee County and UW-Milwaukee. Special corridor studies would need to be conducted to determine whether or not to implement fixed guide way transit in these corridors and refine the alignments shown in the Regional plan.

The regional transportation plan recommends that local governments, which are the sponsors and operators of transit systems, determine whether or not to upgrade to commuter rail or light rail by conducting a detailed corridor transit analysis study. These studies are a requirement of the U.S. Department of Transportation, Federal Transit Administration in order to be eligible for federal funding.

The Midwest Regional Rail Initiative (MWRRI) is a joint venture between nine state transportation departments (Illinois, Indiana, Iowa, Michigan, Minnesota, Missouri, Nebraska, Wisconsin, and Ohio), the Amtrak rail system and the Federal Railroad Administration. This 3,000 mile rail system with Chicago as its hub would connect the Cities of Cleveland, Cincinnati, Detroit, Milwaukee, Minneapolis, St. Louis and Omaha at speeds of up to 110 miles per hour. A key requirement for the success of the MWRRI is Congressional passage of a federal passenger rail funding program. Local rail station stops on the proposed Milwaukee to Madison corridor include Brookfield, Hartland, and Oconomowoc.

Bicycle and Pedestrian Facilities

The bicycle and pedestrian facilities element in the 2035 Regional Transportation System Plan for Southeastern Wisconsin is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The regional plan recommends that as the surface arterial street system of about 2,900 miles in the Region is resurfaced and reconstructed, the accommodations for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. This recommendation would result in an additional 161 miles of off-street bicycle mileage on state, county, and local roads within Waukesha County as shown on Maps VIII-8 and VIII-9.

Community Bicycle and Pedestrian Plans

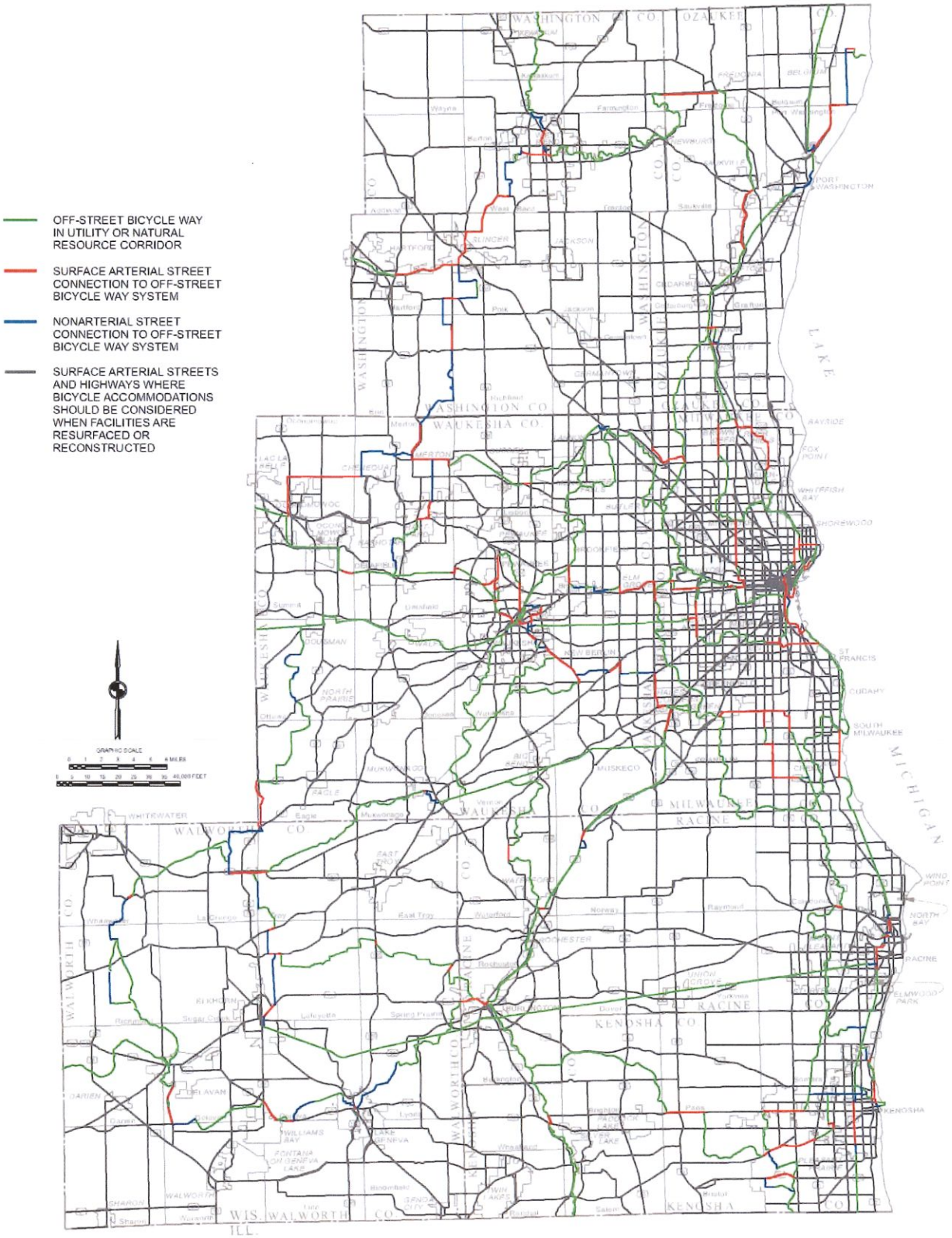
SEWRPC recommends that local units of government prepare community bicycle and pedestrian plans to supplement the regional plan. The local plans should provide for facilities to accommodate bicycle and pedestrian travel within neighborhoods, providing for convenient travel between residential areas and shopping centers, schools, parks, and transit stops within or adjacent to the neighborhood. The standards, guidelines, and system plans set forth in the regional plan should be the basis for the preparation of community and neighborhood plans. It is also recommended that local units of government consider the preparation and implementation of land use plans that encourage more compact and dense development patterns, in order to facilitate pedestrian and bicycle travel. Local municipalities within Waukesha County as well as adjacent counties may also have numerous park and recreation plans that incorporate bicycle and pedestrian pathways, and several have already developed bicycle and pedestrian plans. These plans should also recognize what jurisdiction is responsible for said trails. These are discussed further in Chapter 3. Since many trails cross municipal boundaries, Waukesha County should work with the municipalities and adjoining counties to coordinate trail planning.

Transportation Systems Management

The transportation systems management element of the final recommended year 2035 regional transportation plan includes measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency, including: freeway traffic management, surface arterial street and highway traffic management, and major activity center parking management and guidance. In addition, improving the overall operation of the regional transportation system requires regional cooperation and coordination between government agencies and operators.

Map VIII-8

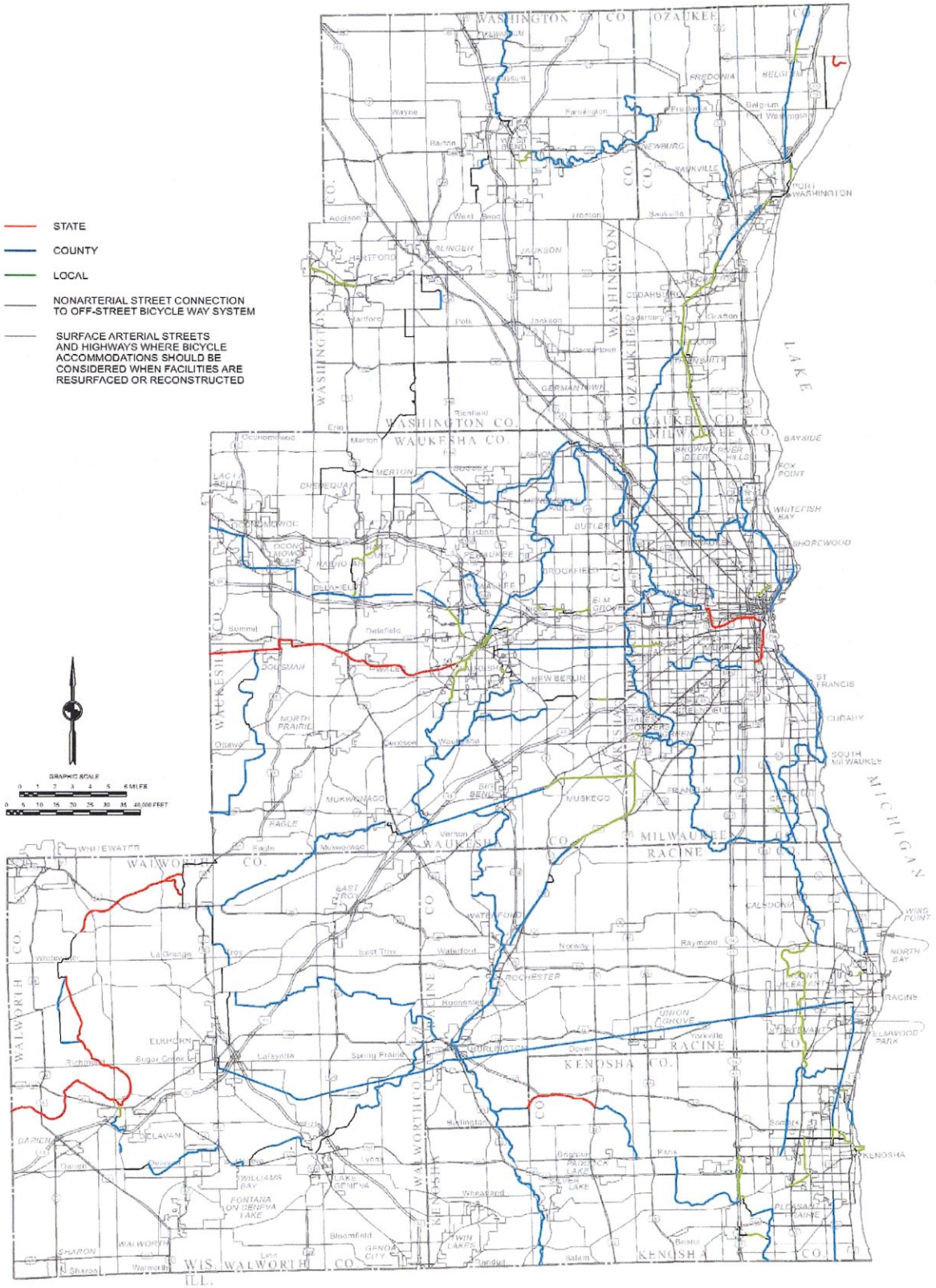
WAUKESHA COUNTY BICYCLE PATHS & SURFACE ARTERIAL STREET & HIGHWAY SYSTEM BICYCLE ACCOMMODATIONS UNDER THE RECOMMENDED YEAR 2035 REGIONAL TRANSPORTATION PLAN



Source: SEWRPC.

Map VIII-9

WAUKESHA COUNTY RECOMMENDED OFF-STREET BICYCLE FACILITY JURISDICTION UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Source: SEWRPC.

Travel Demand Management

The travel demand management measures included in the final recommended year 2035 regional transportation plan include measures intended to reduce personal and vehicular travel or to shift such travel to alternative times and routes, allowing for more efficient use of the existing capacity of the transportation system. These measures are in addition to the public transit and pedestrian and bicycle plan elements previously discussed.

Seven categories of travel demand management measures are recommended in the year 2035 Regional Transportation Plan: high-occupancy vehicle preferential treatment, park-ride lots, transit pricing, personal vehicle pricing, travel demand management promotion, transit information and marketing, and detailed site specific neighborhood and activity center land use plans. For more information on these categories see pages 384 to 387 in the SEWRPC Planning Report No. 49, A Regional Transportation System Plan For Southeastern Wisconsin: 2035.

OTHER IMPLEMENTATION RECOMMENDATIONS

1. Waukesha County should work with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to conduct a major review and reevaluation of the jurisdictional transfer recommendations in the year 2035 Regional Transportation System Plan.
2. Waukesha County should refine the proposed system of off street bicycle paths and surface arterial streets and highway system accommodation of bicycles contained in the 2035 Regional Transportation System Plan. In addition, the County should integrate bikeway accommodations into planning for upgrades and modifications to the county trunk highway system consistent with the refined county transportation plan and facilitate communication with local municipalities and bordering counties to address bikeway linkages and connectivity.
3. Discuss with Jefferson County opportunities to expand the Lake Country Recreation Trail from Oconomowoc to Watertown in Jefferson County.
4. The County and municipalities should implement the transportation system development planning objectives, principles and standards contained in Chapter 2.
5. The County and municipalities should evaluate dedicated funding sources for county wide shared taxi service to meet the needs of a growing elderly population in all 37 municipalities.
6. As a consequence of increasing rail freight traffic, the County should establish additional rail quiet zones and invest in railroad grade separations as a safety priority at county trunk highway crossings.
7. The County should work with local municipalities and the Wisconsin Department of Transportation's Bureau of Aeronautics to determine if maintaining Capitol Airport as an aviation facility is consistent with future transportation and land use plans.
8. Evaluate the public transit recommendations contained in the 2035 Regional Transportation System Plan for Southeastern Wisconsin such as car pool lanes, van pool and bus guideways.

Chapter 9

IMPLEMENTATION AND INTERGOVERNMENTAL COOPERATION

IMPLEMENTATION RECOMMENDATIONS OVERVIEW

The recommended plan provides a design for the attainment of the specific development objectives set forth in Chapter 2. In a practical sense, however, the plan is not complete until the steps required to implement the plan—that is, to convert the plan into action policies and initiatives are specified. Accordingly, this chapter is presented as a guide for use in the implementation of the Comprehensive Development Plan for Waukesha County. More specifically, this chapter outlines the actions that should be taken by various agencies and units of government in efforts to implement the Comprehensive Development Plan for Waukesha County.

Throughout the planning process, various subcommittees participated in a facilitated discussion to identify the strengths, concerns and weaknesses associated the various elements of a comprehensive plan such as the agricultural, natural and cultural resources; community facilities and utilities; economy; transportation; housing; and land use elements. The comments provided by the various subcommittees are presented in the applicable chapters.

In addition, each subcommittee was asked to develop a series of implementation recommendations. The recommendations were based upon the results of the public opinion survey, an analysis of the issues and consideration of the data presented in the chapters. The following is a list of the implementation recommendations contained in the various chapters of this Plan.

CONSISTENCY AMONG PLAN ELEMENTS

The comprehensive planning law 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 plan." All elements of this comprehensive plan were prepared simultaneously by the same staff with great care given to ensure internal consistency among the various elements. All element chapters were reviewed by the Comprehensive Planning Advisory Committee. In addition, the Development Plan for Waukesha County simultaneously prepared the planning objectives and standards described in Chapter 2. It should be recognized that it is unlikely that the Plan can meet all of the standards completely. It should also be recognized that some objectives are complementary, with the achievement of one objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through consensus building and/or compromise.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Chapter 3 of this Plan presents an inventory and analysis of the agricultural, natural and cultural resource base of Waukesha County. Included is descriptive information pertaining to climate, air quality, physiography, bedrock geology, topography, soils, groundwater resources, surface water resources, wetlands, woodlands, natural areas and critical species habitat sites, park and open space sites, environmental corridors, historic and cultural resources and agricultural lands.

The Agricultural, Natural and Cultural Resources Element chapter presented the following implementation recommendations:

1. Following completion of the Regional Water Supply Plan or availability of sufficient data, the planning objectives and standards used to prepare this plan may need to be refined to address groundwater supply and recharge issues.

2. Amend land use categories to direct development away from areas with seasonally high groundwater one-foot or less from the surface and steep slopes (12% or greater) and to discourage development of below grade structures on soils with groundwater limitations less than three (3) feet from the surface. Amend applicable zoning and land division codes to establish a minimum of one foot separation between structures (including basements) and the seasonally high groundwater level.

3. Amend applicable zoning codes, land division and storm water management ordinances to more stringent site design and storm water management requirements necessary to address thermal and other runoff impacts detail to cold-water communities, outstanding water resources and exceptional water resources.

4. Provide to the municipalities in Waukesha County the lists of historical sites that are eligible for historic designation but have not been designated and the list of potentially eligible sites that need additional evaluation for inclusion as eligible sites.

5. Amend the planned land use map and appropriate zoning codes and maps to reflect lands identified as prime agricultural areas using the planning standards contained in Chapter 3.

6. To protect and encourage the preservation of high quality agricultural tillable lands, (U.S.D.A. Class I and II soils) contained in the Prime Agricultural and Rural Density and Other Agricultural Land plan categories, discourage residential development on agriculturally productive and environmentally sensitive areas, provide for some marketability of such lands, and encourage more economical use of lands suited to limited and controlled residential development by permitting more intensive use of such lands without changing overall rural character, it is recommended land use tools such as residential density transfer opportunities be provided. Within land use regulatory codes these opportunities, with the following components, should be provided:

    a. Through development design techniques, including but not limited to Planned Unit Developments and conservation design developments, high quality agricultural tillable lands can be preserved.
    b. The density transfer technique would permit variable lot sizes in the utilization of the most desirable terrain for housing sites while encouraging preservation of high quality agricultural tillable lands worthy of such preservation.
    c. To transfer residential density opportunities to promote the preservation of the rural character of the County by encouraging farm fields, pastures, orchards, and natural open spaces to be retained either as common open spaces, or as part of a farm operation. The transfer of residential development rights from one area of a parcel to another, from one tract of land to another, and from the Prime Agricultural and Rural Density and Other Agricultural Land plan categories is recommended, thereby allowing the increase in density of development on suitable lands for development in exchange for establishing the preservation of more desirable agriculturally productive lands.
    d. In order to preserve the rural character as well as the efficiency and safety of existing road systems, the inappropriate development of lots strung out along such roads with individual driveway accesses from each lot should be minimized. The goal of this objective is to encourage grouping of lots on an interior street, which will then access the existing road system.
    e. Any land claimed in addition to the actual described residential lots, for credit toward meeting the density factor requirement, would have its status established, and guaranteed, either by dedication to the public, or by appropriate covenants running with the lands, through the conveyance of agricultural easements. Such covenants and easements would be recorded in the office of the Register of Deeds and would restrict the property against any development or use except as is

consistent with its preservation as high quality agricultural tillable land or as a form of common open space unless the zoning of the property is changed in accordance with an update to the Comprehensive Development Plan for Waukesha County. The preserved land status of any parcel would be indicated on official zoning maps.

7. To protect and encourage the preservation of primary and secondary environmental corridors and isolated natural resource areas, discourage residential development in environmentally sensitive areas, provide for some marketability of such lands, encourage more economical use of lands suited to limited and controlled residential development by permitting more intensive use of such lands without impacting the environmentally sensitive areas, it is recommended residential density transfer opportunities be provided. Within land use regulatory codes, these opportunities, with the following components, should be provided:

    a. Through development design techniques, including but not limited to Planned Unit Developments and conservation design developments, primary and secondary environmental corridors and isolated natural resource areas should be preserved.
    b. The density transfer technique would permit variable lot sizes while encouraging preservation of primary and secondary environmental corridors and isolated natural resource areas.
    c. To transfer residential density opportunities to promote the preservation of the rural character of the County by preserving primary and secondary environmental corridors and isolated natural resource areas to be retained as common open spaces.

8. In an effort to prevent land use conflicts with nonmetallic mining operations in the County, the Waukesha County Mineral Extraction Advisory Committee developed a series of recommendations. They are:

    a. Within appropriate land use regulatory codes, create a Mineral Extraction Notification Overlay District that extends beyond the property lines of nonmetallic mining operations. Creation of the Overlay District would require notifications to appear on recorded documents associated with land divisions within the District denoting the parcel's proximity to an active or planned mining operation. Loudoun County, Virginia is an example of the use of overlay districts.
    b. Within appropriate land use regulatory codes, a minimum setback from nonmetallic mining operations and adjoining properties should be established. Landscape berms and vegetative screening could be provided in the setback area.
    c. New wells placed on properties immediately adjacent to nonmetallic mining operations should be constructed to minimize the impacts from mining operations.

COMMUNITY FACILITIES AND UTILITIES

Chapter 4 of this Plan presents a discussion of the major community facilities and utilities within the county including telecommunications infrastructure, public and private utilities, school districts, libraries, cemeteries, healthcare facilities, childcare facilities, and public safety. The Community Facilities and Utilities chapter presented the following implementation recommendations facilities:

1. The County should work with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) as part of the regional water supply planning process to identify groundwater aquifers that can sustain planned development.

2. The County should consider modifying its Park and Open Space Planning process to identify lands that may need to be preserved for municipal groundwater supplies, specifically meeting the use isolation distances required for high capacity wells.

3. Municipalities should be encouraged to work on a county-wide basis to plan for the future placement and current use of emergency service facilities to optimize emergency response times and to eliminate overlap of service areas and equipment.

4. Since watershed boundaries rarely follow municipal boundaries, municipalities and Waukesha County should work to develop storm water system plans based on watershed areas.

5. Where unique surface water resources exist in Waukesha County (Outstanding or Exceptional Resource Waters or Cold Water Streams), local and County planning efforts should combine land use and storm water planning together with a review of related local regulatory and educational efforts to prepare watershed protection plans.

6. Waukesha County, in cooperation with SEWRPC and local municipalities, should develop a long-range wireless facilities plan to enhance business competitiveness, public safety and government communications.

7. School Districts should be encouraged to work with Waukesha County to use the demographic data and land use projections contained in this Plan for facility and sub-district planning. Often, School Districts are in a reactionary mode in responding to increases and decreases in the school age population. The population and trend data as well as the land use projections contained in a comprehensive development plan can be invaluable information to forecast facility demands for the school age population. In addition, it is suggested that school districts use the information contained in this Plan as baseline and conduct an annual assessment of actual enrollment to verify projections contained in this Plan.

8. In 2000, the Waukesha County Land Development Workgroup, consisting of many of the municipalities in the County, addressed several issues created by current land division and development processes. The goal was to create a consistent definition for land development projects to be considered subdivisions as well as a uniform checklist for the review of subdivisions. Municipalities in the County should continue to consistently use and cooperatively amend the review checklist as necessary.

HOUSING

Chapter 5 of this Plan presents an analysis of the age, structural condition, value, and occupancy characteristics of existing housing stock in the County and local governments that participated in this planning process. In addition, the chapter provided a description of government programs which facilitate the provision of housing, including affordable housing and information on community policies established for the percentage distribution of single-family, two-family, and multi-family units. The Housing chapter presented the following implementation recommendations:

Housing Supply

1. Each community within the County should identify a projected number of additional housing units to meet housing demand through year 2035. Land needed to accommodate additional housing units should be included on the planned land use map based on the population trend information presented in Chapter 2 of this Plan.
2. Community comprehensive plans should address the need for adequate consumer housing choices that allow for a full range of housing structure types and sizes including single-family, two-family, and, in sewer service areas, multi-family.
3. Promote construction design concepts such as Universal Design[1] and Visitability. Visitability is a movement to change home construction practices so that all new homes, not just custom built homes, offer a few specific features that make the home easier for people with mobility impairment to live in at least one zero-step entrance approached by an accessible route on a firm surface no steeper than a 1:12 grade from a driveway or public sidewalk.

[1] Accessibility for the disabled can be increased by providing homes with wider doors and hallways, level surfaces, and other features, often referred to as "Universal Design."

Housing Mix

1. Communities that seek to attract jobs, as reflected in the accommodation of new commercial and industrial development, should ensure that a broad range of housing styles, types and price ranges are provided to provide opportunities to minimize geographic imbalances between job and residence locations.
2. Communities should establish policies concerning housing mix to provide a full range of housing choices. Comparing housing types and affordability to existing and projected jobs and wages will be beneficial to establishing effective housing mix policies.
3. Communities should analyze the population trend information presented in Chapter 2 and the employment projection information presented in Chapter 6 to ensure that a range of housing stock to meet the needs of an aging population. This analysis should be repeated annually to determine the effectiveness of the housing mix policy.
4. Communities should analyze existing housing stock to establish baseline conditions for the existing affordable housing. As part of this planning project, Waukesha County worked with the Town of Mukwonago to develop a sample methodology to analyze the value of existing housing stock. The following criteria were used to provide more accurate data on the actual housing stock within the municipality.

    a. Equalized improved value of the property was greater or equal to $40,000 based on tax and assessment information.
    b. Equalized total value (land plus improvements) was less than or equal to $208,700.
    c. Land area was less than 10 acres to exclude large farms.
    d. Special attention was given to removing parcels with partial assessments, parcels with only larger accessory structures, and parcels that had multiple living units or multi-family units.

Housing Affordability and Housing Costs

1. Households should not have to pay more than 30 percent of their adjusted gross income in order to secure decent, safe, and sanitary housing, including, in addition to the contract rent payment or the payment of the principal, interest, and taxes, the necessary insurance, utility, and other attendant costs.
2. Chapter 6 (Economic Development) of this Plan discusses the use of Tax Incremental Financing. Municipalities should consider using Tax Incremental Financing for the redevelopment of properties to higher density residential uses to meet affordable housing needs.
3. Communities within the County should consider and explore the creation of incentives for the development of affordable housing units. Options to consider include density bonuses and waiver of fees.
4. The County should work with municipalities to study the feasibility of an affordable housing trust fund to assist in meeting the projected employment housing needs.
5. Encourage mixed income housing development to avoid concentrating affordable units in a limited number of areas.
6. Encourage the adoption and use of "flexible zoning district" regulations such as Traditional Neighborhood Development, Transit-Oriented Development, and Planned Unit Development regulations.
7. Develop or encourage the development of rent-to-own programs through public-private partnerships and entrepreneurship to give low-to moderate-income families a chance at homeownership.[2]
8. Study the potential to integrate other types of specialty housing, where applicable, such as "cooperative housing" (sometimes called "coop-housing or co-habiting housing"),[3] "cohousing"[4] and university or

[2] An example of a rent-to-own development is Metcalfe Park in the City of Milwaukee. A private developer, in partnership with the Milwaukee Urban League and using affordable housing tax credits, is developing 30 homes that will be leased to families that qualify for below-market rents of $675 and $825 per month. In 15 years, the homes will be available for purchase at discounted prices.

[3] A multi-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted with a condominium dwelling where individual units are under separate ownership. Apartments and dwellings may include shared common areas such as kitchen, dining, and/or living rooms, and services, such as housekeeping, organized social and recreational activities, including seniors and persons with disabilities capable of living

campus-related housing for seniors,[5] which may also socially support and help seniors and/or persons with disabilities be self-sufficient.

9. Support the inclusion of accessory units and "live-work-units"[6] (sometimes called "flex units"), where suitable, to help provide affordable housing as well as affordable office or work space for entrepreneurs (i.e. small businesses and home-based businesses).

Household Size

The average household size in the County in 1960 was 3.66 persons per household. The projected 2035 household size is 2.48. County projections show that the population of people aged 65 and over will more than double in size increasing from 26,763 people in 2000 to 56,678 in 2035. A higher percentage of smaller housing units, multi-family, independent and assisted living units may be required to better meet the housing needs of smaller households, including the increase in one- and two-person empty nester and elderly households and persons with disabilities.

Transition from Renter to Home Owner Occupied Housing

Utilize existing local, state, and federal programs to educate young adults and families in the County to transition from renter to home owner. About 20 percent of housing units in Waukesha County are renter occupied and 80 percent are owner occupied. However, in several communities within the County renter occupied units are over 40 percent of total housing units.

Housing Vacancy

The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the county level should be maintained at a minimum of four (4) percent and a maximum of six (6) percent for rental units and a minimum of one (1) percent and a maximum of two (2) percent for homeowner units over a full range of housing types, sizes, and costs.

"independently" (usually requiring no or minimal medical-care or "Stay at Home" related services). More information on cooperative housing in Wisconsin can be accessed from the University of Wisconsin-Extension Center for Cooperatives at http://www.uwcc.wisc.edu/info/uwcc_pubs/coopHouse02.pdf

[4] Cohousing communities are communities or "villages" that generally consist of privately-owned individual homes and community-owned areas and buildings. Households participate in social activities centered in a community-owned building, and help to design and manage their "village" consisting of small groups of homes concentrated around a community building which acts as the social center of the "village". Residents own their private dwellings, usually condos or attached single-family homes, but share common areas, such as dining areas, kitchen, lounges, meeting rooms, a recreational facility, a workshop, children's spaces and the like. Group meals are regularly shared where residents manage the property. Other types of cohousing include elderly cohousing which is generally designed for adults 55 or older. Elder cohousing promotes universal design concepts that support active lifestyles and can accommodate accessibility needs.

[5] Senior housing, rental or homeownership, linked to universities and colleges where services offered to seniors include auditing classes, library and computer privileges, access to healthcare, use of fitness facilities, discount event tickets, and/or reduced meal prices. The universities or colleges may or may not be involved with the development and operation of the retirement community, while providing such services to residents.

[6] Live-work units contain work space that usually occupies more floor area, up to 50 percent of the total floor area of the unit, than a conventional house containing a home occupation, in which the home-based business typically occupies between 10 to 25 percent of the total floor area. Live-work units may contain more types of business activities than a traditional home occupation, such as more parking, traffic, employees, and/or customer visits. Such units may be detached buildings or attached units (especially townhouses) functioning as potential small business incubators. Units may be rented or owned, including as condominiums, thereby allowing owners to accumulate equity.

Land Use Regulation

1. The County and municipalities should examine regulatory codes to identify the extent to which they permit or exclude relatively lower cost housing, and make appropriate changes to facilitate the provision of such housing. This review should primarily focus on the structure types permitted (single-family, two-family, multi-family); development densities; minimum lot area requirements; and minimum dwelling unit floor area requirements.

2. The County should research, study, promote, and educate the use of energy efficient homes and green housing development design concepts.

ECONOMIC DEVELOPMENT

Chapter 6 of this Plan provides an overview of the methodology and assumptions that underlie the economic and employment projections of southeastern Wisconsin and Waukesha County. Included is descriptive information pertaining to measures of economic activity and employment projections. The Economic Development chapter presented the following implementation recommendations:

1. In order to enhance the viability of existing industrial, office and retail centers, the following standards shall be included in the Land Use Chapter of this Plan (Chapter 7), to guide the placement of new industrial, retail and office uses, such as:
   a. Access to available adequate water supply, sanitary sewer service, storm water drainage facilities, and power supply.
   b. Ready access to the arterial street and highway system.
   c. Adequate on-street and off-street parking and loading areas.
   d. Provision for properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
   e. Site design emphasizing integrated nodes or centers, rather than linear strips.
   f. Site design appropriately integrating the site with adjacent land uses.
   g. Served by a transit service. (This standard applies to industrial, retail, and office uses located within, or in proximity to, medium- and high-density areas).

2. To address cyclical overdevelopment of commercial space or buildings, in particular office space, municipalities should avoid pre-zoning lands. For example, communities should not create zoning patterns within a community that are not justifiable in the marketplace or for which the above standards have not been met.
3. Promote the use of other comprehensive land development tools and techniques in advising communities regarding planning and zoning actions and decisions.
4. Officials in the County should annually review the capital improvement plans or programs of local governments in an effort to coordinate transportation and other improvements that aid in the delivery of goods, services, and employment.
5. Officials in the County should coordinate access to state and federal resources to assist in funding County and local transportation improvements.

Tax Increment Financing

1. The conservation and renewal of viable urban areas can enhance their viability.
2. Tax Incremental Financing should be used for brownfield and other redevelopment projects.
3. To encourage viable urban centers, increase the use of Tax Incremental Financing in cities and villages.
4. To discourage public subsidizing of development that can occur with lower development costs that cannot be justified. Discourage use of Tax Incremental Financing for development of agricultural lands.

Housing Development

1. In anticipation of projected employment sector growth, promote and provide an adequate supply of new housing of sufficient quantity and density within reasonable proximity to new and existing employment centers (Refer to Chapter 5).

Education, Jobs and Business Growth

1. In response to existing and projected skilled workforce needs, Waukesha County, in cooperation with appropriate business and community organizations, should work with the University of Wisconsin and other higher education systems to provide greater access to bachelor degree programs in Waukesha County.
2. To enhance higher paying jobs, support initiatives to increase development of the bioscience manufacturing industry, especially in the area of medical equipment.
3. Create partnerships between local economic development organizations and colleges and universities to promote entrepreneurial programs, industry collaborations, technology transfer and seed capital.
4. Collaborate with the Milwaukee 7, the Waukesha County Economic Development Corporation, Waukesha County Technical College and UW-Extension to conduct a labor market analysis for Waukesha County and the Region that assesses the existing and anticipated supply and demand for labor as well as employer and employee training needs.
5. To add to the livability of the County and enhance an employer's ability to attract workforce, update the County Park and Open Space Plan in cooperation with municipalities in the County to provide sufficient recreational facilities, including comprehensive trail system, to the resident population.

Government Services and Taxes

1. In an effort to reduce property taxes in Waukesha County, consider consolidations, mergers, shared services or legislative measures to reduce the number of governmental jurisdictions.

LAND USE

The recommended land use plan presented in Chapter 7 provides a design for the attainment of the urban and rural development and open space preservation objectives contained in this comprehensive development plan. The implementation recommendations pertaining to the urban development areas, rural development areas, environmentally sensitive areas and other land use plan implementation measures are summarized below:

Implementation for Urban Development Areas

One of the initial steps recommended for implementation of the County land use plan as it pertains to the proposed urban development areas is the preparation of detailed development and redevelopment plans for the residential neighborhoods and special-purpose districts which comprise the proposed urban service areas.

Within the context of community-level plans, detailed neighborhood development plans should be prepared for each residential neighborhood or special district where significant growth is expected. While such plans may also vary in format and level of detail, they should generally do the following:

- Designate future collector and land access street locations and alignments, pedestrian paths and bicycle ways, and, as appropriate, the configuration of individual blocks and lots.
- Further classify residential areas as to structure type and density, with the mix of housing structure types and lot sizes resulting in an overall density for the neighborhood consistent with that recommended in the community-level and county plan.
- Identify specific sites for neighborhood parks, schools, and retail and service centers, which are recommended on a general-site-location basis in the community-level plan.
- Identify environmentally significant areas to be preserved consistent with the community-level plan and county and regional plans.
- Indicate areas to be reserved for storm water management and utility easements.

- The neighborhood planning process should make full use of the many design concepts that can enhance the living environment and increase efficiency in the provision of urban services and facilities and in travel patterns. Among these design concepts are the following:

1. Mixed-Used Development: Residential development in mixed-use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed-use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or other civic uses.

2. Traditional Neighborhood Development: The term "traditional neighborhood development" refers to very compact, pedestrian-oriented, mixed-use neighborhoods typically characterized by a grid like street system and street-oriented setbacks and building designs. The overall design, including the layout of streets and sidewalks, encourages walking and bicycling as alternatives to automobile transportation within the neighborhood.

3. Transit-Oriented Development: The term "transit-oriented development" refers to compact, mixed-use development whose internal design is intended to maximize access to a transit stop located within or adjacent to the development. Within the development, commercial uses and higher-density residential uses are located near the transit stop. The layout of streets and sidewalks provides convenient walking and bicycling access to the transit stop.

4. Residential Cluster Development: A residential development pattern characterized by a unified site design for a number of housing units, clustering buildings and providing common open space, potential density increases, and a mix of building types. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis.

In addition to plans for developing neighborhoods, detailed plans should also be prepared for mature neighborhoods or special-purpose districts showing signs of land use instability or deterioration. Such plans should identify areas recommended for redevelopment to a different use, areas recommended for rehabilitation, any local street realignments or improvements, and other public utility and facility improvements. Special consideration should be given in such planning to overcoming contamination problems at, and reuse of, brownfields. Redevelopment plans should seek to preserve those historic, cultural, and natural features and features of the urban landscape, which provide for neighborhood identity within the larger urban complex. Such plans should maximize opportunities for the provision of living arrangements and amenities that are unique to older cities in the County, such as "downtown" housing development.

Although "suburban density" development, as described previously in this chapter, is not consistent with many of the planning standards and objectives, it is recognized that a community may desire infill between existing subdivision plats consistent with adjacent developments and, also, in growth areas adjacent to incorporated municipalities, where services may be available in the future, without the necessity of going through a cluster concept, which may not be compatible with adjacent existing developments. In addition for municipalities to maintain an overall residential density of 5 acres in "rural development" areas suburban densities may be planned.

In addition, in order to support open space or conservation design developments and to preserve rural character, it would be appropriate to permit lands in the Rural Density and Other Agricultural Land category to develop at an overall density of 3.5 acres per dwelling unit, rather than five (5) acres per dwelling unit, if said lands will be developed as Planned Unit Developments (PUD) or conservation design developments utilizing conservation design standards. The standard density bonus option is not applicable in the Towns of Mukwonago and Delafield, as both Towns achieve five-acre rural density using local PUD provisions. The Town of Mukwonago Land Use Plan and the Town of Delafield Land Use Plan Unit Determination Chart are referenced accordingly by Table VII-10 and Figure VII-2. The idea is that a slight increase in density in otherwise rural areas is a reasonable trade-off in order to achieve more sustainable development design that conserves natural features, creates more open space within developments, protects the rural atmosphere and causes less need for infrastructure, such as roads

and storm water management facilities. In order for a development to qualify for the 3.5 acre Rural Density option, the following criteria must be met.

1. The development plan for a given site must incorporate an absolute minimum of 40 percent of the site in open space owned by the property owners or recreational use or public open space. In calculating open space, not more than 20 percent of the required open areas may be floodplain or wetland (80 percent if open space must be upland).
2. The community in which the development is located must create and map an Upland Environmental Corridor District for all Upland Primary and Secondary Environmental Corridors, which allows for development at a density not greater than one unit per five acres. It is recommended that communities also include Isolated Natural Resource Areas within the Upland Environmental Corridor District.
3. Individual development projects must be developed as Planned Unit Developments or conservation design developments, which allow the community an opportunity to fully analyze project design. Communities must adopt Planned Unit Development standards within their zoning and subdivision ordinances to achieve this end.
4. Primary Environmental Corridors, Secondary Environmental Corridors, Isolated Natural Resource Areas, wetlands and floodplains must be protected to the greatest extent possible and shall be incorporated into protected open space. If any portion of the above resources will be located on a private lot, said resource must be protected with a protective covenant or restriction. Sites that do not contain significant natural features may be conducive to prairie or wetland restorations or may be enhanced with the establishment of landscaped open spaces.
5. Where open space is mentioned as part of a conservation design residential planned unit development, said open space shall be protected as green or natural open space and no more than five (5) percent of said open space area shall be allowed to have impervious surfaces.

Conservation design development can be equally valuable within any of the residential land use categories. As detailed above, the Rural Density and Other Agricultural Land category allows for a 30 percent increase (3.5 acres per dwelling unit vs. 5 acres per dwelling unit) in density if certain conservation design criteria are met. In order to promote conservation design in the urban and suburban residential categories, it is recommended that a 30 percent density bonus also be made available to development projects that conform with development standards #1-4 above. The following list details the resultant maximum densities that could be offered when utilizing a 30 percent density bonus for conservation design:

Suburban II Density	2.1 acres per dwelling unit (DU)	(3.0-4.9 conventional)
Suburban I Density	1.05 acres per DU	(1.5-2.9 conventional)
Low-Density Residential	14,000 sq. ft. per DU	(20,000 s.f.-1.4 acres conventional)
Medium-Density Residential	4,200 sq. ft. per DU	(6,000-19,999 s.f. conventional)
High-Density Residential	< 4,200 sq. ft. per DU	(<6,000 s.f. conventional)

Zoning regulations should be reviewed and adjusted, as necessary, to ensure the proper staging of development over time. In this respect, the application of urban zoning districts should proceed incrementally. The **premature zoning of lands for urban use should be avoided** so as to prevent the creation of additional isolated urban enclaves and incomplete neighborhoods. Accordingly, the **areas concerned should be placed in zoning districts consistent with their existing use and should be rezoned into appropriate urban districts only when development has been proposed and approved and essential facilities and services can be readily provided.**

Implementation for Rural Development Areas

As defined in Chapter 7, rural development areas are *sparsely developed areas where land is used primarily for farming, resource extraction, landfills, very low density residential uses (one unit per five acres or less), or other open spaces uses, and includes corridors and isolated natural resource areas.* Rural development areas exist in several cities, villages and towns in Waukesha County. Planning and Zoning should be carried out in such a manner as to preserve rural character. First, new residential development should be limited to an overall density of

no more than one dwelling unit per five acres of open land within the planning area unless a density bonus is allowed as a result of utilizing the open space or cluster design concept discussed in Chapter 7. This density is intended to provide a basis for determining the maximum number of additional dwelling units, which should be accommodated. Within the implementation recommendations, Chapter 7 presents the methodology for calculating the overall density within rural development areas and the status of the five (5) acre density standard at various planning stages.

Second, to the maximum extent possible, the dwelling units, which may be accommodated in accordance with the overall five-acre density, should be developed by using residential cluster designs, in which dwelling units are grouped together on a relatively small portion of the site. The residential clusters should be limited in size, surrounded by open space, and, as may be necessary, contain open space. The clustered lots should be no larger than necessary to accommodate the residential structures, driveways, and desired yards, including, as necessary, space for an onsite soil-absorption sewage-disposal system and replacement system area. This can usually be accomplished on lots no greater than one acre in size.

Third, to the extent possible, residential clusters should be located in areas which are visually screened from public roadways, so that existing rural vistas are maintained; should be carefully adjusted to topographic and other natural features, taking full advantage of the settings provided by those features without causing undue disturbance; and should be buffered from nearby agricultural and mineral extraction lands, as appropriate, so as to minimize conflicts between farming or mining and residential uses.

Fourth, other intensive land uses should be limited to uses which are consistent with the rural character of the area or otherwise essential to the area, including, among others, animal hospitals and veterinary clinics, riding stables, and garden shops. In general, office, commercial, industrial, and storage uses and the types of retail and service uses that are provided as a matter of convenience and necessity in urban residential neighborhoods should not be considered appropriate within rural development areas.

Fifth, lands within the rural development areas, which are not designated for residential or other compatible intensive use, should be retained in general agricultural and other open space use. Potential agricultural uses include traditional farming, hobby farms, and community supported agriculture. Land not used for farming should be kept free of development, except for recreational trail facilities and access facilities for the benefit of those who own an interest in the land.

Finally, where open space is mentioned as part of a conservation design residential planned unit development, said open space shall be protected as green or natural open space and no more than five (5) percent of said open space area shall be allowed to have impervious surfaces.

It should be noted that, in many cases, it will be necessary to revise zoning and subdivision control ordinances to accommodate the recommended residential cluster development designs. Clustering may be accommodated in rural areas through a variety of zoning approaches. Clustering may be permitted by conditional use or by right in a basic district or through an overlay district. In addition, when the concept of the transfer of development rights is used, residential clustering principles can be used on a community wide basis to achieve better site designs and preserve open space. Subdivision regulations regarding street improvement standards, sewer and water facilities, storm water management, landscaping, and open space preservation may also need revision to adequately promote and regulate cluster development. Residential cluster zoning provisions should require the use of legal restrictions to ensure the preservation of lands, which are to be permanently preserved in agricultural or other open space use.

Because density bonus' are increasing densities from 3.5 to 5 residential acres per unit, the density increase may outpace projected population and projected housing needs in the municipality. Therefore, the municipalities should consider additional growth management tools, such as an allotment system.

Implementation for Environmentally Sensitive Lands

Areas which have been identified as primary environmental corridors, secondary environmental corridors, and isolated natural resource areas occur within both urban and rural development areas and within prime agricultural areas. Environmental corridors and isolated natural resource areas should be placed in one of several zoning districts, depending upon the type and character of the natural resource features to be preserved and protected. All lakes, rivers, streams, wetlands, and associated undeveloped floodlands and shorelands should be placed in lowland conservancy or floodplain protection districts. Upland woodlands and areas of steep slopes should generally be placed in appropriate upland conservancy, rural-density residential, or park and recreation districts. Through proper zoning, residential development should be confined to upland portions of environmental corridors, excluding areas of steep slopes, and should be limited to a density of no more than one dwelling unit per five acres, with provisions made as may be appropriate for clustering. Zoning applied to the environmental corridors should, however, accommodate necessary public facilities, such as crossings by streets and highways, utility lines, and engineered flood control facilities, but should require that the location, design, and development of the facilities concerned be sensitive to the protection of the existing resource features, and require that, to the extent possible following construction, disturbed areas be restored to preconstruction conditions.

Implementation Measures for Other Open Lands to be Preserved

Areas which have been identified in the Other Open Lands to be Preserved category are being mapped in both Urban and Rural areas. Lands identified in this category are mapped in part due to severe to very severe limitations for development of structures from high seasonal groundwater conditions, unstable soils, hydric or organic soil conditions or are generally poorly drained. For planning purposes, soil data available through the Soil Survey of Milwaukee and Waukesha Counties from the United States Department of Agriculture – Natural Resources Conservation Service was used.

Since the soil survey data is generalized, additional site-specific soil data analysis is necessary for individual development project review. It is recommended that the County and municipalities, through regulatory processes, provide a procedure to allow infield detailed investigation and soils analysis using the COMM 85 procedures, established in the Wisconsin Administrative Code, to assist in determining actual on-site soil conditions. Such procedures should identify and document whether or not seasonal high groundwater, soil instability, hydric or organic conditions exist. Where site-specific soil analysis indicates that soil conditions are suitable to accommodate development, an adjustment to the land use category or associated development density may be warranted and would not require a formal amendment request to an adjacent upland development land use category through the annual amendment process outlined in Chapter 9. The land use category which should be used for adjustment from the Other Lands to be Preserved category should be the adjacent upland land use category mapped on the Proposed Land Use Plan. For example, the land being adjusted from the Other Open Lands to be Preserved category are surrounded by lands in the Suburban I category and are found to be acceptable for development, not having the hydric soil conditions and high groundwater table conditions, the subject Open Lands category could be modified to the Suburban I category. There would, however, have to be a recognition and documentation of such change and the information used to justify the change so that appropriate measures are taken to incorporate the changes on the land use maps being maintained by the County and the affected municipality. A record of the documentation and information used to justify the change shall be filed with the County and the community, and an appropriate notation or identification on the Land Use Plan maps made with a reference to the location of the documentation shown on the map should be provided. It should also be noted that the new land use category, which has been modified, from the Other Lands to be Preserved category, can utilize similar densities as used for this new category as if the land were originally all designated in the new land use category.

Lands with soil conditions determined to be unsuitable for development, consistent with the planning standards detailed in Chapter 2 of this Plan, should be retained in open space uses, but can be included within lot boundaries. In addition, these lands may also be included in calculation for density standards as set forth in the Planned Unit Development or Cluster Development standards identified above. It is recommended that the

County and municipalities establish, through regulatory processes, a density credit for retaining these lands in open space use. For years, the County used 20 percent of the acreage of lands in this category when calculating densities for proposed developments in the attached or adjoining upland areas. It would be appropriate that a range of 20 percent to 40 percent be used for these lands, subject to specific local community regulations. Further, it may be appropriate to grant a density of one (1) unit per five (5) acres for those lands in the Other Open Lands to be Preserved category.

Regulatory Implementation

Land use regulatory ordinances are an important tool available to county and local units of government to shape growth and development in accordance with adopted land use objectives. Under the State comprehensive planning law (S.66.1001 of the Wisconsin Statutes), "beginning on January 1, 2010, if a local governmental unit engages in official mapping, subdivision regulation, zoning ordinance enacted or amended and zoning of shorelands or wetlands in shorelands, those actions shall be consistent with that local governmental unit's comprehensive plan". Accordingly, upon adoption of their comprehensive plans, the county, cities, villages, and towns should review the text of their ordinances and adjust as necessary to carry out the various implementation recommendations contained in this Plan. Such changes should include rezoning to use districts consistent with present uses so as not to prezone, consider allotment system to evaluate and grade proposed developments, which carry out the recommendations in this Plan and review of developments for consistency with the recommendations of this Plan.

Zoning in Urban Areas

Zoning in urban areas should be administered in accordance with county and local comprehensive plans, which refine the urban-area recommendations of the regional land use plan. The application of zoning districts that accommodate residential, commercial, industrial, and other urban development should be done in a manner that is consistent with any recommendations in the local comprehensive plan regarding the staging of development over the course of the plan period. Where the local comprehensive plan includes staging provisions, the application of zoning districts that accommodate the planned urban uses should be done incrementally in accordance with the timeframe set forth in the comprehensive plan. Lands should be placed in zoning districts consistent with their existing use, or, alternatively, placed in an urban land holding district or transition district. This approach allows municipalities to determine whether the proposed development is consistent with the Comprehensive Development Plan for Waukesha County or its goals, standards and objectives at the time a project is proposed. Specifically, a development plan needs to be periodically amended to adjust to changing conditions and updated data such as population and economic projections. Prezoning lands to match a particular land use plan, can limit a municipality's ability to respond to changing conditions and should be avoided wherever possible. Evaluations of new project developments should be reviewed and recommended on the basis of the recommendations contained in this and the local communities plan and allow development to occur where it is consistent with the recommendations contained herein.

Zoning in Rural Areas

Zoning in rural areas should be administered in accordance with county and local comprehensive plans, which refine the rural-area recommendations of this Comprehensive Development Plan. The following is recommended:

- Prime agricultural lands identified in county and local comprehensive plans should be placed into an exclusive agricultural zoning district, which essentially permits only agricultural and agriculture-related uses. Such a district should provide for a residential density of no more than one dwelling unit per 35 acres and should prohibit incompatible urban development.

- Other areas identified for continued agricultural use in county and local comprehensive plans should be placed into exclusive agricultural districts as defined above or into general agricultural districts with smaller minimum parcel sizes as may be appropriate for smaller agricultural operations, such as hobby farms or other specialty farms.

- Areas recommended in county and local comprehensive plans for rural residential development should be placed into a rural residential zoning district that limits development to no more than one dwelling unit per five acres and that encourages, or even requires, the use of conservation subdivision designs to accommodate the permitted development.

- Non-farmed wetlands should be placed in a lowland conservancy or shoreland-wetland zoning district, as appropriate. Farmed wetlands should remain in an agricultural zoning district as long as the parcel remains in agricultural use; with consideration given to placing a conservancy overlay zone on the wetland. Wetlands identified as farmed wetlands should be placed in a lowland conservancy district at the time farming activities on the wetland parcel cease and an application for residential or other urban development of the upland portion of the parcel is approved by the unit of government having zoning authority. Floodplains should be placed in the appropriate floodplain zoning district (floodway, floodfringe, flood storage, or general floodplain). Primary environmental corridors should be placed, and other natural resource areas, including secondary environmental corridors and isolated natural resource areas, may be placed, in a conservancy or other appropriate zoning district (such as a park or rural residential zoning district).

Official Mapping

Adoption of local official maps can contribute significantly to the implementation of the recommended County land use plan. Local units of government should prepare and adopt local official maps pursuant to Section 62.23(6) of the Wisconsin Statutes, showing thereon lands needed for future public use as streets, highways, transit ways, parkways, drainage ways, parks and playgrounds. The official map should be amended from time to time to incorporate the additional street and other public land requirements identified in detailed neighborhood unit development plans or rural area development plans, as those plans are prepared over time.

Land Division Ordinances

Land division ordinances should be adopted by the County and local units of government as a basis for the review and approval of subdivision plats and certified survey maps. Any proposed departure from adopted land use plans should be carefully considered and approved only if such departures are found to be in the public interest and the land use plan map is amended to a category that would allow the proposed subdivision. It should be noted that the existing Waukesha County subdivision control ordinance applies only to the statutory shorelands within the unincorporated areas of the County.

In 1999, Waukesha County created a Land Development Workgroup to analyze and address issues created by land division and development processes being used at that time. The Workgroup recommended:

1. The County should modify existing county transportation related ordinances to require pre-review of potential access points prior to recording of certified survey maps and subdivision plats.
2. Municipalities and the County should uniformly apply a development review checklist prepared by the Workgroup. The intent of the checklist is to set forth consistent standards for the review of development proposals by county municipalities, and to clearly express to development sponsors what should be contained in a proper development proposal. The Workgroup further recommended that each municipality in the County amend appropriate local codes incorporating and adhering to the checklist or a more stringent version in development reviews.
3. Another issue raised by the Workgroup was the variety of subdivision definitions used by Waukesha County municipalities. The variety in definitions has led to larger scale residential developments proceeding as certified surveys as opposed to a platted subdivision.

   To address this issue, the Workgroup developed a minimum definition of a subdivision to be applied in Waukesha County. The definition reads "A subdivision is the division of land by the owner, subdivider, or his successor in title, for the purpose of transfer of ownership or building development where the division creates more than four (4) residential lots less than 1.5 acres in

five (5) years or where the division creates more than six (6) residential parcels or building sites of any size within five (5) years." A remnant parcel in excess of 10 acres in size may be excluded from the plat by action of the municipality upon application by the owner. Upon receipt of an application, the municipality will notify the County.

4. County staff should continue to host training workshops on land use planning and development review topics for local officials.
5. The County should define a Development Review Team process to enhance communication between the county, towns, cities, villages and developers regarding land development projects and issues.
6. The County should evaluate the existing County Storm Water Management Ordinance and Program to identify opportunities for addressing watershed based storm water issues.
7. The County should engage in a process to comprehensively update the Street and Highway Width Map and Jurisdictional System Plan.

This Plan recommends that municipalities and the County continue to follow the recommendations made by the Land Development Workgroup.

Regulation of Public Sanitary Sewerage Systems

In Wisconsin, the comprehensive water quality management planning program has led to the development of State regulations which have the effect of requiring the preparation of sanitary sewer service area plans for each public sewage treatment plant. In the Region, these plans are prepared cooperatively by the concerned local unit of government and the Regional Planning Commission, with ultimate approval authority resting with the Wisconsin Department of Natural Resources. Sewer service area plans have now been prepared for nearly all of the public sanitary sewerage systems in the Region. These plans define sewer service limits and delineate environmentally sensitive lands within those service limits to which service should not be provided. Chapter NR 110 and Chapter Comm 82 of the *Wisconsin Administrative Code* require that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Commerce, with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions are in conformance with adopted area wide water quality management plans and the sanitary sewer service areas identified in such plans before approving such extensions.

Under Chapter NR 121, sewer service areas must be sized in a manner that is consistent with long-range population projections. As a practical matter, this requirement is considered to be met if the buildout population of the sewer service area—that is, the population that could be accommodated if the sewer service area were completely developed at locally planned residential densities—is within the projection range envisioned under the regional land use plan. In sizing their sewer service areas, many communities choose to plan for the high end of the projected population range in order to retain flexibility in terms of the location of future urban growth.

Historically, communities in the Region, with the assistance of SEWRPC, have amended their sewer service area plans from time to time in response to changing needs and conditions. This may be expected to continue in the years ahead, particularly as communities complete their required local comprehensive plans.

As noted above, sanitary sewer service area plans are an important part of the basis for State agency review and approval of proposed sewer extensions. Policies adhered to by the Wisconsin Department of Natural Resources and Department of Commerce prohibit or otherwise limit the extension of sanitary sewers to serve development in certain environmentally significant lands identified in local sewer service area plans. The following restrictions were in effect in 2007:

- The extension of sanitary sewers to serve new development in primary environmental corridors is confined to limited recreational and institutional uses and rural-density residential development (maximum of one dwelling unit per five acres) in areas other than wetlands, floodplain, shorelands, and steep slope (12 percent or greater).

- The extension of sanitary sewers to serve development in portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodplains, shorelands, or steep slopes is not permitted.

Park and Open Space Plan Implementation

Achievement of the outdoor park and recreation and open space preservation objectives of the land use plan requires continued public interest acquisition of land for outdoor recreation and open space uses. The county park and open space plan, as a refinement of the regional park and open space plan, recommends public interest acquisition (that is, acquisition by local, county, State and Federal government and by private conservancy interests) of land for recreation and resource protection purposes. The regional natural areas and critical species habitat protection and management plan also includes recommendations for public interest acquisition for most of the natural areas and critical species habitat sites identified in that plan. Moreover, cities, villages, and towns may acquire other lands for park and open space purposes as recommended in local comprehensive or park and open space plans. Each of the concerned units and agencies of government should continue or begin land acquisition programs in accordance with such plans. Private conservancy organizations are encouraged to supplement public open space acquisition efforts, as appropriate, to ensure the preservation of important natural areas. The detailed County Park and Open Space Plan is presented in Appendix A of this Plan.

Transfer of Development Rights

Under transfer-of-development-rights programs, or "TDR" programs, the right to develop a specified number of dwelling units under existing zoning may be transferred from one parcel, which would be maintained in open space use, to a different parcel, where the number of dwelling units permitted would be correspondingly increased. When the parcels are held by the same owner, the development rights are, in effect, simply transferred from one parcel to the other by the owner; when the parcels are held by different landowners, the transfer of development rights involves a sale of rights from one owner to another, at fair market value. In either case, the result is a shift in density away from areas proposed to be maintained in farming or other open use toward areas recommended for development. The transfer of development rights may be permanent or may be for a specific period of time or set of conditions.

The transfer of development rights may be implemented only if authorized under county or local zoning. To enable the transfer of development rights, the zoning ordinance must establish procedures by which the TDR technique will be administered, including the formula for calculating the number of residential dwelling units, which may be transferred from the "sending" area to the "receiving" area. The zoning district map must identify the sending and receiving areas, or at least identify the districts within which development rights can be transferred from one parcel to another. As of 2007, the Waukesha County Zoning Code contains provisions for the transfer of development rights.

Municipal Boundary and Utility Extension Agreements

The recommendations of the land use plan concerning the location and density of new urban development are formulated without regard to the location of city, village, and town boundaries. Rather, those plan recommendations are based upon a consideration of such factors as the location of existing utility infrastructure, including public sanitary sewer and water supply systems; the location of environmentally sensitive lands; and the availability of lands considered to be suitable for urban development. Where cities and villages own and operate essential public utilities not provided by adjacent towns, the plan assumes that cities and villages will either annex unincorporated territory recommended in the plan for urban development and provide extensions of essential utility services to serve such development, or that the cities and villages will reach agreement with adjacent unincorporated towns on the extension of those essential services without the need for annexation and municipal boundary change.

The *Wisconsin Statutes* establish a number of arrangements for cooperation among communities with regard to sharing of municipal services and cooperatively determining community boundaries, as indicated below:

- Section 66.0301: This section of the Statutes provides broad authority for intergovernmental cooperation among local units of government with respect to the provision and receipt of services and the joint exercise of their powers and duties.
- Section 66.0307: This section of the Statutes allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan, subject to oversight by the Wisconsin Department of Administration. Section 66.0307 envisions the cooperative preparation of a comprehensive plan for the affected area by the concerned local units of government and prescribes in detail the contents of the cooperative plan. Importantly, the cooperative plan must identify any boundary change and any existing boundary that may not be changed during the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of urban services to the territory covered by the plan.

- Section 66.0225: This section of the Statutes allows two abutting communities that are parties to a court action regarding an annexation, incorporation, consolidation, or detachment, to enter into a written stipulation compromising and settling the litigation and determining a common boundary between the communities.

Cooperative approaches to the identification of future corporate limits and the extension of urban services can contribute significantly to attainment of the compact, centralized urban growth recommended in the land use plan. Conversely, failure of neighboring civil divisions to reach agreement on boundary and service extension matters may result in development at variance with the plan—for example, by causing new development to leap past logical urban growth areas where corporate limits are contested, to outlying areas where sewer and water supply service are not available. Accordingly, it is recommended that neighboring incorporated and unincorporated communities cooperatively plan for future land use, civil division boundaries, and the provision of urban services, as provided for under the *Wisconsin Statutes*, within the framework of the land use plan.

Municipal Revenue Sharing

Additional opportunity for intergovernmental cooperation is provided under Section 66.0305 of the *Wisconsin Statutes*, entitled "Municipal Revenue Sharing." Under this statute, two or more cities, villages, and towns may enter into revenue sharing agreements, providing for the sharing of revenues derived from taxes and special charges. The agreements may address matters other than revenue sharing, including municipal services and municipal boundaries. Municipal revenue sharing can provide for a more equitable distribution of the property tax revenue generated from new commercial and industrial development within urban areas and help reduce tax-base competition among communities, competition that can work against the best interests of the urban area as a whole.

A good example of municipal revenue sharing under this statute is the revenue sharing agreement included in the Racine Area Intergovernmental Sanitary Sewer Service, Revenue Sharing, Cooperation and Settlement Agreement entered into by the City of Racine and neighboring communities in 2002. Under this agreement, the City of Racine receives shared revenue payments from neighboring communities for use in renovating older residential areas, redeveloping brownfield sites, and supporting regional facilities like the City zoo, fine arts museum, and library. In return, the City of Racine agreed to support the incorporation of the adjacent Towns of Caledonia and Mt. Pleasant; refrain from annexations without the consent of the Towns; refrain from using extraterritorial zoning and plat review powers; and move ahead with sewerage system improvements that will accommodate growth in the Towns. It should be noted that the Towns of Mt. Pleasant and Caledonia were incorporated as villages in 2003 and 2005, respectively.

Brownfield Redevelopment

Factors contributing to the abandonment or underutilization of older commercial and industrial sites vary from site to site, but often include structures which are obsolete in terms of accommodating current manufacturing, warehousing, and office needs; inadequate site access to the freeway system; and insufficient site area for horizontally-oriented structures, contemporary parking and loading requirements, and possible future plant expansion needs.

Once abandoned, the re-use of former commercial and industrial sites is frequently constrained by contamination problems created by past industrial and commercial activities, giving rise to the term "brownfields"—sites, which are underutilized or abandoned due to known or suspected environmental contamination. While brownfields tend to be concentrated in older areas, they also occur in outlying areas. Redevelopment of brownfields is often hindered by high cleanup costs, and, even where contamination is only suspected, the potential for high cleanup costs tends to dampen private-sector interest in redevelopment.

In order to maintain the viability of existing urban areas, special efforts to promote the reuse of brownfields are required. Local units of government should include the cleanup and re-use of brownfields as a key element in their planning for the revitalization of urban areas and promote such re-use through such tools as tax-incremental financing. Limited State and Federal financial assistance has been made available in support of the cleanup and re-use of contaminated sites. Local units of government should make full use of, and assist private developers in securing, available State and Federal financial assistance.

The re-use of brownfield sites need not be limited to industrial use, but may include a mix of residential, commercial, recreational, and other development, in accordance with local development objectives. Properly carried out, the cleanup and re-use of brownfields has many potential benefits in addition to the underlying environmental benefits: elimination of blight, increase in the property-tax base, expansion of the housing stock, provision of jobs in close proximity to concentrations of the labor force, and increased use of existing public infrastructure.

Storm water System Planning

Storm water runoff pollution performance standards for new development, existing urban areas, and transportation facilities are set forth in Chapters NR 151 and NR 216 of the *Wisconsin Administrative Code*. The County should coordinate with municipalities to develop a storm water management plan to coordinate the management of storm water within defined watersheds, which often transcend municipal boundaries. Storm water management practices appropriate for each urban area can best be developed through the preparation of a system management plan. These practices should be developed in a manner that integrates development needs and environmental protection, including integrated water resources protection. Such practices should reflect both storm water runoff quantity and quality considerations, as well as groundwater quantity and quality protection. Practices that are designed to maintain the natural hydrology should be encouraged.

TRANSPORTATION

The 2035 Regional Transportation System Plan for Southeastern Wisconsin is multi-modal in nature, dealing with public transit, bicycle and pedestrian, travel demand management, transportation systems management, and arterial streets and highways. The plan is designed to serve, and be consistent with, the Year 2035 Regional Land Use Plan drafted by the SEWRPC. The process for the development of the recommended multi-modal program began with consideration and development of the travel demand management, transportation systems management, bicycle and pedestrian, and public transit elements of the plan. Arterial street and highway improvement and expansion was then considered only to address the residual high traffic volumes and attendant traffic congestion, which may not be expected to be alleviated by travel demand management, transportation systems management, bicycle and pedestrian facilities, and public transit.

Chapter 8 of this Plan contains a series of recommendations set forth in the Year 2035 Regional Transportation System Plan for Southeastern Wisconsin.

The following additional recommendations were developed based upon inventory data, a public opinion survey, and transportation development objectives, principles, and standards presented in Chapter 2:

1. Waukesha County should work with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to conduct a major review and reevaluation of the jurisdictional transfer recommendations in the year 2035 Regional Transportation System Plan.
2. Waukesha County should refine the proposed system of off street bicycle paths and surface arterial streets and highway system accommodation of bicycles contained in the 2035 Regional Transportation System Plan. In addition, the County should integrate bikeway accommodations into planning for upgrades and modifications to the county trunk highway system consistent with the refined county transportation plan and facilitate communication with local municipalities and bordering counties to address bikeway linkages and connectivity.
3. Discuss with Jefferson County opportunities to expand the Lake Country Recreation Trail from Oconomowoc to Watertown in Jefferson County.
4. The County and municipalities should implement the transportation system development planning objectives, principles and standards contained in Chapter 2.
5. The County and municipalities should evaluate dedicated funding sources for county wide shared taxi service to meet the needs of a growing elderly population in all 37 municipalities.
6. As a consequence of increasing rail freight traffic, the County should establish additional rail quiet zones and invest in railroad grade separations as a safety priority at county trunk highway crossings.
7. The County should work with local municipalities and the Wisconsin Department of Transportation's Bureau of Aeronautics to determine if maintaining Capitol Airport as an aviation facility is consistent with future transportation and land use plans.
8. Evaluate for implementation the public transit recommendations contained in the 2035 Regional Transportation System Plan for Southeastern Wisconsin such as car pool lanes, van pool and bus guide ways..

PLAN ADOPTION

Upon initiation of the cooperative planning process used to prepare this Comprehensive Development Plan for Waukesha County, several municipalities inquired as to whether individual municipal plans would have to be prepared or if a municipality could adopt this Plan to satisfy the provisions of Chapter 66.1001 Wisconsin Statutes. In August 7, 2002 correspondence to Waukesha County, staff from the Wisconsin Department of Administration – Office of Land Information Services opined: "If a municipality chooses to plan with Waukesha County two different outcomes will ensue as part of the planning process. First, a municipality may choose to adopt the plan document developed by the county as its own comprehensive plan provided it has sufficient local detail. Second, some municipalities may require additional information to address in greater detail the land use issues of that particular municipality. The plan document adopted by this municipality would include additional addenda."

As presented in Chapter 1, the Wisconsin comprehensive planning law, set forth in Section 66.1001 of the Wisconsin Statutes, requires that comprehensive plans be completed and adopted by local governing bodies by January 1, 2010 in order for a county, city, village, or town to enforce its zoning, subdivision, or official mapping ordinances. According to this law, a comprehensive plan means:

1. For a county, a development plan that is prepared or amended under s.59.69 (2) or (3).
2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3),or a master plan that is adopted or amended under s. 62.23 (2) or (3).

It is the intent of this Plan to satisfy the comprehensive planning requirements contained in s.66.1001 of the Wisconsin Statutes.

MONITORING AND UPDATING THE PLAN

Annual Plan Amendment

Amendments will be made to the Comprehensive Development Plan for Waukesha County on an annual basis. The Department of Parks and Land Use will make available a plan amendment request form for property owners and towns wishing to propose a change to the Plan. The deadline for plan amendment request forms will be the end of the workday on January 15th. If that date falls on a weekend, the submittal deadline will be extended to the end of the workday on the following Monday. All applications for plan amendments will be scheduled for a public hearing and advertised according to statutory procedures. As with proposed zoning changes, property owners within a minimum of 300 feet of the property subject to the plan amendment will be notified in writing by regular mail. A review and recommendation for each request will be prepared and submitted to the Park and Planning Commission, Land Use, Parks and Environment Committee and County Board for consideration. Under special circumstances, the Waukesha County Park and Planning Commission may authorize plan amendments to be processed in addition to the schedule outlined herein.

Regional or Countywide Plan Refinements

Due to the complexity of comprehensive planning, it is very difficult to complete all detailed planning initiatives in advance of comprehensive amendments to a Development Plan for Waukesha County. As identified in the implementation recommendations, it is anticipated that the Regional Water Supply Plan, Jurisdictional Highway System Plan and Bicycle and Pedestrian Facilities System Plan will be updated or completed following the adoption of this Plan. The products of those regional or countywide planning initiatives will be evaluated and appropriate amendments to this comprehensive development plan will be proposed.

Amendments by Cities and Villages

When cities and villages amend land use plans, the adopted plan amendments will be forwarded digitally to the Department of Parks and Land Use in a timely manner to provide for updating of the planned land use map on the Waukesha County Land Information System.

Comprehensive Amendment

The Comprehensive Development Plan for Waukesha County should be updated no less than once every 10 years. In anticipation of the continued development of the County, it is recommended a comprehensive reevaluation, update, and revision, as appropriate, of this Plan be conducted following the availability of the Year 2020 Census data. Initiating a comprehensive plan review using Year 2020 data will allow for the evaluation of planning projections made as part of the Year 2020 Regional Land Use Plan adopted in 1997 and the first generation Waukesha County Development Plan adopted in 1996, as well as this Plan. It is further recommended that the comprehensive reevaluation use a similar intermunicipal cooperative approach used in the preparation of this Plan.

Land Development Plan Monitoring

On an annual basis, the staff of the Waukesha County Department of Parks and Land Use will evaluate plan amendment requests for consistency with the planning objectives and standards contained in Chapter 2 of the Plan. Staff recommendations to the County Park and Planning Commission and County Board will be consistent with the planning standards. On an on-going basis, the staff will evaluate rezoning requests for their consistency with Plan. For rezoning requests inconsistent with the Plan, the applicant will be advised of the inconsistency and recommended to request a plan amendment. Plan amendments and data associated with the Plan will be made available through the County's website.

Appendix A

Waukesha County Park and Open Space Plan

INTRODUCTION

The Park and Open Space Plan for Waukesha County is intended to assist in promoting environmental stewardship and assessing current and future park, recreation, and open space needs within the County. It acts as a guide for the acquisition, preservation, development and management of park, recreation and open space lands in Waukesha County. The plan is the blueprint that Waukesha County uses to make park, recreation and open space decisions. It consists of both an area-wide outdoor recreation element and an open space preservation element, and is intended to provide an integrated, sustainable outdoor recreation lands system.

The State of Wisconsin, Waukesha County and the local municipalities have the responsibility of providing the citizens of Waukesha County with a full range of outdoor recreation opportunities. Sites and facilities for intensive nonnature-based recreational facilities are typically provided by city, village and town governments and are therefore not specifically addressed in this plan. It is not the intent of the Waukesha County Park and Open Space Plan to serve as the park and open space plan for the individual units of government within the County, the State of Wisconsin Department of Natural Resources (DNR) or Nonprofit Conservation Organizations. Recommendations for the provision of state, local park sites and facilities should be identified in their own park and open space plans and referenced in the County plan. The County plan should, however, assist towns that adopt the County plan to qualify for available Federal and State funding in support of the development of town park and associated recreation facilities.

This County Park and Open Space Plan is also designed to meet State planning requirements for outdoor recreation aids program, thereby making the County eligible to apply for, and receive, available State and Federal funds to assist in the acquisition and development of recommended park and open space sites and facilities.

Inventory data needed for the preparation of the park and open space plan are provided in previous chapters of the Comprehensive Development Plan for Waukesha County. Such data include historic, existing and projected resident population and household levels, presented in Chapter 2; the location and extent of environmental corridors, natural areas, floodlands, and other important natural resource-related elements, presented in Chapter 3; and the existing and planned land use patterns presented in Chapter 7.

OBJECTIVES, PRINCIPLES AND STANDARDS

The Regional Planning Commission Technical and Citizen Advisory Committee on Regional Park and Open Space Planning, as part of the regional park and open space planning program completed in 1977, formulated a set of park and open space preservation, acquisition, and development objectives. The regional standards were based on standards previously developed by the National Recreation and Parks Association. The advisory committee compared the national standards to the recreational preferences and demands of the region as determined by surveys of park and recreation professionals and citizens. The standards were modified as necessary to meet the park and open space demands of the region.

General Objectives of the Park and Open Space Planning Process

The intent of the Waukesha County park and open planning process is to accomplish the following six general objectives:

1. To create guidelines for the acquisition, preservation, development, operation and maintenance of the Waukesha County Park System lands and facilities.
2. To incorporate, detail and modify regional park and open space objectives, principles and standards to reflect Waukesha County park and open space planning efforts.
3. To comply with State and Federal outdoor recreation grant eligibility planning requirements to make the County eligible to apply for and receive available State and Federal funds to assist in the acquisition and development of recommended park and open space sites and facilities.
4. To initiate a process to coordinate park and open space planning in Waukesha County with all stakeholders: local units of government, State of Wisconsin, non-profit conservation organizations (NCO's) and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) providing an integrated system of public general-use outdoor recreation sites which will afford the resident population of the County adequate opportunities to participate in a wide range of outdoor recreation and education activities.
5. To define roles and responsibilities of Waukesha County, local units of government, State of Wisconsin and NCO's in the plan implementation.
6. To establish consistent communication of the park and open space elements to the citizens and development community of Waukesha County.

Specific Objectives of the Park and Open Space Planning Process

The terms "objective," "principle," "standard," and "plan," are subject to a range of interpretations. Under the regional planning program, these terms have been defined as follows:

1. Objective: a goal or end toward the attainment of which plans and policies are directed.
2. Principle: a fundamental, primary, or generally accepted tenet used to support objectives and prepare standards and plans.
3. Standard: a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
4. Plan: a design that seeks to achieve agreed-upon objectives.

The following are the Outdoor Recreation and Open Space Planning Objectives, Principles, and Standards for Waukesha County. They will be met through a combination of State, County, or Local Municipality efforts.

Objective No. 1 - An Integrated System of Park, Recreation, and Open Space Areas

To provide an integrated system of public general-use outdoor recreation sites and related open space areas which will afford the resident population of the County adequate opportunities to participate in a wide range of outdoor recreation and outdoor education activities.

Principle – The Benefits of an Integrated Park, Recreation and Open Space System

The attainment and maintenance of good physical and mental health is an inherent right of all residents of the County. The provision of public general-use outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide

range of both intensive and extensive outdoor recreation activities. Moreover, an integrated park and open space system properly related to the natural resource base, such as the existing surface water network, can generate the multiple benefits of satisfying recreational demands in an appropriate setting, protecting and preserving valuable natural resource amenities, and providing educational opportunities. Finally, an integrated system of public general use outdoor recreation sites and related open space areas can contribute to the orderly growth of the County by lending form and structure to urban development patterns.

Principle – Public Use-General Outdoor Recreation Sites

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

Standards

1. The public sector should provide general use outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population.
2. The general use recreation sites should contain the natural resource or man-made amenities appropriate for the recreation activities.
3. The general-use recreation sites should be spatially distributed to provide equal and ready access, to the resident population.
4. Public general-use outdoor recreation sites should, to the maximum extent possible, include portions of the planned primary environmental corridors of the County in order to provide an attractive natural setting for recreation enjoyment and educational enlightenment. Recreational facilities should, however, be carefully located and designed to protect and preserve such environmentally sensitive areas as wetlands, natural areas, and high value wildlife areas.
5. To achieve the general use outdoor recreation objective the following public general use Outdoor Recreation Site Standards should be met. *See Exhibit A*
6. The Waukesha County Park System, Site Classifications Guidelines for County Park Facilities should be met. *See Exhibit B*

Principle – Recreation Related Open Space

Effective satisfaction of recreation demands within the County cannot be accomplished solely by providing public general use outdoor recreation sites. Certain recreational pursuits such as hiking, biking, pleasure driving, and ski touring are best provided through a system of recreation corridors located adjacent to linear resource–oriented open space lands. A well-designed system of recreation corridors offered as an integral part of linear open space land also can serve to physically connect existing and proposed public parks, thus forming a truly integrated park and recreation related open space system. Such open space lands, in addition, satisfy the human need for natural surroundings, serve to protect the natural resource base, and ensure that many scenic areas of natural, cultural, or historic interest assume their proper place as form determinants for both existing and future land use patterns.

Standards

1. The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreation corridors to meet the residential demand for extensive trail-oriented activities.
2. Resource-oriented recreation corridors should maximize the use of:
   a) Primary environmental corridors and secondary environmental corridors as locations for trail-oriented recreation activities provided environmentally sensitive resources are protected.
   b) Outdoor recreation facilities provided at existing parks.
   c) Existing recreation trail facilities within the County.

3. Resource-oriented recreation corridors should, where possible, effectively connect park system components, community public facilities, cultural sites and historic sites together to form a continuous park environment.
4. The Waukesha County Park System Greenway Corridor Cross- Section and Standards should be met. *See Exhibit C*

Objective No. 2 – Provide Intensive Non-resource-oriented Outdoor Recreation Activity
To provide sufficient outdoor recreation facilities to afford the resident population of the County adequate opportunities to participate in intensive non-resource-oriented outdoor recreation activities.

Principle – The Benefits of an Intensive Non-resource-oriented Outdoor Recreation Activity
Participation in intensive non-natural resource-based outdoor recreation activities including basketball, baseball and softball, soccer, ice-skating, playfield and playground activities, pool swimming, and tennis provides an individual with both the opportunity for physical exercise and an opportunity to test and expand his physical capability. Such activities also provide an outlet for mental tension and anxiety as well as a diversion from other human activities. Competition in the various intensive non-natural resource-based activities also provide an opportunity to share recreational experiences, participate in team play, and gain an understanding of other human beings.

Standard
1. A sufficient number of facilities for participation in intensive non-natural resource-based outdoor recreation activities should be provided throughout the County.
2. To achieve the non-natural resource-based outdoor recreation objective utilize the following per capita and design criteria facility recommendations indicated in the chart below.

Minimum Per Capita Facility Requirements				Design Standards					
Activity	Facility	Owner	Facility per 1,000 Urban Residents	Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirement (acres per facility)	Service Radius of Facility (miles)[2]
Baseball	Diamond	Public Nonpublic Total	0.09 0.01 0.10[3]	Types II, III, and IV general-use site	2.8 acres per diamond	Parking (30 spaces per diamond) Night lighting Concessions and bleachers Buffer and landscape	0.28 acre per diamond - - 0.02 acre minimum 1.40 acres per diamond	4.5	2.0
Basketball	Goal	Public Nonpublic Total	0.91 0.22 1.13	Type IV general-use site	0.07 acre per goal	- -	- -	0.07	0.5
Ice-Skating	Rink	Public Nonpublic Total	0.15[4] - - 0.15	Type IV general-use site	0.30 acre per rink minimum	Warming house	0.05 acre - -	0.35 minimum	0.5
Playfield Activities	Playfield	Public Nonpublic Total	0.39 0.11 0.50	Type IV general-use site	1.0 acre per playfield minimum	Buffer area	0.65 acre minimum	1.65 minimum	0.5
Playground Activities	Playground	Public Nonpublic Total	0.35 0.07 0.42	Type IV general-use site	0.25 acre per playground minimum	Buffer and landscape	0.37 acre	0.62 minimum	0.5
Softball	Diamond	Public Nonpublic Total	0.53 0.07 0.60	Types II, III, and IV general-use site	1.70 acre per diamond	Parking (20 spaces per diamond) Night lighting Buffer	0.18 acre per diamond - - 0.80 acre per diamond	2.68	1.0
Swimming	Pool	Public Nonpublic Total	0.015[5] - - 0.015	Types II and III general-use site	0.13 acre per pool minimum	Bathhouse and concessions Parking (400 square feet per space) Buffer and landscaping	0.13 acre minimum 0.26 acre minimum 0.70 acre minimum	1.22 minimum	3.0 3.0
Tennis	Court	Public Nonpublic Total	0.50 0.10 0.60	Types II, III, and IV general-use site	0.15 acre per court	Parking (2.0 spaces per court) Night lighting Buffer	0.02 acre per court - - 0.15 acre per court	0.32	1.0

3. The Waukesha County Park System, Site Classifications and Standards for County Park Facilities should be met. *See Exhibit B*

Objective No. 3 – Provide Intensive Natural Resource-based Outdoor Recreation Activity
To provide sufficient intensive natural resource-based outdoor recreation activities to allow the resident population of the County adequate opportunities to participate in intensive natural resource-based outdoor recreational activities.

Principle – The Benefits of an Intensive Natural Resource-based Outdoor Recreation Activities.
Participation in intensive resource-oriented outdoor recreation activities including camping, golf, picnicking, downhill skiing, and pond, stream and lake swimming provides the opportunity for individuals to experience the exhilaration of recreational activity in natural surroundings as well as an opportunity for physical exercise and can be nature based. In addition, the family can participate as a unit in certain intensive natural resource-based activities such as camping, picnicking, and beach swimming.

Standard

1. A sufficient number of facilities for participation in intensive natural resource-based outdoor recreation activities should be provided throughout the County.
2. To achieve the intensive natural resource-based outdoor recreation objective, utilize the facility per capita and design criteria indicated on the chart below.

Minimum Per Capita Facility Requirement					Design Standards						Service Radius of Facility (miles)[3]
Activity	Facility	Owner	Per Capita Requirements (facility per 1,000 residents)		Typical Location of Facility	Facility Requirements (acres per facility)	Additional Suggested Support Facilities	Support Facility Requirements (acres per facility)	Total Land Requirements (acres per facility)	Resource Requirements	
Camping	Camp site	Public Nonpublic Total	0.35 1.47 1.82		Types I and II general-use sites	0.33 acre per camp site	Rest rooms - showers Utility hookups Natural area backup lands	- - - - 1.5 acres per camp site	1.83	Wooded area Presence of surface water Suitable topography and soils	25.0
Golf	Regulation 18-hole course	Public Nonpublic Total	0.013 0.027 0.040		Types I and II general-use sites	135 acres per course	Clubhouse, parking, maintenance Practice area Woodland-water areas Buffer acres	8.0 acres per course 5.0 acres per course 35.0 acres per course 2.0 acres per course	185.0	Suitable topography and soils Presence of surface water Form-giving vegetation desirable	10.0
Picnicking	Tables	Public Nonpublic Total	6.35[2] 2.39 8.74		Types I, II, III, and IV general-use sites	0.07 acre per table minimum	Parking Shelters and grills Buffer and parking overflow	0.02 acre per table (1.5 spaces per table) - - 0.02 acre per table	0.11	Topography with scenic views Shade trees Presence of surface water desirable Suitable soils	10.0
Skiing	Developed slope (acres)	Public Nonpublic Total	0.010 0.090 0.100		Types I, II, and III general-use sites	1.0 acre per acre of developed slope	Chalet Parking Ski tows (and lights) Buffer and maintenance Landscape	0.13 acre minimum 0.25 acre per acre of slope 0.40 acre per acre of slope 0.40 acre per acre of slope 0.35 acre per acre of slope	2.1	Suitable topography and soils (20 percent slope minimum) North or northeast exposure	25.0
Swimming	Beach (linear feet)	Public Nonpublic Total	Major Inland Lakes 6 12 18	Lake Michigan 16 - - 16	Types I, II, and III general-use sites	40 square feet per linear foot (average)	Parking Bathhouse-concessions Buffer areas	0.2 acre per acre of beach 0.10 acre minimum 10 square feet per linear foot	- -[4]	Natural beach Good water quality	10.0

3. The Waukesha County Park System, Site Classifications and Standards for County Park Facilities should be met. *See Exhibit B*

Objective No. 4 – Provide Extensive Land-based Outdoor Recreation Activities
To provide sufficient outdoor recreation facilities to afford the resident population of the County adequate opportunities to participate in extensive land-based outdoor recreation activities.

Principle – The Benefits of Extensive Land Based Outdoor Recreation Activities
Participation in extensive land-based outdoor recreation activities including bicycling, hiking, horseback riding, nature study, pleasure driving, ski touring, and snowmobiling provides opportunity for contact with natural, cultural, historic, and scenic features. In addition, such activities can increase an individual's perception and intensify awareness of the surroundings, contributing to a better understanding of the environment. It also will provide an individual with a wider range of vision and comprehension of all forms of life both as this life may have existed in the past and as it exists in the present. Similar to intensive resource-oriented outdoor recreation activity, the family unit also can participate in extensive land-based outdoor recreation activities; such participation also serves to strengthen social relationships within the family. For activities like bicycling, hiking, and nature study, participation provides an opportunity to educate younger members of the family in the importance of environmental issues which may become of greater concern as they approach adulthood.

Standard

1. A sufficient number of facilities for participation in extensive land-based outdoor recreation activities should be provided throughout the County.
2. Public facilities provided for these activities should be located within the linear resource-oriented recreation corridors identified in Objective 1.
3. Public facilities provided for these activities should comply with the Waukesha County Park System, Site Classifications and Standards for County Park Facilities. *Refer to Exhibit B*
4. To achieve the extensive land based outdoor recreation objective utilize the facilities per capita and design criteria shown below.

Minimum Per Capita Public Facility Requirements[aa]			Design Standards				
Activity	Facility	Per Capita Requirements (linear mile per 1,000 residents)	Typical Location of Facility	Minimum Facility Requirements (acres per linear mile)	Suggested Support Facilities and Backup Lands	Minimum Support Facility Requirements (acres per linear mile)	Resource Requirements
Biking	Route Trail	--[bb] 0.16	Scenic roadways Recreation corridor	-- 1.45	Route markers Backup lands with resource amenities	-- 24.2	-- Diversity of scenic, historic, natural, and cultural features Suitable topography (5 percent slope average maximum) and soils
Hiking	Trail	0.16	Recreation corridor	0.73	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Horseback Riding	Trail	0.05	Recreation corridor Type I general-use site	1.21	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Nature Study	Center Trail	1 per county 0.02	Types I, II, and III general-use sites Recreation corridor Types I, II, and III general-use sites	-- 0.73	Interpretive center building Parking Backup lands with resource amenities	-- 24.2	Diversity of natural features, including a variety of plant and animal species Suitable topography and soils Diversity of natural features, including a variety of plant and animal species Suitable topography and soils
Pleasure Driving	Route	--[cc]	Scenic roadways recreation corridor	--	Route markers	--	--
Ski Touring	Trail	0.02	Recreation corridor Types I and II general-use sites	0.97	Backup lands with resource amenities	24.2	Suitable natural and open areas Rolling topography
Snowmobiling	Trail	0.11	Private lands (leased for public use)	1.45	Backup lands, including resource amenities and open lands	24.2	Suitable natural and open areas Suitable topography (8 percent slope average maximum) and soils

Objective No. 5 – Provide Extensive Water-Based Outdoor Recreation Activities

To provide sufficient surface water-access areas to afford the resident population of the County adequate opportunity to participate in extensive water-based outdoor recreation activities consistent with safe and enjoyable inland lake and river use and the maintenance of good water quality.

Principle – The Benefits of Extensive Water-based Outdoor Recreation Activities

The major lakes and rivers of the County accommodate participation in extensive water-based outdoor recreation activities, including canoeing, kayaking, fishing, ice fishing, motor boating, sailing, and water skiing, which may involve unique forms of physical exercise or simply provide opportunities for rest and relaxation within a particularly attractive setting. Participation in extensive water-based recreation activities requires access to major inland lakes and rivers. Such access should be available to the general public.

Standard

1. Access sites available for use by the general public on rivers and lakes, that are 50 acres or larger, should be provided in accordance with the requirements established by the Wisconsin Department of Natural Resources in Section NR 1.90 and NR 1.91 of the Wisconsin Administrative Code.
2. Access sites with appropriate parking and restroom facilities should be provided on major rivers throughout the County. The maximum distance between access points on major rivers should be 10 miles.

Objective No. 6 – Protect the Natural Resource Base
To preserve sufficient lands in essentially natural, open uses to assure the protection of the underlying and sustaining natural resource base, including surface-water and groundwater resources, and the enhancement of the social and economic well being and environmental quality of the County.

Principle – The Benefits of Preserving the Natural Resource Base
Ecological balance and natural beauty within the County are primary determinants of the ability to provide a pleasant and habitable environment for all forms of life and to maintain the social and economic well being of the County. Preservation of the most significant aspects of the natural resource base, including primary environmental corridors, and prime agricultural lands, contribute to the maintenance of the ecological balance, natural beauty, and economic well-being of the County.

Principle – Primary Environmental Corridors
The primary environmental corridors are a composite of the best individual elements of the natural resource base including surface water, steams, and rivers and their associated floodlands, shorelands; woodlands, and wildlife habitat; areas of groundwater discharge and recharge; organic soils, rugged terrain, and high relief topography; and significant geological formations and physiographic features. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, biodiversity preserved, and continued opportunities provided for scientific, educational and recreational pursuits.

Standard
1. All remaining non-urban lands within the designated primary environmental corridors in the County should be preserved in natural open uses.
2. Primary environmental corridors located within the preservation zone of the Waukesha County Greenway Cross Section and Standards should be preserved in permanent public ownership. *Refer to Exhibit C*

Principle – Natural Areas and Critical Species Habitat Sites
Natural areas and critical species habitat sites contain rare, threatened, and endangered animal and plant species, which are important components of the biodiversity of the County. Maintenance of this biodiversity requires the preservation of the habitat concerned.

Standard
1. In conformance with SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, the remaining natural areas and critical species habitat areas should be preserved.

Principle – Prime Agricultural Lands
Prime agricultural lands, in addition to providing food and fiber, can supply significant wildlife habitat; contribute to maintaining an ecological balance between plants and animals; offer locations close to urban centers for the production of certain food commodities which may require nearby population concentrations for an efficient production-distribution relationship; provide opportunities for agricultural and agriculture-related employment; provide open spaces which give form and structure to urban development; and serve to maintain the natural beauty and unique cultural heritage of the County.

Standard
1. Prime agricultural lands should be preserved for agricultural use as recommended by the land use element of the Waukesha County Development Plan.
2. Agricultural lands surrounding adjacent high-value scientific, educational or recreational resources should be considered for preservation to provide a buffer between such resources and urban development.

Objective No. 7 – Efficient Provision of Outdoor Recreation
To satisfy outdoor recreation and related open space needs in an efficient and economical way.

Principle
The total resources of the County are limited and any undue investment in park and open space lands must occur at the expense of other public investment.

Standard
1. To maximize fund resources and avoid duplication of effort in the implementation of the park and open space plan. Public and private providers of outdoor recreation should communicate and coordinate outdoor recreation provision efforts.
2. To provide for the efficient and economical satisfaction of outdoor recreation and related intensive resource-oriented outdoor recreation activities.

PARK AND OPEN SPACE PLANNING PROCESS

The Waukesha County Park and Open Space Plan is intended to refine and detail the regional level planning, taking into account and integrating County planning objectives and standards. An understanding of past park and open space planning efforts is therefore essential to the preparation of an updated park and open space plan. Accordingly, this section provides a brief description of the previous park and open space plans and various supporting functional plan elements that have been prepared to date as they pertain to Waukesha County.

Inventory of Park and Outdoor Recreation Facilities (1960)
The Inventory of Park and Outdoor Recreation Facilities report prepared by Waukesha County Park and Planning Commission identified existing park and recreation facilities in Waukesha County. The report called for conservation of Waukesha County's natural resources and to provide for recreation facilities development. The report proposed a program of large regional county parks, lineal parkways and the conservation of wetlands.

A Park and Parkway Plan for Waukesha County (1973)
The Park and Parkway Plan for Waukesha County, prepared by the Waukesha County Park and Planning Commission, qualified the County for State and Federal parkland acquisition and development grants. The plan recommended the following:

- Preserve the County's natural resource base
- Establish regional County Parks distributed evenly throughout the County
- Develop parkways along the major rivers
- Establish land acquisition criteria
- Establish park classification standards
- Cooperation and coordination with other park agencies
- Promote family oriented resource based recreation

A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000 (1977)
The regional park and open space plan, described in SEWRPC Planning Report No. 27 identifies:

- Existing and probable future park and open space needs in the Region and recommends a system of large regional resource-oriented parks
- Recreational corridors
- Recreational facilities
- Smaller urban parks

The portion of the regional plan that applies to Waukesha County was revised and updated in 1989 and is documented in SEWRPC Community Assistance Planning Report No. 137, *A Park and Open Space Plan for Waukesha County*. The plan was adopted by both the Waukesha County Board of Supervisors and the Regional Planning Commission in 1990. Subsequent amendments to the Park and Open Space Plan were incorporated into Community Assistance Planning Report No. 209, *A Development Plan for Waukesha County Wisconsin* in 1996 and amended in 1998 and 2004.

Description of the Planning Area
Information regarding existing conditions and historic trends with respect to the demographic conditions and natural environment is essential to the park and open space planning process. An extensive database has been developed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) pertaining to these and other aspects of the Southeastern Wisconsin Region, updating that database periodically. A major inventory update effort was carried out by SEWRPC in the early 2000's in support of the preparation of new land use and transportation plans and other elements of the comprehensive plan for the Region, including Waukesha County and its municipalities. This section presents a summary of the results of that inventory update pertaining to the population and natural resource base. Detailed information is presented in Chapters 2 - Trends, Issues, Opportunities and Planning Standards and Chapter 3 - Agricultural, Natural and Cultural Resources of the Comprehensive Development Plan for Waukesha County.

Demographics

Much of the demographic data in this section is from the U.S. Bureau of the Census. This data is collected every ten years and is derived from both short and long form questionnaires. The short form provides a complete count of all persons living in the United States along with over 300 tables with counts and cross tabulations of race, ethnicity, gender, and age data. The long form is sent to one out of every six households in the United States. It provides sample data for topics related to education, housing, income, and other social and economic issues.

Population Growth by County

In 1930, Waukesha County had approximately 52,000 residents. *Refer to Table A-1* Waukesha County began to experience significant population growth in the 1950's and experienced a population boom since 1940 that resulted in population increases per decade ranging from 23,000 people to 73,000 people. *Refer to Table A-1* From 1960 to 2005, the County population more than doubled increasing from 158,249 to 377,348. *Refer to Table A-1* All of the counties surrounding Waukesha experienced smaller gains in total population since 1960 with the exception of Milwaukee County, which experienced a decline. Between 1970 and 2005, Milwaukee County declined by 115,254 people as population, business and industry migrated from the City of Milwaukee.

Table A-1
SELECTED COUNTY POPULATION GROWTH TRENDS: 1840-2005

Year	Dodge County	Jefferson County	Milwaukee County	Racine County	Walworth County	Washington County	**Waukesha County**
1840	67	914	5,605	3,475	2,611	343	N/A
1850	19,138	15,317	31,077	14,973	17,862	19,485	19,558
1860	42,818	30,438	62,518	21,360	26,496	23,622	26,831
1870	47,035	34,050	89,936	26,742	25,992	28,274	28,258
1880	45,931	32,155	138,523	30,921	26,249	33,270	28,957
1890	44,984	33,530	236,101	36,268	27,802	35,229	33,270
1900	46,631	34,789	330,017	45,644	20,259	23,589	35,229
1910	47,436	34,606	433,187	57,424	29,614	23,784	37,100
1920	49,742	35,022	539,449	78,961	29,327	25,713	42,612
1930	52,092	36,785	725,263	90,217	31,058	26,551	52,358
1940	54,280	38,868	766,885	94,047	33,103	28,430	62,744
1950	57,611	43,069	871,047	109,585	41,584	33,902	85,901
1960	63,170	50,094	1,036,041	141,781	52,368	46,119	158,249
1970	69,004	60,060	1,054,249	170,838	63,444	63,829	231,338
1980	75,064	66,152	964,988	173,132	71,507	84,848	280,203
1990	76,559	67,783	959,275	175,034	75,000	95,328	304,715
2000	85,897	75,784	940,164	188,831	91,996	117,493	360,767
2005	88,748	79,188	938,995	193,239	98,496	125,940	377,348

Source: United States Census Bureau and the Wisconsin Department of Administration.

Waukesha County Community Population Trends

Between 1970 and 1980, 46 percent of the County's population growth took place in cities, 44 percent in towns and 10 percent in villages. Between 1990 and 2000, the growth in cities remained the same (46 percent) with a more even distribution of growth between villages (31 percent) and towns (23 percent). In 2005, an estimated 20 percent of the total County population lived in towns (75,626 people), 24 percent resided in villages (91,157 people) and 56 percent were residents of cities (210,565).

Age Structure

As Wisconsin's population is increasing, it is also aging. In the trend known as the demographic transition, average life expectancy has increased as birth rates have declined. Waukesha County's median age is increasing. The median age in 1970 for the county was 27. The median age increased to 34 in 1990 and in 2000 reached 38.1. This changing age composition will have implications for park and recreation, school districts, housing, labor, and transportation. As a general rule, older residents enjoy quieter, low impact activities while younger residents enjoy more active recreation activities. The recreation needs of the County residents will be explored more in depth in the section entitled Park and Recreation Needs Assessment.

Racial Composition

Almost 96 percent of residents in Waukesha County were white in 2000. However, the population of Waukesha County continues to grow more diverse. Between 1990 and 2000, the Hispanic/Latino population in the County nearly doubled from 5,448 to 9,503. The City of Waukesha experienced the largest growth in the number of Hispanics/Latinos. Several neighborhood block groups within the City of Waukesha recorded populations that were over 25 percent Hispanic/Latino. Nearly 5,400 Asians made up the third largest racial group within Waukesha County.

Educational Attainment

Waukesha County has a highly educated population with one of the highest percentages of people with associate, bachelors, graduate, and professional degrees in Wisconsin *Refer to Table A-2*

Table A-2

WAUKESHA COUNTY EDUCATIONAL ATTAINMENT FOR PERSONS 25 AND OVER: 2000

Attainment Level	Number	Percent
Less than 9th Grade	5,537	2.3
High School, No Diploma	14,873	5.7
High School Graduate	66,651	27.6
Some College (No Degree)	54,483	22.6
Associate Degree	18,492	7.7
Bachelor's Degree	57,050	23.6
Graduate/Professional Degree	25,213	10.4
Total	**241,299**	**100**

Source: U.S. Census Bureau

Household Size

In 2000, the average household size ranged from 2.05 in the Village of Butler to 3.26 in the Village of Merton. *As shown in Table A-3, next page* This figure continues to decline slightly in Waukesha County communities. From 1990 to 2000, the average household size declined in Waukesha County from 2.83 to 2.63. This trend is occurring on a regional, state, and national scale as families continue to become smaller.

Table A-3

AVERAGE HOUSEHOLD SIZE IN WAUKESHA COUNTY: 2000

Community	Average Household Size	Community	Average Household Size	Community	Average Household Size
Town of Brookfield	2.29	Village of Big Bend	2.85	City of Brookfield	2.74
Town of Delafield	2.93	Village of Butler	2.05	City of Delafield	2.52
Town of Eagle	2.97	Village of Chenequa	2.61	City of Muskego	2.80
Town of Genesee	3.00	Village of Dousman	2.58	City of New Berlin	2.62
Town of Lisbon	2.90	Village of Eagle	2.88	City of Oconomowoc	2.40
Town of Merton	2.95	Village of Elm Grove	2.49	City of Pewaukee	2.57
Town of Mukwonago	3.14	Village of Hartland	2.63	City of Waukesha	2.43
Town of Oconomowoc	2.69	Village of Lac La Belle	2.81	**Waukesha County**	**2.63**
Town of Ottawa	2.73	Village of Lannon	2.37		
Town of Summit	2.76	Village of Menomonee Falls	2.52		
Town of Vernon	3.00	Village of Merton	3.26		
Town of Waukesha	2.97	Village of Mukwonago	2.54		
		Village of Nashotah	2.84		
		Village of North Prairie	2.96		
		Village of Oconomowoc Lake	2.71		
		Village of Pewaukee	2.19		
		Village of Sussex	2.67		
		Village of Wales	2.98		

Source: U.S. Census Bureau

Natural Resource Features

The natural resource base of Waukesha County is one of the most important factors influencing the physical development of the County. It is the natural resource base that makes the County an attractive location to live and work. The natural resource base has great economic as well as recreational and aesthetic value.

Climate

Its mid-continent location gives Waukesha County a continental climate that spans four seasons, one season succeeding the other through varying time periods of unsteady transition. Summers, generally the months of June, July, and August, are relatively warm, with occasional periods of hot, humid weather and sporadic periods of cool weather. The cold winter, accentuated by prevailing frigid northwesterly winds, generally spans the months of December, January, and February, but may in some years include parts of November and March. Autumn and Spring in the County are transitional times of the year between the dominant seasons and usually periods of widely varying weather conditions. Temperatures are extremely varied, and long periods of precipitation are common in autumn and spring. Some of the more pronounced weather events include tornadoes and major snowmelt occurrences.

Air temperatures within the County are subject to extreme seasonal variation. Data on temperature observations in the County, recorded at the City of Waukesha, indicate variations in temperature from a low in January with a mean daily temperature of 18.7 degrees to a high in July with a mean daily temperature of 71.8 degrees. The growing season, which is defined as the number of days between the last freeze in the spring and the first freeze in the fall, averages about 155 days in Waukesha County. The last freeze in the spring normally occurs during the first two weeks in May and the first freeze in the fall normally occurs in mid-October.

Precipitation in Waukesha County, in the form of rain, sleet, hail, and snow, ranges from gentle showers to destructive thunderstorms. The more pronounced weather events can cause major property and crop damage, inundation of poorly drained areas, and lake and stream flooding. Daily precipitation data for observations recorded at the City of Waukesha indicate that the total average annual precipitation observed is slightly more than 32 inches, expressed as water equivalent. Monthly averages range from a low of 1.2 inches in February to a high of 3.70 inches in June. Snowfall and sleet averages approximately 41 inches annually, with January receiving the most snow and sleet, at about 11 inches.

Waukesha County is positioned astride cyclonic storm tracks along which low-pressure centers move from the west and southwest. The County also lies in the path of high-pressure centers moving in a generally southeasterly direction. This location at the confluence of major migratory air masses results in the County being influenced by a continuously changing pattern of air masses associated with alternately high- and low-pressure centers and results in frequent weather changes superimposed on the aforementioned annual range in weather characteristics, especially in winter and spring.

Prevailing winds in the County are northwesterly in the late fall and winter, northeasterly in the spring, and southwesterly in the summer and early fall. Wind velocities are less than 5 miles per hour (mph) for about 15 percent of the year, between 5 and 15 mph for about 60 percent of the year, and more than 15 mph for about 25 percent of the year.

Surface Geology and Physiography

Four major stages of glaciations, the last of which was the Wisconsin stage, ending approximately 10,000 years ago in the State, have largely determined the physiography, topography, and soils of Waukesha County. The dominant physiographic and topographic feature in Waukesha County is the Kettle Moraine, an interlobate glacial deposit formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved in a generally southerly direction from its origin in what is now Canada. The Kettle Moraine, which is oriented in a general northeast-southwest direction across western Washington, Waukesha, and Walworth Counties, is a complex system of kames, or crudely stratified conical hills; kettle holes formed by glacial ice blocks that became separated from the ice mass and melted to form depressions and small lakes as the melt water deposited material around the ice blocks; and eskers, long, narrow ridges of drift deposited in abandoned drainage ways. The remainder of the County is covered by a variety of glacial landforms and features, including various types of moraines, drumlins, kames, outwash plains, and lake basin deposits. The combined thickness of unconsolidated glacial deposits, alluvium, and marsh deposits overlying bedrock exceeds 100 feet throughout most of the County. Thicknesses are greatest where glacial materials fill the bedrock valleys and in areas of topographic highs formed by end moraines.

The most substantial glacial deposits, from 300 to 500 feet thick, are located in the northwestern part of the County in the lakes area and in portions of the Towns of Mukwonago and Vernon. The thinnest glacial deposits, 20 feet thick or less, are found along an approximately six-mile-wide band traversing the County in a north-easterly direction from the Village of Eagle to the Villages of Lannon and Menomonee Falls.

Geologic properties can influence the manner in which land is used, since geologic conditions, including the depth to bedrock, can affect the cost and feasibility of building site development and provision of public facilities and infrastructure. In the case of potential mineral extraction areas, the geologic attributes of the County are a valuable and irreplaceable resource. A need, therefore, exists in any planning program to examine not only how land is developed, but also how the geologic resources can best be used and managed

Soils

Soil properties exert a strong influence on the manner in which land is used, since they affect the costs and feasibility of building site development and provision of public facilities. In the case of productive agricultural lands and potential mineral extraction areas, soils are a valuable and irreplaceable resource. A need, therefore, exists in any planning program to examine not only how land and soils are currently used, but also how they can best be used and managed. Soil suitability interpretations for specific types of urban and rural land uses are therefore important aids to physical development planning and for determining the best use of soils within an area.

In 1963, to assess the significance of the diverse soils found in Southeastern Wisconsin, the Southeastern Wisconsin Regional Planning Commission negotiated a cooperative agreement with the U. S. Department of Agriculture, Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service (NRCS), under which detailed operational soil surveys were completed for the entire Region. The results of the soil surveys have been published in SEWRPC Planning Report No. 8, *Soils of Southeastern Wisconsin* and subsequently updated by the NRCS, 2003. These soil surveys have resulted in the mapping of the soils within the Region in great detail. At the same time, the surveys have provided definitive data on the physical, chemical, and biological properties of the soils and, more importantly, have provided interpretations of the soil properties for planning, engineering, agricultural, and resource conservation purposes.

The soils in Waukesha County range from very poorly drained organic soils to excessively drained mineral soils. General grouping of these soils into soil associations is useful for comparing the suitability of relatively large areas of the County for various land uses. A soil association is defined as a landscape with a distinctive proportional pattern of soils, typically comprised of one or more major soil types and at least one minor soil type, as identified by the U. S. Department of Agriculture, Natural Resources Conservation Service, and named after the major soils. Nine soil associations are found in the County.

Topography

Topographic elevation in Waukesha County ranges from approximately 730 feet above mean sea level in the extreme eastern portions of the County along tributaries of the Menomonee River in Brookfield, Elm Grove, and Menomonee Falls, to 1,233 feet at Lapham Peak in the Town of Delafield, a variation of over 500 feet. Most of the high points in the County are located along the Kettle Moraine in three distinct areas: the southern half of the Town of Delafield near Lapham Peak, the southwestern quarter of the Town of Lisbon and between State Highways 59 and 67 in the Towns of Genesee and Ottawa.

Bedrock Geology

Bedrock topography was shaped by pre-glacial and glacial erosion of the exposed bedrock. The consolidated bedrock underlying Waukesha County generally dips eastward at a rate of about 10 feet per mile. The bedrock surface ranges in elevation from about 900 feet above mean sea level, at Lapham Peak, to approximately 500 feet above mean sea level in the eastern portion of the County. The bedrock formations underlying the unconsolidated surficial deposits of Waukesha County consist of Precambrian crystalline rocks; Cambrian sandstone; Ordovician dolomite, sandstone, and shale; and Silurian dolomite. Figure III-1 shows a cross-section of the bedrock geology of Waukesha County. The uppermost bedrock unit throughout most of the County is Silurian dolomite, primarily Niagara dolomite, under laid by a relatively impervious layer of Maquoketa shale. In some of the pre-Pleistocene valleys in the southwestern and central portions of the County, however, the Niagara dolomite is absent and the uppermost bedrock unit is the Maquoketa shale.

Woodlands

Woodlands have both economic and ecological value and can serve a variety of uses providing multiple benefits. Located primarily on ridges and slopes and along streams and lakeshores, woodlands provide an attractive natural resource, accentuating the beauty of the lakes, streams, and the topography of the County. In addition to contributing to clean air and water, woodlands contribute to the maintenance of a diversity of plant and animal life and provide for important recreational opportunities.

Under balanced use and sustained yield management, woodlands can, in many cases, serve scenic, wildlife, educational, recreational, environmental protection, and forest production benefits simultaneously. Woodlands existing in 2000 cover 28,931 acres. These woodlands exist in large contiguous areas along the Kettle Moraine in the western half of the County and in scattered small areas throughout the remainder of the County.

Prairies

Prairies are open, treeless or generally treeless areas dominated by native grasses with associated native forbs. Such areas have important ecological and scientific value and consist of four basic types: low prairies, mesic or moderately moist prairies, dry prairies, and oak openings. The low prairies typically occupy ancient glacial lake beds; mesic prairies tend to occur on glacial outwash plains, the glacial till of recessional moraines, and the loessial, windblown depositional soils which cover the dolomitic bedrock; dry prairies occur on well-drained soils, usually on steep hillsides; oak openings are savannas dominated by dry prairie grasses and associated native forbs, with between one and 17 oak trees, usually bur oaks, per acre.

Prairies existing in 1990 consist of 34 sites covering a combined total of approximately 280 acres, a very small portion of the total land area of the County, located mostly in the southwestern quarter of the County. Very few native prairies are left in Waukesha County, although they once covered large portions of the County. The loss of native prairie and oak openings was primarily a result of agricultural practices, urbanization, and the suppression of the wildfires, which had served to restrain the advancing shrubs and trees that shade out prairie plants.

Wildlife

The Wisconsin Department of Natural Resources and the Southeastern Wisconsin Regional Planning Commission conducted inventories of wildlife habitat in the Southeastern Wisconsin Region jointly in 1985. Wildlife habitat areas encompassed a combined area of 182 square miles, or 31 percent of the total area of the County in 1985. These areas are concentrated on the Kettle Moraine, in the Vernon Marsh, along Scuppernong Creek and the Scuppernong River, and around the major lakes in the County. As a part of the 1985 inventory, three classes of wildlife habitat were identified:

Class I (high-value) wildlife habitat areas contain a good diversity of wildlife, are adequate in size to meet all of the habitat requirements for the species concerned, and are generally located in proximity to other wildlife habitat areas. Class I wildlife habitat encompassed 88 square miles, or 49 percent of total wildlife habitat.

Class II (medium-value) wildlife habitat areas generally lack one of the three criteria for Class I wildlife habitat. However, they do retain a good plant and animal diversity. Class II wildlife habitat encompassed 61 square miles, or 33 percent of total wildlife habitat.

Class III (other significant) wildlife habitat areas are remnant in nature in that they generally lack two of the three criteria for a Class I wildlife habitat, but may, nevertheless, be important if located in proximity to high- or medium-value wildlife habitat areas, if they provide corridors linking higher-value wildlife habitat areas, or if they provide the only available range in the area. Class III wildlife habitat encompassed 33 square miles, or 18 percent of total wildlife habitat.

Surface Water Resources

Surface water resources constitute an extremely valuable part of the natural resource base of Waukesha County. Surface waters are a focal point of water-related recreational activities and provide an attractive setting for properly planned residential development. Surface waters, particularly the major lakes, also provide substantial economic benefits. Expenditures by boaters and other recreational users of surface waters benefit the owners of restaurants, grocery and convenience stores, service stations, and sporting goods stores in the County. Lakeshore properties, which generally have high-assessed valuations, also serve to enhance the property tax base of the

County. In addition, when viewed in the context of open space areas, surface waters greatly enhance the aesthetic and scenic characteristics of the natural environment. Because surface water quality is highly susceptible to deterioration from pollutant runoff, both urban and rural land uses must be carefully managed to achieve a balance between the extent of use and the maintenance of water quality.

Lakes

In 1997, the Wisconsin Legislature created a lake classification grant program. The program was intended to further the degree of protection of lakeshore habitat with the State. In 2000, Waukesha County received a Lake Protection Grant to initiate a program for the classification of the lakes within the County. The objective was to develop criteria for determining the sensitivity of lakes within the County to disturbance from land-based activities. Specifically, these criteria could be used to review and potentially refine the County's shoreland zoning code to provide an appropriate degree of protection for aquatic ecosystems.

Major inland lakes are defined as those with a surface area of 50 acres or larger, a size capable of supporting reasonable recreational use with minimal degradation of the resource. Waukesha County contains all or portions of 33 major lakes with a combined surface area of approximately 14,000 acres, or 21.9 square miles, or about 3.8 percent of the total area of the County. This represents about 38 percent of the combined surface area of the 101 major lakes in the seven-county Southeastern Wisconsin Region, more than any other county in the Region. Thirty of the major lakes are located entirely within the County, while three major lakes, Lake Denoon, Golden Lake, and Lake Five, are located only partly within the County.

Rivers and Streams

For flood control and water quality planning purposes, the Southeastern Wisconsin Regional Planning Commission has divided the Region into 11 major watersheds, four of which are located wholly or partially in Waukesha County. The sub-continental divide traverses the County in a north-south direction in the eastern tier of communities, separating the County between the Mississippi River and the Great Lakes-St. Lawrence River drainage systems. Two of the major watersheds, the Menomonee River and Root River watersheds, lie east of the sub-continental divide and are part of the Great Lakes-St. Lawrence River drainage system. The other two watersheds, the Fox (Illinois) and Rock River watersheds, lie west of the sub-continental divide and are part of the Mississippi River drainage area. The watershed covering the largest area of Waukesha County is that of the Fox River, encompassing about 58 percent of the total area of the County.

Major streams are perennial streams, which maintain, at a minimum, a small contiguous flow throughout the year except under unusual drought conditions. Waukesha County contains a total of approximately 268 miles of perennial streams. The longest major streams are the Fox (Illinois) and Bark Rivers, with 46.1 and 31.8 stream miles, respectively, in the County.

Floodlands

The floodlands of a stream are the wide, gently sloping areas contiguous with and usually lying on both sides of a stream channel. Streams occupy their channels most of the time. However, during even minor flood events, stream discharges increase beyond the capacity of the channel to accommodate the entire flow, especially where urban development increases runoff or alters the stream channel. As a result, stages increase and the river or stream spreads laterally over the floodlands. The periodic flow of a river onto its floodlands is a recurring phenomenon and, in the absence of costly flood control measures, will occur regardless of the extent of urban development in floodlands. Floodlands are not suited to urban development because of flood hazards, high water tables, and inadequate soils. These areas are, however, generally suitable locations for valuable park and open space areas. Floodlands also provide storage for floodwaters and thereby decrease downstream flood discharges and stages. The 100-year flood recurrence interval flood hazard area encompasses about 72 square miles, not including nearly 24 square miles of surface water in lakes and streams, or about 13 percent of the County's total land area.

Wetlands

Wetlands perform an important set of natural functions, which make them particularly valuable resources lending to overall environmental health and diversity. Some wetlands provide seasonal groundwater recharge or discharge. Those wetlands that provide groundwater discharge often provide base flow to surface waters. Wetlands contribute to the maintenance of good water quality, except during unusual periods of high runoff following prolonged drought, by serving as traps, which retain nutrients and sediments, thereby preventing them from reaching streams and lakes. They act to retain water during dry periods and hold it during flooding events, thus keeping the water table high and relatively stable. They provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of fish and wildlife. These attributes have the net effect of improving general environmental health; providing recreational, research, and educational opportunities; maintaining opportunities for hunting and fishing; and adding to the aesthetics of an area.

Wetlands pose severe limitations for urban development. In general, these limitations are related to the high water table, and the high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils. These limitations may result in flooding, wet basements, unstable foundations, failing pavements, and failing sewer and water lines. Moreover, there are significant and costly onsite preparation and maintenance costs associated with the development of wetland soils, particularly in connection with roads, foundations, and public utilities. Wetlands existing in 2000 cover 52,652 acres scattered throughout the County.

Environmental Corridors and Isolated Natural Resource areas

The most important elements of the natural resource base of the County, including the best remaining woodlands, wetlands, prairies, wildlife habitat, surface water and associated shorelands and floodlands, and related features, including existing park and open space sites, scenic views, and natural areas and critical species habitat sites, occur in linear patterns in the landscape, termed "environmental corridors." The most important of these have been identified as "primary environmental corridors," which are by definition at least two miles long, 200 feet wide, and 400 acres in area. Primary environmental corridors are generally located along river and major stream valleys, around major inland lakes, and in the Kettle Moraine. The County Development Plan recommends the preservation of primary environmental corridors in essentially natural, open use. The preservation of these corridors is considered essential to the overall environmental quality of the County and the maintenance of its unique cultural and natural heritage and natural beauty. Because these corridors are generally poorly suited for urban development owing to soil limitations, steep slopes, or flooding potential, their preservation will also help to avoid the creation of new environmental and developmental problems.

Under the Development Plan, primary environmental corridors would encompass about 148.5 square miles, or about 31 percent of the County, in 2035. This represents a net increase of 5.7 square miles, or four percent, over the existing 2000 area. Secondary environmental corridors would encompass 11 square miles in 2035, a decrease of about two percent, from 2000. Isolated Natural Resource areas would encompass about 12.5 square miles in 2035, a decrease of about four percent from 2000.

EXISTING PUBLIC PARK AND RECREATION PROVIDERS

A comprehensive inventory and mapping of all known existing or proposed, public and private park, recreation and open space sites in Waukesha County was completed in September 2008. *Refer to Exhibit D-1* This information provides a baseline of existing park and recreation facilities which when compared to the park and recreation needs will indicate the adequacy of park, recreation and open space lands in the county.

Waukesha County has three primary providers of public park and recreation. They are the Wisconsin Department of Natural Resources, Waukesha County and local municipalities. This section presents a discussion of their roles in the provision of park and recreation services.

Wisconsin Department of Natural Resources
By definition, the Wisconsin Department of Natural Resources (WDNR) provides space for outdoor recreation and nature and conservation education. State parks aim to preserve, protect, interpret and enhance the scenic and cultural resources of the state. The size of a state park typically varies between 500 to 3000 acres, but can be smaller than twenty acres or larger than 10,000 acres. The service area of state parks is generally 100 miles. The WDNR park sites offer a diverse range of outdoor resource-oriented, intensive resource-oriented, extensive land-based and extensive water-based recreation activities including camping, hunting, fishing, canoeing, hiking, cross-county skiing, bird watching, horseback riding, and boat launching.

The WDNR has acquired large areas of park and open space lands in Waukesha County. These sites were generally acquired for natural resource preservation purposes. Major sites owned by the Department include the Kettle Moraine State Forest, Vernon Marsh, Big Muskego Lake Wildlife Area, Lapham Peak Unit of the Kettle Moraine State Forest, the Ottawa Lake Recreation Area and the Pine Woods Campground, both of which are located within the Southern Unit of the Kettle Moraine State Forest. The Department also owns one special regional recreational site, Old World Wisconsin, which is also located within the Southern Unit of the Kettle Moraine State Forest. In 2008, the WDNR acquired the former Rainbow Springs property that includes significant Mukwonago River frontage, a lake and a golf course for which detailed plans have not been prepared as of this writing. The area is expected to become a major recreational amenity and includes a total of 971 acres of both Waukesha and Walworth Counties. Wisconsin Department of Natural Resources consisted of 28 sites totaling 18,229 acres or four percent of the County area. *Refer to Exhibit D-1*

Local Municipalities and School Districts
In addition to meeting resource-oriented outdoor recreation needs, a park plan must seek to provide sites and facilities for non-nature-based activities, such as baseball, soccer, skateboard parks, tennis, and playground activities. Sites and facilities for non-nature-based activities rely less heavily on natural resource amenities, generally meet a neighborhood and community needs, and have a relatively small service radius. For these reasons, responsibility for providing such sites and facilities generally rests with city, village, and town governments. Local municipality park classifications and standards will vary based upon the municipalities adopted park and open space plan. Local municipalities own 10,058 acres or 2.7 percent of the total area of the County. Local Municipalities propose to acquire 8,627 acres or 2.3 percent of the County.

Private Preservation and Recreation Providers
There are numerous private providers of outdoor recreation. These include non-profit organizations and businesses operated for profit. They can provide a full range of outdoor recreation activities including outdoor resource-oriented, intensive resource-oriented, intensive-non resource-oriented and extensive land-based recreation activities. Recreation activities include golf, water parks, horseback riding, camping, tennis, health clubs and youth camps.

Non-profit providers in Waukesha County include the Waukesha County Land Conservancy, Ice Age Trail Foundation, the Nature Conservancy, Isaac Walton League, Tall Pines Conservancy and various YMCA's and religious institutions. The mission of the Waukesha County Land Conservancy seeks is to protect environmentally significant lands in Waukesha County. The Nature Conservancy, through its mission, seeks to

preserve plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. The mission of the Isaac Walton League is to restore watersheds, reduce air pollution, fight litter, protect wildlife habitat and open spaces, and instilling conservation ethics in outdoor recreationists. The Tall Pines Conservancy's mission is to preserve our rural heritage by protecting remaining farmland, water resources, natural areas and open spaces impacting Northwestern Waukesha County.

The non-profit conservation organization sites consist of 1,255 acres or 0.3 percent of the County area. Exhibit D-1 identifies non-profit conservation organizations existing lands and proposed acquisitions of 10,634 acres or 2.9 percent.

Recreation providers, who operate for-a-profit, cover a wide range of recreation activities. They often provide specialized recreation activities and cater to a niche market. Some private recreation sites are only open to members and their guests and therefore are not considered in an inventory of private preservation and recreation providers. Exhibit D-1 identifies private recreation providers whose recreation activities are open to the public.

Other Public Preservation and Open Space Providers

Wisconsin Department of Transportation
The Wisconsin Department of Transportation owns eight wetland mitigation sites totaling 351.5 acres within the County. The 178 acres of the 351.5 acres have been restored or enhanced as wetlands or, in upland portions of the sites, as prairies. Six of the eight sites are located within, or adjacent to, primary environmental corridors and two are located adjacent to a secondary environmental corridor. In each case, restoration or creation of wetland or prairie vegetation is expected to result in an expansion of the corridor to include the mitigation sites.

University of Wisconsin
The University of Wisconsin owns the Waterville Field Station, encompassing about 96 acres, located in the Town of Ottawa. Both the Ice Age Trail and the Glacial Drumlin Trail traverse the Field Station.

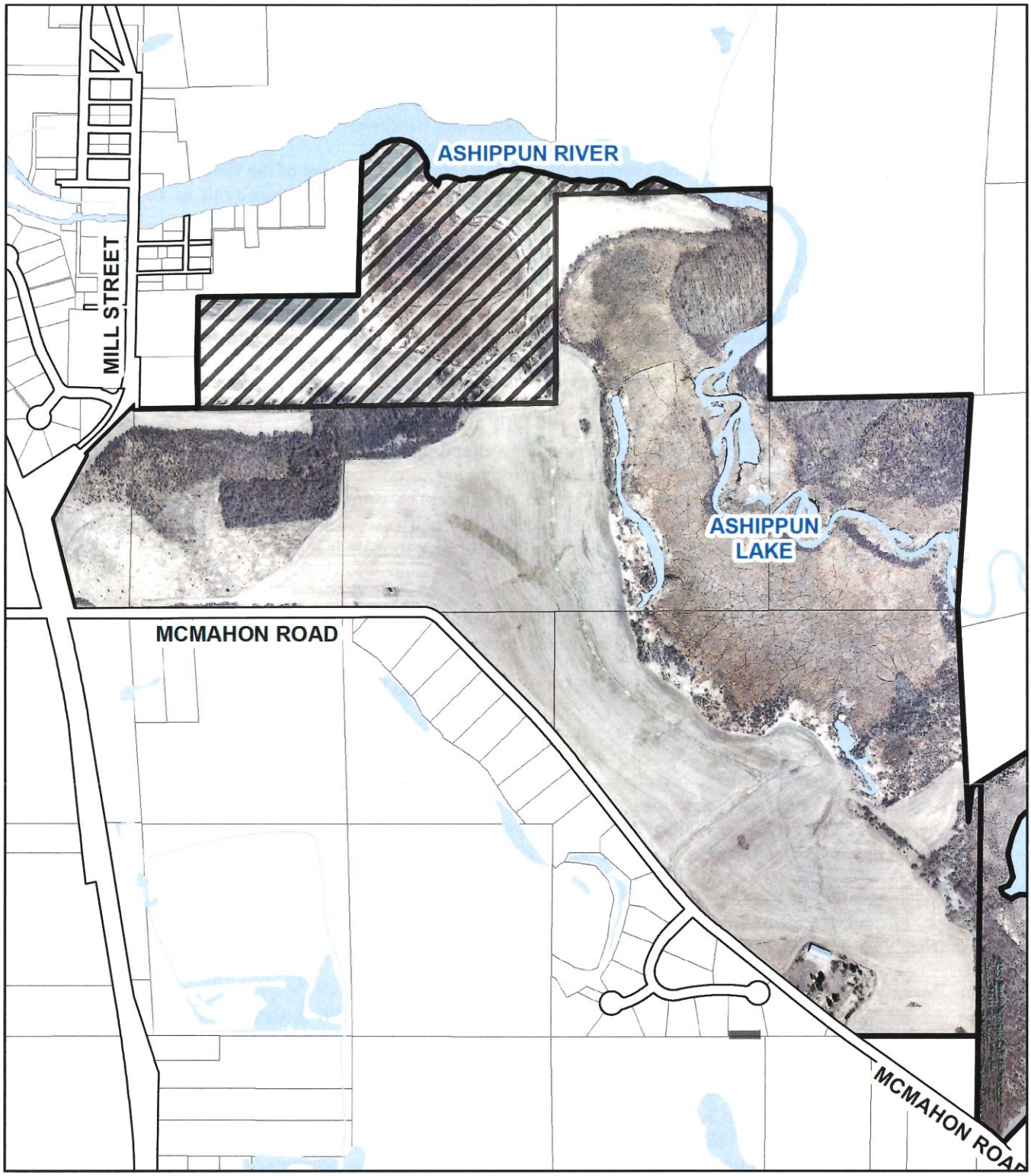
EXISTING WAUKESHA COUNTY PARK AND OPEN SPACE SITES

The Waukesha County Park System is a nature-based park system, which demonstrates environmental stewardship, while providing nature based recreation and programmed education activities. The County Park System provides outdoor resource-oriented, intensive resource-oriented, extensive land-based outdoor and extensive water-based recreation activities through regional parks, regional greenway corridors, regional trail corridors, and special use parks. In 2008, Waukesha County Park system consists of 4,858 acres of parkland and 2,786 acres of greenways or 2.0 percent of the County. *Refer to Exhibit D-2*

A detailed description of existing Waukesha County park and open space sites is provided in this section. For each park, greenway, trail or special use facility, a detailed description of the location, acquisition history, site characteristics, resource management and existing and planned improvements are provided.

Major Parks

Under the Waukesha County Park System, major parks are a minimum of 250 acres in size and have a service radius of four miles. *Refer to Exhibit E* To establish and maintain a natural park setting, 70% of the park is undeveloped and included in the park systems natural management plans. The remaining 30% of the park is developed for compatible recreation activities. To avoid a duplication of effort, there are no County regional parks planned in close proximity to the Southern Unit of the Kettle Moraine State Forest in the southwestern portion of the County. There are eight developed parks in the system that have year-round staff located at the facility. All parks have rentable park facilities available to the public for various family, private or public events year-round. Four parks have camping facilities open from April through October. Six parks have sand beaches with modern changing and restroom facilities. The Waukesha County Parks provide open space for nature based recreation activities. The Waukesha County Park System is fee based. Through County policy, the Park System is required to offset thirty percent of the operating budget with fees.



Ashippun Park

Acquisition Interest

N

0 460 920 1,840

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Ashippun River Park (Undeveloped)

Location: Town of Oconomowoc, Sections 8, 9 and 16
Address: 7640 McMahon Road, Oconomowoc

Acquisition (History):

338 Acres
1992 – Dedication from Saddle Brook farms - 38 acres
1999 – Purchase from Jim and Patricia Williams - 50 Acres
1999 – Purchase from Jim Williams and John Zurheide - 250 Acres

Acquisition Interest:

61 acres – Northwest area of the park includes a large wetland and upland

2000 – 2007 Accomplishments:

* Removal of Farm Buildings

Site Characteristics:

The Ashippun River runs through the tranquil northeast portion of the park and abuts state land where the Ashippun Lake access is located. This undeveloped parcel has varying character starting along McMahon Road with tilled farm fields continuing on the northeast third of the site where it borders a wetland and finally transitioning into the Ashippun River. One mile of the Ashippun River runs through the northeast corner with about 131 acres of wetland surrounding it. Wooded terrain exists at the northern most point of the parcel and overlooks the river. The western portion is a hill covered with brushy old-field and small woods.

Existing Development:

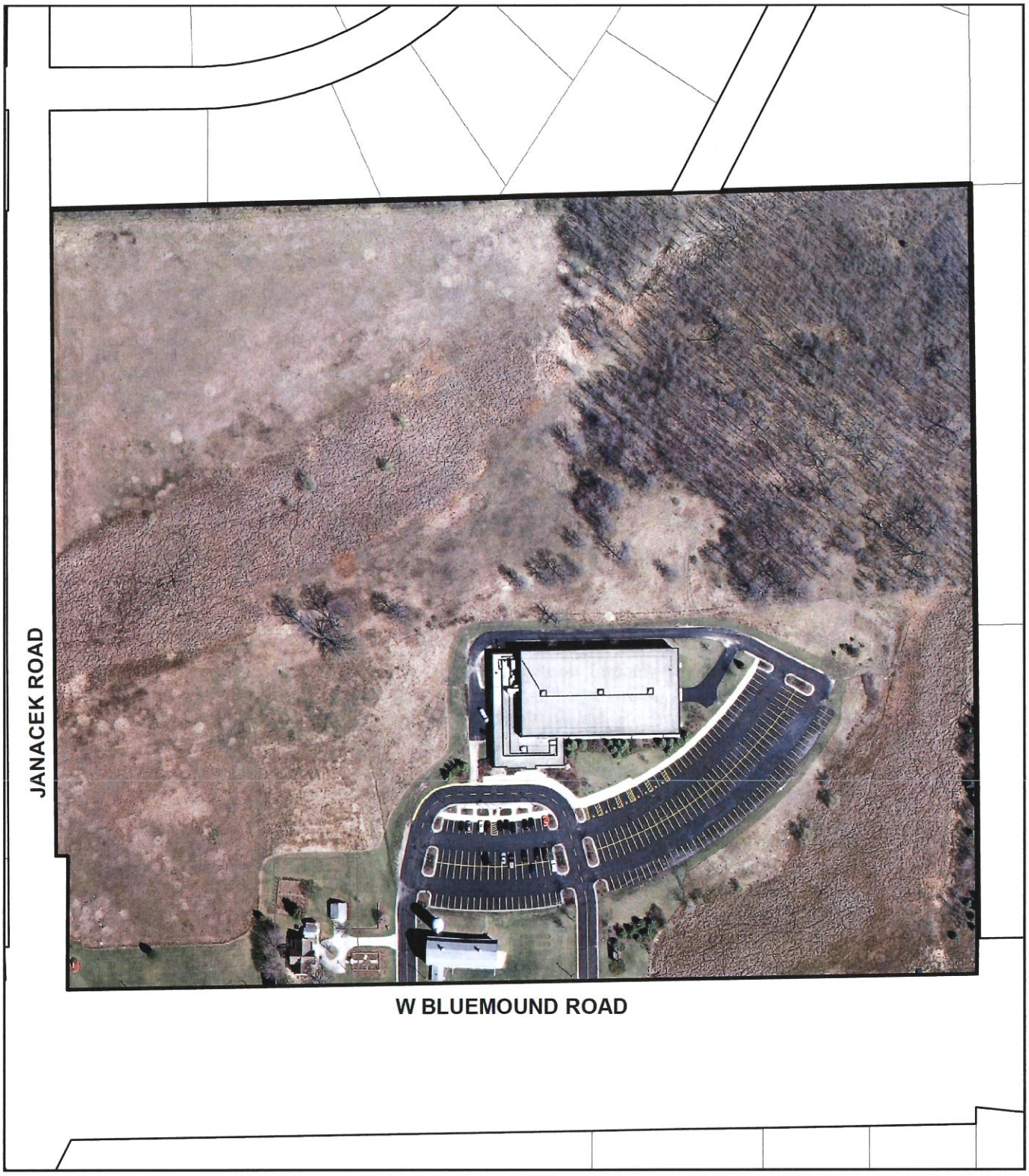
- Lake Access - South of Park along McMahon Road, no access fee, asphalt road and parking lot, boat launch, 11 boat trailer-parking stalls and 10 vehicles-only stalls
- Picnic area - picnic table, pit toilet
- Rental Ag Land -140 acres
- Rental Building - Metal storage building 60'x 130'

Planned Development:

Natural Management Plan – April 2009
Resource Management Planning

Park System Connection:

Ashippun River Greenway



Eble Park

N

0 100 200 400

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan
Eble Park

Location: Town of Brookfield, Section 29
Address: 19400 W. Bluemound Road, Brookfield

Acquisition (History):
32 acres of original farmstead donated by siblings, Florence and Roy Eble, in 1987 for park and recreation purposes.

2000 – 2007 Accomplishments:
* Re-shingle Barn Roof
* Re-shingle Garage Roof
* Routine Pavement Management

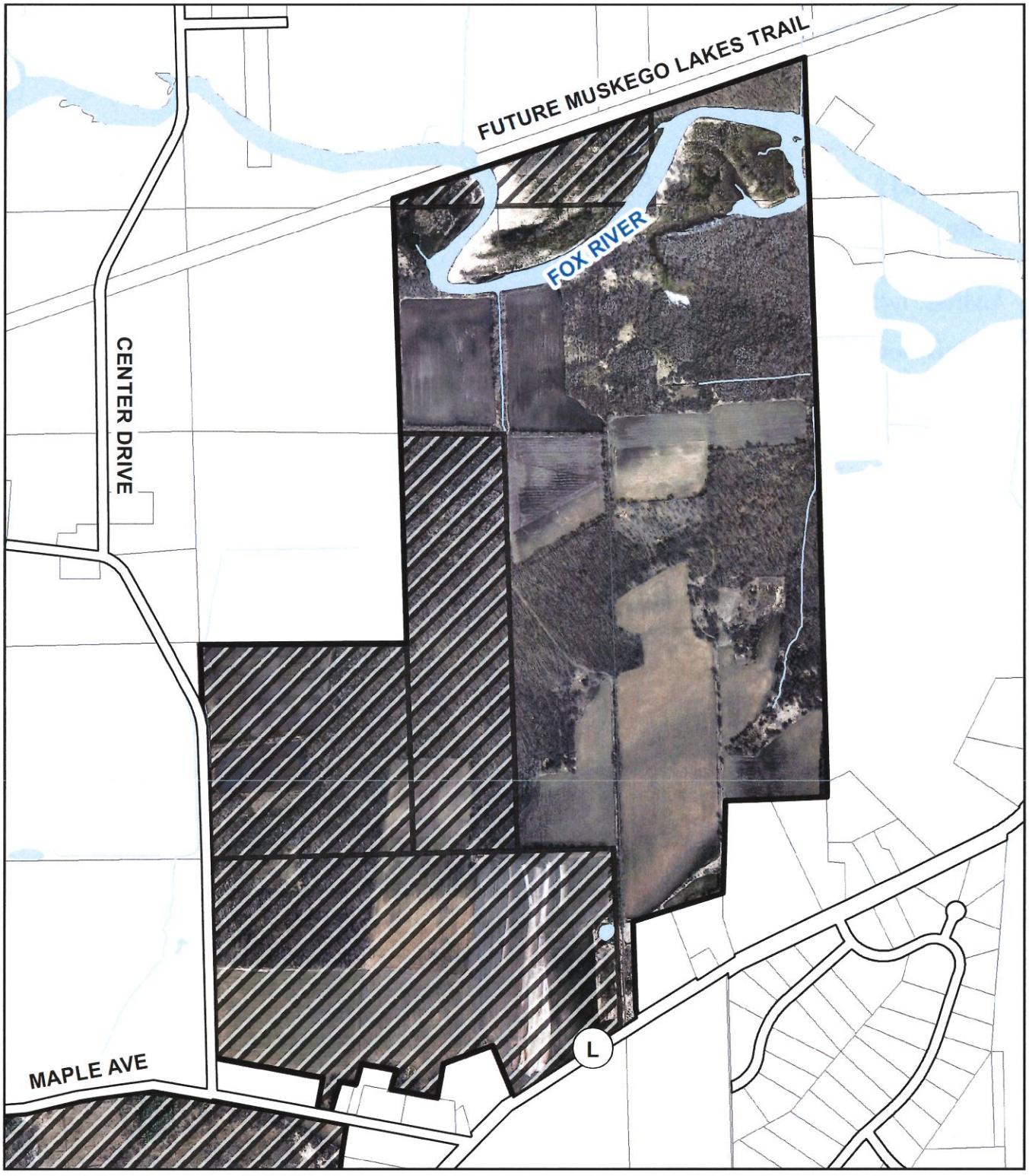
Site Characteristics:
Eble Park opened in November 1988 and is located in the Town of Brookfield at the northeast intersection of Bluemound Road (Hwy 18) and Janacek Road. The park is a highly visible property dominated by the outstanding barn and farmhouse with plenty of open space around the ice arena. There is wetland to the southeast and an old field to the north of the ice arena. A tranquil lawn and garden surround the barn and homestead which are maintained by a local group.

Existing Development:
- ☒ Ice Arena - 35,400 square foot facility with an 85'x 200' ice rink on a concrete floor, seating capacity for 1,200 with a concession area and four sets of locker rooms, cooled by a Freon-based system.
- ☒ Asphalt parking areas
- ☒ Formal Flower and Vegetable Garden - maintained by the Master Gardeners Association
- ☒ Historical Sites - unoccupied two story home previous residents Roy and Florence Eble with a garage re-roofed in 2006, two outbuildings and a barn re-roofed in 2007
- ☒ Legacy Forest – Trees donated in memory/honor of others.

Planned Development:
New entrance to Janacek Road and removal of existing driveway between house and barn
Site plan for entire Park (2008)
Explore partnerships for garden demonstration and environmental/agricultural education area
New entrance signage
Resource Management Planning

Park Activities:
- ☒ Ice Skating
- ☒ Gardening

Planned Park Activities:
- ☒ Educational Activities
- ☒ Roller Hockey



Fox Bend Park

Acquisition Interest

N

0 460 920 1,840

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Fox Bend Park (Undeveloped)

Location: Town of Vernon; Sections 22, 27
Address: CTH L (Forest Home Avenue)

Acquisition (History):
225 Acres
1992- Robert & Alice Mueller – 154 acres
1995- Links Acres – 68.5 acres
2004- Purchase from Dean Hintz - 2.5 acres

Acquisition Interest:
160 acres
Small parcel to the North along the Fox River and connecting to the Fox River Greenway. Also, a large area to the southwest containing woodlands and uplands providing a connection to Smith Park.

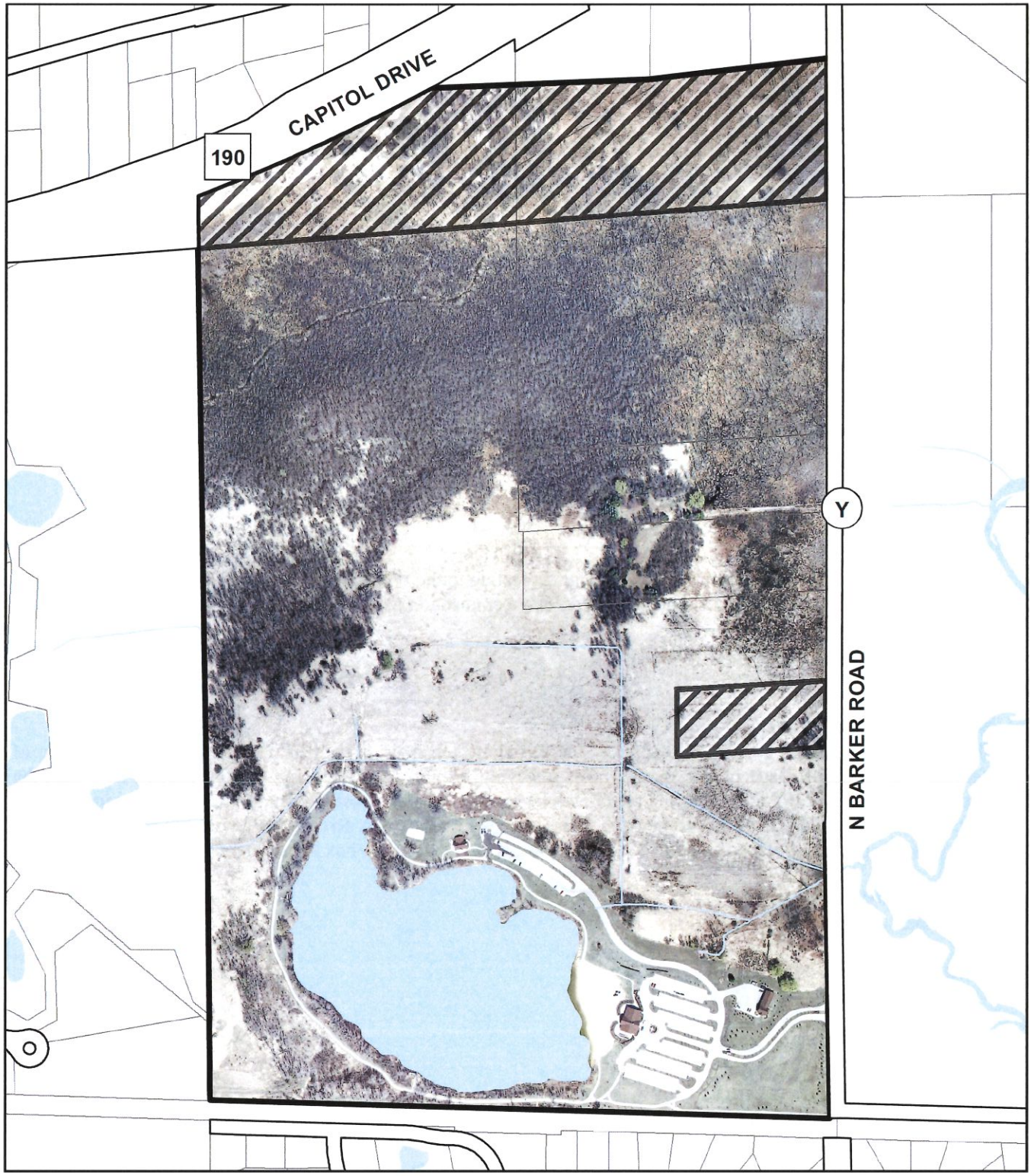
2000 – 2007 Accomplishments:
*None

Site Characteristics:
The proposed Fox Bend Park of 390 acres is located along the main branch of the Fox River in the Town of Vernon, west of the Village of Big Bend. This undeveloped park is in the south central section of Waukesha County and is located off CTH L to the south and Center Drive to the west. The park has varied terrain, is in an agricultural area and some of the property is tillable cropland. The Fox River runs across the north part of the park, which is in a conservancy wetland. Fox Bend Park is also part of the Fox River Greenway Corridor.

Existing Development:
- Rental Ag Land: 90.5 acres

Planned Development:
Natural Management Plan (June 2008)
Resource Management Plan
Canoe launch to the Fox River

Park System Connection:
The proposed Fox River Greenway



Fox Brook Park

Acquisition Interest

N

0 305 610 1,220

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Fox Brook Park
(Dedicated in 2000)

Location: City of Brookfield, Section 7 and 18
Address: 2925 North Barker Road, Brookfield

Acquisition (History):
223 Acres
1997 - 173 acres acquired from the City of Brookfield
2000 - Purchase Wetzel- 50 acre parcel (primarily wetland to the north) - DNR & City of Brookfield funding

Acquisition Interest:
35 acres – Includes 4-acre wetland parcel along Barker Road and a 31-acre parcel that would make up the North end of the park

2000 – 2007 Accomplishments:
* New Park as of 1999
* Wayfaring signage
* Concession Building
* Pedal Boat Dock
* 3 – Legacy Forest Plantings
* Routine Pavement Maintenance

Site Characteristics:
Fox Brook Park is a 223-acre park located west of Barker Road (CTH Y) in the northwestern section of the Town of Brookfield. Formerly the site of a gravel quarry the park now has a 22-acre quarry lake with a spacious lodge and sandy beach that opened on June 24, 1999. Pedal boats for enjoyment on the lake became available in 2001. The 138-acre wetland area is a natural habitat and resource preserve. This habitat allows many bird species to flourish such as Gold Finches and Indigo Buntings. One mile of paved trail curves around the quarry lake and provides three wildlife-viewing areas to observe the wonders of nature. The beauty and tranquility of this park offers a variety of recreational and open space opportunities.

Existing Development:
- Beach House/Lodge – concession stand mid May through August, with soda machines, restrooms and shower facilities open to all. September through May lodge can be reserved for public or private events, electricity, microwave, refrigerator, freezer, sink, indoor restrooms, wood burning fireplace, patio, capacity 100 with tables and chairs
- Picnic Pavilion – One rentable 30'x 30' covered area with cement base, 25 picnic tables, modern restrooms, Caterer's Room w/hot and cold water, sink and counter space, electricity, large grill, wood burning fireplace, sandpit volleyball w/net
- Legacy Forest - Trees donated in memory/honor of others
- Maintenance Building - equipment storage, cleaning and maintenance supply storage, park office, lunchroom, counting room, locker room, shower, unisex bathroom facility, mechanical room

- ☒ Observation Decks - 3 decks along the trail overlooking Quarry Lake
- ☒ Paved Trail -1 mile multi use trail winding around the lake
- ☒ Pedal Boat Rentals - 6 Pedal boats (1 handicapped and 5 regular), dock for loading and unloading,
- ☒ Pedal Boat/Concession Building - rental payment and agreement, life jacket supply, electricity
- ☒ Play Structure - Single multi-play station structure, poured rubber base
- ☒ Quarry lake - 22 acre - swimming, fishing, pedal boat rental, kayak lessons in cooperation with area park and recreation departments
- ☒ Scuba Diving Access
- ☒ Swimming beach - 400 feet of sand beach, diving dock, volleyball net, swimming only when lifeguards are on duty

Planned Development:

Natural Management Plan April 2008
Resource Management Plan

Park Activities:

- ☒ Beach
- ☒ Biking
- ☒ Bird watching
- ☒ Family gatherings
- ☒ Fishing
- ☒ Geocaching
- ☒ Kayak lessons
- ☒ Pedal boat rentals
- ☒ Picnicking
- ☒ Rollerblading
- ☒ Running or jogging
- ☒ Scuba diving
- ☒ Seasonal activities
- ☒ Swimming
- ☒ Swimming lessons
- ☒ Walking for pleasure

Park System Connection:

The proposed Fox River Greenway



Fox River Park

N

0 360 720 1,440

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Fox River Park

(Dedicated in 2003)

Location: Town of Waukesha Sections 20 and 21
Address: W264 S4500 River Road, Waukesha

Acquisition (History):

257 Acres

1989- Dedication Richard Casper – 24 Acres
1988- Purchase Winzenried /Mittelstadt – 144 Acres
1993- Dedication Don Bellman- 50 Acres
1994- Dedication Don Bellman – 15 Acres
1994- Dedication Richard Casper – 24 Acres

2000 – 2007 Accomplishments:

* New Park 2003
* Wayfaring signage
* Entrance hut improvements
* 2 – Observation decks
* Canoe Launch
* 20 Legacy Forest Trees
* Routine Pavement Maintenance
* Nature Play area
* Buffer plantings
* Revised Natural Land Management Plan

Site Characteristics:

Fox River Parks 257 acres are located alongside the Fox River in the Town of Waukesha. This park features Fox River frontage, wetlands, upland oak-hickory woodlands, open meadows and a deep marsh all providing a feeling of wilderness and solitude. No matter what season of the year one visits, the view and activity are ever changing. Spring brings delicate wildflowers, summer produces a wooded canopy for a hike through the forest, fall offers a breath taking color display and winters snows glisten in the sun. The abundance of wildlife provides great opportunities for nature study and the exploration of the natural world. As the trails wind through the park, numerous wildflowers and bird species can be observed. Several miles of paved trails draw hikers, bikers, and rollerbladers throughout spring, summer and fall offering a variety of trail experiences.

Existing Development:

- ☒ Canoe Launch
- ☒ Legacy Forest - Trees donated in memory/honor of others
- ☒ Maintenance Building - Park office, lunchroom, locker room with shower, unisex bathroom, counting room, utility room, cleaning and maintenance storage, maintenance equipment storage.
- ☒ Nature Play Area - Spider climber, rock climber, 2 sets of slides, sand play area with water supply, council ring, accessible paved pathway along with sensory landscaping

- Paved Trail
  - Black trail 2.25 miles
- Picnic Pavilion - 3 Rentable 30'x 30' covered area with cement base, picnic tables, indoor restrooms, large grill, wood burning fireplace, sandpit volleyball w/net
  - Picnic Area #1: electricity, water
  - Picnic Area #2: electricity, water
  - Picnic Area #3: electricity, water
- Trail Head Building - indoor restrooms, water
- Turf and wood-chipped trails (total 4.3 miles) located in the forested area of the park
  - Red Trail 1.2 miles
  - Blue Trail 1.4 miles
  - Green Trail 1.7 miles
- Two Observation Decks
  - Overlooks the south end of the Deep Marsh
  - Along the paved path beside the Fox River

Natural Management Plan:

The Conservancy Area for Fox River Park is mainly high quality dry-mesic forest covering approximately 84 acres. The wooded area (the area known as Foster's Woods) is designated NA-2 by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). There are smaller open wet areas on the northern and eastern edges and two sites on the southwest border showing open structure like oak woodland or savanna. These smaller areas contribute, albeit on a minute scale, to diversity at the landscape level. Most, perhaps all, of the buffer zone will be a minimum of 25 feet due to the NA-2 ranking. The quality of the two wetlands will need to meet WI DNR NR 151 regulations to determine if buffers there exceed 25 feet. The surrounding areas will focus on buffering forest wildlife while also providing a preferred transition for grassland birds. Immediately adjacent grasslands will provide a "soft" or shrubby edge to the forest border and scattered woody vegetation beyond (Sample and Mossman 1997). Areas next in line will be a mosaic of shorter old-field vegetation and plantings blended with warm season grasses. The shrubby edge borders may eventually succeed into forest themselves. At that time, management strategies will be re-evaluated.

Fox River Park is in the midst of heavy suburban development. Communicating to the public why this area is of high quality and why it is a dry-mesic or Red Oak forest can be an attraction in and of itself. It is also important for the public to understand the importance of large, intact, functional tracts of contiguous plant communities and how they contribute to landscape scale diversity.

Planned Development:

Resource Management Plan
Install prairie meadow on outside perimeter west of maintenance building to the front entrance.
Continue to improve buffer area between picnic areas and residential neighbors
Enhance the canoe launch
Secondary signage along trail system
Improved trail signage
Fox River Trail Connection

Park Activities:

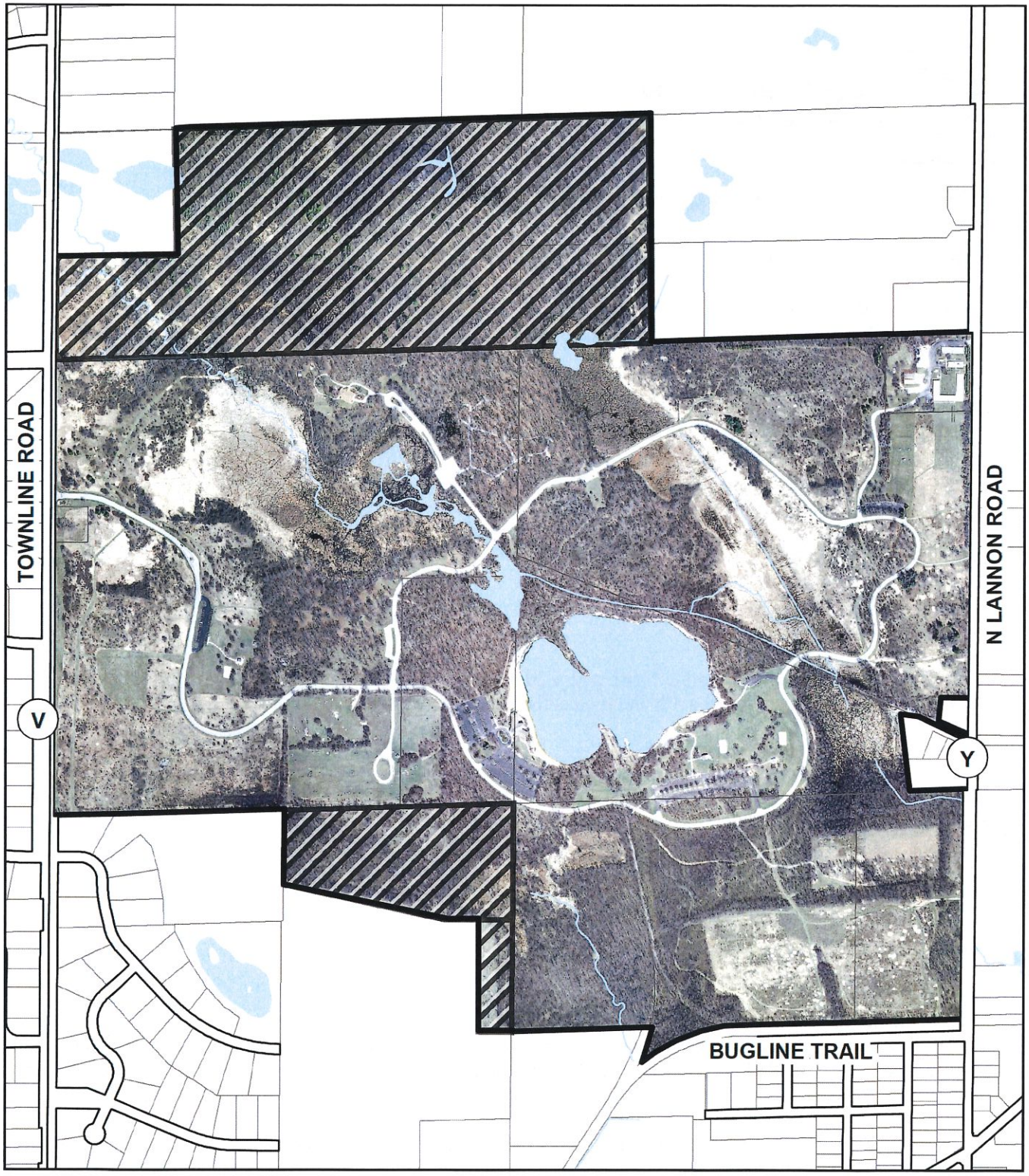
- ☒ Bicycling
- ☒ Bird-watching
- ☒ Canoeing
- ☒ Cross-country Skiing (multi-use trail)
- ☒ Day Hiking
- ☒ Family gatherings
- ☒ Geocaching
- ☒ Kayaking
- ☒ Nature-based educational programs
- ☒ Picnicking
- ☒ River Fishing
- ☒ Rollerblading
- ☒ Running or Jogging
- ☒ Seasonal Events
- ☒ Snowshoeing
- ☒ Walk for pleasure
- ☒ Winter Hiking

Planned Activities:

- ☒ Hot air balloon launching
- ☒ Kite flying
- ☒ Outdoor art fair

Park System Connection:

Proposed Fox River Greenway extends through the park.



Menomonee Park

Acquisition Interest

N

0 415 830 1,660

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Menomonee Park

Location: Village of Menomonee Falls, Section 18
Address: W220 N7884 Townline Road, Menomonee Falls

Acquisition (History):

400 Acres

1960 - Purchase (from three separate owners) – 315 acres
- Arthur Prag – 144.3 acres
- Elmer Schultz – 99.1 acres
- Lake Shore Sand and Stone Co. – 71.6 acres

1963 - Conveyed by deed from Department of Interior – 5 acres
1970 – Purchase Ritsch – 79 acres
1984 – Purchase from June Prag – 1 acre

Acquisition Interest:

113 acres
Includes a 93-acre wooded site to the North and a 20-acre site wooded site south of the Group Camping area to work as a buffer to the park to the north and protect the Sedge Meadow Thicket to the east.

2000 – 2007 Accomplishments:

* Revised Park Entrance Signage
* Wayfaring Signage
* Reconstruct swimming dock
* New picnic shelter #1 with electric
* Electric to Picnic Shelter #2
* Extension of stone pier and post fence at beach
* 3 Legacy Forest trees
* Routine pavement maintenance
* Revised Natural Management Plan

Site Characteristics:

Menomonee Park is located in the northeastern section of Waukesha County in the Villages of Lannon and Menomonee Falls. The Park totals 400 acres of rolling fields, high quality maple woods, cattail marsh, wetlands, several trails for hiking, biking, horseback riding and a 16-acre quarry lake. There are three Artesian wells within the park located near the Beach House, Camp Pow Wow Lodge and the Family camp area. In 1880-1900, a stone quarry operated here, now remnants of its history include an old stone crusher and the railroad spur running from the quarry to the Bugline Recreation Trail. Rolling hills challenge the hikers, cross country skiers and those on snowshoes. The historical Bugline Trail, once a railroad that served Stone City, with its 12 miles of crushed limestone has become a valued trail for biker, hikers and a portion is reserved for equestrian and snowmobile use.

Existing Development:

- Archery - 3 targets, on a 10' raised platform
- Beach House - May through September for beach operation only, concession stand, soda machines, indoor restrooms and shower facilities. Reservable September through May for public or private events, refrigerator, hot and cold water, sink, soda machine, microwave, coffee pot, indoor restrooms, fireplace, tables/chairs, capacity 50
- Family Camping – 33 sites, reservations not accepted, rustic and wooded sites, picnic table, fire-pit, outdoor restrooms, parking for one vehicle per site
- Fishing Pier
- Group Camping - 7 reservable sites/minimum 8 people per site, picnic tables, fire-pit, outdoor restrooms
- Legacy Forest - Trees donated in memory/honor of others.
- Lodge - Camp Pow Wow Lodge - May through September reserved exclusively for ARCH (Association for the Rights of Citizens with Handicaps) September through May building is reservable amenities include; full kitchen, heated, indoor and outdoor fireplace, indoor restrooms w/showers, covered patio w/cement floor, tables/chairs, capacity 125
- Maintenance Building - Park office, cleaning and maintenance supply storage
- Picnic Shelters - 3 rentable, 20'x 30' covered shelters with cement base includes, sandpit volleyball w/net, outdoor restrooms, large grill, 20 picnic tables
    - Picnic Area #1: electricity
    - Picnic Area #2: electricity
    - Picnic Area #3: none
- Quarry Lake 16-acres
- Recreation Building – reservable, heated facility, stove, refrigerator, soda machine, hot/cold water, sink, electric coffee pot, cots, indoor restrooms, outdoor grill, tables/chairs, day time capacity 100, overnight capacity 40, sandpit volleyball w/net
- Scuba Diving
- Swimming Beach - 160 feet of sand beach, diving dock, swimming only when lifeguards are on duty
- Turf and Wood-chipped Trails
- Winter Sledding Hill

Natural Management Plan 2007:

The Conservancy Area for Menomonee Park covers 126.9 acres of mesic woods, wet forest and marsh. Much of the area is intact and dates back to at least 1941. The aerial photo then shows some haying of the wet areas and some of the current forest had not developed by the time the image was taken. Whether this is due to agricultural practices or lack of fire is uncertain but this area is definitely out of the historic fire zone. The park is located far enough to the north and east to place it in Wisconsin's tension zone. Maple forests likely dominated here before settlement. The current woodland is of high quality and diverse groundlayer and should be managed as such.

Initial plans for Menomonee Park were primarily for succession and forest management to expand the existing woods. We are now cooperating with the Butler's Garter Snake initiative to increase potential habitat. The areas involved are the upland grass-covered regions close to the wetlands and waterways. Most are old-fields but there are some remnant meadows and openings. This strategy will not add acres to our existing forest but it will not remove forest either. Most of these areas are already altered from their natural state and those remnants involved will only benefit from management.

Planned Development:

Resource Management Plan
Park and Trail signage
Pow Wow site plan
Group camp relocation
Overnight lodge facilities
Campground improvements
2011 Restroom upgrades (Capital Project # 200505)
Renovation to beach house
2009 Maintenance building (Capital Project # 200504)
Proposed dog exercise area

Park Activities:

- ☒ Archery
- ☒ Beach
- ☒ Bicycling
- ☒ Bird-watching
- ☒ Canoeing
- ☒ Cross-country Skiing (groomed trails)
- ☒ Day Hiking
- ☒ Family Gatherings
- ☒ Fishing (includes accessible pier)
- ☒ Geocaching
- ☒ Horseback Riding
- ☒ Kayaking
- ☒ Nature-based Educational Programs
- ☒ Picnicking
- ☒ Primitive Camping
- ☒ Rowing
- ☒ Running or Jogging
- ☒ Scuba Diving
- ☒ Seasonal Activities
- ☒ Snow and Ice Activities
- ☒ Snowshoeing
- ☒ Swimming
- ☒ Swimming Lessons
- ☒ Walking for pleasure

Proposed Park Activities:

- ☒ Self-guided Nature Trails

Park System Connection:

Bugline Trail runs through the park property



Minooka Park

N

0 600 1,200 2,400

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Minooka Park

Location: Town of Waukesha, Section 13; City of New Berlin, Sections 18 & 19
Address: 1927 E. Sunset Drive, Waukesha

Acquisition (History):

Opened for limited use in 1968
579 Acres
1965- Purchase Scott Lowry – 86 Acres
1965- Purchase Richard & Stuart Fondrie – 38 Acres
1965- Purchase William Hart Estate – 113 Acres
1965- Purchase Frank Swartz- 40 Acres
1965- Purchase Frank Swartz- 20 Acres
1994- Purchase Piechura/O'Neil – 238 Acres
1996- Purchase John Illing - 44 Acres

2000-2007 Accomplishments:

* Revised Park Entrance Signage
* Wayfaring signage
* Barn Re-roof, concrete ground floor and re-deck main floor
* Piechura-O'Neil (6) Building Demolition
* Pond Aeration
* New Shelter #5 with electric
* Legacy Forest plantings (2)
* Dog Exercise Area
* Routine Pavement Maintenance
* Electric to Picnic Areas #1 & #2

Site Characteristics:

Minooka Park is the largest in the park system with 579 acres of open mowed fields, meadows and fen, wetland, upland and lowland woodlands. Located in the east-central sector of Waukesha County in the city of New Berlin and Town of Waukesha, the park has a refreshingly tranquil atmosphere with trails that lead you farther from the city and further into nature. Enjoy a day at the 3.5 acre pond, take a stroll around the barn or walk through the miles of wooded trails and catch a glimpse of the abundant spring ephemeral wildflowers or assorted variety of songbirds such as: Fly Catchers or Scarlet Tanagers. See the scenic fall colors as stands of blazing deciduous hardwoods burst into autumn reds, yellows and oranges. In winter, the park becomes an outdoor enthusiast's frosty paradise with miles of groomed cross-country ski trails and a spacious sledding hill. With financial support from the Waukesha Kennel Club, and the Cities of Waukesha and New Berlin, a Dog Exercise area was constructed and opened on October 17, 2007.

Existing Development:

- Archery Area -3 targets, on a 10' raised platform
- Barn - Estimate original construction to be around 1886; re-decked first floor in 2002
- Beach house - indoor restrooms, changing rooms, soda machines
- Cross-Country Ski Trails -3 loops approximately 6 miles of trail
- Dog Exercise Area - opened October 17, 2007, w/outdoor restrooms
  - Small Breed Area (3.8 acres),
  - Large Breed Area (11.9 acres)
- Horse Riding Trails
- Legacy Forest – Trees donated in memory/honor of others
- Maintenance Facility
- Picnic Shelters - 5 rentable, 20'x 30' covered shelters with cement base includes, sandpit volleyball w/net, outdoor restrooms, large grill, 30 to 35 picnic tables
  - Picnic area #1: water, electricity
  - Picnic area #2: water, electricity
  - Picnic area #3: water, multi-purpose play field (1.5 acre)
  - Picnic area #4: no electric, no water
  - Picnic area #5: electricity
- Pond - 3.5 acres
- Rental Ag Land - 126 acres
- Swimming beach - 220 feet of sand beach, sandpit volleyball w/net, swimming only when lifeguards are on duty
- Turf and Wood-chipped Trails
- Winter Sledding Hill

Planned Development:

Natural Management Plan (12/2007)
Resource Management Plan
2012 Restroom upgrades (Capital Project #200505)
Continue Park Road to the Pichura/O'Neil property
Addition of campground facilities
Improve trail signage
Mountain bike trails
Expanded use of the barn

Park Activities:

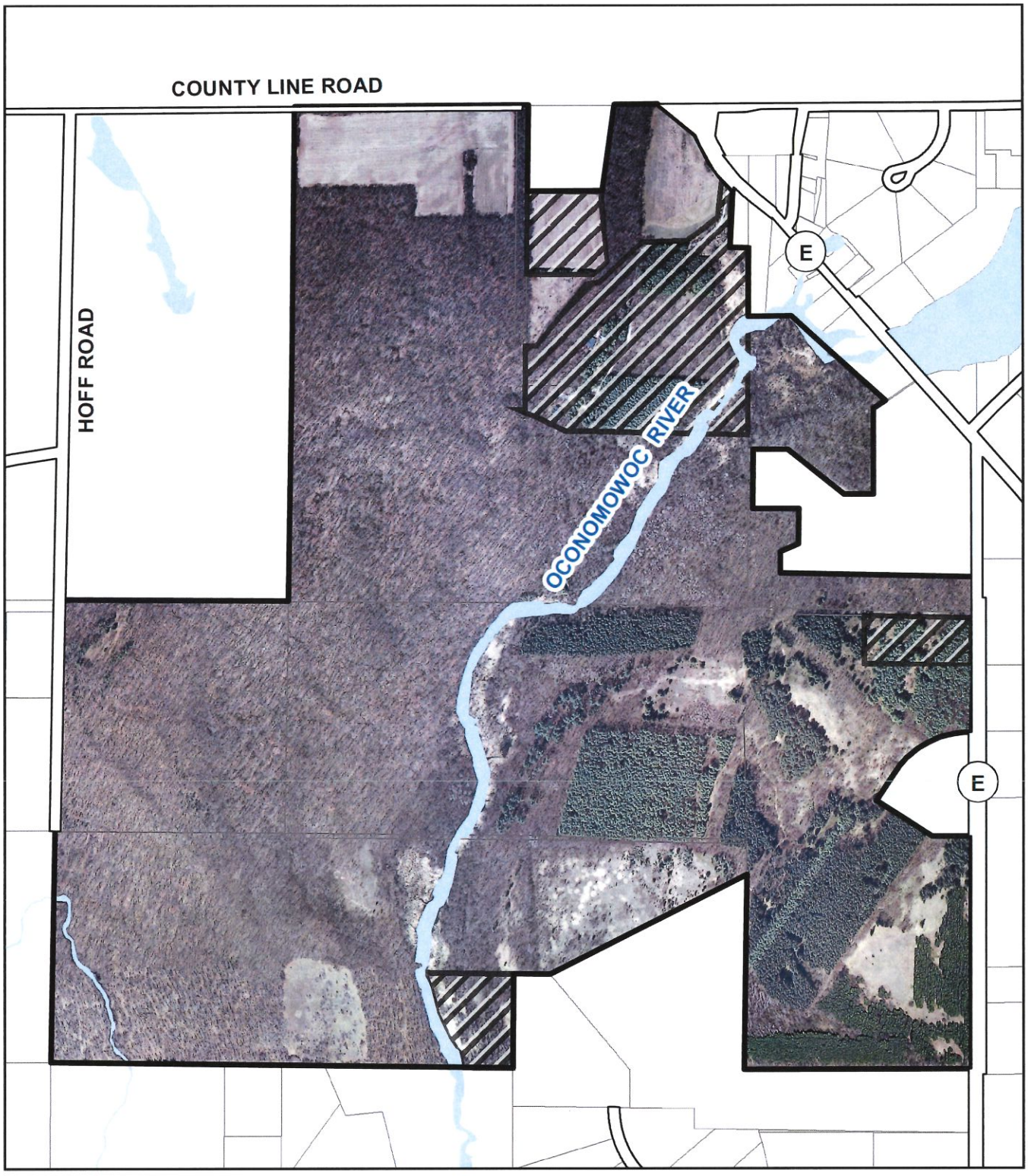
- Archery
- Beach
- Bicycling
- Bird watching
- Cross-country-skiing (groomed trails)
- Day Hiking
- Dog Exercise Area
- Family gatherings
- Geocaching
- Horseback Riding
- Nature-based educational programs
- Picnicking
- Running or Jogging
- Seasonal events
- Sledding
- Snow/Ice Activities
- Snowshoeing
- Swimming
- Swimming lesson
- Urban Fishing Program
- Walk for pleasure

Proposed Park Activities:

- Developing Campgrounds to replace area displaced by Dog Exercise Area
- Trails - Mountain biking

Park System Connection:

Minooka Park is located along the proposed Pebble Brook Greenway. Existing trail facilities at the site would connect with the proposed Pebble Brook Trail.



Monches Park

Acquisition Interest

N

0 420 840 1,680

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Monches Park (Undeveloped)

Location: Town of Merton, Sections 3, 10 and 15
Address: Not applicable at this time

Acquisition (History):

366 Acres
1973- Purchase Ellen Guilfoile Estate, 40 Acres
1973- Purchase Metropolitan Property Corp. 70 Acres
1986- Purchase Levenhagen 40 acres
1991- Donation Norman Chester 84 Acres
1998- Purchase Baumgartner/Follett 42 Acres
2001- Purchase Ice Age Park & Trail Foundation 13 Acres
2005- Purchase Ketterer, 77 Acres

Acquisition Interest:

41.5 acres
Lands that are currently open lands that protrude into main parkland area. All areas would help to buffer the Monches hardwood forest.

2000-2007 Accomplishments:

* Rebuilt footbridge over the Oconomowoc River (on the Ice Age Trail)

Site Characteristics:

The original acquisition of Monches Park began with 108 acres occurring in 1973. Existing County ownership encompasses an area of about 366 acres, which includes an isolated five-acre parcel along the Little Oconomowoc and Oconomowoc River. The site is a high quality portion of Wisconsin's inter-lobate Kettle Moraine. A large portion of the site is covered with a high quality hardwood forest, moist mesic woods, Northern wet forest, lowland hardwoods, flood plain forest and plantations of Red and White Pine as well as Norway Spruce. Some open fields are being converted to old-field or prairie meadows. There are shrub swamps and wet meadow/shallow marshes located within the floodplains of the Oconomowoc River. The Monches Woods natural area has been identified as a natural area of statewide or greater significance.

Existing Development:

- Trailhead – at Hwy Q and Hwy E - for the Ice Age Trail
- Ice Age Trail - runs through the Park
- Rentable Ag Land - 26 acres

Planned Development:

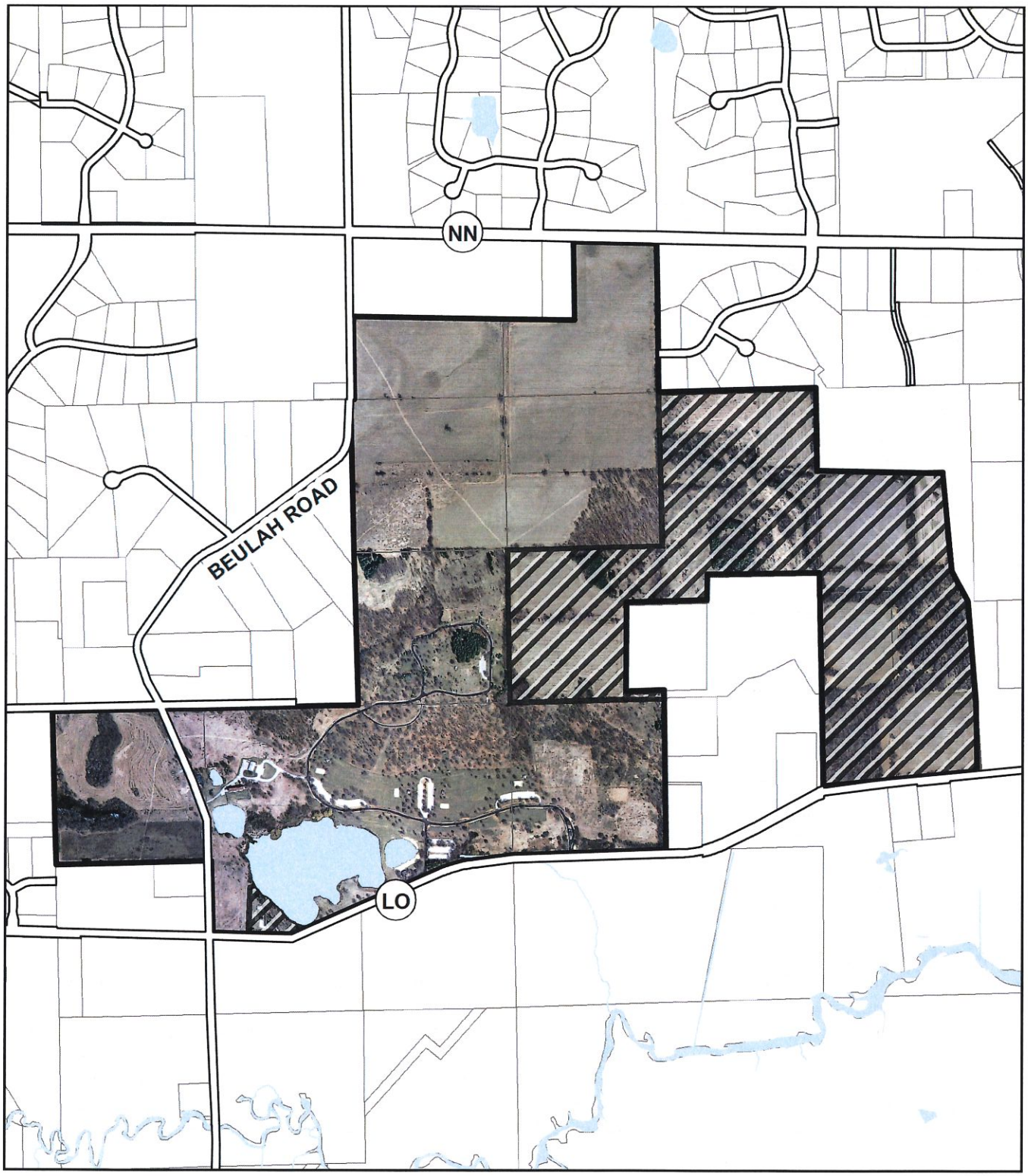
Natural Management plan (March 2009)
Resource Management Plan
Signage

Park Activities

- ☒ Day Hiking
- ☒ Geocaching
- ☒ Snowmobiling
- ☒ Snowshoeing
- ☒ Walking for pleasure

Park System Connection:

Monches Park will connect to the Oconomowoc River Greenway, both trail and Greenway will connect to the Bugline Trail extension in the future. A segment of the Ice Age Trail also extends through the park.



Mukwonago Park

Acquisition Interest

N

0 625 1,250 2,500

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Mukwonago Park

Location: Town of Mukwonago, Sections 20, 21, 28, 29
Address: W325 S9945 Beulah Road, Mukwonago

Acquisition (History):

355 Acres
1959 - Purchase - Andrew Ketter 222 Acres
2000 - Purchase - Kemp & Kathy Wilson 133 Acres – DNR Funding

Acquisition Interest:

162 acres
Area is east of existing parklands

2000-2007 Accomplishments:

* Wayfaring Signage
* Entrance Hut Improvements
* Black Swallow-wort control
* Re-siding / re-roofing barn
    * Rebuild swimming dock
    * Pond Aeration
    * Dredged Swim Pond
    * 3 Legacy Forest Plantings
    * Routine Pavement Management
    * Water Service to Picnic Areas
    * New Hiking Trail
    * Updated Natural Management Plan

Site Characteristics:

"The Place of the Bear" is a park with an oak opening wooded hillside and rolling meadows. Mukwonago Park totals 355 acres and is located in the southern portion of Waukesha County in the Town of Mukwonago. The park entrance is on Highway LO just three miles west of Highway 83 near the Village of Mukwonago. The site includes a high ridge formed during the last glacial period, which stretches nearly the length of the park. This oak-opening ridge allows a commanding view of the rolling terrain and farmlands that are typical of southeast Wisconsin and is covered with pre-settlement vegetation including: Burr Oak, Shagbark Hickory and ground cover prairie plants. The 0.3-acre spring pond flows into two fishing lakes and the 1.2-acre swim pond. As the spring pond winds through the park, it eventually feeds into the Mukwonago River.

Existing Development:

- Barn
- CRP Land -15.2 acres
- Family Camping - 30 sites, reservations not accepted, picnic table, fire pit, outdoor restrooms
- Group Camping - 6 reservable sites/minimum 8 people, picnic tables, fire pit, outdoor restrooms
- Legacy Forest - Trees donated in memory/honor of others.
- Maintenance Building
- Picnic Shelters - 4 rentable 20'x 30' covered shelters with cement base include: water, electricity, sandpit volleyball w/net, outdoor restrooms, large grill, picnic tables
- Pond - 1.4 acre
- Pond - 15.5 acres
- Prairie nursery
- Swim pond - 1.2 acre
- Recreation Center – Reservable September through May for public/private events, heated overnight facility, stove, refrigerator, soda machine, hot and cold water, sink, electricity, indoor restrooms, 6 - 6 foot tables, 40 chairs, capacity 50/25 overnight
- Rental Ag Land -105 acres
- Spring Pond - 0.3 acre

Natural Management Plan:

The Conservancy Area for Mukwonago Park covers 66 acres. Most of the acreage was altered by agriculture and farmers exposed much of the soil in the past. There are some areas that were unfarmed, mostly sloped and/or consisting of gravel soils. Great, old Bur Oaks show savanna structure on these sites and some even have remnants of native ground layer underneath the wide branches. There are some sections of savanna becoming dry forest and some abandoned farm fields showing prairie colonization. Elevation varies greatly with the glacial features and we do have some wetlands and moist forest toward the southern borders.

Black swallowwort is an invasive weed of significant concern. This herbaceous plant does not have a foothold in much of the State yet, but it is certainly established within this park, necessitating aggressive eradication methods. Summer stand-wide mowing, which makes the swallowwort visible during searches, will kill native vegetation over time. Therefore, we restrict mowing in the truly high quality units. We are also working to notify and educate our neighbors about concerns over the invasive weed.

Planned Development:

Resource Management Plan
Color-coded looped trail system
Upgraded restrooms
Mountain bike trails
Dog Exercise area

Park Activities:

- Beach
- Bicycling
- Bird watching
- Boating (no gas motors)
- Cross-country skiing (none groomed)
- Day Hiking
- Family gathering
- Fishing
- Geocaching
- Jogging
- Kayak Lessons
- Kayaking
- Nature-based educational program
- Picnicking
- Primitive Camping
- Running
- Snow/Ice activities
- Snowmobiling
- Snowshoeing
- Swimming in lake
- Swim Lessons
- Walk for pleasure

Planned Park Activities:

Dog exercise area
Expanded hiking opportunities
Mountain biking
Wildlife Viewing/Photography

Park System Connection:

Mukwonago Park is located north of the proposed trail traversing the Mukwonago River Greenway; trail facilities would extend from the greenway to the park.



Muskego Park

N

0 300 600 1,200

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Muskego Park

Dedicated in 1961

Location: Town of Muskego, Section 17
Address: S83 W20370 Janesville Road, Muskego

Acquisition (History):

193 Acres
1958 - Purchase Addie Ellarson Crosswaite – 54.5 Acres
1958 - Purchase Arthur Ellarson 54.5 Acres
1958 - Purchase Cecelia Ellarson Neiman 50 Acres
1987 - Dedication Scholbe Farms, 34 acres

2000-2007 Accomplishments:

* New Park Signage
* Wayfaring Signage
* Dredge Swim Pond
* Pond Aeration
* New Shelter #5
* Legacy Forest Plantings (2)
* Routine Pavement Management
* Electric to Picnic Area #1
* New Picnic Shelter pads
* Remove Old Concession Building
* Remove Tennis Court
* Revised Natural Management Plan

Site Characteristics:

Formerly known as the Ellarson farm, it was one of the pioneer farms occupied by members of the same family since 1836. It comprised about 162 acres containing the most remarkable hardwoods on nearly 60 acres. "It has a substantial amount of virgin timber and is an outstanding example of native Wisconsin flora." (An excerpt from William Nelson's report to the Waukesha County Board of Supervisors in 1957) The parks terrain is a rolling landscape of dense soils and wetland areas with small ponds. Within the park is the State Natural Area known as the Muskego Park Hardwoods. Muskego Park Hardwoods is an old-growth southern dry-mesic forest dominated by white and red oaks on a gently sloping southeast slope. Occasional large sugar maples occur along with a mixture of other trees such as bitternut hickory, shagbark hickory, butternut, walnut, white ash, basswood, black cherry, ironwood, and, of particular interest, Kentucky coffee tree (*Gymnocarpium dioicus*) and blue ash (*Fraxinus quadrangulata*). The southeast corner has a lowland forest with some elm and hackberry. The spring flora is exceptionally rich and contains wild leek, toothwort, bloodroot, declined trillium, reflexed trillium, green dragon, and red baneberry. The large populations of sweet cicely, honewort, black snakeroot, and wood avens are indicative of past grazing. Small woodland ponds lie in the northwest portion. Summer bird populations are representative of southern hardwoods and include the state-threatened cerulean warbler (*Dendroica cerulea*).

Existing Development:

- 2-acre water impoundment
- Beach House - May through September for beach operation only, concession stand, soda machines, indoor restrooms and shower facilities. Reservable September through May for public or private events, refrigerator, sink, indoor restrooms, vending machines, tables/chairs, capacity 40
- Family Camping – 24 sites, reservations not accepted, picnic table, fire pit, outdoor restrooms
- Group Camping - 2 reservable sites/minimum 8 people, picnic tables, fire-pit, outdoor restrooms
- Legacy Forest - Trees donated in memory/honor of others
- Maintenance Building
- Picnic Shelters - 5 reservable covered shelters with cement base includes: sandpit volleyball w/net, large grill, 20 picnic tables
    - Picnic Area #1: 20' x 30' shelter, outdoor restrooms, electricity, water, horseshoe pit
    - Picnic Area #2: 20' x 30' shelter, outdoor restrooms, electricity, water, horseshoe pit
    - Picnic Area #3: 20' x 30' shelter, outdoor restrooms, electricity, water, horseshoe pit
    - Picnic Area #4: 24' x 38' shelter, indoor restrooms, electricity, water, horseshoe pit, caterer's room, sink, 2 fireplaces
    - Picnic Area #5: 28' x 33' shelter, indoor restrooms, electricity, water, horseshoe pit, caterer's room, sink
- Swimming Beach - 190 feet of sand beach, diving dock, swimming only when lifeguards are on duty
- Trail system -1.4 miles through Muskego hardwoods

Natural Management Plan:

The Conservancy Area for Muskego Park covers 107 acres. Most of this is a hardwood forest of exceptional quality. The forest slopes gently to the southeast. There are several ponds and wet areas, most ephemeral, and a larger wetland down slope adjacent to the subdivision. It is one of our smallest parks, but it contains our best quality woods (and our best native community of any type) in the park system. The large block of forest to the east is a designated State Natural Area called 'Muskego Park Hardwoods' and the spring diversity are among the best in the state. Many homes border our property, many of them are upslope where the subdivisions add runoff and alter hydrology.

Planned Development:

2008 Maintenance building (Capital Project #200503)
2010 Restroom upgrades (Capital Project #200505)
Campground upgrade
Trail signage/upgrade
Interpretative signage
Resource Management Plan

Park Activities:

- Beach
- Bicycling
- Bird-watching
- Day Hiking
- Family gathering
- Geocaching
- Horseback riding on trails
- Horseshoe
- Kayak lessons
- Nature-based educational program
- Picnicking
- Primitive camping
- Running or jogging
- Seasonal special events
- Snow/Ice activities
- Snowshoeing
- Swimming
- Swimming lessons
- Urban fishing program
- Volleyball
- Walking for pleasure

Planned Park Activities:

- ☒ Picnic activity packs
- ☒ Retzer Nature Center educational programs
- ☒ Seasonal special events
- ☒ Snowshoe rentals

Park System Connection:

To the South of the Park entrance is the Muskego Lakes Trail that would connect with the Fox River Greenway and Trail.



Naga-Waukee Park

N

0 270 540 1,080

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Naga-Waukee Park

Location: Town of Delafield Sections 15, 16, 21 & 22
Address: 651 STH 83, Hartland

Acquisition (History):

414 Acres

In a 1957 report to the Waukesha County Board of Supervisors, William Nelson, the Executive Director described the four parcels of land between Pewaukee and Nagawicka Lakes proposed for Naga-Waukee County Park "An almost unparalleled and irreplaceable opportunity to establish a park almost in the geographic center of the county, just off the Milwaukee-Madison leg of the Interstate Highway System, providing adequate access to two of the largest lakes in the county, and with 400 acres of magnificent wooded, rolling hills and breathtaking vistas."

Naga-Waukee Park & Golf Course

1958- Purchase Florence Yunker 12 Acres
1958- Purchase Harry Larkin 29 Acres
1960- Purchase August Kapchinsky 9 Acres
1960- Purchase Bernard Paulson 164 Acres
1960- Purchase Herman Salen 200 Acres

2000-2007 Accomplishments:

* Revised Park Entrance Signage
* Wayfaring Signage
* Entrance Hut Improvements
* Naga-Wicka Lake Access Improvements
* Nemahbin Lake Access Improvements
* New Carpenter / Storage Building
* Beach House Improvements
* Routine Pavement Maintenance
* Water Service Picnic Area # 5
* Boardwalk to Beach
* New road Construction
* Roadway Plantings
* Carpenter shop and storage building (2007) (Capital Project #200502)

Site Characteristics:

Naga-Waukee Park is a 414-acre park located in the central portion of Waukesha County, within the City and Town of Delafield. The park includes land along the shoreline of both Pewaukee and Nagawicka Lakes with varying terrain including; rolling open fields, timbered slopes, and marshy wetlands along the interlobate moraine known commonly as the Kettle Moraine. There are several vistas with picturesque views of both Nagawicka and Pewaukee Lakes. The main park area is West of Highway 83, Naga-Waukee War Memorial Golf Course is between Highway 83 and Maple Avenue, and East of Maple Avenue (mostly lowlands) is the Pewaukee Lake Boat

Launch. The Lake Country Recreation Bike Trail is located along the Southern boundary of the Park. The Ice Age Trail follows the West and North edge of the main park area.
The diverse topographical features were created during the glacial age, which enhance the beauty of the site. The park offers a spectacular view of Nagawicka Lake as you meander down the boardwalk to the boat launch or beach. Another boardwalk awaits you as it winds through the trees along the lakefront. It is a splendid view and a great photo opportunity. The oak hickory forest and thick undergrowth define the trails that wind throughout the park, which is home to many different species of wildlife. Many Baltimore Orioles make Naga-Waukee Park their home, as well as Great-Horned Owls.

Existing Development:

- Barn
- Beach House - May through September for beach operation only, concession stand, soda machines, indoor restrooms and shower facilities. Reservable September through May for public or private events, refrigerator, hot and cold water, sink, soda machine, indoor restrooms, capacity 20
- Boat-Launch facilities
  - Pewaukee Lake - four boat launch ramps, boardwalk, toilet facilities, 70 parking stalls
  - Nagawicka Lake - four boat launch ramps, boardwalk, toilet facilities. 49 parking stalls
- Carpenter Storage Building
- Family Camping - 33 sites, reservations not accepted, picnic table, fire-pit, outdoor restrooms, water
- Golf Course -18-Hole, Naga-Waukee War Memorial Golf Course
- Group Camping - 5 reservation only sites/minimum 8 people, fire-pit, picnic tables, outdoor restrooms, water
- Hiking trails
- Legacy Forest - Trees donated in memory / honor of others
- Maintenance Building
- Multi-purpose Field - 14 acres, available at Picnic Area # 1 and 2
- Picnic Shelters- 5 rentable covered shelters,
  - Picnic Area #1: 20' x 30' shelter w/cement base, water, electric, sandpit volleyball w/net, outdoor restrooms, adjacent to multi-purpose field
  - Picnic Area #2: 20' x 30' shelter w/cement base, water, electric, sandpit volleyball w/net, outdoor restrooms, adjacent to multipurpose field
  - Picnic Area #3: 20' x 30' shelter w/cement base, water, electric, sandpit volleyball w/net, outdoor restrooms
  - Picnic Area #4: 20' x 30' shelter w/cement base, water, sandpit volleyball w/net, outdoor restrooms
  - Picnic Area #5: 32' x 40' shelter w/cement base, water, electric, outdoor restrooms
- Swimming beach -130 feet of sand beach, swimming only when lifeguards are on duty
- Trail Connections:
  - Lake Country (Bicycling & Hiking)
  - Ice Age Trail systems

Planned Development:

Update Natural Management Plan
Resource Management Plan
2013 Restroom upgrades (Capital Project # 200505)
Color-coded looped trail system
Campground upgrade for RV Sites
Sledding hill

Park Activities:

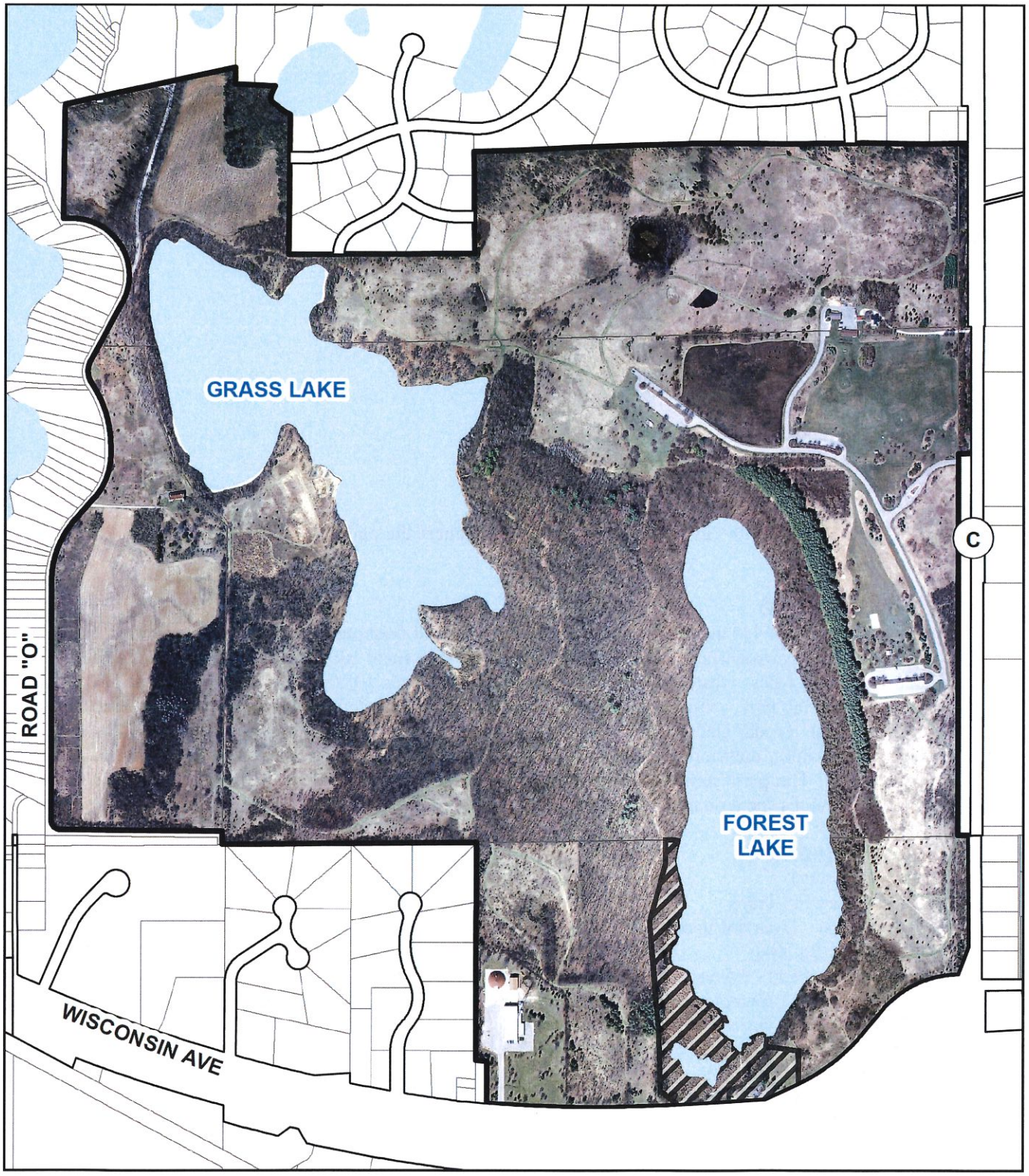
- ☒ Beach
- ☒ Bicycling
- ☒ Bird watching
- ☒ Boating
- ☒ Camping
- ☒ Cross-country skiing
- ☒ Day Hiking
- ☒ Family gathering
- ☒ Fishing
- ☒ Geocaching
- ☒ Ice activities
- ☒ Kayaking
- ☒ Motor boating
- ☒ Nature-based educational program
- ☒ Picnicking
- ☒ Primitive camping
- ☒ Running or jogging
- ☒ Sailing
- ☒ Snow/Ice activities
- ☒ Snowshoeing
- ☒ Seasonal special events
- ☒ Swimming
- ☒ Swimming lessons
- ☒ Use of personal watercraft
- ☒ Walk for pleasure

Planned Park Activities:

- ☒ Sledding

Park System Connection:

Existing segments of both the Ice Age Trail and the Lake Country Trail also traverse the park. Naga-Waukee War Memorial Golf Course, Naga-Waukee Ice Arena, Nagawicka and Pewaukee Lake accesses are all connected to the park.



Nashotah Park

Acquisition Interest

N

0 375 750 1,500

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Nashotah Park

Location: Section 31 Merton Township; Section 6 Delafield Township
Address: W330 N5113 CTH C, Nashotah

Acquisition (History):

Purchased in 1971, the park opened in 1977
444 Acres
1972 – Purchase Edwin Gallun Et Al, 420 Acres
1974 – Purchase George Nicholas et al, 24 Acres

Acquisition Interest:

9.5 acres – Area on the South end of Forest Lake would connect the parkland and provide for access to Forest Lake.

Site Characteristics:

Nashotah Park consists of 444 acres nestled between the Village of Nashotah and the Town of Merton. The park consists of rolling hills, woodlands, wetlands, grasslands and two small lakes. Nature trails lead through easily identifiable landscape types, created by the last glacial advance over 10,000 years ago. Eight glacial remnant terrains exist within the park, which are a natural lake system, an oak forest, an oak savanna (an area sparsely populated with trees), a cedar glade, a floating leaf marsh, a meadow, a shallow marsh, and a deep marsh. Due to the variety of landscapes, outstanding arrays of songbirds flourish here. The scenery comes alive with different colors each season. The park continues to thrive in winter months for cold-weather enthusiasts who treasure mornings and afternoons spent on miles of groomed cross-country ski and snowshoe trails.

Existing Development:

- ☒ Barn (Beaumont)
- ☒ Cross Country Ski Trails
- ☒ Legacy Forest - Trees donated in memory / honor of others
- ☒ Maintenance Building
- ☒ Multi-Purpose Field - 3.5 acres of mowed turf, outdoor pit toilets
- ☒ Picnic Shelters - 2 rentable, 20'x 30' covered shelters with cement base includes, sandpit volleyball w/net, outdoor restrooms, large grill, 20 picnic tables
  - Picnic Area #1: electricity, water, horseshoe pit
  - Picnic Area #2: water, grassy volleyball area
- ☒ Rentable Ag Land – 19 acres
- ☒ Storage Building
- ☒ Turf and wood chipped trails -
  - Red Trail 1 mile (most difficult)
  - Blue Trail 1.5 mile (easiest)
  - Green Trail 3.5 miles (intermediate)
  - Winter hiking, dog walking and snowshoe trail (3.5 miles)
  - Nature trail
- ☒ Winter Sledding Hill

Natural Management Plan:

The Conservancy Area for Nashotah Park covers 138.4 acres. Most of this is a hardwood forest of varying quality. There are two wetland areas of high quality and scattered sites of oak woodland, oak savanna and prairie that show great promise. Forest and Grass Lake are maintained in their natural state as most lake shorelines in Waukesha County are developed. The only developments around the lakes of Nashotah Park are trails and one carry-in boat launch. Many plants and animals benefit from these pristine lakes and this is one of the most diverse and unique landscapes in the Waukesha County Park System. The surrounding areas will focus mainly on buffering forest wildlife while also providing a preferred transition for grassland birds. Immediately adjacent grasslands will provide a "soft" or shrubby edge to the forest border and scattered woody vegetation beyond (Sample and Mossman 1997). Areas next in line will be a mosaic of shorter old-field vegetation and plantings blended with warm season grasses. The shrubby edge borders may eventually succeed into forest themselves. At that time, management strategies will be re-evaluated. There are also some out-and-out old-field grasslands in the north and planted prairie in the east portions of the park.

Nashotah, like most parkland is in the midst of heavy suburban development. Communicating to the public why this area is of high quality and why it is a dry (Xeric) forest or savanna can be an attraction in itself. It is also important for the public to understand the importance of large, intact, functional tracts of contiguous plant communities and how they contribute to landscape scale diversity.

Planned Development:

Resource Management Plan
Dog Exercise Area
Overnight Lodge
Group and family camping area
Add electricity to Picnic Area #2
Restrooms upgrade (Capital Project #200505)
Natural outdoor amphitheater
Nature trails and interpretive signage

Park Activities:

- ☒ Bird-watching
- ☒ Boating (non-motorized)
- ☒ Canoeing
- ☒ Cross-country skiing
- ☒ Family gatherings
- ☒ Fishing
- ☒ Geocaching
- ☒ Kayaking
- ☒ Nature-based educational programs
- ☒ Picnicking
- ☒ Running or jogging
- ☒ Seasonal events
- ☒ Snow/Ice activities
- ☒ Snowshoeing
- ☒ Walk for pleasure

Planned Park Activities:

Group and family camping
Guided kayaking and canoeing outings
Retzer Nature Center educational programs
Seasonal activities
Self-guided nature trails

Park System Connection:

None



Cemetery Park

N

0 25 50 100

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan
Northview Cemetery Park

Location: City of Pewaukee, Section 28
Address: 1621 Woodburn Road, Waukesha

Acquisition (History):
1 acre
Previously part of the Northview complex.

2000 – 2007 Accomplishments:
* Wednesday September 27, 2000 area was dedicated as a park
* Benches and Landscaping

Site Characteristics:
Northview Cemetery Park was a potter's cemetery for the County's Northview Sanitarium. An estimated 319 people were buried.

Existing Development:
- Asphalt parking area at County Highway Facility
- Mowed trail
- Benches
- Monument

Planned Development:

Park Activities:
- Hiking
- Cultural Education



Ryan Park

Acquisition Interest

N

0 415 830 1,660

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Ryan Park (Undeveloped)

Location: Town of Lisbon Sections 32 & 33; City of Pewaukee Sections 4 & 5
Address: Highway JK (Ryan Road)

Acquisition (History):

204 Acres
1976- Donation Henry Ryan Estate 117 Acres
1995- Purchase Glass 87 acres

Acquisition Interest:

112 acres
Includes a 3-acre parcel on the south end of the existing park and 99 acres on the southwest corner, which includes sloped wooded area on the east edge.

Site Characteristics:

Ryan Park is mainly an upland parcel consisting of open old fields, some prairie restoration, and a large wooded area. There is an elevation change of around 100 feet from the south to the north of the property. There are maintained trails for equestrian, dog walking and hiking. There is an old plant nursery remnant in the north section near Hwy JK and Lisbon Road intersection.

In the years 1838-53, Samuel Daugherty owned land where Ryan Park today stands. During 1842, the Daugherty family was host to a run-away slave by the name of Caroline Quarrells for approximately three weeks.

Existing Development:

- Rentable Ag Land – 51 acres
- CRP Ag Land – 59.6 acres
- Prairie Plant Nursery
- Turf and wood-chipped trails

Natural Management Plan:

Report filed 2006 (Bourquin/Grimm)
CRP Lands at Ryan Park (Includes: N-2, N-3, M-1, M-2, M-5, M-6, M-7 and M-8) for CRP Contract 2007-2017

Natural Resources Conservation Service Management plan for CRP land:

1. Visual inspection of CRP acres at least once per month, looking for invading woody plants, weed patches, and erosion areas.
2. Removal of woody plants to occur during winter months, December, January, and February, by use of brush mower, chain saw, pruners, and or loppers.
3. Management practices for a CP10 area (Vegetative Cover – grass already established). Control weed infestations in existing vegetative cover before May 15th or after July 15th by spot mowing and / or spot spraying. If control is needed during the May 15th to July 15th time period, permission must be obtained from the Farm Service Agency office.

4. Perform required management practices for a CP10 area for cool season grasses through a prescribed spring burn in the 1st and 6th years of the contract (2008 and 2013) from March 1st to May 14th. Inter-seed any required areas with Mix C from the Natural Resources Conservation Service Wisconsin Job Sheet 388, which has the following mix:

   Purple Prairie Clover: 2 oz
   Black-eyed Susan: 1 oz
   Ox-eye Sunflower: 2 oz
   Stiff Goldenrod: 2 oz
   Round Headed Bush Clover: 2 oz

Additional Information pertaining to 2007 CRP Contract:

Under the CRP contract numbers 324 and 325, Waukesha County Parks and Land Use employees will remove woody vegetation on fields 2, 3, and 4 on tract #7773 and field 1 on tract #7772. We will also discontinue mowing of trails and the remaining trails will be removed from the new CRP contract. We will put up trail-closed signs where the discontinued trails begin on the CRP acres.

Planned Development:

Update the Natural Management Plan
Resource Management Plan
Bridle trail improvements

Park Activities:

- ☒ Bird watching
- ☒ Day hiking
- ☒ Horseback riding on trails
- ☒ Snowmobiling (very North edge along JK)
- ☒ Walk for pleasure

Planned Park Activities:

Improve trail system
Planting of trees
CRP land inter-seeding

Park System Connection:

None



Smith Park

Acquisition Interest

N

0 262.5 525 1,050

Feet

Waukesha County
Park System

2008-2012 Park and Open Space Plan

Smith Park (Undeveloped)

Location: Town of Vernon, Section 33
Address: County Highway L

Acquisition (History):

49.8 Acres
Donated by Cathryn Smith 1978
"I give, devise and bequeath the wooded area of the farm I own in the town of Vernon, Waukesha County, Wisconsin, consisting of approximately 40 acres to Waukesha County for a public park to be left in it's wildlife state, provided the said county shall accept the same for said purpose within 180 days after my will is admitted to probate and such park shall be named in memory of myself and my deceased husband, Donald Smith." – Will of Cathryn Smith

Acquisition Interest:

97 acres
Includes forested ridges and wet lowlands that connect Smith Park to Fox Bend Park

2000-2007 Accomplishments:

None

Site Characteristics:

While the wooded ridge, both on-site, and to the north, has very good wildlife grades, it is only about average as ecological grades go for our regions woodlots (i.e. ecol. Grade based mostly plant communities' condition compared to pristine characteristics presently expressed in the best remaining regional woodlots). The on-site and adjacent wetlands however are very good for both wetland and ecological grades; this includes on-site and adjacent wetlands south of C.T.H. L. Although this quality does deteriorate to about an ordinary wetland ecological condition for our region, in the vicinity of C.T.H. L about ¼ mile northeast of the site, some upgrading may be possible after closer examination of the non-recent drain-ditch system in the area. The above conditions in combination, suggest that the wetlands form a significant local (town at least) natural corridor with fairly high quality, maintained partly by buffering of adjacent woodlots, old-fields, etc. Such a corridor should normally be preserved for its own merit with at least a minimum of buffering (i.e. at least some natural cover between intensive soil / land used and floodplain- like conditions).

Existing Development:

☒ Rentable Ag Land – 1 acre

Planned Development:

Natural Management Plan (yet to be scheduled)
Signage
Mark property corners

Special Use Areas

Special Use Areas provide citizens facilities that meet educational or recreational needs that are not generally found in the County park areas, Greenways or trail corridors. Within this section of park facilities are the lake accesses, golf courses, ice arenas, nature centers and exposition areas. Some of these areas are located within park areas or greenways but most are stand-alone facilities.

Waukesha County maintains five lake accesses in Waukesha County. A total of forty three-boat access sites located within Waukesha County; of those twelve are carry-in sites along lakes and streams. County-owned lake accesses at Nagawicka, Nemahbin and Pewaukee Lakes have launch fees, the accesses at Ashippun and School Section Lakes are non-fee.

Waukesha County golfers have many choices when it comes to golf courses. There are thirty golf courses located within the county's boundary, nineteen public, seven private and four semiprivate courses. Waukesha County's golf courses provide a venue for any experience level golfer, below are the Waukesha County course ratings.

Moor Downs 9-hole Golf Course

Tees	Par	Yards	Course Rating	Slope Rating
White	34	2,710	64.9	106
Red	34	2,490	67.2	109

NagaWaukee 18-hole Golf Course

Tees	Par	Yards	Course Rating	Slope Rating
Blue	72	6,830	71.8	125
White	72	6,501	70.4	122
Red	72	5,817	72.9	125

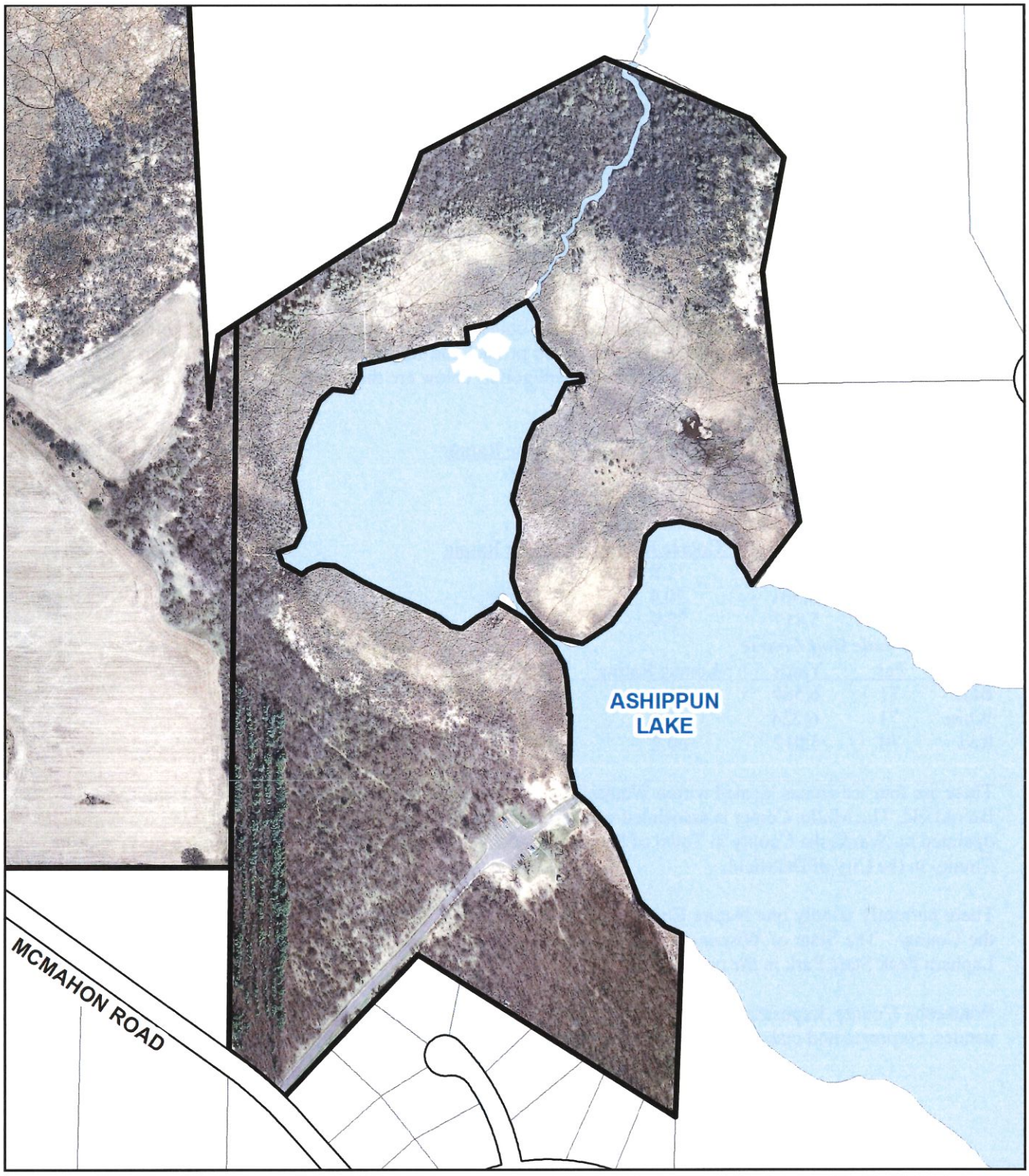
Wanaki 18-hole Golf Course

Tees	Par	Yards	Course Rating	Slope Rating
Blue	71	6,569	71.4	127
White	71	6,224	69.8	123
Red	70	5,012	69.2	117

There are four ice arenas located within Waukesha County, The Ponds is privately owned and located in Brookfield, The Mullet Center is associated with the Arrowhead School District in Hartland, Eble Ice Arena operated by Waukesha County in Town of Brookfield and NagaWaukee Ice Arena also operated by Waukesha County in the City of Delafield.

There currently is only one Nature Center in Waukesha County, Retzer Nature Center that is centrally located in the County. The State of Wisconsin received a private home, which they will be turning into a nature center at Lapham Peak State Park in the near future.

Waukesha County Exposition Center serves the area in hosting large events. Music, ethnic and entertainment venues, corporate and club meetings, public marketing and the County Fair all make use of the grounds.



Ashippun Lake Access

N

0 215 430 860

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Ashippun Lake Access

Location: Town of Oconomowoc Section 15

Address: McMahon Road, Oconomowoc

Size: 20 acres

Acquisition (History):

State-owned property maintained by perpetual lease to Waukesha County. The agreements between the State of Wisconsin and Waukesha County to develop, operate and maintain a recreational area, was approved and signed in 1967 by the Waukesha County Board.

Site Characteristics:

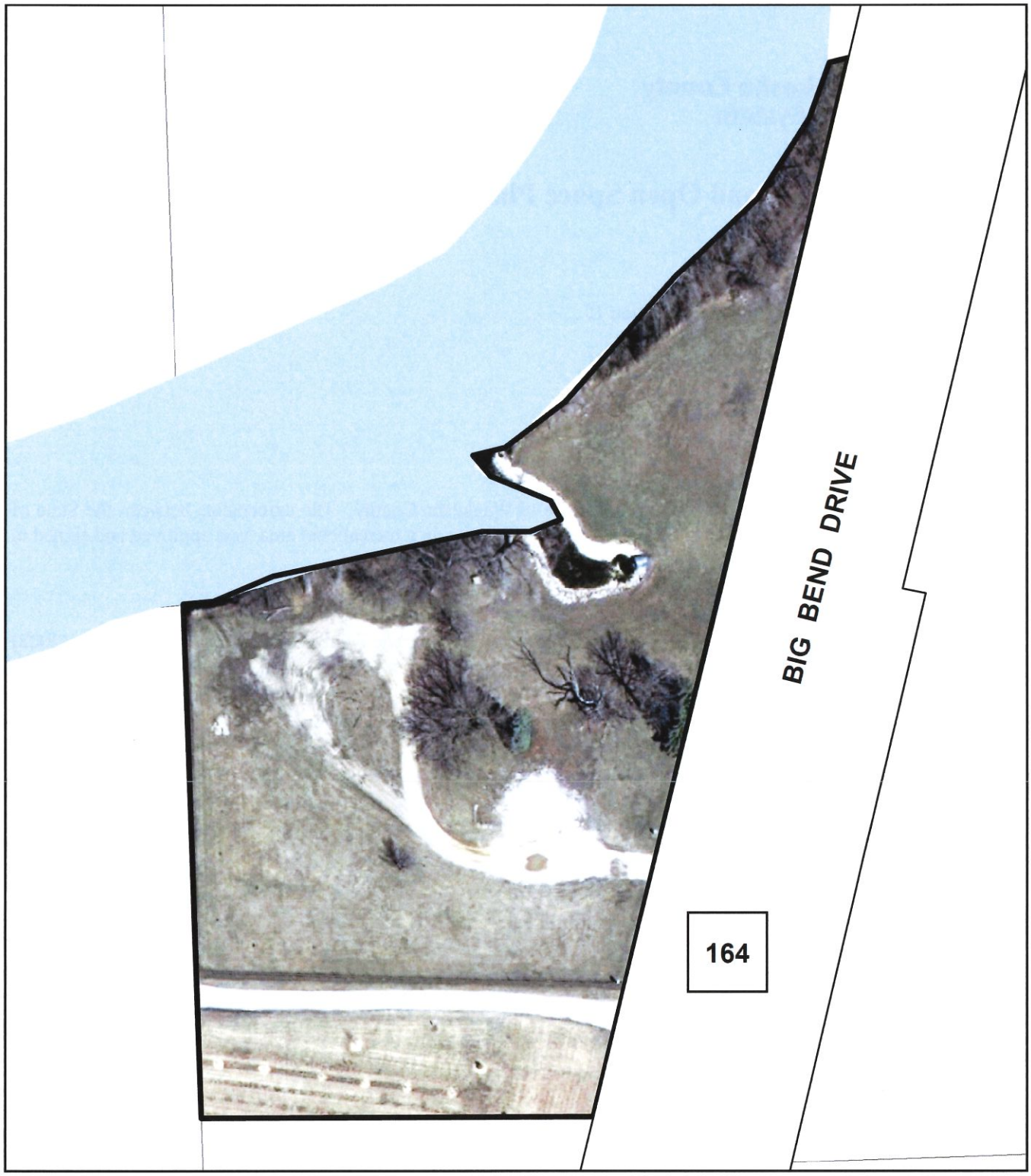
Northwest corner of Ashippun Lake (84 acres) provides an upgraded Lake Access Ramp and Dock (2008) provides access to Ashippun Lake for all boating, canoeing, kayaking, fishing, and hunting activities. Concrete planks that formed the original launch ramp were placed on the ice in the winter of 1967. When the ice melted in the spring of 1968, the planks sank to create the launch ramp.

Existing Development:

- Pit toilet
- Asphalt parking lot (reconstructed 2005) with parking for eleven vehicles with trailers and ten vehicles without trailers
- Lake access ramp
- Floating Dock
- Picnic shelter

Park System Connection:

Ashippun Park
Ashippun River Greenway



Fox Bend River Access

N

0 40 80 160

Feet

Waukesha County
Park System

2008 -2012 Park and Open Space Plan

Fox Bend River Access

Location: Town of Vernon Section 25
Address: W224 S9955 Big Bend Road (STH 164), Big Bend

Size: 2.9 acres

Acquisition (History):
2001 Carl R. Olson (2.9 acres)

Site Characteristics:
Site of a former tavern; tavern building and stage area was removed and land restored in 2001. Area is located along the bank of the Fox River and has Primary Environmental Corridor along the shoreline.

Existing Development:
- Gravel drive
- Gravel parking lot

Park System Connection:
Fox River Greenway

Planned Development:
Canoe launch
Restroom building
Improve parking lot
Update Master Plan for Fox River Greenway
Fox River Blue Trail



Fox River Park River Access

N

0 50 100 200

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Fox River Park River Access

Location: Fox River Park; Town of Waukesha Section 20

Address: W264 S4500 River Road

Acquisition (History):
Included with Winzenried property purchased in 1998

Site Characteristics:
Located within Fox River Park the canoe launch provides carry-in access to the Fox River. Asphalt pad that leads down to the Fox River from the lower parking lot of Fox River Park.
Modern Restroom facilities located at Fox River Park

Existing Development:
River Access from the lower parking lot to the Fox River was constructed in 2004.
Lower parking lot at Fox River Park has access to a restroom and is trailhead for park.

Planned Development:
Launch upgrade (2009)
Fox River Blue Trail

Connection to the Park System:
Fox River Park
Fox River Greenway
Fox River Trail



Naga-Waukee Park
Nagawicka Lake Access

N

0 40 80 160

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Nagawicka Lake Access

Location: Naga-Waukee Park, City of Delafield Section 16
Address: 651 Highway 83, Hartland

Acquisition (History):
Land for boat access was acquired with Naga-Waukee Park in 1960.

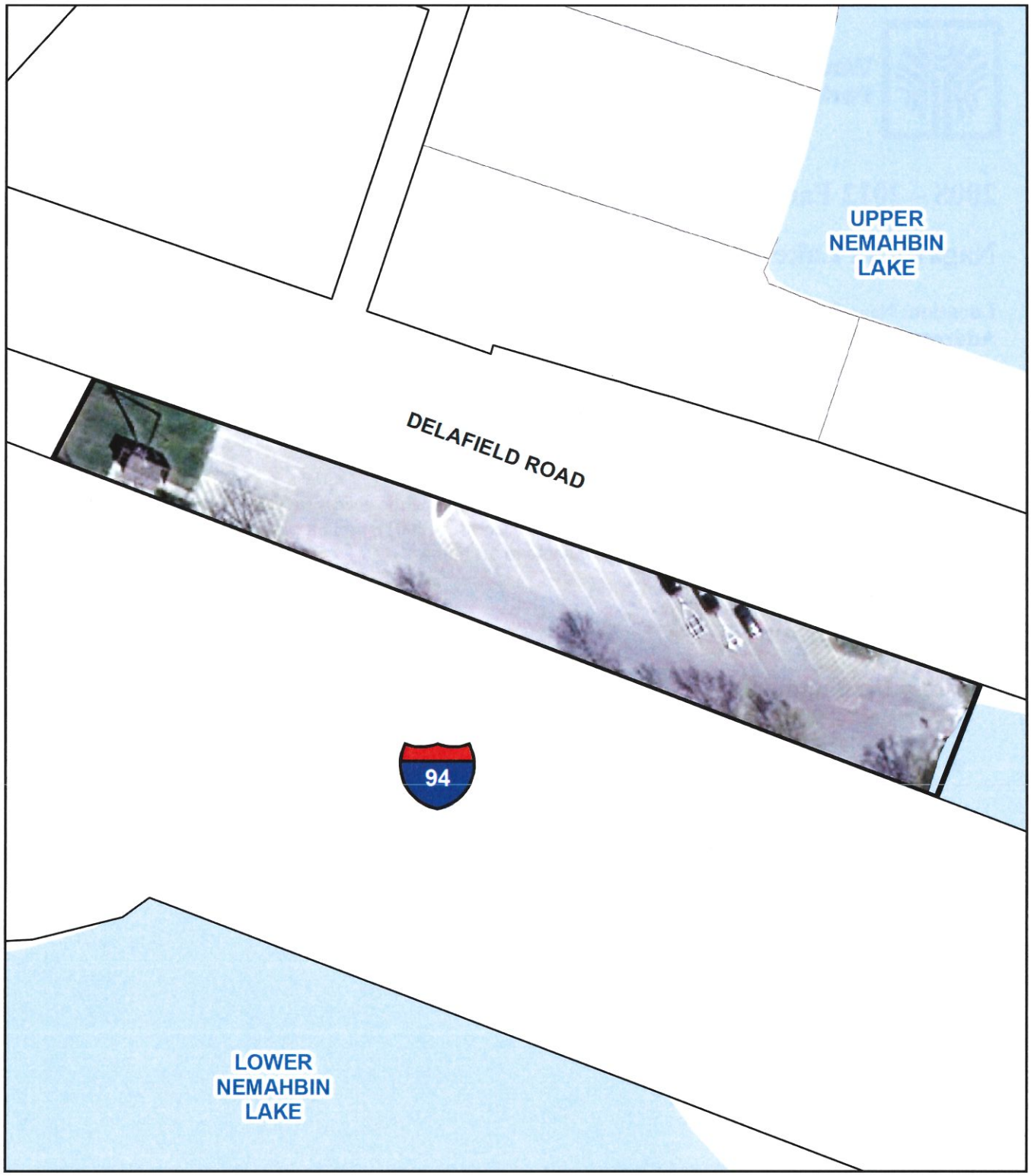
Site Characteristics:
Picturesque Lake Nagawicka is a 917-acre lake. This is the only public access to Nagawicka Lake for all boating, canoeing, kayaking, and fishing activities. Four launch accesses (2001), asphalt parking lot; beach house building provides modern toilet facilities, port-a-johns available in off hours.

Accomplishments 2000-2007:
New ramps installed (2001)

Existing Development:
- Parking for forty-two vehicles with trailers (twelve in lower lot, thirty in upper lot). Boardwalk from upper parking lot leading to lake access area.
- Beach house provides seasonal concessions, vending machines, restrooms, and shower facilities during the swim season.

Park System Connection:
NagaWaukee Park

Planned Development:
Night Light Improvements



Nemahbin Lake access

N

0 30 60 120

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Nemahbin Lake Access

Location: Located in the Town of Summit Section 24
Address: CTH "DR"at Upper and Lower Nemahbin Lake connection

Acquisition (History):
Acquired from the state for public recreational and park purposes on August 20, 1965.

Site Characteristics:
Asphalt parking lot, pit toilet, ramp and dock (2005), Upper Nemahbin Lake is 248 acres, Lower Nemahbin Lake is 271 acres, access through a channel to Lower Nashotah Lake. Also provides access to the Bark River.

Accomplishments 2000-2007:
- Paving parking lot
- New dock and concrete ramp

Existing Development:
Parking for eleven vehicles with trailers and overflow parking for ten more in west lot.

Park System Connection:
Adjacent to Lake Country Trail

Planned Development:
Re-vegetate slope between CTH DR and the parking lot.



Pewaukee Lake Access

N

0 180 360 720

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Pewaukee Lake Access

Location: Located in the Town of Delafield Section 22
Address: Maple Avenue in the Town of Delafield

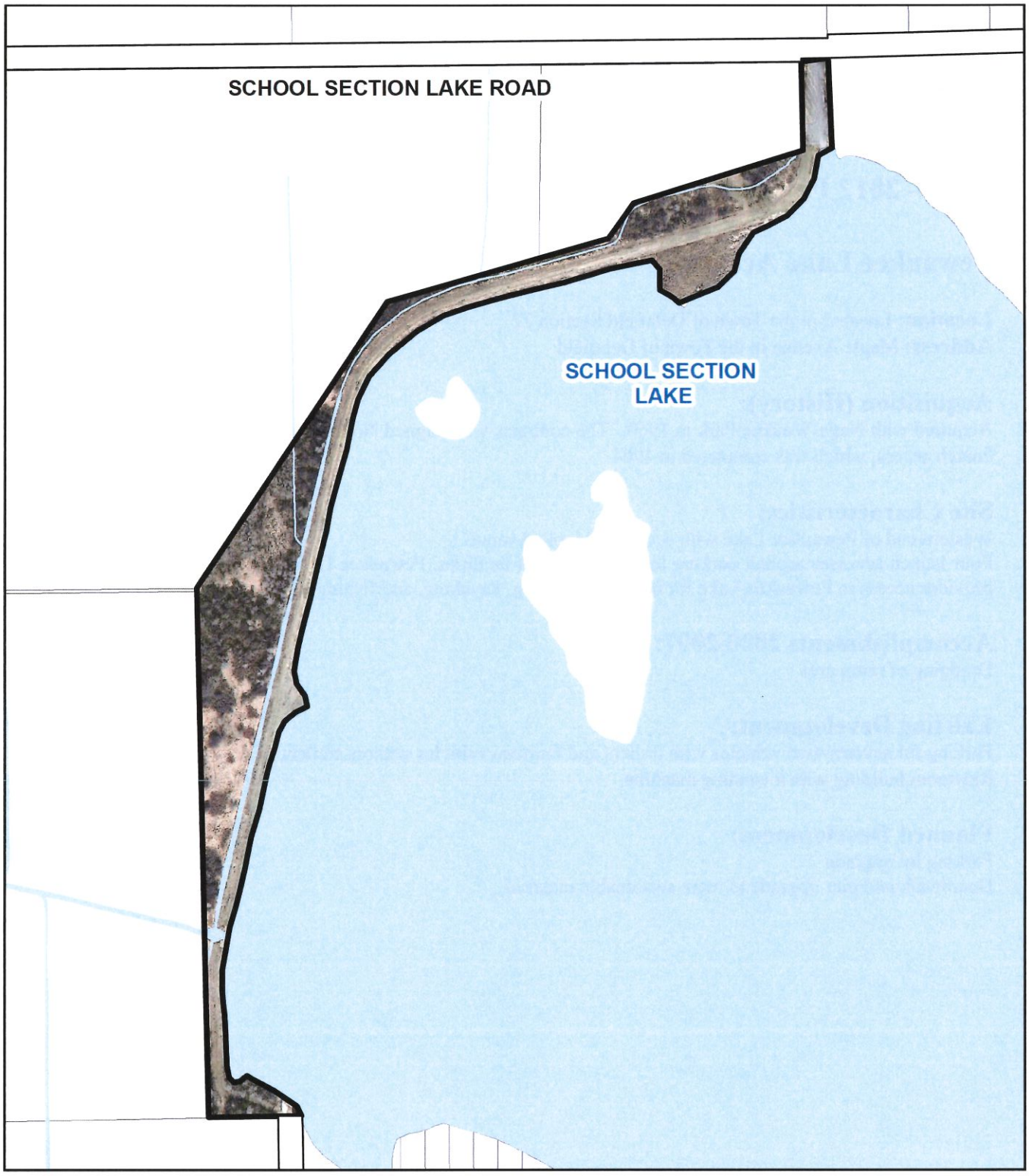
Acquisition (History):
Acquired with Naga-Waukee Park in 1960. The contracts were signed November 13, 1963 for construction of the launch access, which was completed in 1964.

Site Characteristics:
Western end of Pewaukee Lake with access to Maple Avenue.
Four launch accesses asphalt parking lot, modern toilet facilities. Pewaukee Lake is 2,493 acres. This launch site provides access to Pewaukee Lake for boating, canoeing, kayaking, and fishing activities.

Accomplishments 2000-2007:
Dredging of ramp area

Existing Development:
Parking for seventy-two vehicles with trailers and fourteen vehicles without trailers
Restroom building with a vending machine.

Planned Development:
Parking lot upgrade
Boardwalk and pier upgrade to more sustainable material



School Section Lake Access

N

0 170 340 680

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

School Section Lake Access

Location: Located in the Town of Ottawa NE corner of Section 17
Address: North end of School Section Lake with access off School Section Lake Road

Acquisition (History):
The parcels that now make up the School Section Lake Access were purchased in 1935, the first county park area in Waukesha County. On December 12, 1935, the Waukesha County Park Commission passed a resolution that the Park Commission proceed to purchase land for the School Section Lake dam and dike project. In 1938, the completed project resulted in lake levels that allowed boat access to the lake.

Site Characteristics:
Asphalt parking lot, pit toilet, metal grate access, and dock. School Section is a 117-acre lake. This is the only public access to School Section Lake for boating, canoeing, kayaking, and fishing activities.

Existing Development:
Parking for four vehicles with trailers
Pit Toilet

Accomplishments 2000-2007:
Pave parking lot
New dock

Park System Connection:
Future connection to Scuppernong Trail

Planned Development:
Launch upgrade



Moor Downs Golf Course

N

0 185 370 740

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Moor Downs Golf Course

Location: City of Waukesha, Section 34
Address: 438 Prospect Avenue, Waukesha

Acquisition (History):

77 Acres
1972 – Tax deed Mount St. Paul College –77 acres

2000-2007 Accomplishments:

* Rebuild Clubhouse and Garage
* 3 Legacy Forest Plantings
* Routine Pavement Management

Site Characteristics:

Constructed in 1915 as part of the Moor Bath Hotel and Spa property. 9-hole golf course; Clubhouse, renovated in 2006, includes a pro shop, golf lessons, meeting room, porch, fireplace, food and beverage service, restrooms, locker facilities, club and cart rentals, and cart storage building.

Existing Development:

- 9-hole golf course, small to medium sized greens, rolling terrain, water hazards and mature trees
- Putting green
- Pro shop
- Asphalt parking lot (with additional parking at HHS)
- Clubhouse is a City of Waukesha historical building. It is part of the Administration Campus

Planned Development:

Expand third tee towards HHS
Fairway bunker installation on 4, right side
Automated irrigation system
Replacement of Box Elder trees with Oaks and Maples
Renovation of eighth fairway
Should be considered under the Master Plan for the entire campus
Seasonal rentable meeting room
Swale improvements
Golf Course sustainability (reduce maintenance costs)



Naga-Waukee Golf Course

N

0 300 600 1,200

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Naga-Waukee War Memorial Golf Course

Location: Town of Delafield, Section 22
Address: W307 N1897 Maple Avenue (CTH E), Pewaukee

Acquisition (History):
208 acres acquired in 1960 as part of NagaWaukee Park

2000-2007 Accomplishments:
* Built Pumphouse
* Landscape Lighting
* Redeck bridge between #11 green and #12 tee
* Routine Pavement Maintenance
* No Mow Meadows

Site Characteristics:
208-acre course is located within Naga-Waukee Park between Highway 83 and Maple Avenue. Golf course construction started in 1964, opened June 1, 1966. Designed by golf course architect Lawrence Packard, an 18-hole championship golf course laid-out in the hills of the mid-Kettle Moraine. Large, undulating, well-bunkered greens, wide irrigated fairways, and a well-drained course with unforgettable views of Pewaukee Lake make for an enjoyable round of golf for all skill levels. The course also includes a driving range and putting green. The Lake Country Recreation Trail runs along the south border of the property.

Existing Development:
- ☒ Clubhouse (1984), pro shop, food and beverage service, which includes beverage cart and banquet services, patio seating, restrooms, and locker facilities with showers, irrigation system, club and cart rental, golf lessons.
- ☒ The golf course does host a variety of leagues and tournaments.
- ☒ Maintenance and soil storage buildings built in 1997.

Planned Development:
Buckthorn and honeysuckle control throughout woods areas
New forward tee on 5 (near the service road)
New forward tee on 7
Planting by 8 blue tee in the middle of the turnaround
New forward tee on 14
Expand white and blue tee surfaces on 14
Fairway bunker renovation on 15
Continuous cart path
Flush toilets on front and back nines
Clubhouse site plan to include patio refinishing, arbor, lighting and plantings.
Naturalizing areas of the golf course
Front entrance area plantings and redevelopment
Entrance drive lighting – explore solar
Rock Garden Improvements



Wanaki Golf Course

N

0 315 630 1,260

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Wanaki Golf Course

Location: Village of Menomonee Falls, Section 31
Address: N50 W20830 Lisbon Road (CTH K), Menomonee Falls

Acquisition (History):

152 Acres
Purchased in 1967 as Oakwood Park, a 152 Acre partially completed, 18-hole championship golf course. The county opened the course in 1970.

2000-2007 Accomplishments:

* Cart Paths
* 4 Legacy Forest Plantings
* Routine Pavement Maintenance
* Built a Well-house
* No Mow Meadows
* Landscape Lighting
* Practice Driving Cage

Site Characteristics:

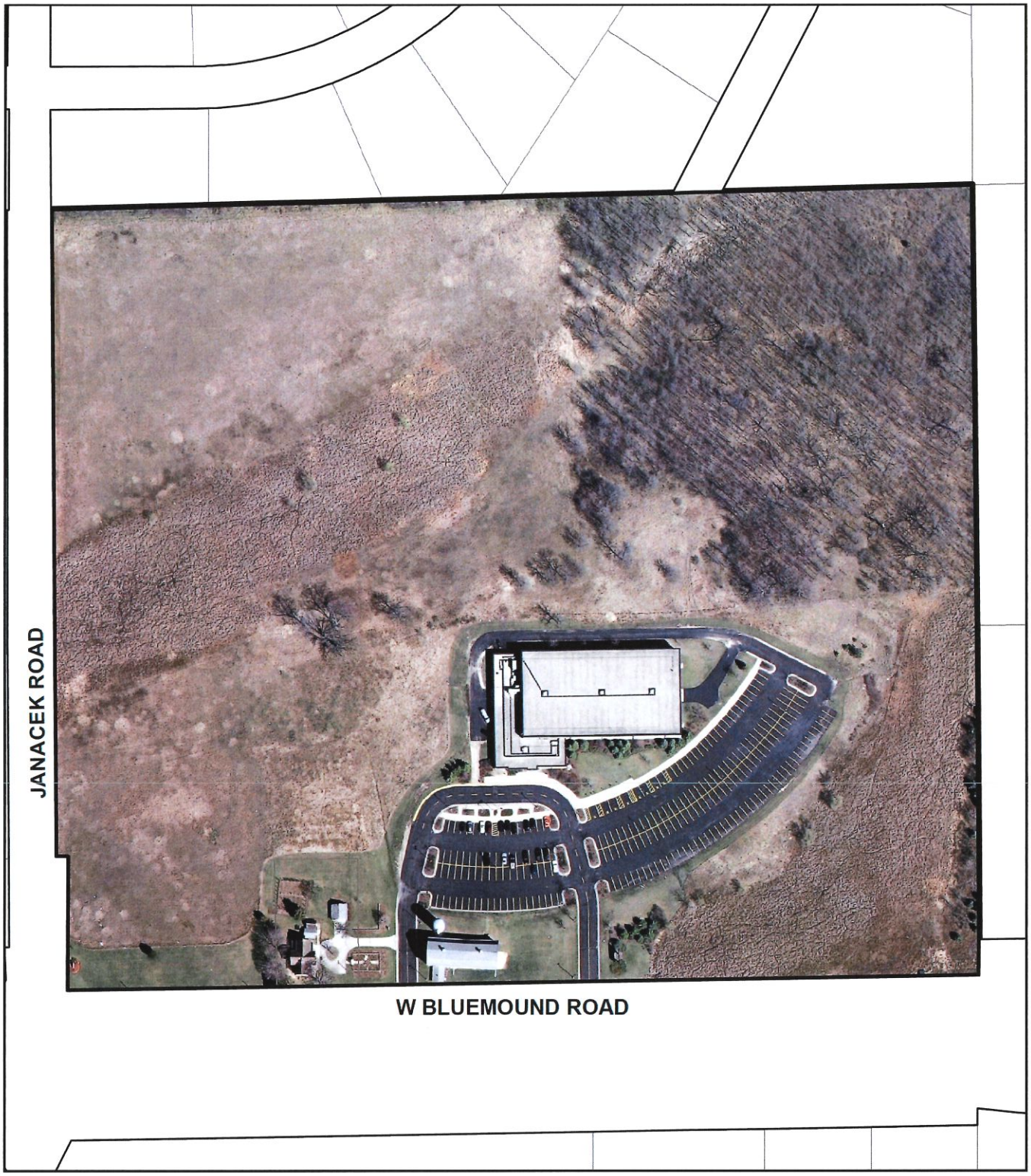
The 152-acre course was constructed from an old sawmill property. The course features well-bunkered greens and fairways, multiple tee box locations, and a continuous cart path on many holes. The Fox River and five ponds come into play on fifteen of the eighteen holes.

Existing Development:

- Clubhouse (1989), pro shop, food and beverage service, which includes beverage cart and banquet services, patio seating, restrooms, and locker facilities with showers, warm-up cage, club and cart rental, golf lessons, and irrigation system. The golf course does host a variety of leagues and tournaments.
- Maintenance Building (1968)
- Soil storage building (2004)

Planned Development:

Finish continuous cart path
Drainage work in high use areas (9 fairway,15 fairway)
Buckthorn and honeysuckle control in wooded areas
Replace woven wire fence surrounding property (different look for a fence)
Eliminate warm-up cage (could become another putting green)
Replace existing culvert bridges with span bridges
Tree planting program to add trees for safety and aesthetic purposes
Finish drainage/naturalizing plan
Link to Fox River Greenway Trail



Eble Ice Arena

N

0 95 190 380

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Eble Ice Arena

Location: Town of Brookfield, Section 29
Address: 19400 W. Bluemound Road, Brookfield

Acquisition (History):

Eble Ice Arena is located on a 32-acre parcel donated by the Eble family for park and recreation purposes. An organized fund raising effort for one-third of the construction cost received donations by individuals and businesses resulting in over $680,000 collected to help fund the construction, which opened in December 1988. Hockey associations, figure skating enthusiasts, individual and family donors, and businesses donated the funds.

Site Characteristics:

35,400 square foot facility located within Eble Park that offers public ice-skating, hockey, figure and other special ice-skating events. A new access (2008) to Janacek Road.

Existing Development:

Eble Ice Arena has a National Hockey League size rink (85'x 200') and capacity for 1,200 spectators and offers a concession stand and four locker rooms. The refrigeration system is a direct Freon-based system that flows under the concrete rink floor. 233-car asphalt parking lot, public skating and ice time rentals, skate rentals and sharpening, concessions with seating and arcade, lessons, and team locker rooms.

Planned Development:

Additional locker/meeting rooms
Interior character development
Consistent co-branding with the Park System



Naga-Waukee Ice Arena

N

0 60 120 240

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Naga-Waukee Ice Arena

Location: City of Delafield, Section 21
Address: 2946 Golf Road, Delafield

Acquisition (History):

A public-private partnership formed between the Lakes Area Ice Association Limited, Waukesha County and Wisconsin Department of Transportation. Lakes Area Ice Association Limited generated over $670,000 through fund raising efforts that went towards the construction cost. Waukesha County Capital Improvement funds in addition to Eble Ice Arena revenue funds provided for the construction of the facility. The Wisconsin Department of Transportation donated one-half of the current parking lot for use by the Ice Arena. Groundbreaking was on June 29, 1995 with the dedication ceremony on January 12, 1996.

Site Characteristics:

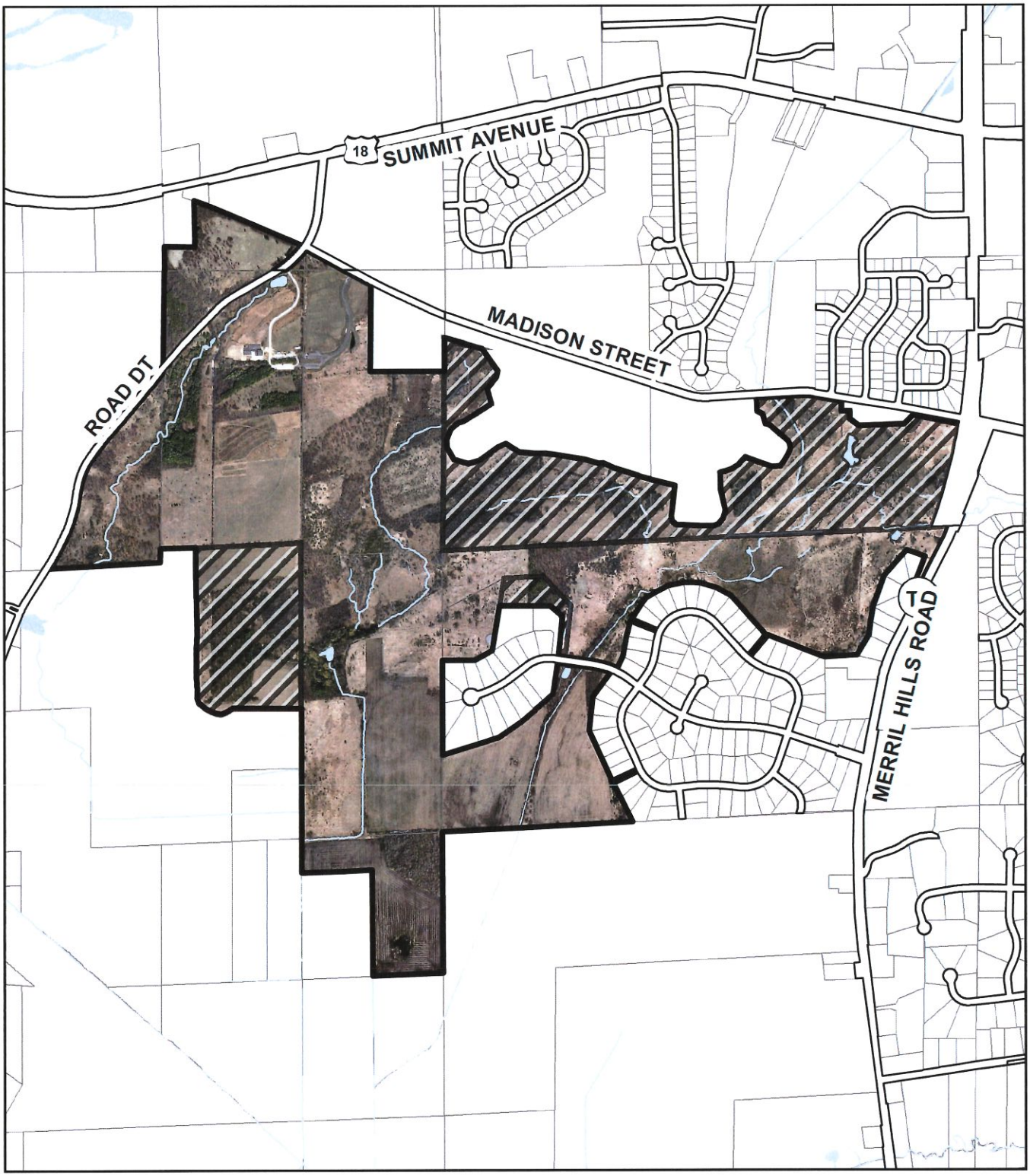
Arena located adjacent to Naga-Waukee Park and the Lake Country Trail. Parking lot shared with the Wisconsin Department of Transportation, Naga-Waukee Park and Ride.

Existing Development:

Naga-Waukee Ice Arena is 39,319 square feet and features five locker rooms, a concession stand, and spectator seating for 1,100. The rink is an Olympic size sheet (100'x 200') with a sand rink floor. The refrigeration system is an indirect ammonia-based system. Ice Arena also has a meeting room, restrooms, team locker rooms and asphalt parking lot with 140 stalls. Services include public skating, ice time rentals, skate lessons, skate rentals and sharpening, concessions with seating and arcade.

Planned Development:

Interior character development
Consistent co-branding with the Park System



Retzer Nature Center

Acquisition Interest

N

0 650 1,300 2,600

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Retzer Nature Center

Location: Town of Genesee, Section 1; Town of Delafield Section 36; Town of Waukesha, Section 6
Address: S14 W28167 Madison Street, Waukesha

Acquisition (History):

413 Acres
1973- Donation Florence Horn Retzer Estate 90.1 acres 77 Acres
1980- Purchased August Sigurdson 24.6 acres
1984- Donation Bryce Styza Kames Terrace, 229.6 acres (formerly the Brown family farm)
1999- Purchase Owen Williams 68.7 acres

Acquisition Interest:

137 Acres
36 acres on the southwest includes a wooded hillside, 97 acres is in the process of dedication from the Howell farms estate subdivision and 4 acres that is part of the Kames Terrace Subdivision.

2000-2007 Accomplishments

* Learning Center Expansion
* Planetarium addition (Waukesha School District)
* New Entrance Road
* New Entrance Signage
* Wayfaring Signage
* 20 Legacy Forest Plantings
* Routine Pavement Management
* Pergola
* Rain Gardens
* Entrance Road Plantings
* Composting Demonstration
* Butterfly Garden

Site Characteristics:

This is a 413-acre educational facility with rolling hills, open fields, woodlands, and wetlands including Brown's Fen, a locally significant natural area. Retzer Nature Center is located near the center of Waukesha County. Retzer Nature Center's natural landscape has been accented by management of quality natural lands and re-establishment of others areas. Planting or re-establishment examples of mesic prairie, dry mesic prairie, mid-grass prairie, xeric prairie, prairie catena and old-field areas are found within the Retzer property. The land also has examples of pine plantations, meadows, thickets, wet forests, shallow/deep marsh and a fen for people to observe. Currently the staff is working on a prairie vista with oak opening as part of the legacy forest program.

The Nature Center focuses on environmental education, natural land management, community restoration, and wildlife habitat improvement. A colorful butterfly and rain garden, a compost demonstration area, children's garden, an oak opening demonstration area greets visitors and complement the education center. The Waukesha School District constructed the Charles Z. Horwitz Planetarium in conjunction with the Learning Center Expansion. The Planetarium compliments the nature programs offered by Retzer Learning Center.

Existing Development:

- Original Nature Center was built in 1974, Nature Center expansion including the Waukesha School District's Charles Z. Horwitz Planetarium opened in 2005
- Observation deck
- Boardwalks
- Picnic tables
- Wood-chipped and turf trails
- Exhibit areas
- 700-gallon fresh-water native game-fish aquarium
- Gift shop
- Vending machines
- Room rentals with kitchen facilities
- Restrooms
- Planetarium
- Restored plant communities
- Wildlife habitat areas
- Nature trails
- Accessible Adventure Trail: Local plants, birds and animals are highlighted at 30 interpretive stops along the 800 foot paved trail. Braille signage, additional trail guides and audio MP3 players are available.
- Hiking trail system
- Butterfly garden
- Children's Garden
- Rain gardens
- Composting demonstration
- Prairie nurseries
- 110-space parking lot with overflow parking for special events
- 76 acres of rentable farmland

Planned Development:

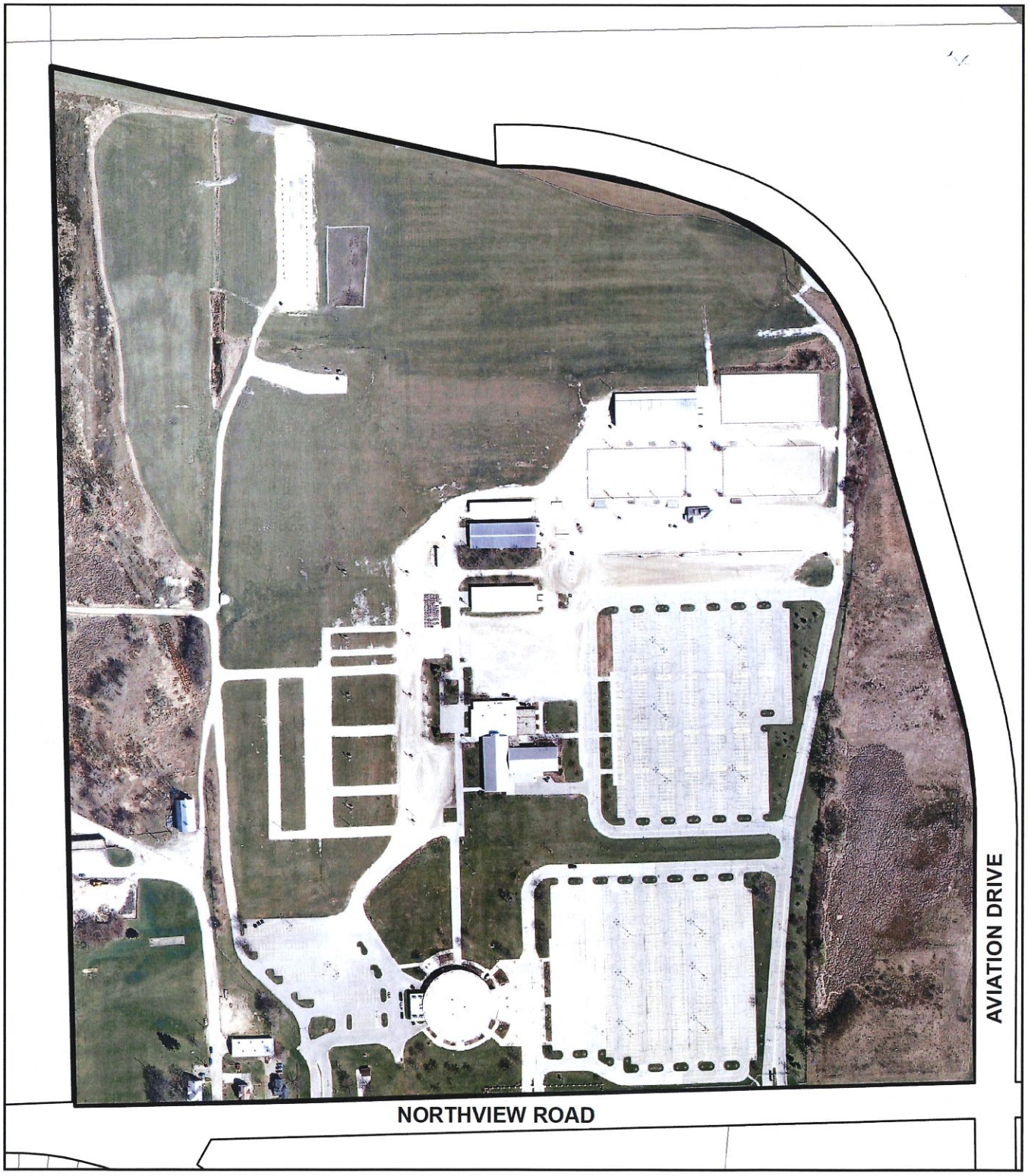
Natural Management Plan (11/ 2008)
Natural Resource Planning
Maintenance Building (Capital project #200609)
Expand prairie nurseries
Trail Connections to Lake Country, Glacial Drumlin, and City of Waukesha trail systems
Amphitheater
Enhance children's garden
Open-air picnic shelter/remote classroom
Improve signage
Upgrade Boardwalk

Nature Center Activities:

- Environmental education
- Natural land management
- Specialty workshops
- Ecology consulting
- Recreational activities
- Water education resource center
- Native plant and seed sales
- Bird seed sale
- Snowshoe rentals
- Seasonal events

Planned Activities:

Outdoor concerts



Exposition Center

N

0 170 340 680

Feet

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Exposition Center

Location: City of Waukesha, Section 27
Address: 1000 Northview Road, Waukesha

Accomplishments 2000-2007:

Paving of the midway area

Site Characteristics:

135-acre parcel in northern City of Waukesha
40,000 plus sq. ft. of meeting and exhibit space and 135 acres of grounds

ARENA

The Arena has a total of 21,000 square feet of meeting and exhibit space. This unique air-conditioned, circular building features a domed roof, stage, three meeting rooms, kitchen, balcony and box office. Adjacent paved lots provide parking for over 850 vehicles. The ground level has over 12,000 square feet of usable free span floor space with high load bearing concrete floors and two large overhead doors. The balconies provide an additional 4,000 square feet of display space. Three side-meeting rooms, a back storage area, and a 1,825 square foot stage provide additional space for your event.

Oconomowoc Room – Executive Conference Room - The newly renovated Oconomowoc Room is an excellent choice for your smaller meetings or functions. This 850 square foot room features a small kitchenette, multiple phone jacks, A/V screen, and other amenities to ensure a successful, productive meeting.

FORUM BUILDING

The Forum Building consists of three halls, a kitchen, office, restrooms, shower facilities, and a storage room that may be used for additional meeting or exhibit space. The Forum is divided into 3 main exhibit halls and is heated for year-round use. The Forum features high load bearing concrete floors, overhead lighting, 3-phase 220-volt, 50-amp electrical service, and 115-volt 20-amp service.

All three halls interconnect to provide 22,500 square feet of floor space with the flexibility to hold one large or three separate events. There is parking for over 800 cars adjacent to this building.

NORTH HALL:

This versatile room provides 6,600 square feet of usable free-span floor space, with a 10 x 12 foot overhead door adjoining the South Hall. The attached 625 square foot kitchen features a walk-in cooler, two ovens, commercial sinks, and an abundance of cabinet and counter space. Side doors open to a spacious patio area.

SOUTH AND EAST HALLS:

These identical halls built in early 1980 each have 7,200 square feet of usable free-span floor space. 10 x 12 foot overhead doors provide for easy move-in/move-out service. They are also connected by an interior overhead door, which facilitates traffic-flow through the events.

SOUTHEAST ROOM:

The 1,500 square foot Southeast Room is accessible from both the South and East halls. Generally used for equipment storage, this space is available for additional seminar or exhibit space.

GROUNDS

The 135-acre Expo Grounds are host to a wide variety of outdoor events year-round. These include: WMIL's Country fest, concerts, the Waukesha County Fair, car shows, autocross, tractor pulls, circuses, national dog shows, and many corporate events.

The grounds feature several paved and gravel walkways, numerous electrical stations, and a natural area that can be converted to an off-road driving course, a clay tractor pull course, and large expanses of open land adaptable to many uses.

HORSE COMPLEX

The Expo Horse Complex is one of the finest in the Midwest, featuring three barns with stables for over 200 horses, a large dressage area, and 3 top-rated show rings. The recently built 2-story announcers' stand is air-conditioned and has a registration area, private office on the first floor, and a judges viewing room on the second floor. Restrooms and showers are included in this building. A camper/trailer parking area adjacent to the horse complex has water and electrical hook-ups and a sanitary dump station.

Existing Development:

- Arena (21,000 sq. ft. of rentable meeting and exhibit space) featuring a domed roof, a stage, three meeting rooms, a kitchen, balcony, and a box office
- Forum (22,500 sq. ft. of rentable floor space) divided into three halls, a kitchen, restrooms, and shower facilities
- Horse barn
- Show ring with announcer stand
- Dairy barn
- Beef barn
- Swine barn
- Tractor pull area
- Outdoor exhibit areas are also available for rent: Water and electricity is available for venues, vendors and camping activities

Planned Development:

Expand capacity for outdoor exhibit and show space, for carnivals, music festivals and regional events through the paving of grounds and provision of permanent sewer and water facilities.

Greenways and Trails

Environmental corridors in urban or urbanizing areas, similar to Southeastern Wisconsin, that are held in public ownership or preservation easements, are often termed "Greenways". The County park and open space plan previously referred to a greenway as "parkway". Greenways are generally located along a stream or river, environmental corridor, ridgeline, or other linear natural feature and are intended to provide aesthetic and natural resource continuity. Greenways often serve as ideal locations for trail facilities. The natural resources that form the corridors also make such corridors attractive settings for recreational trails.

Greenway Purpose and Vision

The vision of the Waukesha County Greenway Project is to create a system of corridors along the County's major rivers and streams, which will protect the high quality natural resource based elements, connect major state, county, and local parkland, as well as other community social and cultural amenities, and provide recreational and educational opportunities for the use and enjoyment by present and future generations.

The Greenway corridor serves as a River/Streamway buffer to:

1. Protect water quality by filtering and removing sedimentation, organic matter, pesticides and other pollutants from surface runoff and subsurface flow through deposition, absorption, plant uptake, dentrification or other processes.
2. Create, enhance and protect wildlife habitat and provide a corridor for the movement of a wide range of species.
3. Protect and stabilize the riparian land and reduce flood water velocity.
4. Protect high quality plant communities, including upland woods.
5. Provide non-motorized trail opportunities.

Greenway Cross-section

The Greenway Cross-section was developed to ensure the preservation of the greenway corridors and guide the development of trails within the greenways which give people access to enjoy these areas. The Waukesha County Department of Parks and Land Use Parks division staff assembled a committee representing: Planning Division and Land Resources Division, WDNR, residents of the Town of Vernon, private Non-for-Profit Organizations, Natural Resources Conservation Service (NRCS), SEWRPC, Farm Bureau, and UW-Extension. This committee met thirteen times over a two year period to discuss standards and voice concerns regarding greenways. Park staff took into consideration the input generated by the committee and refined it to develop the Waukesha County Greenway Cross-section. The greenway cross-section document is to be utilized as a tool to implement the development of the greenways. *Refer to Exhibit C*

The County has established Greenway project areas along the following 11 major rivers or streams:

Ashippun River	Mukwonago River	Pewaukee River
Bark River	Oconomowoc River	Scuppernong Creek
Fox River	Pebble Brook	Spring Creek
Mill Creek	Pebble Creek	

Waukesha County
Park System

2008 -2012 Park and Open Space Plan

Ashippun River Greenway (Proposed)

Location: The 9.6 mile proposed greenway is to be located along the main stem of the Ashippun River, in the northwestern portion of the County. Ashippun River enters the County on its North border and exits on the West border. Current discussions are underway about the future of the Montery Mill Pond Dam, which may return the river to a free flowing stream. The proposed Ashippun River Park is located about midway along the river corridor within Waukesha County. Ashippun River Greenway is completely located in the Town of Oconomowoc within the border of Waukesha County.

Major Basin: Rock River
Watershed: Ashippun River

Acres of Greenway Property: 42.8
Acres of Greenway in plan to be acquired: 789.9

Existing Development:
Ashippun Lake Boat Launch

Planned Development
Acquisition of land

Activities:

- ☒ Bird-watching
- ☒ Canoe Launch
- ☒ Canoeing and kayaking
- ☒ Cross-country skiing
- ☒ Geocaching
- ☒ Nature-based educational programs
- ☒ Observation Decks
- ☒ Day hiking
- ☒ Snowshoeing
- ☒ Hunting, Fishing and Trapping

Park System Connection:
Ashippun River Park

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Bark River Greenway and Trail

Location: The proposed 16-mile Bark River Trail is to be located along the main stem of the Bark River, in the northwestern portion of the County. The Bark River enters the County in the Town of Lisbon, section 2 and flows to the southwest. As the Bark River enters Town of Merton, it flows through the Merton millpond, the Village of Merton and south through the Village of Hartland. West of Hartland the Bark travels South through the City of Delafield and flows into the northeast corner of Lake Nagawicka. On the southwest corner of Lake Nagawicka is the outflow, which contains a recently rebuilt water control structure. The historic Delafield fish hatchery is located along the river as it travels towards the Town of Summit and the southeast corner of Upper Lake Nemahbin. The Nemahbin Roller Mill Dam just east of Upper Nemahbin Lake has recently been ordered to be removed. On the South end of Upper Nemahbin is the channel where Waukesha County's Nemahbin Lake Access is located and heads into the North end of Lower Nemahbin Lake. The Bark River exits on the Northwest edge of the lake where a control structure (weir) is located. Just west of the outlet the Bark River flows through Crooked Lake then turns south to southwest flowing into of the Village of Dousman where it turns west. After crossing Hwy 18, the second time the Bark River turns south as it moves into the Town of Ottawa. West of the Village of Dousman the Scuppernong Creek joins the Bark River as the Bark turns west to Jefferson County paralleling the Glacial Drumlin Trail.

Major Basin: Rock River
Watershed: Bark River

Acres of Greenway Property: 402.4
Acres of Greenway in plan to be acquired: 1082.7

Existing Development:
Nemahbin Lake Access

Planned Development
The Bark River trail, which will parallel and shares sections with the Ice Age Trail, would provide a north-south trail for non-motoring travel in the northwestern portion of the County, since bicycling and horses are not permitted on the Ice Age Trail property. It is recommended that Waukesha County assume responsibility for development of the trail. There are opportunities with the Ice Age Trail Foundation to collaborate for construction and maintenance of shared trail and bridge improvements.

Activities:

- ☒ Bird-watching
- ☒ Canoeing and kayaking
- ☒ Cross-country skiing
- ☒ Biking
- ☒ Roller-blading
- ☒ Fishing
- ☒ Geocaching
- ☒ Nature-based educational programs
- ☒ Running or jogging
- ☒ Day hiking
- ☒ Cross-country skiing
- ☒ Snowshoeing
- ☒ Hunting
- ☒ Fishing
- ☒ Trapping

Park System Connection:
This trail would connect with the Bugline Trail the Lake Country Trail and Glacial Drumlin Trail on the south.

Waukesha County
Park System

2008 -2012 Park and Open Space Plan

Bugline Trail

Location: The Bugline Trail extends about fourteen miles over a County-owned right-of-way, the former Chicago, Milwaukee, St. Paul and Pacific Railroad Line, starting at Grand Avenue in the Village of Menomonee Falls and ending at Dorn Road west in the Village of Merton.

Acquisition (History):

This trail was purchased in 1978 from the railroad for a cost of $280,000, of which $140,000 was paid for by Federal Land and Water Conservation Funds and the State of Wisconsin Department of Natural Resources. The name "Bugline" came from the name of the original railroad and its curving alignment known as the "Bug on a Vine" Railroad. The local citizenry later referred to the railroad as the "Bugline Railroad". The original railroad, established in the early 1900's by Joseph Hadfield, served the area's limestone quarries.

The trail was constructed in 1983 and opened in 1984. The cost to develop the trail was $120,000, with a $30,000 westerly extension and $30,000 easterly extension, for a total cost of $180,000. State of Wisconsin Department of Natural Resources Outdoor Recreation Aid Funds were used to offset 50 percent of these costs, with Waukesha County funding the remaining cost. The trail travels through the Village of Menomonee Falls, Lannon, Sussex, Town of Lisbon, and Village of Merton. The trail crosses the Fox River and Bark River, and has six timber bridges. The trail passes through a wide variety of urban, residential and rural communities, and offers trail experiences in woods, wetlands, quarry overlooks, and open fields. The trail is primarily used for biking and hiking purposes, with some sections of the trail designated for equestrian and snowmobile use. Significant trail connections are the Village of Menomonee Falls Riverfront Trail, Menomonee Park, Village Park in Sussex, Coolings Meadow in Sussex, and a Town of Lisbon Park. The Bugline Trail has been used for several special events and fund-raising activities.

Site Characteristics:

The Bugline trail from Grand Avenue in Menomonee Falls to Highway VV in the Village of Merton is a 10-foot wide crushed stone trail. Beginning on the east end of the trail at Grand Avenue, the trail goes through residential areas of the Village of Menomonee Falls. The trail continues by crossing Highway 74 and the Fox River and proceeds through open fields and woodlands crossing the Fox River again. As you approach the Village of Lannon, the woodlands open up into quarry operations, which offer a glimpse of this area's limestone quarry heritage. In Lannon, the trail crosses Highway 74 and moves west towards the southern border of Menomonee Park where an old rail spur connects the trail to the Park. The Bugline continues southwest and goes through wooded areas once again between quarry operations flanked by Good Hope Road and Townline Road. West of Townline the trail continues through woodlands where an old train trestle bridge crosses over the railroad corridor and down the hill past Cooling's Meadow Nature Preserve and into the Village of Sussex. Within the Village of Sussex, the trail uses both on-road and trail corridor routes. Leaving the Village of Sussex the trail uses a new (2007) underpass of Highway 164 to move onto the three-mile unobstructed stretch of trail. Along this section of trail, the trail passes along wet-mesic prairie, mixed prairie remnants, and grass/sedge meadows as well as the Town of Lisbon Park. At Lake Five Road, the trail crosses the Bark River with views of the Merton Mill Pond seen through the woods. At Highway VV in the Village of Merton the trail goes south on VV to the Village Park where the paved trail continues west along the Bark River. The paved portion weaves in and out of open fields and dense woodlands and then climbs a hill to the old railroad grade where the pavement stops. The gravel trail heads west to Dorn Road where the trail currently ends.

Existing Development:

The trail provides opportunities for biking, hiking, and jogging along its entire length and a separate path running parallel for horseback riding along an approximately four-mile segment from The Ranch to Menomonee Park.

Mile markers exist starting at the east end of the trail. Portions of the trail are utilized for snowmobiling.

Planned Development:

Identify on-street route along Highway VV in the Village of Merton.

Update designated trailheads and signage.

Bikeway Pavement Improvement Capital Project will upgrade the trail surface to pavement in 2011.

Future development of the Bugline Trail:

- Extend approximately one and one half mile westward from Dorn Road to the Oconomowoc River Greenway to connect with the Ice Age Trail and the proposed Oconomowoc River Trail and into the unincorporated community of North Lake.
- Connect to the Bark River Greenway and Trail via bridge over Bark River west of the Village of Merton Park
- Connect with the proposed Fox River Trail in the Village of Lannon.
- Trail to extend approximately one-half mile eastward, to connect with the Menomonee River Trail.

Park System Connection:

Menomonee River Trail (Village of Menomonee Falls) - Bugline trail would need to be extended approximately one-half mile east in the Village of Menomonee Falls

Connect with the Ice Age Trail at Dorn Road

Future Bark River Trail in the Village of Merton

Fox River Trail in the Village of Lannon

Future Oconomowoc River Greenway and Trail

Activities:

- ☒Bird-watching
- ☒Horseback riding
- ☒Cross-country skiing
- ☒Biking
- ☒Roller-blading
- ☒Snowmobiling
- ☒Geocaching
- ☒Running or jogging
- ☒Day hiking
- ☒Cross-country skiing
- ☒Snowshoeing

Waukesha County
Park System

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Fox River Greenway and Trail

Location: The proposed 37-mile Fox River Trail is to be sited along the main stem of the Fox River, in the eastern half of Waukesha County. Fox River's headwaters begin in the Town of Lisbon in Section 1. Initially flowing eastward in the Village of Menomonee Falls, the Fox River turns southward and parallels the Bugline Trail continuing south to Wanaki Golf Course. As it crosses Hwy K, it enters a large wetland complex that is home to a Great Blue Heron Rookery. South of Capital Drive it flows through The City of Brookfield's Mitchell Park and then turns southwest through the City of Pewaukee and is a major feature of the City of Waukesha's Frame Park. As it leaves the City and enters the Town of Waukesha, it flows by Fox River Park and eventually into the Vernon Marsh State Wildlife Area. It meanders through the Town of Vernon and the Town of Mukwonago before turning eastward to the future site of Fox Bend Park. As the Fox River reaches the Village of Big Bend, it turns south and parallels Hwy 164 into Racine County. Just south of the Village of Big Bend is the location of a future county-owned canoe launch site.

Major Basin: Fox River
Watershed: Upper Fox River

Acres of Greenway Property: 916.4
Acres of Greenway in plan to be acquired: 3588.9

Existing Development:
- Overlook at Fox River Park
- Canoe Launch at Fox River Park
- Rental Ag Land: 36 acres

Planned Development:
It is recommended that Waukesha County assume responsibility for development of the Fox River Trail. Of the total 37-mile length of the Fox River Trail in Waukesha County, about two miles have been developed by the City of Waukesha within existing park sites.

Activities:
- Bird-watching
- Canoeing and kayaking
- Cross-country skiing
- Biking
- Roller-blading
- Fishing
- Geocaching
- Nature-based educational programs
- Running or jogging
- Day hiking
- Cross-country skiing
- Snowshoeing
- Hunting
- Fishing
- Trapping

Park System Connection: This trail would connect with the Bugline Trail on the north, with the Glacial Drumlin State Trail and the New Berlin and Pebble Brook Trails in the central portion of the County, with the Mukwonago River Trail in the southern portion of the County, and with the Fox River Trail in Racine County on the south. Parkland connections include:

Menomonee Park	Fox Brook Park	Fox River Park
Wanaki Golf Course	Frame Park	Vernon Marsh
Mitchell Park	Fox River Sanctuary	Fox Bend Park

Waukesha County
Park System

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Lake Country Trail

Location: The Lake Country Trail currently extends about 10.5 miles over an electric power line transmission and former TMER&L electric interurban railway right-of-way, from the Landsburg Center at the northwestern corporate limit of the City of Waukesha to Sawyer Road (C.T.H. P) in the Town of Summit. The WE Energies right-of-way was originally an electric rail line between Milwaukee through Waukesha and onto Watertown.

Acquisition (History): An agreement was reached in April of 1994 between Wisconsin Electric Power Company and Waukesha County to allow the County to construct and maintain a recreation trail on the Power Company property. This trail was developed in 1994, as a partnership with the Town of Pewaukee, Town of Delafield and City of Delafield, and State of Wisconsin Department of Natural Resources. The cost of development was approximately $240,000, of which the State contributed 50 percent, Waukesha County 25 percent, and the partnering communities 25 percent. Construction was started in 1994 and the grand opening of the trail and the trailhead at the Landsberg Center on October 1, 1994.

Site Characteristics: The Lake Country Trail runs through the middle of the County (North of I-94) from east to west through very rolling terrain and provides scenic views of the mid kettle moraine area, including the Landsberg Center (Trail Head), Pewaukee Lake, Naga-Waukee Golf Course, Lake Nagawicka and the historic City of Delafield, Upper and Lower Nemahbin Lakes.

A unique feature of this trail is the Landsberg Center, a historic building that was relocated from the Town of Brookfield to its City of Waukesha location, and renovated for use as a trailhead and restroom building. The present Landsberg Building was a former barbecue and custard stand that was donated to Waukesha County by local businessman and entrepreneur A. William Huelsman. Hotel owners Dick and Carol Richards donated the 1-acre parcel of land for this building to Waukesha County. This unique building offers a focal point and historic feature, as well as restrooms and parking for the trail. A second parking lot and restroom facility exists west of the Nemahbin Boat access along Delafield Road just east of CTH 'P'.

The Lake Country Trail passes through or by wetlands, woods, Pewaukee Lake and Nagawicka Lake vistas, Naga-Waukee Golf Course and Park, downtown City of Delafield and Cushing Park. There is a paved spur that connects to Naga-Waukee Park and the Naga-Waukee Ice Arena parking lot. Several new residential developments are located adjacent to the trail, and offer residents easy access for biking, hiking, running, or alternative transportation to work, business, schools, parks and shopping.

Existing Development: The trail is a 10' wide hard surface of crushed limestone, with asphalt paving in areas that are the most susceptible to erosion. Portions of the trail are on-street bike routes in the Cities of Pewaukee and Delafield. In 2006, the trail was extended and paved from Nemahbin Lake Access west to Sawyer Road in the Town of Summit. The extension also included a trailhead with restroom facility. In 2001 at the cost of $350,000.00, Phase 2 trail paving was accomplished from the west edge of the City of Delafield including a parking lot and restroom facility which exists at the current west end on the trail along Delafield Road just east of CTH 'P'. The trail has been extended in 2008 from CTH P to Roosevelt Park in the City of Oconomowoc. This extension will add an additional 3.5 miles of paved trail and 1.3 miles of crushed stone for a total length of about 14.5 miles.

Planned Development: The 1.3 miles of crushed stone trail parallel to Highway "P" will be paved once the Pabst Farm Development, I-94 and Highway "P" interchange and Utility Right of Ways are established. It is also recommended that trail connections be established to the South of I-94 corridor in the City of Waukesha. Capital Improvement project Bike Pavement Improvements is scheduled for 2010 paving of the first phase of the Lake Country Trail form the Landsberg Center to the City of Delafield.

Activities

- ☒ Bird-watching
- ☒ Cross-country skiing
- ☒ Biking
- ☒ Roller-blading
- ☒ Geocaching
- ☒ Running or jogging
- ☒ Day hiking
- ☒ Cross-country skiing
- ☒ Snowshoeing

Park System Connections:
Ice Age Trail in the City of Delafield
Landsberg Center (Trailhead)
Pewaukee Lake Access
Naga-Waukee War Memorial Golf Course
Naga-Waukee Park
Naga-Waukee Ice Arena
Nagawicka Lake Access
Nemahbin Lake Access
Historic City of Delafield
Cushing Park, Delafield
Bark River Trail (Future connection south on Sawyer Road in the Town of Summit)

Waukesha County
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Mill Creek Greenway and Trail

Location: The proposed five-mile Mill Creek Trail is to be located along the main stem of Mill Creek, in central Waukesha County. Mill Creek begins in section 30 of the City of New Berlin and heads west into the Town of Waukesha and joins the Pebble Brook System.

Major Basin: Fox River
Watershed: Fox River

Acres of Greenway Property: 123.7
Acres of Greenway in plan to be acquired: 44.6

Existing Development:
None at this time

Planned Development:
It would provide opportunities for non-motorized activities. The entire length of the corridor would lie within existing and proposed County Greenway lands.

Park System Connection: This trail would link a proposed City of New Berlin community park on the east with the Pebble Brook Trail on the west.

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Mukwonago River Greenway and Trail (Proposed)

Location: The proposed eight-mile Mukwonago River Trail is to be located along the main stem of the Mukwonago River, in southwestern Waukesha County. Jericho Creek at Eagle Spring Lake in the Town of Eagle forms the Mukwonago River. From Eagle Spring Lake, the Mukwonago River flows eastward into the Town of Mukwonago to the west end of Lower Phantom Lake. The Mukwonago River exits Lower Phantom Lake through the Village of Mukwonago and connects to the Fox River in the Town of Vernon.

Greenway acquisition will require State of Wisconsin and Village of Mukwonago cooperation along with various conservation oriented groups. Protection of the Mukwonago River is of highest priority as it is listed as an "Exceptional River" by the State of Wisconsin due to its clarity and ability to sustain threatened and endangered species. It should be noted that on October 2, 2008 the WDNR acquired the resort and golf course known as Rainbow Springs and will be developing plans as to the future use of the area. Greenway would stretch from Eagle Springs Lake to the confluence with the Fox River.

The trail portion is to be from Mukwonago Park on the west to joining the Muskego Lakes Trail in the Village of Mukwonago south of I-43.

Major Basin: Fox River
Watershed: Mukwonago River

Acres of Greenway Property: 19.2
Acres of Greenway in plan to be acquired: 806.7

Activities:

- ☒ Bird-watching
- ☒ Canoeing and kayaking
- ☒ Cross-country skiing
- ☒ Biking
- ☒ Roller-blading
- ☒ Fishing
- ☒ Geocaching
- ☒ Nature-based educational programs
- ☒ Running or jogging
- ☒ Day hiking
- ☒ Snowshoeing
- ☒ Hunting
- ☒ Trapping

Park System Connection: The Mukwonago River Trail would connect with the Fox River Trail on the east and the Mukwonago Park on the west.

Waukesha County
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Muskego Lakes Trail (Proposed)

Location:
The proposed 10-mile portion of the Muskego Lakes Trail within Waukesha County is to be located on a Wisconsin Electric Power Company right-of-way, a former TMER&L electric interurban railway right-of-way, from the Milwaukee-Waukesha County line westward through the City of Muskego and the Village of Big Bend.

Acquisition (History):
Proposed at this time

Site Characteristics:
ATC Utility Corridor

Existing Development:
The City of Muskego has developed that portion of the trail from Forest Home Avenue in the City of Franklin, about one-quarter mile east of the eastern Muskego City line, approximately five and one-half miles west, to Woods Road, where it connects to Muskego County Park.

Planned Development:
Waukesha County, in cooperation with the local governments, shall assume responsibility for constructing remaining portions of the trail within Waukesha County. This trail would extend eastward to the community of St. Martins, in Milwaukee County.

Park System Connection:
Muskego Park
Future connection to Fox River Greenway and Trail
Future connection to Fox Bend Park

Waukesha County
Park System

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New Berlin Trail

Location:
The New Berlin Trail extends about six miles in an east-west direction across the City of New Berlin and eastern City of Waukesha over a Wisconsin Electric Power Company power transmission line right-of-way, the right-of-way of a former TMER&L (The Milwaukee Electric Railway & Light Co.) interurban electric railway line. Approximately six and one-half miles of the trail, extending from the Milwaukee County '76 Trail at Greenfield Park, approximately one-half mile east of the Milwaukee-Waukesha County line, to the western corporate limit of the City of New Berlin, has been developed by Waukesha County.

Acquisition (History):
A license agreement with Wisconsin Electric Power Company on December 28, 1978, allowed construction of the recreation trail on WEPCO land. The trail construction started in late 1983 for a cost of $60,000 and was finished in early 1984. In 1996, a 1.5-mile west extension brought the trail to Lincoln Ave in Waukesha.

Site Characteristics:
The eastern end of the New Berlin Trail connects with the Milwaukee County Oak Leaf Trail at Greenfield Park in the City of West Allis. A remodeled train bridge crosses over 124th Street joining the two County's trails. The New Berlin trail has very little elevation change and is in a straight east-west direction. The first three segments of the trail are residential in nature, with at-grade road crossing having heavy cross traffic. City of New Berlin's Buena Park is located between Moorland and Calhoun Roads. Buena Park has parking, picnic tables, shelter building, restrooms, play equipment and sport fields as well as access to the trail. The trail west of Calhoun Road is naturally more open having plant communities like shrub carr, prairie/fen type wet meadow, high meadow old-fields, lowland thicket/low prairie and old rail right of way with choice prairie flowers. The New Berlin trail ends as it meets Lincoln Avenue in the City of Waukesha. The City of Waukesha has developed an on-road route to connect the New Berlin Trail to the Glacial Drumlin Trail on the West side of Waukesha, a nearly 50 mile trail that travels west to the Madison area.

Existing Development:
Asphalt Paved (2006) trail is ten feet in width with a five foot mowed shoulder
Mile Markers (starting from the east)

Planned Development:
- County extend the trail westward one additional mile, to Lincoln Avenue in the City of Waukesha.
- The Highway 164/59 location is a heavily traveled at-grade crossing and is in the process of change as the City of Waukesha has negotiated a plan to take the trail south to Pearl Street, cross at the controlled crossing, and back north to reconnect with the trail.
- City provide connecting on-streets bike route to connect the New Berlin Trail to the Fox River and Glacial Drumlin Trails.
- Evaluate roadway crossings
- Update gates

Activities:

- ☒ Bird-watching
- ☒ Horseback riding
- ☒ Cross-country skiing
- ☒ Biking
- ☒ Roller-blading
- ☒ Snowmobiling
- ☒ Geocaching
- ☒ Running or jogging
- ☒ Day hiking
- ☒ Cross-country skiing
- ☒ Snowshoeing
- ☒ Dog Walking (dog must be on a 6' leash)

Connections:

Oak Leaf Trail (Milwaukee County)
Greenfield Park (Milwaukee County)
Buena Park (City of New Berlin)
City of Waukesha Trail System
Fox River Trail, to Fox River Greenway and Fox River Park
Glacial Drumlin Trail (State of Wisconsin)

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Oconomowoc River Greenway and Trail

Location: Oconomowoc River enters Waukesha County in section 2 of the Town of Merton entering the Monches Mill Pond. The river flows southwest through Monches Park. The Ice Age Trail runs parallel as the river flows south where it joins the Little Oconomowoc and enters the north End of North Lake. Exiting the west shore of North Lake the Oconomowoc flows west then south to the northeast corner of Okauchee Lake in the Town of Oconomowoc. There is a control structure on the southwest corner as the Oconomowoc River flows to Oconomowoc Lake. The river flows out of the Oconomowoc Lake's northwest edge and flows to Fowler Lake and Lac La Belle in the City of Oconomowoc. The Oconomowoc River heads south from Lac La Belle through the City of Oconomowoc into the Town of Summit before exiting into Jefferson County.
Partnerships with conservation groups and the Ice Age Trail will be necessary for securing this greenway system. Greenway starts at the south border of Monches Park and runs between the lake areas except for the Okauchee to Oconomowoc lake portion, which is of local community interest. County has interest south and west of the City of Oconomowoc as the greenway follows the river to Jefferson County. The trail is from Monches Park with the connection to the Bugline trail.

Major Basin: Rock River
Watershed: Oconomowoc River

Acres of Greenway Property: 302
Acres of Greenway in plan to be acquired: 611.6

Existing Development:
The Ice Age Trail currently has a well-established trail in this area
County maintains the bridge over the Oconomowoc River

Planned Development:
A trail is proposed in the future Monches Park heading south on the west of the river separating it from the Ice Age Trail that follow the river on the east side of the trail.

Activities:

- ☒ Bird-watching
- ☒ Canoeing and kayaking
- ☒ Cross-country skiing
- ☒ Biking
- ☒ Roller-blading
- ☒ Fishing
- ☒ Geocaching
- ☒ Nature-based educational programs
- ☒ Running or jogging
- ☒ Day hiking
- ☒ Snowshoeing
- ☒ Hunting
- ☒ Trapping

Park System Connection: This greenway and trail would connect with the Bugline Trail, which would be the westerly route to North Lake. East bound on the Bugline would connect to the Bark River trail, Menomonee Park, and the Fox River Trail.

Waukesha County
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Oconomowoc - Watertown Trail (Proposed)

Location:
The proposed three-mile portion of the Oconomowoc-Watertown Trail within Waukesha County is to be located on a Wisconsin Electric Power Company right-of-way, a former TMER&L electric interurban railway right-of-way, from the west County line to the western corporate limit of the City of Oconomowoc, where it is proposed to be routed on non-arterial streets to the City's Roosevelt Park.

Acquisition (History):
None at this time

Site Characteristics:
Utility Corridor

Planned Development:
Waukesha County, in cooperation with the City of Oconomowoc, will be responsible for constructing that portion of the trail within Waukesha County. The trail would accommodate both hiking and bicycling.

Park System Connection:
The trail would connect via City of Oconomowoc bike routes to the Lake Country Trail at Roosevelt Park on the east and to a proposed trail in the Wisconsin Electric Power Company right-of-way in Jefferson County on the west.

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Pebble Brook Greenway and Trail

Location: The proposed eight-mile Pebble Brook Trail is to be located along the main stem of Pebble Brook, in the Town and City of Waukesha. Pebble Brook gathers water from an area west of Minooka Park draining parts of sections 13, 14, 23 and joins together in section 22 of the Town of Waukesha. Heading south, Millcreek flows into Pebble Brook, as does Red Wing Creek in the Town of Waukesha. Pebble Brook enters the Town of Vernon and the Vernon State Wildlife Area where it flows into the Fox River.

The Greenway extends from Minooka Park to the Fox River.

The trail portion will connect Minooka Park to the Fox River Trail. An east-west connector will travel along Lawnsdale Road to take people to Fox River Park and Trail. The south route will connect to the Fox River Trail as it exits the Vernon Marsh

Major Basin: Fox River
Watershed: Fox River

Acres of Greenway Property: 144.4
Acres of Greenway in plan to be acquired: 1148

Planned Development:
It would provide opportunities for bicycling and hiking and would be sited within existing and proposed Pebble Brook Greenway lands.

Park System Connection: It would connect with Minooka Park on the east, Mill Creek Greenway, Fox River Park and the Fox River Trail at the Vernon Marsh on the West.

Waukesha County
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Pebble Creek Greenway and Trail

Location: Headwaters are in southern City of Pewaukee and head south into the Town of Waukesha traveling through Retzer Nature Center property. Drifting southwest into the Town of Genesee before re-entering the Town of Waukesha eastward to the City of Waukesha where it enters the Fox River.

Major Basin: Fox River
Watershed: Middle Fox River

Acres of Greenway Property: 39.1
Acres of Greenway in plan to acquire: 8.7

Planned Development:
This stream is of interest to the Land Resources Division to re-establish the stream corridor. Portion of Pebble Creek Trail would connect to the Glacial Drumlin Trail

Activities:
- ☒ Bird-watching
- ☒ Nature-based educational programs

Park System Connection:
Retzer to the Glacial Drumlin

Waukesha County
Park System

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Pewaukee River Greenway and Trail

Location: Pewaukee River starts northeast of the Village of Pewaukee then flows through the Village were it is joined by the outflow of Pewaukee Lake, it then flows southeast through the City of Pewaukee. Under the I-94 Corridor it flows through a culvert underpass, the culvert is passable under normal conditions as the annual Pewaukee Kiwanis' Pewaukee River Run - a six-mile canoeing event from Village of Pewaukee to City of Waukesha's Frame Park. From the I-94 Corridor the Pewaukee River flows into the Fox River in section 26 of the City of Pewaukee.

Major Basin: Fox River
Watershed: Middle Fox River

Acres of Greenway Property: 319.1
Acres of Greenway in plan to acquire: 119.4

Site Characteristics: The proposed five-mile Pewaukee River Trail is to be located along the main stem of the Pewaukee River, in the Village and City of Pewaukee. The trail, which is proposed to be developed cooperatively by the City and Village of Pewaukee and the County, would connect the Pewaukee Lake lakefront, in the Village of Pewaukee, on the west, to the Fox River Trail, on the east. The trail would be located within existing and proposed Pewaukee River Greenway lands.

Existing Development:
Land acquisition and survey

Planned Development and Activities:
The planned boardwalk and asphalt trail would provide opportunities for a variety of trail-oriented activities, including non-motorized transportation, and nature study.

Park System Connection:
Connects with the Fox River Trail

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Ottawa Trail (Proposed)

(Formally known as Pretty Lake Section Trail)

Location:
The proposed nine-mile Ottawa Trail is recommended to be developed by the County in cooperation with the Wisconsin Department of Natural Resources to connect the Ice Age Trail in the Southern Unit of the Kettle Moraine State Forest and the Glacial Drumlin Trail to the North via the Scuppernong Creek Trail.

Existing Development:
Proposed at this time

Planned Development:
The Ottawa Trail, which is recommended to accommodate hiking and bicycling, would provide off-street bicycle access from the Glacial Drumlin Trail to the Southern Unit of the Kettle Moraine State Forest. With the State of Wisconsin's proposed project area for the Paradise Valley unit, this trail project will be requested within the State's project boundary.

Park System Connection:
The Ottawa Trail, which is approximately parallel to the Ice Age Trail, would provide a north-south trail usable for non-motorized activities in the southwestern portion of the County, since bicycling is not permitted on the Ice Age Trail.
Future connection to the Scuppernong Creek Trail
Ottawa Lake State Recreation Area

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Scuppernong Creek Greenway and Trail (Proposed)

Location: Scuppernong Creek headwaters is located in section 28 of the Town of Delafield and heads southwest through the Lapham Peak Unit of the Kettle Moraine State Forest. The creek briefly enters the Town of Genesee and swings back into the Town of Delafield only to exit into the Town of Summit and Waterville Lake. Leaving Waterville Lake the creek continues southwest past Henrietta Lake into the Town of Ottawa eventually flowing into Dutchman's Lake. Leaving Dutchman's Lake on the west edge, the river drops south to the north end of Hunters Lake, exiting the south end of Hunters Lake the creek turns west – northwest flowing into a millpond south of Dousman then traveling more northwest it meanders until it connects up with the Bark River west of the Village of Dousman. The Scuppernong Creek Greenway starts at Highway 83 north of the Village of Wales, Scuppernong Creek travels west through Waterville, Henrietta, Dutchman's, and Hunter Lakes until it connects with the Bark River.

Major Basin: Rock River
Watershed: Bark River

Acres of Greenway property owned: 160.7
Acres of Greenway property in plan: 265.4

Planned Development:
Proposed trail south from the Glacial Drumlin Trail to Ottawa Trail

Activities:

- ☒ Bird-watching
- ☒ Canoeing
- ☒ Geocaching
- ☒ Nature-based educational programs
- ☒ Hunting
- ☒ Fishing
- ☒ Trapping

Park System Connection:
Glacial Drumlin Trail
Lapham Peak
Bark River Greenway
Future Ottawa Trail
School Section Lake

Waukesha County
Park System

2008 – 2012 Park and Open Space Plan

Spring Creek Greenway (Proposed)

Location: South central Waukesha County, the Greenway starts at Spring Lake and Willow Spring Lake flowing northeast to the Saylesville Mill Pond.

Major Basin: Fox River
Watershed: Middle Fox River

Acres of Greenway Property owned: 172.4
Acres of Greenway property in the plan: 64.7

Existing Development and Activities:

- ☒ Bird-watching
- ☒ Nature-based educational programs
- ☒ Hunting
- ☒ Fishing
- ☒ Trapping

Planned Development:
Satellite for Retzer Nature Center

PARK AND OPEN SPACE NEEDS ASSESSMENT

The County resident needs for park and recreation facilities and services are dependent upon demographic characteristics, use trends, and the availability of land to accommodate preservation and recreation facilities required to meet those needs. Together, these factors formulate the area's recreation needs profile. A recreation needs profile describes which activities are increasing or decreasing in demand, which facilities need further development, and which issues are hindering outdoor recreation.

Demographic and natural resource characteristics, which influence the needs for park and recreation facilities and services, were identified in the Description of the Planning Area section of this Appendix. Generally, Waukesha County will continue to experience moderate (24%) population growth to the year 2035. Other notable demographic characteristic is that the average household size is projected to continue to decline from an average of 2.63 in 2000 to 2.50 in 2035. The population composition trend will also continue to reflect the aging of baby boomers. The high quality natural resource base plays a significant role in the accommodation of the resident's recreation demands.

To determine the recreation needs of the residents of Waukesha County, two recreation needs assessment survey documents will be reviewed. Recreation trends will be examined and per capita and service area standards will also be reviewed. The two survey documents reviewed are the 2005- 2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) and the Waukesha County Park System Focus Group Study conducted by the Chamberlain Research Consultants in 2000-2001.

Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2005-2010 (SCORP)
Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a Statewide Comprehensive Outdoor Recreation Plan has been required for states to be eligible for LWCF acquisition and development assistance. In the State of Wisconsin, LWCF grants are administered by the Wisconsin Department of Natural Resources. The plan is a comprehensive evaluation of the demand and supply of outdoor recreation in the state. The plan reviews Wisconsin outdoor recreation on a regional basis. Waukesha County is located in the Lower Lake Michigan Coastal Region. The Lower Lake Michigan Coastal Region includes Kenosha, Racine, Walworth, Milwaukee, Waukesha, Ozaukee, Washington and Sheboygan Counties.

As a part of the SCORP process, outdoor recreation participation surveys conducted by the National Survey on Recreation and the Environment (NSRE) have examined 62 recreational uses broken down into the SCORP regional level. SCORP lists the participation rates of adults, ages 16 and older for all 62 recreational uses examined in the NSRE data. In the Lower Lake Michigan Coastal region, high recreation demand was expressed for the following activities:

Walking for pleasure	Golf	Horseback riding on trails
Visit a beach	Nature-based education program	Snorkeling
Swimming in lakes and streams	Visit a dog park to walk a pet	Kayaking
Swimming in an outdoor pool	Fishing in the Great Lakes	Geocaching
Running or jogging	Use of a personal watercraft	Scuba diving

Certain issues are causing impediments to outdoor recreation opportunities within Wisconsin. To understand the issues, the WDNR conducted a series of town meeting across the state. These meetings conducted in 2005, collected 12 written comments and 1300 online comments. In addition, the participants were asked to express their needs for outdoor recreation facilities. Of the issues listed for the Lower Lake Michigan Coastal Region the issues that most influence Waukesha County residents are:

Continued urban sprawl/development	Increased multiple-use recreation conflicts
Invasive species	Loss of public access to lands and waters
Maintaining rustic areas	Preserving natural lands

For the Lower Lake Michigan Coastal Region the needs that most influence Waukesha County are:

Better maps/signage for trails	More biking trails	More boat access
More camping opportunities	More dog parks	More electric campsites
More hiking trails	More horse trails	More mountain biking trails
More public lake access	More silent sport opportunities	More swimming opportunities

Recreation Trends under the Statewide Comprehensive Outdoor Recreation Plan 2005-2010

The SCORP has identified several key indicators and general recreation trends, which can be applied to Waukesha County. The key indicators are demographics, health and wellness, environment, technology, economics, government, and changing land use. Each indicator will be briefly discussed. Projecting recreation trends are not an exact science. Trends are only indicators of future recreation needs and factors influencing their implementation. Response to trends should only occur after they have been fully evaluated, deliberated and found to meet a long-term County need and is consistent with the mission, goals and objectives of the Waukesha County Park System.

Demographics

Presently the aging of the baby boomer generation is one of the most significant trends effecting outdoor recreation. The boomers are retiring with a relatively high disposable income allowing them to travel and participate in a wide range of recreation activities. As a person ages they generally participate in less active recreation pursuits such as hiking, nature viewing, biking, nature education programs and photography. As the population becomes more diverse, recreation demands will change. For example Hispanic populations favor picnic areas for family gathering and nature based educational programs.

With the increased demand for a person's time and limited free time there will be increased interest in nature based recreation activities.

Health and Wellness

Exercise and being physically fit is a major component of preventative health care. Park and recreation facilities provide numerous opportunities to maintain a personal health. It is expected that health and wellness will be a constant feature of programming and investment in park facilities.

Environment

It is projected that as the public become more aware of environmental issues they will support the preservation, protection and sustainable development of the natural resource base lands. The increased interest in the environment has also affected recreation participation rates as more people visit areas of minimally altered environments and trails.

Technology

Technology offers an opportunity to make outdoor recreation activities interesting and fun. However, outdoor recreation providers should not make technology a substitute for high quality outdoor recreation programming and facilities.

Economics

Household income impacts how a person recreates. Households with higher income generally seek out new and exciting forms or recreation while households with lower income seek out quality low cost recreation alternatives. The recreation trend has been to place an emphasis on high value and diverse recreation opportunities.

Government

A large percent of park and recreation lands are publicly owned and operated. With the current tax environment, current economic conditions, more competition from the private and non-profit recreation providers and recreation becoming more market driven, the public provision of low cost and high value recreation opportunities will become more challenging.

Changing Land Use

As Waukesha County becomes more developed, there will be an increased demand for recreation activities such as dog parks, paved trails, and preservation of the natural resource base.

Projected Recreation Activity Trends under the Statewide Comprehensive Outdoor Recreation Plan 2005-2010

The SCORP also provided a summary of the types of recreational activities that are increasing in demand, stable in demand or decreasing in demand. They are:

Increasing Demand

- All Terrain Vehicles
- Bird watching
- Canoeing
- Driving for pleasure
- Gardening
- Geocaching
- Kayaking
- Motor boating
- Off-Road Motorcycling
- Paintball Games
- Picnicking
- Road Biking
- RV Camping
- Skateboarding
- Snow boarding
- Snowshoeing
- Visiting a Dog Park
- Walking
- Water Parks
- Wildlife viewing /Photography

Stable Demand

- Cross-Country skiing
- Day Hiking
- Disc Golf
- Fishing
- Horseback riding
- Ice Skating
- Personal Watercraft
- Rock Climbing
- Rowing
- Run/Jog
- Sailing
- Scuba/Snorkel
- Swimming
- Tennis
- Tent Camping

Decreasing Demand

- Backpacking
- Hunting
- Team Sports
- Downhill Skiing
- Mountain Biking
- Golfing
- Snowmobiling

Waukesha County Park System Focus Group Study

The Waukesha County Department of Parks and Land Use commissioned Chamberlain Research Consultants to conduct research with park visitors residing in Waukesha County. The purpose of the research was to evaluate and determine the wants and expectations of Waukesha County residents for the Waukesha County Park System. The survey results were to be used to determine the future allocation of park system funds.

The methodology used was to conduct three focus group interviews regarding each focus group's general perception of the parks, prioritization of park activities, knowledge of Retzer Nature Center, their thoughts concerning the park mission statement, promotion of the parks, and suggested park improvements. Questions were developed from the focus groups response. Random telephone surveys were then conducted to verify the focus groups' thoughts concerning the park system. The survey respondents favored the following:

- Keeping the parks natural
- Purchase more parkland
- Add more bathrooms
- Add more playground equipment
- Add more beaches and swimming area

Of the park facilities the respondents knew best, respondents indicated they wanted more of the following facilities:

- Park trails
- Reserved group picnic areas
- Archery ranges
- Swimming beaches
- Group camping
- Individual camping
- Playground equipment
- Boat launch facilities
- Bathrooms
- Fishing piers

Waukesha County Comprehensive Planning Public Opinion Survey

As part of the "Smart Growth" planning process, in October, 2006 Waukesha County and 27 individual governmental jurisdictions sought the input of County residents on land use issues via a mail-out survey. The University of Wisconsin at River Falls was contracted to assist a local ad hoc Planning Committee in the implementation of this survey. Samples were drawn to produce statistically valid results for all 27 participating jurisdictions (towns, villages, and cities) and the County as a whole. Of particular interest to the Park and Open Space Planning process, residents preferred by a 3 to 1 margin, the use of residential conservation designs to more traditional ones for developments. This is important since the conservation design approach has led to the protection and public acquisition of unique natural resource areas and other open space lands. In addition, two-thirds or more of respondents in the County were satisfied with parks and recreation services. Despite their opinion that environmental quality in the County is generally good, citizens were not necessarily satisfied that key natural resources are being adequately protected. Finally, 74% of survey respondents supported continued natural area and open space acquisition efforts.

Waukesha County Park System Customer Feedback Process

Waukesha County Park System uses a 4x6 inch preaddressed stamped green postcard for which park users can comment on their park visit(s). Cards are made available to all customers when they purchase annual stickers, or as they enter the park. Park personnel also hand out the comment cards to users they have contact with. Respondents list the park(s) visited and are allowed 8-9 lines in which to write their comments. There is no need for the user to sign the card but many people do. Park staff use the comments to evaluate and improve services.

Accessibility Recreation Consideration

The Federal Americans with Disabilities Act, adopted by the U. S. Congress in 1990, requires that "reasonable accommodation" be made to provide persons with disabilities equal opportunities for access to jobs, transportation, public facilities, and services, including access to recreational facilities. All new or renovated park and recreation facilities within the County must be designed and constructed to comply with the requirements of the Act. Existing public park and recreation facilities should be evaluated by the unit of government concerned to determine if improvements are needed to meet Federal accessibility requirements.

According to the National Survey on Recreation and the Environment (NRSE) 15 recreation uses were determined to have average to above average participation rates among mobility-disabled individuals. For the most part, these activities are nature based, requiring a more natural undeveloped setting.

These uses are, listed in alphabetical order:

Attending concerts	Fishing	Viewing fish
Backpacking	Horseback riding	Visiting historical/
Bird watching, camping	Nature study	archeology sites
Canoeing	Sightseeing	Visiting nature centers
Drive off-road	Sledding	Wildlife viewing

The top constrains to recreation participation among mobility disabled individuals were:

No companions	Not enough money	Not enough time
Outdoor pests	Personal health	

For the most part, these barriers are the same as the non-disabled citizen whose recreation participation is time, money, and outdoor pests.

Per Capita and Service Radius Standards

The Southeastern Wisconsin Regional Planning Commission, Outdoor Recreation and Open Space Planning Objectives, Principles and Standards and the Waukesha County Park System Standard can be translated into spatial requirements for land and water outdoor recreation resources. Through the budget, ordinances, cooperative or joint public-private efforts, these objectives, principles, and standards are translated into a system for acquisition, development and management of park and recreation resources.

Two types of standards, per capita and service radius standards are used to help estimate the number, size, and distribution of outdoor recreation sites needed to serve the anticipated future population of the County.

1. The per capita standards estimate the total number of acres of land needed to satisfy requirements for park and recreational land based on the anticipated future resident population of the County. *Refer to Objectives 2 through 5 found on pages 4 through 6 in this Appendix A*

2. The service radius standards insure that public parks are spatially distributed in a manner that is convenient and efficient for the population they are intended to serve. *See Exhibit E*

It should be recognized that, in some situations, while per capita standards may be met, a need might still exist for additional sites or facilities because of the relative inaccessibility or distance of an existing facility to some residents of the County.

These standards are a useful guide in determining minimum per capita and/or service radius park and open space requirements; however, it is recommended that all Waukesha County local municipalities determine their own park and recreation needs and service requirements through the preparation and adoption of a park and open space plan. It is highly recommended that the local municipal park and open space plans be developed within the context of the Waukesha County Park and Open Space Plan.

Waukesha County has adopted a service area and preservation of the natural resource base standards for the location of parks, greenways, trails, and special use facilities. The recreation needs are based upon the level of services requested by the County residents, which are consistent with the standards established for the Waukesha County natural resource based park system.

PARK AND OPEN SPACE PLAN IMPLEMENTATION RECOMMENDATIONS

Recreation needs are dependant upon demographic characteristics of the County, recreation trends, and the application of outdoor recreation standards. Satisfaction of recreation needs is also dependant on the availability of suitable land to accommodate the recreation facility needs. These outdoor recreation need elements should be considered and fully evaluated and deliberated to determine if the expressed need are consistent with the long-term vision and purpose of the park and recreation agency. The minimum per capita and service radius standards should be met by the County. Local municipalities should through the development of park and recreation plans determine the level and type of services they provide to their residents. No single recreation provider can meet all the County resident recreation needs. It is through cooperation and coordination between the public and private outdoor recreation providers that the needs of the Waukesha County residents will be met.

Major Parks Acquisition

It is recommended that the County continue actively to acquire land for recreational and open space preservation purposes. Land acquisition is particularly important as the County continues to develop. A priority for land acquisition must continue to focus on the acquisition of lands to complete the major regional parks within the County. As depicted on Exhibit D-2, the County proposes acquiring an additional 887 acres to complete the major parks.

Proposed Greenway Acquisition

The County should continue to acquire land and establish Greenways along 11 of the major rivers or streams in accordance with the greenway acquisition standards presented in this report. Currently 2,695 acres of the proposed 11,246 acres of greenway is under ownership of Waukesha County, the major rivers and streams are:

Ashippun River	Mukwonago River	Pewaukee River
Bark River	Oconomowoc River	Scuppernong Creek
Fox River	Pebble Brook	Spring Creek
Mill Creek	Pebble Creek	

All other County waterways are proposed for state or local ownership or preservation as called for on the Waukesha County Park and Open Space Plan. (i.e. Menomonee River proposed for Village of Menomonee Falls Ownership).

Greenways with Proposed Trail Corridors

It is recommended that the County continue to acquire land and or easements for trail development along the following greenways:

Bark River	Fox River	Mill Creek
Mukwonago River	Oconomowoc River	Pebble Brook
Pebble Creek	Pewaukee River	Scuppernong Creek
Spring Creek		

Budgeting for Acquisition

Walter J. Tarmann Legacy Parkland Acquisition Fund provides a separate fund used for the acquisition of Parkland and unique natural areas either directly by the County or in partnership with local municipalities, government units or non-profit conservation organizations as identified in the Waukesha County Park and Open Space Plan and Greenway Plans. The County Board approves all acquisitions requesting program funds as ordinances for consideration. The County Board appropriates one million dollars annually for purposes of acquiring lands; requests over the one million-dollar budget require additional expenditure authority. In addition to Walter J. Tarmann Funds, acquisitions will be accomplished with grant aid administered by the State of Wisconsin. *See Exhibit F*

Existing Park Development

The Existing Waukesha County Park and Open Space Sites section of this Appendix provides a detailed description of each existing park, greenway, trail or special use facility, and a detailed description of the resource management and planned improvements. It is recommended that Waukesha County implement the resource management, natural land management and facility improvements identified under each park property.

Capital Improvement Program

Waukesha County Park System has requested through the 5-year Capital Improvements Plan the following projects; all projects require County Board approval:

Annual Pavement Management: $460,000 for repair of asphalt and concrete in parks and around the County Administration campus.

2009 Menomonee Park Maintenance Building: $637,200 to replace old military barracks currently used as office and maintenance shop.

2011 Exposition Center Arena Roof: $460,000 to replace arena roof built in 1975.

2010 -2011 Bikeway Pavement Improvements: $495,000 for Lake Country Trail (2010) and $280,000 for the Bugline Trail (2011) paving. These trails currently are of crushed limestone tread. These projects will require grant enhancement to accomplish.

2010 Retzer Maintenance Building: $759,000 to construct a sustainable maintenance building. Currently equipment is stored in various buildings and outside.

2009 – 2014 Park Restrooms Renovations: $3,075,000 to replace pit toilets in picnic areas with modern fixtures.

When appropriate, Capital improvement projects will be accomplished with grant aid administered by the State of Wisconsin. *See Exhibit F*

Park System Operating Budget*

The County Board approves the operating budget for the Park System, the past two years and the proposed 2009 budget are as follows:

	2007 Actual	2008 Budget	2009 Proposed
Personnel Costs	$ 5,660,360	$ 5,788,461	$ 6,022,654
Operating Expenses	$ 2,590,731	$ 2,633,126	$ 2,664,054
Interdept Charges	$ 1,917,488	$ 1,972,376	$ 2,013,590
Fixed Assets	$ 132,838	$ 270,170	$ 394,000
Total	$10,301,417	$10,664,133	$11,094,298

**Budget numbers reflect Park System, Retzer Nature Center, Grounds Maintenance, Golf, Ice and Exposition Center budgets.*

Natural Areas and Critical Species Habitat Sites

The Regional Planning Commission conducted a comprehensive inventory of natural areas within the County in 1994 as part of the Natural Areas and Critical Species Habitat Protection and Management Plan being prepared by the Commission. The inventory systematically identified all remaining high-quality natural areas and critical species habitat then existing within the Region. This plan presently is undergoing an update process and will be completed in the near future.

Natural areas were classified based upon the natural area classification system developed by the Wisconsin Department of Natural Resources. Three classification categories are used:

NA-1: Natural areas of Statewide or greater significance contain nearly complete and relatively undisturbed plant and animal communities are believed to resemble closely those of presettlement times.

NA-2: Natural areas of countywide or regional significance, which contain native biotic communities judged to be of lower than NA-1 significance, either because of evidence of a limited amount of human disturbance or because of limited size.

NA-3: Natural areas of local significance, which have been substantially altered by human activities, but which provide refuge for native plant and animal species that no longer exist in the surrounding area because of land uses and associated activities.

A total of 105 natural areas were identified in Waukesha County in 1994. Of the 105 natural area sites, nine were classified as NA-1 sites, 30 were classified as NA-2 sites, and 66 were classified as NA-3 sites. In addition, a total of 77 critical species habitat sites were identified, with 36 of these sites located outside a natural area.

It is recommended that all but two of the natural area sites within Waukesha County be preserved. The two sites not recommended to be preserved are the Luther Parker Cemetery Prairie located in the City of Muskego and Busse Woods located in the City of Pewaukee. Natural area sites to be preserved encompass about 13,670 acres in 103 sites. It is further recommended that those critical species habitat sites located within the primary environmental corridor, which encompass about 5,065 acres in 28 sites, also be preserved. To insure such preservation, it is recommended that all such critical species habitat sites and all natural areas be acquired by public agencies or by nonprofit conservation organizations such as The Nature Conservancy, the Waukesha Land Conservancy, or the Izaak Walton League. Exceptions would be made only where lands within such sites have already been developed, which occurs in some instances where large-lot residential or outdoor recreational development has occurred in such a manner that the natural area or critical species habitat site has generally been protected. In these cases, it is recommended that the areas be protected from additional development either through protective zoning or through conservation easements or management agreements between the landowner and public agencies or nonprofit conservation groups. *See Exhibit G*

Bicycle and Pedestrian Plans

It is recommended that the County work with local units of government to prepare coordinated bicycle and pedestrian plans to supplement the regional plan. The local plans should provide for facilities to accommodate bicycle and pedestrian travel within neighborhoods, providing for convenient travel between residential areas and shopping centers, schools, parks, and transit stops within or adjacent to the neighborhood. The standards, guidelines, and system plans set forth in the regional plan should be the basis for the preparation of community and neighborhood plans. It is also recommended that local units of government consider the preparation and implementation of land use plans that encourage more compact and dense development patterns, in order to facilitate pedestrian and bicycle travel. Local municipalities within Waukesha County as well as adjacent counties may also have numerous parks and recreation plans that incorporate bicycle and pedestrian pathways, and several have already developed bicycle and pedestrian plans. These plans should also recognize what jurisdiction is responsible for said trails. These are discussed further in chapter 3. Since many trails cross municipal boundaries, Waukesha County should work with local municipalities and adjoining counties to coordinate trail planning.

Waukesha County should refine the proposed system of off-street bicycle paths and surface arterial streets and highway system accommodation of bicycles contained in the 2035 Regional Transportation System Plan and noted in the County Development Plan. In addition, the County should integrate bikeway accommodations into planning for upgrades and modifications to the county trunk highway system consistent with the refined county plan.

Specifically, it is recommended that the County, in cooperation with the Wisconsin Department of Natural Resources and the City of Waukesha, work to connect the Fox River, Glacial Drumlin, Lake Country and New Berlin trails through a combination of off-street paths and on-street routes. In addition, it is recommended the development of two on-street and pathway connections between the Lake Country and Glacial Drumlin Trails. The first connection would be located on CTH TT, on the west side of the City of Waukesha. The second would be located on Cushing Park Road, in the City and Town of Delafield. Finally, it is recommended that the County coordinate with the Village of Dousman, Town of Ottawa and the Wisconsin Department of Natural Resources to connect the Glacial Drumlin Trail to the Ottawa State Park.

Lake and River Access

Lakes and rivers constitute a particularly valuable part of the natural resource base of the County. Lakes and rivers enhance the aesthetic quality of the County and are focal points for water-related recreational activities, including such active uses as swimming, boating, and fishing and such passive uses as walking, viewing, or sitting along the water's edge.

The open space element of this Waukesha County Development plan provides for the protection, through zoning or public acquisition, of environmental corridors and isolated natural resource areas. Generally, such corridors include the area within 75 feet of the ordinary high-water mark of rivers and major lakes. Public acquisition of such corridors is recommended in areas of the County proposed to be developed for urban use or if the corridors encompass an identified natural area or a proposed park or trail facility. The open space element of this plan further recommends the acquisition of corridor lands along eight rivers and major streams in the County as part of proposed greenways. Such

greenways are intended to protect river and stream corridors and to provide facilities for such recreational activities as hiking, biking, fishing, canoeing, and wildlife viewing.
Waukesha County will assist the Wisconsin Department of Natural Resources, in keeping with State Statutes that seek to assure that all Wisconsin residents have access to publicly owned inland waters. Rules set forth in Chapter NR 1.91 of the Wisconsin Administrative Code, require public boating access sites, including boat launching and parking facilities, to be provided on inland lakes, with an appropriate number of parking spaces varying depending on the size of the lake.

Department of Natural Resources Open Space Sites
The outdoor preservation element of this Plan includes lands which have been acquired or which are proposed to be acquired by the Wisconsin Department of Natural Resources (DNR) within their project boundaries. Project boundaries have been developed by the DNR and approved by the Wisconsin Natural Resources Board. It is recommended that the DNR continue to acquire additional land within the approved project boundaries for open space or outdoor recreation purposes. It is further recommended that the County coordinate with the DNR to adequately provide nature-based recreational activities while minimizing duplication of services. Provisions contained in the Waukesha County Development Codes require landowners proposing development of lands within a DNR project boundary contact the DNR to discuss and negotiate a land purchase where appropriate.

Local Municipal Park and Outdoor Recreation Sites
In addition to meeting natural resource-based recreation needs, a park and open space plan must seek to provide sites and facilities for non natural resource-based activities, such as baseball, tennis, and playground activities. In comparison to the natural resource-based recreation site and facilities, sites and facilities for non natural resource-based activities rely less heavily on natural resource amenities, generally meet a greater need in urban than rural areas, and have a relatively small service radius. For these reasons, responsibility for providing such sites and facilities generally rests with city, village, and town governments. Local Municipalities propose to acquire 8,627 acres or 2.3 percent of the County.

It is recommended that a full range of community and neighborhood park sites and facilities be provided. Recommendations for the provision of local park sites and facilities should be identified through the preparation and local adoption of comprehensive local municipal park and open space plans.

It is recommended that the County continue using its Natural Areas and Critical Species Habitat Sites Acquisition Partnership Funding Program established under enrolled Ordinance 152-101, to collaborate with local municipalities in the acquisition of these sites where appropriate.

Nonprofit Conservation Organization Sites
The recommended park and open space plan also presents lands that should be acquired by nonprofit conservation organizations. These lands primarily represent isolated natural areas and critical species habitat sites that are not part of a DNR project boundary, lands to be acquired as a major park for Waukesha County or a Waukesha County greenway and not part of a property identified for local municipal park purposes. It is recommended that the County continue using its Natural Areas and Critical Species Habitat Sites Acquisition Partnership Funding Program established under enrolled Ordinance 152-101, to partner with nonprofit conservation organizations in the acquisition of these sites where appropriate.

Open Space Lands to be Protected by Public Land Use Regulation
The recommended park and open space plan presents lands that should be protected through public land use regulation. These lands represent natural resource features such as wetlands and minor isolated natural areas that have not been identified for acquisition by the County, DNR, local municipalities or nonprofit conservation organization. As a result, these lands should be placed in protective zoning districts to prevent incompatible development. Such protective zoning districts include an environmental corridor, and, for upland portions of the corridor outside areas of steep slopes, rural residential zoning with an overall density of no more than one dwelling unit per five acres. In addition, land use regulation may include actions such as dedications, conservation easements and preservation statements. However, should such open space lands, particularly lands within primary environmental corridors, become available

for acquisition and use for public open space purposes, it is recommended that the appropriate public agency consider the acquisition of such lands.

MONITORING AND UPDATING THE PLAN

It is intended that the Waukesha County Park and Open Space Plan meet State planning requirements for outdoor recreation aids program, thereby making the County eligible to apply for, and receive, available State and Federal funds to assist in the acquisition and development of recommended park and open space sites and facilities. It is not the intent of the Waukesha County Park and Open Space Plan to serve as the park and open space plan for the individual units of government within the County, the State of Wisconsin Department of Natural Resources (DNR) or Nonprofit Conservation Organizations, but it may serve as an overall guide for local planning purposes. Recommendations for the provision of state, local park sites and facilities should be identified in their own park and open space plans and referenced in the County plan. The County plan should, however, assist towns that adopt the County plan to qualify for available Federal and State funding in support of the development of town park and associated recreation facilities.

Annual Amendments

To ensure that the plan continues to properly reflect the state, county, local, or NCO changing conditions and plans, it is recommended that an annual park summit of all stakeholders be held to review and update the plan. Amendments to the Park and Open Space Plan will be made along with amendments to the Comprehensive Development Plan for Waukesha County on an annual basis. The Department of Parks and Land Use will make available a plan amendment request form for property owners and towns wishing to propose a change to the Plan. The deadline for plan amendment request forms will be the end of the workday on January 15th. If that date falls on a weekend, the submittal deadline will be extended to the end of work on the following Monday. All applications for plan amendment will be scheduled for a public hearing and advertised according to statutory procedures. A review and recommendation for each request will be prepared and submitted to the Park and Planning Commission, Land Use, Parks and Environment Committee and County Board for consideration. Under special circumstances, the Waukesha County Park and Planning Commission may authorize plan amendments to be processed, in addition, to the schedule outlined herein.

Regional or Countywide Plan Refinements

Due to the complexity of comprehensive planning, it is very difficult to have completed all detailed planning initiatives in advance of comprehensive amendments to the Park and Open Space Plan or Development Plan. It is anticipated that the Regional Bicycle and Pedestrian Facilities System Plan and the Natural Areas and Critical Species Habitat Protection and Management Plan will be updated following the adoption of this Plan. In addition, it is anticipated that the Wisconsin Department of Natural Resources will also periodically be amending their project acquisition boundaries. The products of those regional or countywide planning initiatives will be evaluated and appropriate amendments to this park and open space plan will be proposed.

Comprehensive Amendment

In anticipation of the continued development of the County, it is recommended a comprehensive reevaluation, update, and revision, as appropriate, of this Plan be conducted. In conformance with state and federal outdoor recreation grant eligibility planning requirements, a comprehensive reevaluation and revision of the plan shall be conducted every five years. It is further recommended that the comprehensive reevaluation use a similar inter-municipal cooperative approach used in the preparation of this Plan.

EXHIBIT **A** *(from the 2005-2010 WI SCORP)*

Park and Recreation Design

A recreation system is composed of many different components, the combinations of which provide facilities and landscapes for outdoor recreation. Many entities are involved in the development and management of recreational areas and facilities for a community or region. Facilities provided by these entities should be complementary and serve a particular geographic area or recreational need. For this plan, parks and recreation areas have been classified based on their service areas.
They are described as the following:

Mini Park

1. Definition Summary:
A play lot or playground provides space for parental supervised recreation of toddlers and young children within a neighborhood, or as part of a larger neighborhood or community park and urban center, including retail-shopping areas.

2. Size Objectives:
0.5 to 1.5 acres.

3. Service Area Objectives:
Generally within a neighborhood of a half mile radius or population of 2,000-3,000. Mini parks may be included in parks that serve a larger population or service area.

4. Location Objectives:
Located in protected areas with separation from street traffic and high visibility; serving local neighborhoods and adjoining schools, libraries, or police and fire facilities.
• *Population Ratio to Acreage:* .25 to 0.5 acre per 1,000 population to achieve a park unit size that serves 2,000 to 3,000 people.

5. Space, Design, and Service Area:
The size of a play lot or playground may range from as small as 2,500 sq. ft. to 1.5 acres.* Amenities offered by these facilities generally include sand play areas, play apparatus, play equipment, and other special child-oriented features. The service radius for these parks in terms of distance from population served is limited to less than a quarter mile, or within
a super block space, unless the playground is incorporated into a larger park.

6. Orientation:
Small geographic areas, sub-neighborhoods, or neighborhoods, when combined with a larger park unit. Serves youth ranging in age from toddler to 12 years, with adult supervision. Playgrounds also serve important needs in city business districts and inner city areas where a mix of commercial and recreation activity is desired.

7. Function:
Provides outdoor play experiences for youth under parental supervision. Generates neighborhood communication and provides diversion from work and domestic chores. Promotes neighborhood solidarity.

**Stand-alone play lots require more land area than play lots incorporated into larger parks.*

Neighborhood Park

1. Definition Summary:
A neighborhood park, by size, program, and location, provides space and recreation activities for the immediate neighborhood in which it is located. It is considered an extension of neighborhood residents' "out-of-yard" and outdoor use area.

2. Size Objectives:
5 to 25 acres.

3. Service Area Objectives:
Generally a one mile radius, but actually defined by collector street patterns which form the limits of a neighborhood or recreation service area. Population served may range from 2,000 up to 5,000.

4. Location Objectives:
Centrally located for equitable pedestrian access within a definable neighborhood service area.
Adjoining or adjacent to an elementary, middle school or high school, fire station, or library, if possible.

5. Program Objectives:
Compatible with the neighborhood setting and park site constraints. Generally includes the following facilities, which are determined with public input as to use and activities:

a. Parking for 10 to 20 vehicles.
    1) On-street parking is acceptable if negative impact to residential units can be mitigated. On-site parking is preferable as a planning objective.
    2) Bike racks with Class II trail connections where possible.

b. Restrooms
    1) Men's restroom with
        2 water closets
        2 urinals
        2 lavatories
    2) Women's restroom with
        3 water closets
        2 lavatories.
    3) Utility and minimum park janitorial storage space.

c. Tot lot/children's play area
d. Family event/group picnic facility
e. Informal family picnic area with benches and tables
f. Unstructured turf grass play area/play or practice field for children, young adults, and families.
g. Sport facilities—compatible with neighborhood setting and park site constraints.
    1) Basketball—half court, full court, or tri-court configuration
    2) Volleyball area
    3) Softball field/soccer practice or game overlay
    4) Other features as needs or site conditions allow

6. Orientation:
Serves all age groups, with an emphasis on youth and families in neighborhood settings.

7. Function:
To provide a combination of active recreation and passive activities, both outdoor and indoor facilities, and special features as required or needed.

8. Space, Design, and Service Area:
A minimum size of 5 to 25 acres with amenities including sports facilities, picnic areas, swim facilities, cultural activities, arts, crafts, and individual passive activities. The park should primarily serve a defined neighborhood area population of 2,000-5,000. Distance from this neighborhood will vary depending on urban development pattern, zoning, and densities in the respective neighborhoods being served. Efforts should be made to allow easy pedestrian access to the park.

Community Park

1. Definition Summary:
A community park, by size, program, and location, provides space and recreation activities for a defined service area, the entire city, or significant geographic segment of the city's population.

2. Size Objectives:
Usually more than 25 acres.

3. Service Area Objectives:
Generally a 2 to 5 mile radius within the city and adjacent neighborhoods outside of city limits.

4. Location Objectives:
Centrally located if planned to serve a particular geographic segment of the city. Located adjoining or immediately adjacent to a collector street providing community-wide vehicular access, thereby reducing neighborhood traffic impacts. Connected with Class II on-street and/or off-street community trail and bike lane system. Adjoining or adjacent to an elementary, middle, or high school if possible.

5. Program Objectives:
Elements that fulfill the service area, park facilities and recreation program demands. The following facilities may be compatible with community setting and park site constraints:

a. Off-street parking calculated to satisfy demand of park and recreation activities provided. Includes bike racks and a public transit station at the site as well as both on-site and street parking.
b. Restrooms designed to accommodate the level of park and recreation activities provided and the number of people served. Restrooms should be located within a reasonable walking distance from children's play equipment and other high-use areas.
c. Community recreation center
d. Park maintenance and equipment storage building
e. Tot lot/children's play area
f. Group picnic shelters
g. Family picnic facilities
h. Sport/recreation facility fulfilling the overall city demand

Appropriate program elements include:

1) Community pool/water feature
2) Soccer fields
3) Softball, little league baseball, junior pony league baseball
4) Football
5) Roller hockey/skateboard area
6) Tennis courts
7) Basketball courts
8) Amphitheater/performing arts center
9) Volleyball (indoor and outdoor)
10) Jogging trails
11) Other facilities as desired and as permitted under park site plan
12) Concessions (food and beverage)

6. Orientation:
Multi-purpose service area or community-wide recreation resource serving most or all of the population.

7. Function:
Provides opportunities for a diverse mix of indoor and outdoor recreation, including walking and bicycling, outdoor performances, various programmed and non-programmed field sports, swimming, and special events.

8. Space, Design, and Service Area:
The minimum space for a community park is 15 acres. Facilities typically provide for some sports activities, though emphasis is on passive cultural and community centers with recreational programming and organized activities. The community park may serve populations within a 2 to 5 mile radius, a scope that would allow residents of other communities to use the park as well.

Special Use Park

1. Definition Summary:
A special use park is often designed as a revenue-generating enterprise created to satisfy demand for a particular sport, recreational activity, or special event. A special use park may also be a sports park combined with enterprise activities and administered as a community recreation resource.

2. Size Objective:
The actual size of a special use park is determined by land availability and facility/market demand for special uses or recreation programs.

3. Service Area Objectives:
Community or area-wide and determined by the type of recreation program, special events or use activities.

4. Location Objectives:
Determined by the property opportunity, service area and size objectives.

5. Program Objectives:
Special use parks require facility programming that is user- or market-driven and based on community needs or economic and service principles for public and private partnerships. The magnitude and type of special use facilities may include:

a. Water play park
b. Amphitheater
c. Festival/swap meet/farmers market
d. League/individual sports complex
e. Fitness/entertainment center
f. Skateboard/in-line hockey park
g. Recreation programs and classes

6. Orientation:
Provides recreation programming, sports and special event attractions and activities for all age groups.

7. Function:
Special events, fairs, festivals, expositions, symposiums, sports, community gatherings, ethnic/cultural celebrations, plays and numerous other recreational programs and activities.

8. Space, Design, and Service Area:
The minimum size for special parks varies depending on intended use and programming.

School Park

1. Definition Summary:
By combining the resources of two public agencies, the school park classification allows for expanding the recreational, social, and educational opportunities available to the community in an efficient and cost-effective manner.
Depending on the circumstances, school park sites often complement other community recreation or open lands. As an example, an elementary/middle school site could also serve as a neighborhood park. Likewise, middle or high school sports facilities could do double duty as a community park or as youth athletic fields. Depending on its size, one school park site may serve in a number of capacities, such as a neighborhood park, youth athletic fields, and a location for recreation classes. Given the inherent variability of type, size and location, determining how a school park site is integrated into a larger park system will depend on case-by-case circumstances. The important outcome in the joint-use relationship is that both the school district and park system benefit from shared use of facilities and land area.

2. Size Objective:
The optimum size of a school park site depends on its intended use. The size criteria established for neighborhood park and community park classifications may apply.

3. Service Area Objectives:
Neighborhood park and community park classifications criteria should be used to determine school park functions and area served. For planning purposes, the degree to which school lands, including buildings or facilities, meet community needs depends on the specific inter-local agreements formed.

4. Location Objectives:
The location of a school park site will be determined by the school district based on district policy.
Coordinated city and school district planning allows sighting, acquisition, and facility development to be responsive to community needs. Service areas for school park sites will depend on the type of use and facilities provided.

5. Program Objectives:
The criteria established for neighborhood parks and community parks should be used to determine how a school park site is developed and programmed. If athletic fields are developed at a school park site, they should, where feasible, be oriented toward youth rather than adult programs.
Establishing a clearly defined joint-use agreement between involved agencies is critical to making school park relationships workable. This is particularly important with respect to acquisition, development, maintenance, liability, use, and programming of facility issues. The orientation of school park projects is typically for neighborhood and community recreation services. The functions may include sports, recreation classes, passive recreation activities, and other recreation programs suitable to an elementary or secondary education school.

County Park

1. Definition Summary:
A county park provides sufficient park and recreation area to meet the needs of county residents. County parks consist of land that is specifically set aside for active and passive recreation uses, and that accommodates large gatherings, special events, and individual users. County parks offer a wide variety of compatible outdoor recreation activities, and may provide areas that do not primarily serve a recreational purpose such as protected natural areas, historic areas, and special use areas.

2. Size Objectives:
The size of recreation parks varies greatly from park to park, but with the exception of those parks that serve a special use or are trail corridors, a recreation park should consist of a minimum of 100 acres of land. Each park should be of sufficient size to accommodate the estimated use and to allow for the operation and maintenance of planned recreational facilities.

3. Service Area Objectives:
County parks provide for a regional user group and serve primarily county residents. Special facilities like camping and trails are used by tourists and visitors to the county.

4. Location Objectives:
The land should have high recreational potential and be able to withstand intensive and extensive recreational activities. Land should have potential to accommodate large groups of people. Land for corridors should be located so as to connect to communities, parks, and open spaces. The potential for future land acquisition should be taken into account.

5. Program Objectives:
Development should be appropriate for intended use and should accommodate moderate to high use. Development and planning should consider the physical condition and characteristics of the land and recognize potential environmental or structural limitations that might require intensive maintenance. County parks may include the following facilities:

a. Camping/group camping
b. Picnic areas
c. Recreational trails (hiking, bicycling, mountain biking, equestrian, cross-country ski, snowmobile, etc.)
d. Play areas
e. Swimming beaches
f. Water access
g. Fishing access
h. Shelters
i. Restrooms
j. Shower facilities
k. Sport fields (basketball, volleyball, softball, etc.)
l. Pet exercise area

6. Orientation:
Multi-purpose service area and regional recreation resource serving a significant portion of a county or multi-county population.

7. Function:
To provide sufficient parks and recreation areas to meet the needs of the people of the county.

8. Space, Design, and Service Area:
The size of a county park should be a minimum of 100 acres. Facilities vary by park; some parks offer active recreation (camping, recreational trails, etc.), while others provide passive recreation (scenic lookouts, picnic areas, beaches, etc.). Most parks provide both active and passive recreation. County parks provide for a regional user group and serve primarily county residents, though special facilities also serve tourists and visitors to the county.

State Forest

1. Definition Summary:
A state forest consists of well-blocked areas of state owned lands which are managed to benefit present and future generations of residents, recognizing that forests contribute to local and statewide economies and to a healthy natural environment. State forests practice sustainable forestry. The management of state forests is consistent with the ecological capability of state forestland and with the long-term goal of maintaining sustainable forest communities and ecosystems. Benefits of maintaining these ecosystems include soil protection, public hunting, protection of water quality, production of recurring forest products, outdoor recreation, native biological diversity, aquatic and terrestrial wildlife, and aesthetic value. The range of benefits provided in each state forest reflect its unique character and position in the regional landscape.

2. Size Objectives:
Typically between 1,000 and 250,000 acres, but can be larger or smaller.

3. Service Area Objectives:
Generally a 100-mile radius. State forests typically provide close-to-home recreational areas. Day users typically travel approximately 50 miles one-way to reach state forests, while overnight users tend to travel further, approximately 100-150 miles one-way.
Travel to state forests can, however, exceed 160 miles for longer vacation stays and travel to "destination areas."

4. Location Objectives:
Areas with large blocks of land.

5. Program Objectives:
State forests must meet ecological, economic, social, and cultural needs. Elements are compatible with the natural resource setting and park site constraints. Facilities may include the following:

Hiking trails, Cross-country ski trails, Snowmobile trails, Equestrian trails, ATV trails, and Camping sites

6. Orientation:
Multi-purpose service area and regional recreation resource serving a significant portion of a state or regional population.

7. Function:
To provide for nature conservation, provide income to forest owners, supply raw materials to the wood processing industry, and provide public recreation.

8. Space, Design, and Service Area:
The size of a state forest is determined by the extent of the area's natural resources and recreation capabilities. There is no minimum or maximum size for a state forest. Facilities are not universal and vary by forest. The geographic location of the forest and the natural resources present dictate recreation available at the site. State forests serve large geographic areas of a state or region.

State Park

1. Definition Summary:
A state park, by size, program, and location, provides space for outdoor recreation and education about nature and conservation. These parks serve a significant geographic segment of a state or regional population. State parks aim to preserve, protect, interpret and enhance the scenic and cultural resources of the state.

2. Size Objectives:
Parks must be large enough to accommodate a reasonable mix of outdoor recreational activities.
Typically, parks are between 500 and 3000 acres, but can be smaller (<20 acres) or larger (>10,000 acres).

3. Service Area Objectives:
Generally a 100-mile radius. State parks typically provide close-to-home recreational areas. Day users generally travel approximately 50 miles one-way to reach state parks, while overnight users tend to travel further, approximately 100-150 miles one-way. Travel distances to state parks can often exceed 160 miles for longer vacation stays and trips to "destination areas."

4. Location Objectives:
Sighting of Wisconsin State Parks is typically based on five criteria developed by John Nolen. These criteria are:
1) Large size to serve a large number of citizens,
2) Accessibility to major population areas,
3) A healthful, natural setting,
4) Reasonable cost for land acquisition,
5) Land possessing "decidedly uncommon charm and beauty."
All, or a combination of these criteria are used to determine where to site a state park.

5. Program Objectives:
Elements that fulfill the service area, park facilities and recreation program demands. Elements are compatible with the natural resource setting and park site constraints. Developments may include the following facilities:

Hiking trails, Surfaced bicycle trails, Mountain bike trails, Nature trails, Cross-country ski trails, Snowmobile trails, Equestrian trails, Picnic sites, Camping sites, Parking stalls and Swimming beaches

6. Orientation:
Multi-purpose service area and regional recreation resource serving a significant portion of a state or regional population.

7. Function
To provide for public recreation and education of conservation and nature study. To preserve, protect, interpret and enhance the scenic and cultural resources of the state.

8. Space, Design, and Service Area:
The size of a state park is determined by the extent of the area's natural resources and recreation capabilities. There is no minimum or maximum size for a state park. Facilities are not universal and vary by park. Some parks offer active recreation (camping, boating, mountain biking trails, hunting etc.), while others offer passive recreation (scenic lookouts, picnic areas, beaches, etc.). Most provide both active and passive recreation. The geographic area and the natural resources present dictate recreation uses and facilities present in the park. State parks serve large geographic areas of a state or region.

EXHIBIT B

WAUKESHA COUNTY
PARK AND OPENSPACE PLAN UPDATE

WAUKESHA COUNTY PARK CLASSIFICATIONS

The classification system for Waukesha County Parks focuses on providing facilities of regional importance for County residents. Municipal park systems within the County typically provide recreation facilities to serve local residents through a hierarchy of mini-parks or tot lots, neighborhood parks, community parks, and occasionally regional or special use parks. The Waukesha County Park system provides an overlay of regional facilities to serve a countywide client base and to conserve valuable natural resources that frequently bridge multiple jurisdictions.

A. Regional Parks
B. Regional Greenways
C. Conservancy Areas
D. Regional Trail Corridors
E. Regional Special Use-Areas

A. **Regional Park**

Regional Parks provide a wide range of natural resource-related recreation opportunities as well as preserving high quality and unique landscapes and open spaces.

Site Selection Criteria:

- Regional park site should contain a minimum of 250 acres, with a four-mile service radius. Regional parks may contain special use areas or other features that are unique within the County and serve a wider radius of park users.
- Sites should contain a diversity of resources, either natural or artificial, in an adequate space for both protection and management of the natural resources and the pursuit of compatible passive nature-based outdoor recreation activities. Access to recreation-quality water bodies is important.
- Sites should contain, at least in part, significant blocks of natural resource conservation areas of high quality or in a condition, which permits restoration through adequate management.
- Sites should contain land that will support resource based recreation activities and buffers for recreation activities. The recreation sites should not adversely affect the areas of conserved or restored natural resources.

Implementation Criteria:

- Regional Parks are natural resource~~d~~ based parks, and to maintain that vision 70% of each Regional Park will be managed in a natural condition, while 30% of each Regional Park can be developed to accommodate needed recreational facilities and activities.

Regional Park Continued

- Regional parks provide for passive nature-based recreation activities such as; Camping, swimming, walking and hiking, picnicking, boating and canoeing, nature study, cross county skiing, sledding, and snowshoeing.

Waukesha County Regional Parks:

- Developed Regional Parks
  Fox Brook Park, Fox River Park, Mukwonago Park, Muskego Park, Minooka Park, Menomonee Park, Nashotah Park, Naga-Waukee Park
- Undeveloped Regional Parks
  Ashippun Park, Eble Park, Fox Bend Park, Monches Park, Ryan Park, Smith Park

B. Regional Greenways

Greenways are a system of corridors along the County's major rivers and streams, which will protect the high quality natural resource based elements, guide urban growth, connect major state, county, and local parkland, as well as other community social and cultural amenities, and provide recreational and educational opportunities for the use and enjoyment by present and future generations.

Site Selection Criteria:

- Sites should preserve wetlands, A-rated vegetation, slopes greater than 20%, natural areas of statewide significance, critical species habitat, class I wildlife habitat, and water quality. These areas comprise the preservation zone of the greenway corridor.
- Sites should contain land to provide a buffer between residential/commercial land or agriculture land and the preservation corridor zone.
- Sites should provide non-motorized trail opportunities within the greenway corridor and visual buffering from adjacent property owners.
- The regional trail & greenway trail corridor shall serve as the spine for the countywide trail system connecting regional parks and local trail systems.

Proposed Greenways:

Ashippun River, Bark River, Fox River, Mill Creek, Mukwonago River, Oconomowoc River, Pebble Brook, Pebble Creek, Pewaukee River, Scuppernong Creek and Spring Creek.

C. Conservancy Area

Conservancies are areas designated for the purpose of restoring or maintaining significant native wildlife or plant species. Development is limited for educational and restoration purposes. These areas may be included within Regional Parks or Regional Greenways, or may be unique natural areas. Intrusion by people is permitted on a limited basis for scientific investigation, education instruction or observation. They are inviolate areas providing habitat that act as reservoirs for species of special concern and interest. Conservancies must be protected from any unwarranted effects of human activity resulting from recreational use, but may require occasional management activities.

Site Selection Criteria:

- A delineated portion of a park or greenway for which a unique stewardship or management plan will be developed; or
- A unique parkland unit serving the goals of a Conservancy Area, benefiting from management under a specific stewardship plan.

D. Regional Trail Corridors

Regional Trail Corridors provide opportunities for non-motorized recreational use and serve as multi-modal transportation facilities for bicycle commuters and pedestrians. Portions of these trail corridors may be within Regional Parks or Regional Greenways.

Site Selection Criteria:

- Corridors may follow natural features such as regional greenways or man-made features such as utility or transportation corridors.
- The regional trail & greenway trail corridor shall serve as the spine for the countywide trail system connecting Waukesha County communities and providing access to regional parks, cultural sites, special use facilities, local trail systems, trail systems in adjacent counties, and statewide trail systems.

Waukesha County Regional Trail Corridors:

Active

Bugline Trail, Lake Country Trail and New Berlin Trail

E. Regional Special Use Areas

Regional Special Use Areas provide facilities to meet countywide educational or recreational needs that are not generally found in the regional parks, greenways, or trail corridors. This classification covers a broad range of special park facilities oriented toward single purpose use or more active uses that are incompatible with passive, nature-based recreation emphasized within the Regional Parks and Greenways.

Site Selection Criteria:

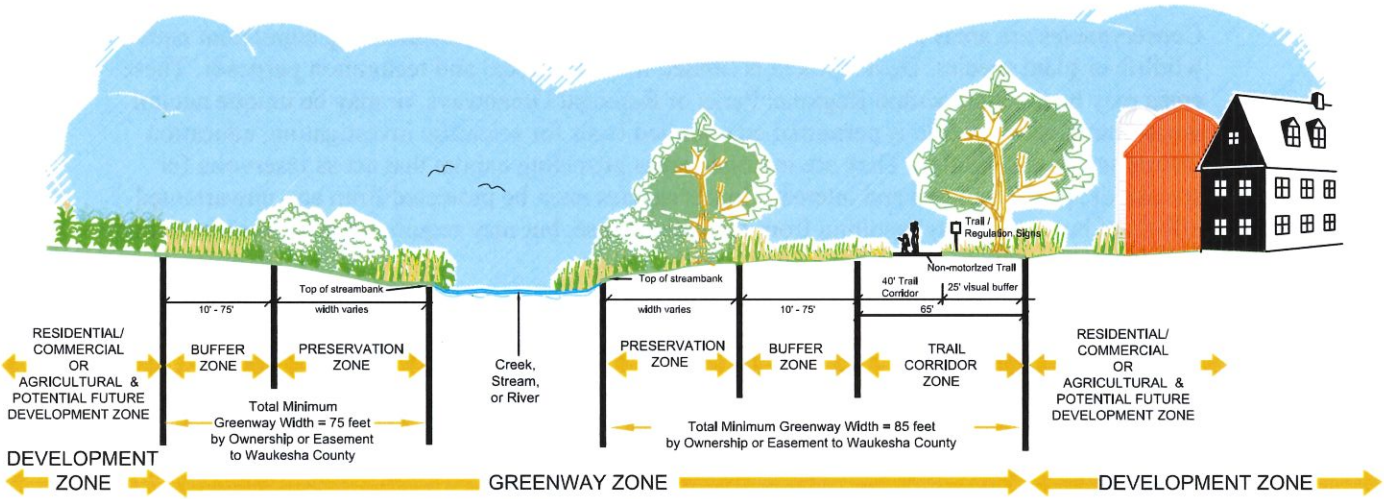
- Not meant to occur in Regional Parks, Regional Special Use Areas are to have a separate and distinct location.
- Size varies with use

Waukesha County Regional Special Use Areas:

Retzer Nature Center, Eble Ice Arena, Naga-Waukee Ice Arena, Moor Downs Golf Course, Naga-Waukee Golf Course, Wanaki Golf Course, Expo Center, Stand-alone Lake and River Boat Access Facilities.

Exhibit C

GREENWAY CORRIDOR
TYPICAL CROSS-SECTION



The Greenway Corridor serves as a River/Streamway buffer to:

(a) Protect water quality by filtering and removing sediment, organic matter, pesticides and other pollutants from surface runoff and subsurface flow through deposition, absorption, plant uptake, denitrification or other processes
(b) Create, enhance, and protect wildlife habitat and provide a corridor for the movement of a wide range of species
(c) Protect and stabilize the riparian lands and reduce flood water velocity
(d) Protect high quality plant communities, including upland woods.
(e) Provide non-motorized trail opportunities.

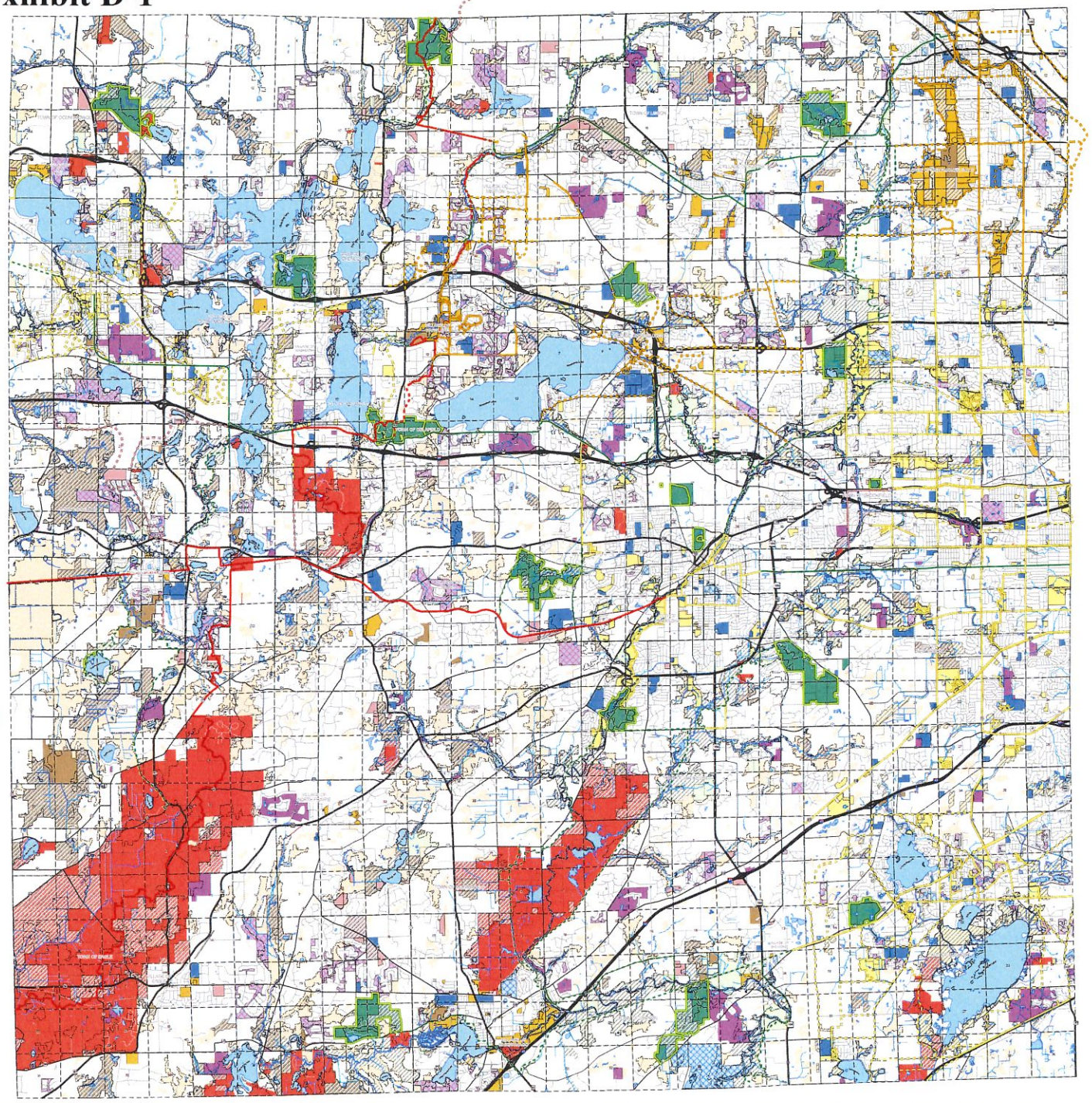
	PRESERVATION ZONE	BUFFER ZONE	TRAIL CORRIDOR ZONE	DEVELOPMENT ZONE
Purpose Resource-Based Protection	■ To leave in as natural a state as possible by protecting water quality and the physical integrity of the creek/ stream/ river ecosystem and high quality plant communities including upland woods.	■ Provide distance between residential/commercial land or agricultural land and preservation corridor zone.	■ Provide non-motorized trail opportunities along greenway corridor with visual buffer from adjacent property owners.	■ Provide land for agricultural preservation or future development.
Width	■ Varies based upon: -Wetlands (SEWRPC) -A-rated vegetation****** -Critical Species Habitat (SEWRPC) -Natural Areas of Statewide significance (NA 1) ■ May Include: -Slopes >20% within or directly adjacent to river corridor. -Class I Wildlife Habitat****** -Floodplain* -Primary Eviromental Corridor.	■ Minimum width of 10-75 feet from edge of preservation zone. ■ Varies based on: RESOURCE FEATURES -NA 2 and NA 3 -Class I Wildlife****** BUFFERS 25ft.- Natural Areas (NA 1, NA 2, and NA 3) 25ft.- Class I Wildlife Habitat****** 25ft.- Critical Species Habitat 25ft.- A-Rated Vegetation****** 25ft.- Slopes 20% or greater 10-75ft.- Wetlands (Varies based on quality)**** 50ft.- Water Features **** (or 20 ft when adjacent use is Agricultural.***) May Include: -Areas rated Severe for the development of paved trails. (Based on suitability criteria)	■ Width of trail corridor zone may vary based upon on-site location of trail. Trail location based upon: - Minimizing disturbance to natural features of land - Ability of soils and slopes to support trail construction in a cost effective manor ■ NON-MOTORIZED TRAIL 20 ft cross-section consisting of: 5 ft mowed shoulders 10 ft asphalt paved trail ■ VISUAL BUFFER 25 ft visual buffer from trail shoulder to adjacent property. May occur on adjacent property through easement/ agreement.	■ Varies with Zoning.
Ecological Value/Target	• Wetlands • A-rated Vegetation****** • Slopes > 20% • Natural Areas of Statewide significance (NA 1) • Critical Species Habitat • Class I Wildlife Habitat****** • Water quality protection based on the standards of NR151**** , NRCS- sec. IV***and the Waukesha County Shoreland & Floodland Protection Ordinance.	• Mature riparian vegetation native to the southeastern Wisconsin region • Natural areas of Countywide and Local significance (NA 2, NA3) • May include; Floodplain*, Primary or Secondary Environmental Corridor, and B, C, D, E and F rated vegetation ******* • Class I Wildlife Habitat****** • Water quality protection based on the standards of NR151**** and NRCS- sec. IV*** and the Waukesha County Shoreland & Floodland Protection Ordinance.	• Floodplain*, Primary or Secondary Environmental Corridor, and B, C, D, E and F rated vegetation******* • Class II Wildlife Habitat or greater. Class I Wildlife Habitat or Critical Species areas will be evaluated on a case by case basis. • Slopes not exceeding 20% and preferably not on slopes exceeding 5% • Soils suitable for trail development. May occur within: • Mature riparian vegetation native to the southeastern Wisconsin region • Natural Areas of Countywide and Local significance (NA 2, NA3)	• Farming in agriculture areas, • Primary Environmental Corridor in development areas (PEC Restrictions Apply).
Uses	■ Allowable uses limited to: - Stormwater channels***** - Signage - May include Non-Motorized Trail Linkage or continuation of trail.** - May include boardwalk for trail linkage. - Noxious weed control. - Firebreaks. ■ All uses to follow Best Management Practices	■ Allowable Uses: - selective vegetation removal and noxious weed control - firebreaks - Stormwater retention/detention/ outfall structures ■ Restricted Uses: - No buildings/structures	■ Allowable Uses: - Farming - Selective vegetation removal and noxious weed control - Firebreaks - Non-motorized Trails - Stormwater retention/detention/outfall structures - Boardwalk allowed for trail linkage - Signage - Maintenance vehicles ■ Restricted Uses: - No buildings/structures ■ All uses to follow Best Management Practices	■ As permitted by Zoning Regulations. May be Farming, Housing, Commercial, Park, Golf Course, Public Roadway. ■ All uses to follow Best Management Practices

* Flood way - as defined in the Waukesha County Shoreland Protection Ordinance and Waukesha County Greenway Definition of Terms.
** Location of Non-motorized Trail with Greenway Corridor based upon site specific evaluation of site features and land-based suitabilities. Refer to Waukesha County Greenway Corridor TrailGuidelines.
*** NRCS standards are found in Section IV of the Field Office Technical Guide, published by the USDA Natural Resource Conservation Service.
**** NR 151 Is a Wisconsin Department of Natural Resources administrative code that defines minimum performance standards for runoff pollution control.
***** Paved channels are not considered compatible within the Preservation Zone.
****** Areas of A-Rated Vegetation and Class I Wildlife Habitat will be include as field verified on a site by site basis.
******* Vegetation rating based upon Waukesha County Parks vegetation rating system.

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Prepared by: Waukesha County Department of Parks and Land Use - Parks System Division
Revised 2/ 04.

Exhibit D-1



Park and Open Space Acquisition Plan for Waukesha County

Current Land Ownership
- County Parks
- County Greenway
- State
- City
- Village
- Town
- Non-Profit Agency
- Public School
- Private School
- Private - Open to the Public
- Private - Not Open to the Public

Proposed Land Ownership
- County Parks
- County Greenway
- State
- City
- Village
- Town
- Non-Profit Agency

Existing Trails
- County
- State
- City
- Village
- Town

Proposed Trails
- County
- State
- City
- Village
- Town

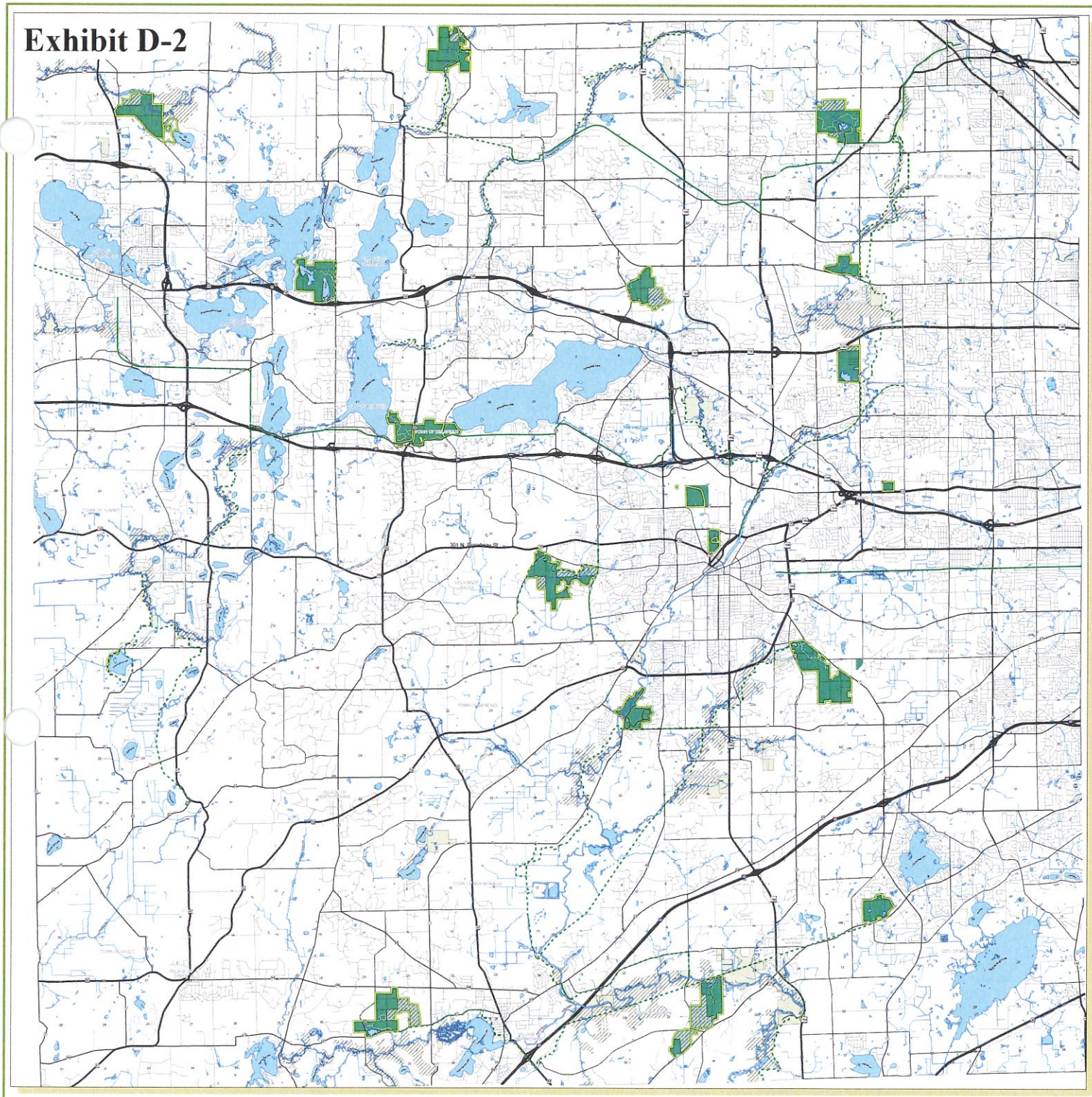
Other Lands
- Ultimate County Park Boundary
- Primary Environmental Corridor (SEWRPC '00)
- Open Space Lands to be Protected by Public Land Regulation
- Incorporated Areas

N
W E
S

0 1 2 4 Miles

Prepared By Waukesha County Parks and Land Use January 2009

Exhibit D-2



Waukesha County Park System
Park & Open Space Plan

Waukesha County Land Ownership
- Parks
- Greenway

Waukesha County Trails

Proposed Waukesha County Land Ownership
- Parks
- Greenway

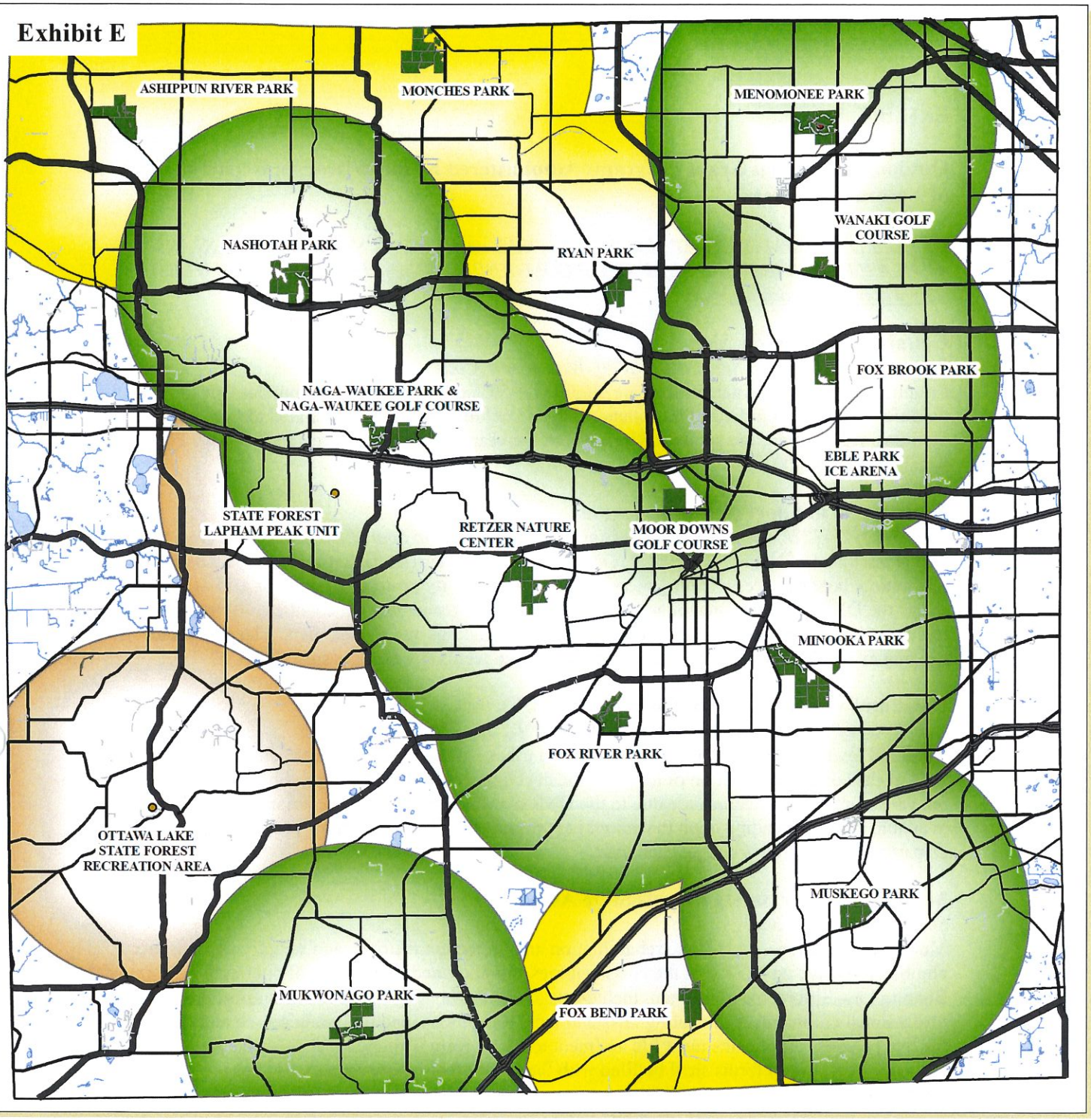
Proposed Waukesha County Trails

N
W E
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0 1 2 4 Miles

Prepared By Waukesha County Parks and Land Use January 2009

Exhibit E



Waukesha County Park and Open Space Plan
Major County Park Sites - Service Areas

- 4 Mile Radius for Developed Waukesha County Major Parks
- 4 Mile Radius for Undeveloped Waukesha County Major Parks
- 4 Mile Radius For Wisconsin State Forest Recreation Areas

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Prepared By Waukesha County Parks and Land Use January 2009

EXHIBIT F

Outdoor Recreation Grant Programs Administered by the Wisconsin Department of Natural Resources

DETAILED INFORMATION, APPLICATION FORMS, AND WDNR STAFF CONTACTS ARE AVAILABLE ON THE WDNR BUREAU OF COMMUNITY FINANCIAL ASSISTANCE WEBSITE – www.dnr.wi.gov/org/caer/cfa,

County Conservation Aids

Section 23.09 (12), Wis. Stats.; Ch. NR 50, Wis. Admin. Code

Counties or recognized Indian tribes are eligible for 50% of the costs of carrying out fish or wildlife management projects that enhance fish and wildlife habitat or are related to hunter/angler facilities. Applications are submitted throughout the year until funding is depleted. For the 2004-5 fiscal year, $150,000 was available.

Federal Aid in Sport Fish Restoration

16 U.S.C. 777-777k, 64 Stat. 430 (also known as Federal Aid in Sport Fish Restoration Act)

The Department of Natural Resources (DNR) prioritizes fisheries related projects (sport fish restoration, boating access, fishing piers) biennially to identify projects eligible for a 75% cost share; the DNR sometimes negotiates contracts and use agreements with counties, villages, and towns for use of this funding for construction of boat landings and fishing piers. The amount of funding available varies depending upon excise tax collection by US Treasury.

Land and Water Conservation Fund (LWCF)

LWCF Act of 1965, Public Law 88-578, 78 Stat. 897; 36 CFR Ch 1, Part 59

Qualified towns, villages, cities, counties, Indian tribes, and school districts are eligible for up to 50% of the costs of acquisition of land and the development of facilities for public park and recreation areas. Applications are due to the DNR by May 1 each year. The amount of funding available varies depending upon the amount appropriated by Congress to the program within the Department of Interior's budget each year.

Municipal Water Safety Patrols State Assistance

Section 30.79, Wis. Stats.

Municipalities, tribes, inland lake rehabilitation and protection districts, and sanitary districts are eligible to receive up to 75% of the costs (salaries, supplies, and equipment) of operating a Boating Law Enforcement program, including conducting boating education programs, providing professional enforcement of boating laws and local regulations, and providing search and rescue for live persons. Applicants must file an Intent to Patrol form with the DNR on or before March 1 of each year. Claim forms shall be filed with the DNR on or before January 31. For the 2004- 5 fiscal year, $1.4 million was available.

Recreational Boating Facilities

Section 30.92, Wis. Stats.

Counties, cities, villages, towns, sanitary districts, public inland lake, protection and rehabilitation districts, and qualified lake associations are eligible for up to 50% of the costs of feasibility studies and the construction of capital improvements related to the development of safe recreational boating facilities, purchase of aquatic weed harvesting equipment, purchase of navigation aids, dredging of channels of waterways, and chemical treatment of Eurasian watermilfoil. An additional 10% may be available if a municipality conducts a boating safety enforcement and education program approved by the DNR. Projects of statewide or regional significance may be eligible for an additional 30% cost-sharing assistance. Applications are due to the DNR and reviewed and recommended quarterly by the governor-appointed Wisconsin Waterways Commission. For the 2004-5 fiscal year, over $4.4 million was available for eligible projects.

Recreational Trails Program

The Safe, Accountable, Flexible, Efficient Transportation Equity Act - Title 23 United States Code (23 U.S.C.).

Towns, villages, cities, counties, tribal governing bodies, school districts, state agencies, federal agencies, and incorporated organizations are eligible for up to 50% of the costs of maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails (with certain restrictions on federal lands), and acquisition of easements or property for trails. Funds are available for both motorized and non-motorized trails. Applications are due to the DNR by May 1 each year. The amount of funding available varies depending upon federal gas excise taxes paid on fuel used by off-highway vehicles.

Snowmobile Trail Aids

Section 23.09(26) and ch. 350, Wis. Stats.

Counties are eligible for 100% (including $ per mile caps) of the cost of approved trail maintenance, development, major bridge rehabilitation, and trail rehabilitation. Applications are due to the DNR by April 15 each year. For the 2004-5 fiscal year, over $7.7 million was available for eligible projects through snowmobile registration, motor fuel tax, and nonresident trail pass funds.

County Snowmobile Enforcement Patrols

Sections 350.12(4)(a)(4) and 20.370(4)(ft), Wis. Stats.; s. NR 50.12, Wis. Admin. Code

County Sheriff Departments are eligible for up to 100% of their net costs (salaries, fringe benefits, travel, materials, and supplies, etc.) associated with snowmobile patrols and enforcement. A county must file a Notice of Intent to Patrol form with the DNR on or before June 1 of each year. Claim forms shall be filed with the DNR on or before June 1. For the 2004-5 fiscal year, $400,000 was available.

Knowles-Nelson Stewardship 2000
Local Assistance Programs: Acquisition and Development of Local Parks
Section 23.09(20), Wis. Stats.; ch. NR 51, subchapter XII, Wis. Admin. Code
Qualified towns, villages, cities, counties, Indian tribes, and nonprofit conservation organizations as defined under s. 23.096, Wis. Stats., are eligible for up to 50% of the costs of acquisition of land or conservation easements, and the development of facilities for public park and recreation areas used for nature-based outdoor recreation purposes. Applications are due to the DNR by May 1 each year. For the 2004-5 fiscal year, $4 million was available for eligible projects.

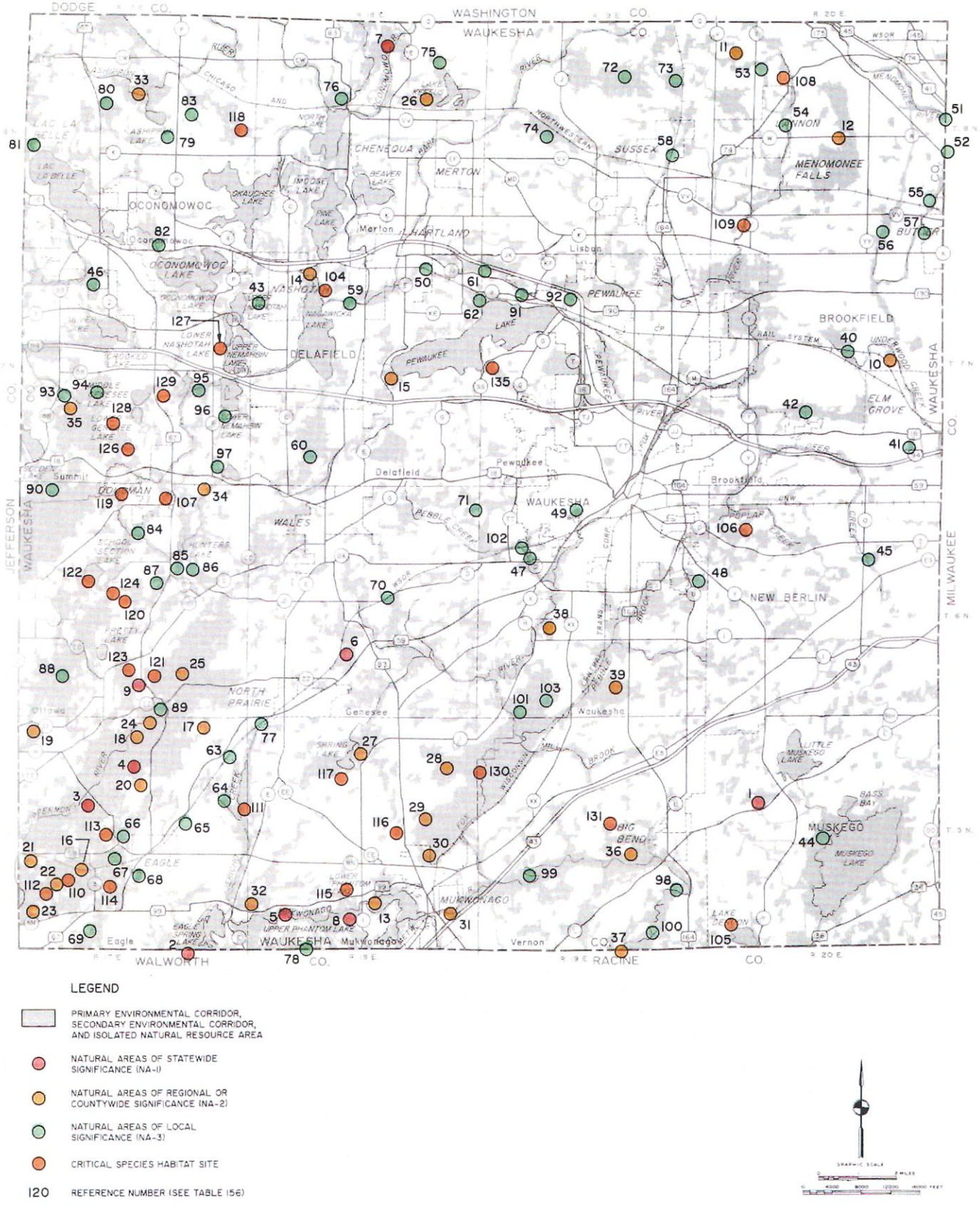
Knowles-Nelson Stewardship 2000
Local Assistance Programs: Urban Rivers
Section 30.277, Wis. Stats.; ch. NR 51, subchapter XIV, Wis. Admin. Code
Qualified towns, villages, cities, counties, Indian tribes, and nonprofit conservation organizations as defined under s. 23.096, Wis. Stats., are eligible for up to 50% of the costs of acquisition of land or conservation easements, and the development of facilities for public park and recreation areas, including shoreline enhancements, for nature-based outdoor recreation purposes along urban waterways and riverfronts. Applications are due to the DNR by May 1 each year. For the 2004-5 fiscal year, $1.6 million was available
for eligible projects.

Knowles-Nelson Stewardship 2000
Local Assistance Programs: Urban Greenspace
Section 23.09(19), Wis. Stats.; ch. NR 51, subchapter XIII, Wis. Admin. Code
Qualified towns, villages, cities, counties, Indian tribes, and nonprofit conservation organizations as defined under s. 23.096, Wis. Stats., are eligible for up to 50% of the costs of acquisition of land and conservation easements for nature-based outdoor recreation purposes that will protect open natural space and land with scenic, ecological, or natural values in urban areas. Applications are due to the DNR by May 1 each year. For the 2004-5 fiscal year, $1.6 million was available for eligible projects.

Knowles-Nelson Stewardship 2000
Local Assistance Programs: Acquisition of Development Rights
Section 23.09(20m), Wis. Stats.; ch. NR 51, subchapter XV, Wis. Admin. Code
Qualified towns, villages, cities, counties, Indian tribes, and nonprofit conservation organizations as defined under s. 23.096, Wis. Stats., are eligible for up to 50% of the costs to acquire development rights (conservation easements) in areas where restrictions on residential, industrial, or commercial development would provide or enhance nature-based outdoor recreation. Applications are due to the DNR by May 1 each year. For the 2004-5 fiscal year, $800,000 was available for eligible projects.

Exhibit G

NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES IN WAUKESHA COUNTY PROPOSED TO BE PROTECTED THROUGH PUBLIC ACQUISITION



Source: SEWRPC.

Exhibit G-1

Exhibit G

PROTECTION OF NATURAL AREA AND CRITICAL SPECIES SITES IN WAUKESHA COUNTY

Site Identification				Site Area (acres)			
Reference Number on Map 101	Civil Division	Name	Classification	Total	Existing Protective Ownership	Proposed Protective Ownership	Proposed Acquisition Agency
1	City of Muskego	Muskego Park Hardwoods	NA-1	73	73	- -	Waukesha County[a]
2	Town of Eagle	Lulu Lake and Eagle Spring Lake	NA-1	175[b]	49	126	Wisconsin Department of Natural Resources[a]
3	Town of Eagle	Scuppernong Prairie	NA-1	572	552	20	Wisconsin Department of Natural Resources[a]
4	Town of Eagle	Kettle Moraine Fen and Low Prairie	NA-1	109	109	- -	Wisconsin Department of Natural Resources[a]
5	Towns of Eagle and Mukwonago	Upper Mukwonago River	NA-1	172	- -	172[c]	Waukesha County
6	Town of Genesee	Genesee Oak Opening and Yatzeck's Fen	NA-1	95	40	55	Wisconsin Department of Natural Resources[a]
7	Town of Merton	Monches Woods	NA-1	322	244	78	Waukesha County[a]
8	Town of Mukwonago	Mukwonago Fen, Sedge Meadow,	NA-1	232	- -	232[d]	Waukesha County
9	Town of Ottawa	Ottawa Lake Fen	NA-1	25	25	- -	Wisconsin Department of Natural Resources[a]
10	City of Brookfield	Zion Woods	NA-2	55	44	11	City of Brookfield[a]
11	Village of Menomonee Falls	Held Maple Woods	NA-2	40	- -	40	Waukesha County
12	Village of Menomonee Falls	Menomonee Falls Tamarack Swamp	NA-2	831	462	369	Village of Menomonee Falls[a]
13	Village and Town of Mukwonago	Phantom Lake Wetlands	NA-2	187	167	20	Waukesha County[a]
14	Town of Delafield	Nagawicka Lake Bog and Oak Woods	NA-2	156	81	75	Wisconsin Department of Natural Resources[a]
15	Town of Delafield	Pewaukee Lake Access Fen	NA-2	10	10	- -	Waukesha County[a]
16	Town of Eagle	Eagle Oak Opening and Dry Prairies	NA-2	466	466	- -	Wisconsin Department of Natural Resources[a]
17	Town of Eagle	Ulrickson Road Cedar Glade	NA-2	32	32	- -	Wisconsin Department of Natural Resources[a]
18	Town of Eagle	Eagle Shrub-Fen	NA-2	69	65	4	Wisconsin Department of Natural Resources[a]
19	Town of Eagle	Beaver Dam Lake	NA-2	121	96	25	Wisconsin Department of Natural Resources[a]
20	Town of Eagle	Kettle Moraine Limestone Outcrop	NA-2	4	4	- -	Wisconsin Department of Natural Resources[a]
21	Town of Eagle	Eagle Railroad Prairie	NA-2	19	19	- -	Wisconsin Department of Natural Resources[a]
22	Town of Eagle	Eagle Dry Prairie and Grotjen's Fen	NA-2	179	71	8	Wisconsin Department of Natural Resources[a]
23	Town of Eagle	Fur Farm Pond	NA-2	69	69	- -	Wisconsin Department of Natural Resources[a]
24	Towns of Eagle and Ottawa	Eagle Fen and Spring	NA-2	155	150	5	Wisconsin Department of Natural Resources[a]
25	Towns of Eagle and Ottawa	Ottawa Oak Woods and Dry Prairies	NA-2	996	965	31[f]	Wisconsin Department of Natural Resources[a]
26	Town of Merton	Lake Keesus Fen-Meadow	NA-2	141	33	108	Wisconsin Department of Natural Resources[a]
27	Town of Mukwonago	Spring Lake Sedge Meadow and Fen	NA-2	219	115	104	Waukesha County[a]
28	Town of Mukwonago	Vernon Tamarack-Fen	NA-2	16	16	- -	Wisconsin Department of Natural Resources[a]
29	Town of Mukwonago	Vernon Prairie-Fen	NA-2	37	36	1	Wisconsin Department of Natural Resources[a]
30	Town of Mukwonago	Vernon Fen	NA-2	10	10	- -	Wisconsin Department of Natural Resources[a]
31	Town of Mukwonago	Lower Mukwonago River	NA-2	23	20	3	Village of Mukwonago[a]
32	Town of Mukwonago	Brown Lake and Sedge Meadow	NA-2	38	20	18	Waukesha County[a]
33	Town of Oconomowoc	Ashippun River Lowlands	NA-2	244	82	162	Waukesha County[a]
34	Town of Ottawa	Henrietta Lake Bog	NA-2	5	- -	5	The Nature Conservancy
35	Town of Summit	Genesee Lake Road Bog	NA-2	13	3	10	Waukesha County[a]
36	Town of Vernon	Big Bend Wet-Mesic Woods	NA-2	427	219	208	Waukesha County[a]
37	Town of Vernon	Norris Marsh and Slough	NA-2	32[b]	- -	32	Waukesha County
38	Town of Waukesha	Fosters Woods	NA-2	89	89	- -	Waukesha County[a]
39	Town of Waukesha	Falk Fen and Woods	NA-2	306	114	157[g]	Waukesha County[a]
40	City of Brookfield	Wirth Swamp	NA-3	85	23	62	City of Brookfield[a]
41	City of Brookfield	Bishops Woods	NA-3	52	- -	52	Private
42	City of Brookfield	Brookfield Swamp	NA-3	203	40	163	City of Brookfield[a]
43	City of Delafield and Village of Nashotah	Nashotah House Woods	NA-3	100	- -	100	Local conservation group
44	City of Muskego	Muskego Lake Marsh	NA-3	1,061	634	427	Muskego Lake District[h]
45	City of New Berlin	New Berlin Woods	NA-3	35	7	28	City of New Berlin[a]
46	City of Oconomowoc and	Oconomowoc Swamp	NA-3	148	63	85	Wisconsin Department of Natural Resources
47	City of Waukesha	Pebble Creek Wetlands	NA-3	60	12	48	City of Waukesha[a]
48	City of Waukesha	Minooka Park Woods	NA-3	89	89	- -	Waukesha County[a]

Exhibit G

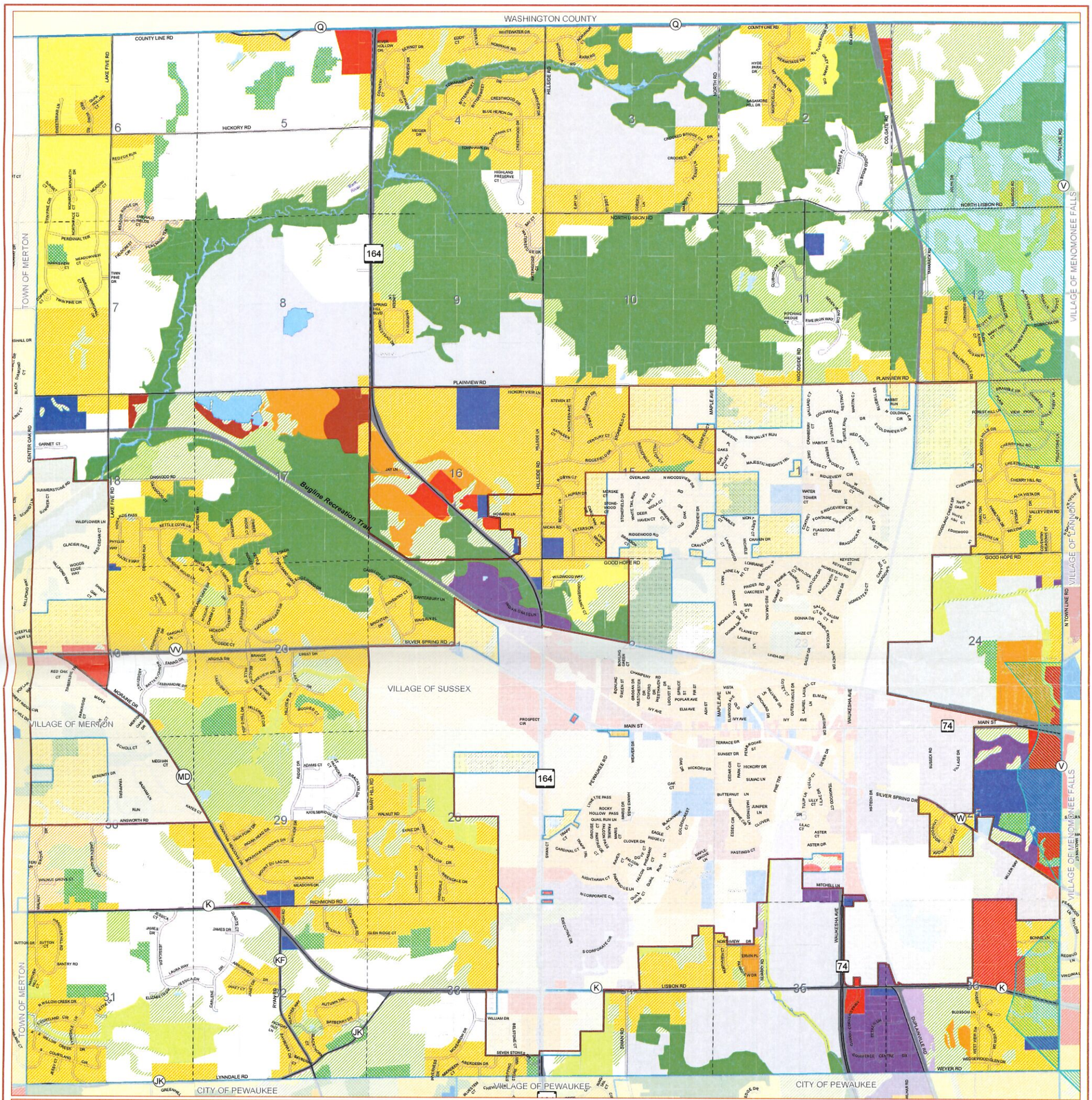
PROTECTION OF NATURAL AREA AND CRITICAL SPECIES SITES IN WAUKESHA COUNTY

Site Identification				Site Area (acres)			
Reference Number on Map 101	Civil Division	Name	Classification	Total	Existing Protective Ownership	Proposed Protective Ownership	Proposed Acquisition Agency
49	City of Waukesha	Fruits Pond Fen	NA-3	16	16	--	City of Waukesha[a]
50	Village of Hartland	Hartland Railroad Prairie	NA-3	4	--	4	Village of Hartland
51	Village of Menomonee Falls	Harbinger Woods	NA-3	13[b]	--	13	Village of Menomonee Falls
52	Village of Menomonee Falls	Menomonee River Swamp–North	NA-3	4[b]	--	4	Waukesha County
53	Village of Menomonee Falls	Peters Woods	NA-3	69	--	69	Local conservation group
54	Village of Menomonee Falls	Zuba Woods	NA-3	51	43	8	Waukesha County[a]
55	Village of Menomonee Falls	Menomonee River Swamp	NA-3	29	--	29	Waukesha County[a]
56	Village of Menomonee Falls	Theater Swamp	NA-3	91	9	82	Village of Menomonee Falls[a]
57	Villages of Menomonee	Clarks Woods	NA-3	23	7	16	Waukesha County[a]
58	Village of Sussex	Coolings Sedge Meadow	NA-3	13	10	3	Village of Sussex[i]
59	Town of Delafield	Bark River School Sedge Meadow	NA-3	17	--	17	Waukesha County
60	Town of Delafield	Lapham Peak Woods	NA-3	451	351	100	Wisconsin Department of Natural Resources[a]
61	Towns of Delafield and Pewaukee	Capitol Drive Sedge Meadow and Wet Prairie	NA-3	91	21	70	Pewaukee Lake Sanitary District[a]
62	Towns of Delafield and Pewaukee	Pewaukee Lake Wetland	NA-3	68	--	68	Pewaukee Lake Sanitary District
63	Town of Eagle	Road X Railroad Prairie	NA-3	4	4	0	Local conservation group[j]
64	Town of Eagle	Jericho Creek Fen	NA-3	8	--	8	Local conservation group
65	Town of Eagle	Mailman Road Railroad Prairie	NA-3	6	6	0	Local conservation group[j]
66	Town of Eagle	Paradise Springs Woods	NA-3	97	54	43	Wisconsin Department of Natural Resources[a]
67	Town of Eagle	STH 59 Oak Woods and Prairies	NA-3	218	209	9	Wisconsin Department of Natural Resources[a]
68	Town of Eagle	Eagle Centre Oak Opening	NA-3	20	8	12	Waukesha Land Conservancy[a]
69	Town of Eagle	Malek Wetland	NA-3	94	--	94	Local conservation group
70	Town of Genesee	CTH D Railroad Prairie	NA-3	5	5	--	Local conservation group[j]
71	Town of Genesee	Brown's Fen	NA-3	2	2	--	Waukesha County[a]
72	Town of Lisbon	Lisbon Low Woods	NA-3	267	21	246	Waukesha County[a]
73	Town of Lisbon	Sussex Swamp	NA-3	147	--	147	Local conservation group
74	Town of Lisbon	Thousand Oaks Tamarack Relict	NA-3	30	2	28	Town of Lisbon
75	Town of Merton	Camp Whitcomb Lowland	NA-3	48	40	8	Camp Whitcomb[a]
76	Town of Merton	Chenequa Wetland Complex	NA-3	111	11	100	Waukesha County[a]
77	Town of Mukwonago	North Prairie Railroad Prairie	NA-3	5	5	--	Local conservation group[j]
78	Town of Mukwonago	Mukwonago Low Woods	NA-3	167[b]	--	167	Local conservation group[k]
79	Town of Oconomowoc	Meadowbrook School Bog	NA-3	11	5	6	Local conservation group[j]
80	Town of Oconomowoc	Raasch Tamarack Swamp	NA-3	95	17	78	Wisconsin Department of Natural Resources[a]
81	Town of Oconomowoc	Lac La Belle Lowlands	NA-3	33	--	33	Village of Lac La Belle
82	Town of Oconomowoc	Oconomowoc River Marsh	NA-3	100	65	35	Wisconsin Department of Natural Resources[a]
83	Town of Oconomowoc	Oconomowoc Sedge Meadow	NA-3	19	16	3	Local conservation group[a]
84	Town of Ottawa	Nelson Oak Woods and Lowlands	NA-3	91	77	14	Waukesha County[m]
85	Town of Ottawa	Casper Creek Sedge Meadow	NA-3	16	--	16	Local conservation group
86	Town of Ottawa	Ottawa Limestone Outcrop	NA-3	70	30	40	Ice Age Trail Foundation[a]
87	Town of Ottawa	Larkin Lake	NA-3	41	34	7	Local conservation group[a]
88	Town of Ottawa	CTH ZC Lowlands	NA-3	380	--	380	Local conservation group
89	Town of Ottawa	Scuppernong Springs Dry Prairie	NA-3	1	1	--	Wisconsin Department of Natural Resources[a]
90	Towns of Ottawa and Summit	Perkins property	NA-3	438	394	44	Izaak Walton League[a]
91	Town of Pewaukee	Pewaukee Sedge Meadow	NA-3	11	--	11	Pewaukee Lake Sanitary District
92	Town of Pewaukee	Pewaukee Park Sedge Meadow	NA-3	42	--	42	Village of Pewaukee
93	Town of Summit	Crossroads Bog	NA-3	4	1	3	Local conservation group[a]
94	Town of Summit	Laura Lake Swamp	NA-3	274	8	266	Local conservation group[a]
95	Town of Summit	Bark River Marsh	NA-3	158	4	154	Waukesha County[a]
96	Town of Summit	Breens Bay Sedge Meadow	NA-3	16	--	16	Nemahbin Lake District
97	Town of Summit	Sawyer Road Sedge Meadow	NA-3	38	3	35	Local conservation group

Exhibit G

PROTECTION OF NATURAL AREA AND CRITICAL SPECIES SITES IN WAUKESHA COUNTY

Site Identification				Site Area (acres)			Proposed Acquisition Agency
Reference Number on Map 101	Civil Division	Name	Classification	Total	Existing Protective Ownership	Proposed Protective Ownership	
98	Town of Vernon	River Oaks Woods and Wetlands	NA-3	135	58	77	Waukesha County[a]
99	Town of Vernon	Porter Low Woods	NA-3	245	--	245	Waukesha County
100	Towns of Vernon and Waterford	Norris Oak Woods and Wetlands	NA-3	352	--	352	Waukesha County
101	Towns of Vernon and Waukesha	Fox River Woods	NA-3	411	351	60	Wisconsin Department of Natural Resources[a]
102	Town of Waukesha	Pebble Creek Railroad Prairie	NA-3	7	7	--	Wisconsin Department of Natural Resources[a]
103	Town of Waukesha	Vernon Mesic Prairie	NA-3	16	16	--	Wisconsin Department of Natural Resources[a]
104	City of Delafield	Nagawicka Lake	CSH-B	22	--	22	Waukesha Land Conservancy
105	City of Muskego	Denoon Lake	CSH-B	30	--	30	City of Muskego
106	City of New Berlin	Delopst Meadow	CSH-P	24	--	24	City of New Berlin
107	Village of Dousman	Dousman Mill Pond	CSH-B	2	--	2	Village of Dousman
108	Village of Menomonee Falls	Ranch Woods	CSH-P	4	--	4	Waukesha County
109	Village of Menomonee Falls	Fox River Woods	CSH-B	22	2	20	Waukesha County[a]
110	Town of Eagle	Shelter Two Ridge	CSH-P	4	4	--	Wisconsin Department of Natural Resources[a]
111	Town of Eagle	Holtz Oak Opening	CSH-P	94	--	94	Local conservation group
112	Town of Eagle	Mounded Fen	CSH-P	16	16	--	Wisconsin Department of Natural Resources[a]
113	Town of Eagle	Paradise Springs Brook	CSH-P	24	24	--	Wisconsin Department of Natural Resources[a]
114	Town of Eagle	Old World Wisconsin Marsh	CSH-B	30	30	--	Wisconsin Department of Natural Resources[a]
115	Town of Mukwonago	Mukwonago Park Oak Opening	CSH-M	78	28	50	Private[a]
116	Town of Mukwonago	Romanowski Fen	CSH-P	8	--	8	Waukesha County
117	Town of Mukwonago	Spring Lake Woods	CSH-P	14	--	14	Local conservation group
118	Town of Oconomowoc	Stonebank Tamarack Relict	CSH-B	166	28	138	Local conservation group[a]
119	Town of Ottawa	Utica Lake Tamaracks	CSH-P	35	--	35	Waukesha County
120	Town of Ottawa	Lurvey Tamaracks	CSH-P	15	--	15	Private[a]
121	Town of Ottawa	Dog Trail Area	CSH-B	175	175	--	Wisconsin Department of Natural Resources[a]
122	Town of Ottawa	School Section Lake	CSH-B	12	--	12	Local conservation group
123	Town of Ottawa	Unnamed shrub/grassland	CSH-B	340	328	12	Wisconsin Department of Natural Resources[a]
124	Town of Ottawa	Unnamed low woods/thicket	CSH-B	188	12	176	Local conservation group
125	Town of Pewaukee	Meadowbrook Prairie	CSH-P	14	14	--	Pewaukee Lake Sanitary District[a]
126	Town of Summit	Dousman Road Low Woods	CSH-P	3	--	3	Local conservation group
127	Town of Summit	Massaro Woods	CSH-P	12	--	12	Local conservation group
128	Town of Summit	Genesee Lake Road Tamaracks	CSH-P	110	--	110	Local conservation group
129	Town of Summit	Duck Lake	CSH-B	30	--	30	Local conservation group
131	Town of Vernon	Pheasant Hill Woods	CSH-P	24	--	24	Local conservation group
--	--	Total: 131 Sites	--	18,734	10,851	7,883	--



Recommended Land Use Plan for Town of Lisbon - 2035 (EXHIBIT B)

Land Use Plan Categories

- High Density Residential (Less than 6,000 square feet of area per dwelling unit)
- Medium Density Residential (6,000-19,999 square feet of area per dwelling unit)
- Low Density Residential (20,000 square feet to 1.4 acres of area per dwelling unit)
- Suburban I Density Residential (1.5 to 2.9 acres of area per dwelling unit)
- Suburban II Density Residential (3.0 to 4.9 acres of area per dwelling unit)
- Rural Density and Other Agricultural Land (5.0 to 34.9 acres of area per dwelling unit or equivalent density)
- Farmland Preservation (>35 acres of area per dwelling unit)
- Farmland Preservation w/ EC Overlay (>35 acres of area per dwelling unit)
- Other Open Lands to be Preserved
- Recreational
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Governmental & Institutional
- Commercial and Office Park
- Mixed Use
- Industrial
- Transportation, Communication & Utilities
- Highway and Railway Rights of Way
- Landfill
- Extractive
- Major Recreational Trails
- Boundary Agreement Areas
- Menomonee Falls Extra-Territorial Area

0 1,000 2,000 3,000 4,000 5,000 Feet

Local Plan Refinements

Special Use Districts

- Commercial Special Use
- Industrial Special Use
- Mixed Special Use

STH 164 Corridor Mixed Use Sewered Area

The area within this boundary, in accordance with the Boundary Agreement with the Village of Sussex, consists of approximately 511 acres and will be a mixed land use area with no more than 60 acres of commercial use; a residential density of no more than one house per .71 acres; and a total sewer capacity for the area of no more than 231,000 gallons per day. The actual configuration of the land uses within this area is contingent upon a neighborhood plan approved by the Town of Lisbon Plan Commission.

Environmental Corridor information from SEWRPC Environmental Corridor Inventory 2000
Prepared & Updated by the Waukesha County Department of Parks and Land Use May 2013.

EXHIBIT C

SPECIAL PLANNING DISTRICTS

The following areas are designated as special planning districts (refer to Exhibit B):

- The Commercial area south of Main Street and north of the High School property, (Currently owned by Lieds).
- The Commercial and Industrial areas north of Silver Spring and south of the developed portion of the High School property, (Currently owned by Hamilton School District, Hyland, Loser and Gengler).
- The Commercial area on the southeast corner of Highway 74 and Lisbon Road, (Currently owned by Glass Trust).
- The Mixed Use area north of Lisbon Road, (Currently owned by Mindemann, PAMF Transition Trust, Nettesheim, Buechs Trust, Reinhardt, Peil, Chaney, Ludan, and Steen).

Both the Village of Sussex and Town of Lisbon desire to have a smooth visual transition from one community to the next. Therefore, any buildings approved in these areas are to be constructed to match the design and feel of already existing businesses in the abutting areas of the Village of Sussex. To that end, the Town of Lisbon, in the implementation of the comprehensive development plan, will adopt zoning regulations and design standards comparable to those in the Village of Sussex for these areas. Said zoning and design standards shall be reviewed and approved by the Joint Plan Committee whose approval shall not be unreasonably withheld. The design for specific buildings, including but not limited to, landscaping and parking, in these designated areas shall be submitted to the Joint Plan Committee and must be approved by said Committee before building permits are issued.

Until zoning and design standards are approved by the Joint Plan Committee for the Special Planning Districts, the current Village of Sussex zoning categories BP-1 and B-5 and the Sussex design standards as referenced in Chapter 18 of the Land Division and Development Ordinance for the Village of Sussex Code shall be used by the Joint Plan Committee in its review and approval of specific buildings in these areas. If the Joint Plan Committee cannot reach agreement, the arbitration process as described in the border agreement shall be utilized to resolve the impasse.

Comprehensive Development Plan Survey Highlights – Town of Lisbon – Exhibit D

Survey Purpose and Methods

The Town of Lisbon worked in cooperation with many other municipalities in Waukesha County to prepare a comprehensive plan that will guide growth and land use decisions into the future. As part of the process, the Survey Research Center (SRC) at the University of Wisconsin – River Falls surveyed residents. The goal of the study is to provide decision-makers in the Town of Lisbon with accurate, up-to-date information about the views of town residents regarding key planning issues.

In October 2006, the SRC mailed questionnaires to 1,092 households in the Town of Lisbon. After two weeks, postcards were mailed to those who had not returned the questionnaire. A second questionnaire was sent to remaining non-respondents in mid-November. The Center received a total of 372 completed questionnaires from residents for a 34 percent response rate. Based on 2000 census adult population data for the Town (6,764), the estimates provided in this report are expected to be accurate to within plus or minus 4.9 percent with 95 percent confidence.

Quality of Life

- Residents cited the rural atmosphere and the quality of schools as the top reasons they chose to live in Waukesha County.
- More Town of Lisbon residents (32%) said that the quality of life had declined during the last 5 to 10 years than said it had improved (25%); 28% believed it did not change. Residents ranked the amount of development and conditions of the roads/traffic as the most important factors that have changed the town's quality of life.

Agriculture, Natural, and Cultural Resources

- Sixty-one percent of Town of Lisbon residents rated the overall environmental quality in Waukesha County as either "Good" (51%) or "Excellent" (10%).
- Air quality, groundwater, and farmland were the three county resources that were most valued for protection.

Housing Development

- When given county growth data, 41% thought that the rate of growth was about right; 58% thought that too much development has occurred. One percent said "too little."
- A majority of Town of Lisbon residents (55%) said that the county needs more housing specifically designed to meet the needs of people 55+. A majority of Town of Lisbon residents disagreed with the need for more mobile homes, apartments, single family rental housing, and duplexes.

Land Use and Growth

- Tax rates, preservation of green space, and crime rate/safety were the top county-wide growth issues for residents in the Town of Lisbon.
- When asked how satisfied they are with how county-wide growth issues are being dealt with, a majority of Lisbon residents were "Satisfied" with two of fourteen issues: solid waste management and crime rate/safety. A majority of residents (59%) were "Dissatisfied" with tax rates.

Transportation

- Over half of Lisbon residents believed that the overall road network currently meets the need of the county's residents (58%), but 40% either disagreed or strongly disagreed that it will be adequate to meet future growth needs.
- Fifty-eight percent of residents favored an additional north-south corridor connecting I-43 and I-94, and 57% favored a new corridor connecting I-43 and US-41/US-45.

Economic Development

- Town of Lisbon residents were generally satisfied with the current economic development efforts in the county for types of businesses that they use frequently, such as medical services and retail shopping. Types of businesses with which they have less personal contact, such as warehousing, received more neutral responses.
- According to respondents, emerging technology was the most important type of business development the county should encourage.

Community Facilities and Services

- Most community facilities and services were rated as "Good" or "Excellent" by large majorities. Five of the fifteen received combined "Good" or "Excellent" ratings above 75%.
- When asked about sharing services with neighboring governments, four services exceeded 50%: police protection, the public library, ambulance service, and recycling programs.

COMPREHENSIVE DEVELOPMENT PLAN PUBLIC OPINION SURVEY RESULTS

QUALITY OF LIFE

1. Referring to Waukesha County, please check the box that best describes your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Cost of living	31%	41%	28%	k. Proximity to work	59%	31%	10%
b. Crime rate/safety	70%	23%	6%	l. Quality of schools	66%	27%	7%
c. Emergency services (police, fire, ambulance)	65%	29%	6%	m. Roads/traffic	41%	33%	26%
d. Employment opportunities	41%	46%	13%	n. Rural atmosphere	54%	26%	20%
e. Housing choices	64%	30%	6%	o. Shopping opportunities	65%	24%	11%
f. Medical care (doctors, hospitals, clinics)	77%	17%	6%	p. Urban atmosphere	41%	46%	12%
g. Natural environment/open space (wetlands, wildlife, etc.)	56%	23%	21%	q. Recycling and garbage collection	82%	14%	4%
h. Land use planning & zoning	21%	37%	42%	r. Water quality (lakes, streams)	58%	30%	12%
i. Parks and recreation	69%	24%	7%	s. Water quality (drinking water)	59%	25%	16%
j. Property taxes	15%	26%	59%	t. Water supply	58%	32%	10%

2. Please identify which of the items, from Q1a – t, are the <u>five most important issues/priorities</u> in terms of reasons you and your family choose to live in Waukesha County by placing the letter of your choice next to the space allotted. (<u>Please list five only</u>)

	Most Imp.	2nd Most Imp.	3rd Most Imp.	4th Most Imp.	5th Most Imp.		Most Imp.	2nd Most Imp.	3rd Most Imp.	4th Most Imp.	5th Most Imp.
a. Cost of living	8%	6%	5%	5%	5%	k. Proximity to work	6%	6%	4%	8%	6%
b. Crime rate/safety	12%	17%	14%	10%	10%	l. Quality of schools	17%	11%	6%	8%	5%
c. Emergency services (police, fire, ambulance)	2%	4%	4%	2%	3%	m. Roads/traffic	1%	2%	5%	4%	4%
d. Employment opportunities	2%	3%	3%	2%	3%	n. Rural atmosphere	17%	13%	8%	9%	6%
e. Housing choices	8%	8%	7%	6%	6%	o. Shopping opportunities	0%	0%	1%	4%	2%
f. Medical care (doctors, hospitals, clinics)	1%	3%	2%	5%	5%	p. Urban atmosphere	1%	1%	1%	1%	3%
g. Natural environment/open space (wetlands, wildlife, etc.)	8%	9%	9%	13%	10%	q. Recycling and garbage collection	0%	0%	1%	2%	2%
h. Land use planning & zoning	2%	5%	6%	4%	4%	r. Water quality (lakes, streams)	0%	1%	1%	2%	3%
i. Parks and recreation	1%	2%	8%	3%	11%	s. Water quality (drinking water)	1%	1%	3%	5%	4%
j. Property taxes	13%	7%	10%	8%	8%	t. Water supply	1%	1%	1%	1%	2%

3. What has happened to the quality of life in your municipality over the past 5 to 10 years? (Check only one)	Improved	Declined	Remained the same
	25%	32%	28%
	No opinion	Have lived in muni less than 5 years	
	4%	11%	

4. If you answered improved or declined to Question 3, which items have had the greatest impact on the quality of life in your municipality? (Check up to three)	Fire and Police protection	Community events	Residential areas
	12%	7%	21%
	Parks and open spaces	School system	Conditions of road/traffic
	21%	19%	32%
	Employment Opportunities	Amount of development	Avail of shopping
	8%	53%	25%

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES This series of questions asks your opinion about agricultural, natural, and cultural resources.

5. Please rate how satisfied you are with how Waukesha County protects these agricultural/natural/cultural resources by checking the box that best describes your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Air quality	64%	28%	8%	f. Parks	74%	22%	4%
b. Farmland	31%	28%	41%	g. Surface water (rivers, lakes, streams)	47%	38%	14%
c. Forested land	33%	35%	32%	h. Wetlands (marshes, bogs, fens)	40%	39%	20%
d. Groundwater	38%	37%	25%	i. Wildlife/habitat	40%	35%	25%
e. Historic sites	37%	55%	8%	j. Other	6%	0%	94%

6. Please identify which of the items, from 5a –j, are the three most important agricultural/natural/cultural resources that should be protected in Waukesha County by placing the letter of your choice next to the space allotted. (Please list three only)

	Most Imp.	2nd Most Imp.	3rd Most Imp.		Most Imp.	2nd Most Imp.	3rd Most Imp.
a. Air quality	26%	13%	11%	f. Parks	5%	8%	10%
b. Farmland	17%	13%	8%	g. Surface water (rivers, lakes, streams)	6%	15%	18%
c. Forested land	9%	17%	12%	h. Wetlands (marshes, bogs, fens)	3%	7%	11%
d. Groundwater	23%	19%	9%	i. Wildlife/habitat	8%	7%	16%
e. Historic sites	1%	3%	4%	j. Other	2%	1%	1%

7. On a scale of 1 (= not at all important) to 10 (= extremely important), how important do you think reducing water use in your home is?	1	2	3	4	5	6	7	8	9	10
	12%	3%	6%	3%	25%	9%	11%	16%	3%	12%

8. Would you favor a program in which local governments purchased development rights to permanently stop development on selected agricultural land and open spaces?	**Yes**	**No**
	76%	24%

9. How would you rate the overall environmental quality in Waukesha County?	Excellent	Good	Average	Poor	Very Poor	No Opinion
	10%	51%	34%	5%	1%	0%

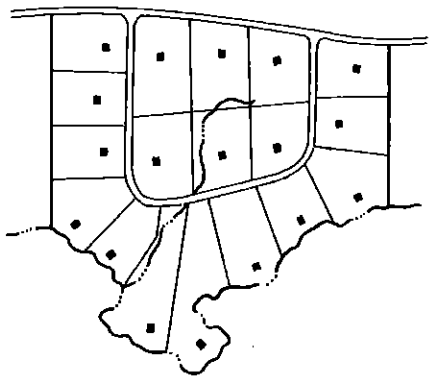
HOUSING/DEVELOPMENT We would like your opinion about housing development.

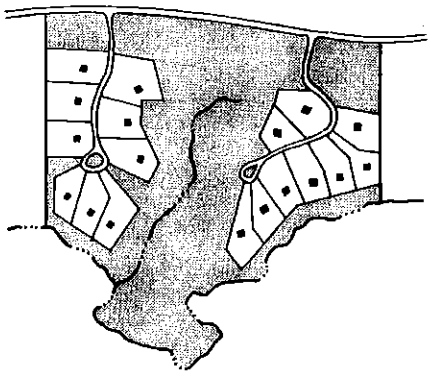
10. More of the following types of housing are needed in Waukesha County:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
a. Single family housing (owner)	17%	22%	29%	22%	9%	1%
b. Single family housing (rental)	1%	7%	28%	34%	27%	2%
c. Duplexes (2 units)	2%	11%	26%	30%	29%	2%
d. Apartments (3 or more units – rental)	1%	4%	20%	33%	40%	2%
e. Town houses or condos (owner)	5%	21%	30%	21%	22%	2%
f. Mobile homes	0%	2%	13%	27%	57%	1%
g. Affordable housing *(defined as $208,900 or below in 2005 in Waukesha County by federal gov't statistics)*	11%	25%	28%	17%	17%	2%
h. Housing specifically designed to meet the needs of older people *(55+)*	12%	43%	30%	6%	6%	2%
i. Housing specifically designed to meet the needs of people with disabilities	9%	38%	39%	5%	5%	4%
11. Homeowners should be allowed to make major modifications to existing dwellings to enable elderly or disabled relatives to live with them.	37%	49%	12%	1%	1%	1%
12. Programs are needed to provide assistance to low and moderate income residents for the purpose of purchasing/rehabilitating homes.	10%	20%	33%	19%	17%	1%

13. Which best describes the type of housing you currently live in? Please mark box (x) underneath your housing choice if you own or rent your housing.	Single Family ↓		Duplex (2 units) ↓		Multiple Family (3 or more units) ↓		Other ↓	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent
	99%	0%	1%	1%	0%	0%	0%	0%

14. Would you prefer new housing built in the County to reflect a traditional design with larger lot sizes (Option A) or a cluster design permanently preserving open space (Option B)?
Please check either Option A or Option B (not both) below to indicate your preference.

OPTION A	OPTION B
30%	70%





15. The population of Waukesha County has grown an average of 16% per decade since 1970. How do you feel about this amount of development?	Too Much Development	About the right amount of development	Too little development
	58%	41%	1%

16. Which of the following best describes your preference about residential development in your municipality?	Residential areas with smaller lots, even if homes will be built closer together	Residential areas with larger lots, even if more land will be used to build homes	Both/Some of Each	Don't Know
	9%	40%	44%	8%

LAND USE AND GROWTH This series of questions asks your opinion about land use and growth issues.

17. Of the following elements, which define rural character in Waukesha County? (Check all that apply)	Greater Housing Setbacks from Roads	Existing Farmsteads	Agricultural Land	Woodlands/ Wetlands	Open Space within Developed Areas
	37%	64%	60%	59%	43%

18. People should be able to do whatever they want with land they own or purchase in Waukesha County?	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
	14%	16%	21%	29%	19%	0%

19. Please rate how satisfied you are with how the following County-wide growth issues are being dealt with by checking the box that best describes your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Preservation of green space	22%	42%	37%	h. Maintaining community atmosphere	42%	46%	13%
b. Building regulations	28%	47%	25%	i. Quality of roads	47%	34%	19%
c. Zoning regulations	25%	48%	27%	j. School issues (buildings, crowding)	46%	40%	14%
d. Crime rate/safety	67%	26%	7%	k. Solid waste management (garbage)	72%	25%	3%
e. Environmental protection	36%	46%	18%	l. Water/sewer system capacity	32%	57%	12%
f. Water quality	42%	41%	17%	m. Employment opportunities	35%	56%	8%
g. Traffic congestion	26%	36%	38%	n. Tax rates	16%	24%	59%

20. Please identify which of the items, from 19a –n, are the three most important County-wide growth issues in Waukesha County by placing the letter of your choice next to the space allotted. (Please list three only)

	Most Imp.	2nd Most Imp.	3rd Most Imp.		Most Imp.	2nd Most Imp.	3rd Most Imp.
a. Preservation of green space	16%	12%	10%	h. Maintaining community atmosphere	3%	5%	8%
b. Building regulations	2%	4%	4%	i. Quality of roads	3%	8%	5%
c. Zoning regulations	4%	6%	10%	j. School issues (buildings, crowding)	7%	12%	10%
d. Crime rate/safety	10%	13%	11%	k. Solid waste management (garbage)	0%	1%	1%
e. Environmental protection	5%	7%	5%	l. Water/sewer system capacity	1%	3%	4%
f. Water quality	5%	10%	8%	m. Employment opportunities	2%	2%	2%
g. Traffic congestion	5%	10%	12%	n. Tax rates	38%	8%	11%

21. If Waukesha County continues to grow, land-conserving, compact housing developments should be required to slow the conversion of open space and farmland?	Yes	No
	66%	34%

22. When considering housing affordability, on a scale of 1 (= not at all important) to 10 (= extremely important), how concerned are you that future generations will be able to afford housing in Waukesha County?	1	2	3	4	5	6	7	8	9	10
	11%	4%	7%	5%	21%	7%	6%	15%	4%	21%

TRANSPORTATION This series of questions asks your opinion about transportation issues.

23. I use existing public transit services (bus service, commuter/ride share, taxi, etc.) within the County.	YES	NO
	2%	98%

24. If yes to Q23, I am satisfied with the quality of the following transportation services:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
a. Bus service (local)	0%	13%	40%	7%	13%	27%
b. Bus service (to Milwaukee or Madison)	7%	7%	50%	7%	7%	21%
c. Commuter/ride share program to work	0%	29%	36%	7%	7%	21%
d. Disability transportation services	7%	21%	36%	0%	14%	21%
e. Ride-share taxi (multiple users vs. one rider)	0%	7%	57%	0%	7%	29%
f. Taxi	0%	0%	64%	0%	0%	36%
g. Other	50%	0%	0%	0%	50%	0%
25. The availability of public transit services in the County meets my needs (e.g. routes, frequency of service, etc.).	7%	9%	32%	13%	11%	29%
26. The overall road network (roads, streets, and highways) in Waukesha County meets the current needs of its citizens.	10%	48%	16%	19%	5%	2%
27. The overall road network is adequate to meet projected future growth in Waukesha County.	7%	26%	24%	30%	10%	3%
28. Road and street maintenance in Waukesha County is acceptable.	8%	46%	24%	14%	8%	1%
29. More biking and walking lanes/trails are needed in Waukesha County.	19%	31%	29%	14%	6%	2%

30. Do you support the development of an additional north-south transportation corridor connecting I-43 and I-94?	Yes	No
	58%	42%
31. Do you support the development of an additional north-south transportation corridor connecting I-43 and US-41/US-45?	57%	43%

ECONOMIC DEVELOPMENT The following questions ask how you view economic development.

32. Please rate how satisfied you are with how Waukesha County is encouraging these types of businesses by checking the box that best describes your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Emerging technology	28%	59%	13%	g. Professional services	51%	46%	3%
b. Entertainment venues	38%	50%	12%	h. Recreational facilities	45%	43%	12%
c. Hotels, tourism	42%	50%	7%	i. Restaurants	51%	33%	16%
d. Industrial	33%	52%	15%	j. Retail/shopping	56%	32%	12%
e. Manufacturing	33%	50%	17%	k. Warehousing	32%	65%	3%
f. Medical services	59%	36%	5%	l. Other	50%	0%	50%

33. Please identify which of the items, from 32a –l, are the <u>three most important types of future business development</u> Waukesha County should encourage by placing the letter of your choice next to the space allotted. (<u>Please list three only</u>)

	Most Imp.	2nd Most Imp.	3rd Most Imp.		Most Imp.	2nd Most Imp.	3rd Most Imp.
a. Emerging technology	30%	10%	12%	g. Professional services	4%	10%	8%
b. Entertainment venues	5%	11%	8%	h. Recreational facilities	8%	11%	13%
c. Hotels, tourism	2%	2%	5%	i. Restaurants	7%	11%	11%
d. Industrial	10%	11%	7%	j. Retail/shopping	5%	6%	11%
e. Manufacturing	15%	18%	10%	k. Warehousing	0%	0%	3%
f. Medical services	12%	7%	10%	l. Other	0%	1%	1%

34. I am satisfied with the availability of employment opportunities in the area.	**Strongly Agree**	**Agree**	**Neutral**	**Disagree**	**Strongly Disagree**	**No Opinion**
	8%	34%	37%	10%	4%	7%
35. Rate the importance of the following in Waukesha County:	**Very Important**	**Important**	**Neutral**	**Unimportant**	**Very Unimportant**	**No Opinion**
a. Business retention	47%	34%	16%	0%	0%	4%
b. Entrepreneurial assistance	31%	30%	30%	3%	1%	5%

<u>COMMUNITY FACILITIES AND SERVICES</u> These questions asks for your opinion about your municipality's facilities and services.

36. Please rate the quality of the following services in your municipality.	**Excellent**	**Good**	**Average**	**Poor**	**Very Poor**	**No Opinion/Not Applicable**
a. Ambulance service	17%	42%	19%	2%	1%	21%
b. Building inspection	10%	39%	29%	5%	2%	15%
c. Fire protection	14%	50%	22%	3%	2%	9%
d. Garbage collection	35%	53%	8%	3%	0%	1%
e. Park and recreation facilities	24%	57%	16%	2%	1%	1%
f. Planning and zoning	4%	25%	37%	16%	8%	10%
g. Police protection	13%	45%	27%	8%	4%	3%
h. Public library	35%	46%	14%	1%	1%	4%
i. Public school system	30%	44%	15%	1%	3%	6%
j. Recycling programs	24%	54%	17%	2%	0%	2%
k. Road maintenance	9%	52%	27%	7%	5%	1%
l. Sanitary sewer service (not private system)	6%	18%	12%	2%	1%	60%
m. Snow removal	22%	54%	18%	4%	0%	2%
n. Storm water management	6%	31%	30%	2%	2%	28%
o. Water utility service (not private system)	3%	10%	10%	3%	1%	72%
p. Other	11%	11%	0%	0%	78%	0%

37. Some local governments share public services with neighboring local governments, ranging from recycling to libraries to police services. Please indicate which service(s) from Question 36a - p you would favor becoming a shared service between your municipality and a neighboring municipality. (<u>Check all that apply</u>)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
51%	38%	49%	45%	36%	29%	57%	52%	31%	51%	43%	31%	39%	28%	31%	12%

DEMOGRAPHICS Please tell us some things about you. **Please choose only one answer per question.**

38. Gender:	Male	Female	
	59%	**41%**	
39. What is your age range?	18-24	25-34	35-44
	0%	**5%**	**29%**
	45-54	55-64	65-74
	29%	**25%**	**10%**
	75+		
	3%		
40. Employment status:	Employed	Unemployed	Retired
	72%	**1%**	**20%**
	Homemaker	Other	
	6%	**2%**	
41. What is your highest level of education?	Less than high school	High school diploma	Some tech/college/trade school
	1%	**17%**	**26%**
	Two year tech/college/trade degree	Bachelor's degree	Grad/Professional degree
	14%	**28%**	**14%**
42. How long have you lived in Waukesha County?	Less than 1 year	1 to 5 years	5.1 – 10 years
	1%	**9%**	**13%**
	10.1 – 15 years	15.1 – 20 years	20.1 to 30 years
	13%	**13%**	**18%**
	Over 30 years		
	34%		
43. What is your approximate annual family income?	Under $25,000	$25,000-$34,999	$35,000 - $49,999
	2%	**6%**	**8%**
	$50,000 - $74,999	$75,000 - $99,999	$100,000 or more
	23%	**24%**	**36%**

N:\PRKANDLU\Planning and Zoning\Community Assistance\T LISBON\Town Land Use Plan\Smart Growth and Waukesha Co Comp Dev Plan\Exhibit D Town of Lisbon Survey Highlights and Results.doc

EXHIBIT E

TOWN OF LISBON
COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT PROCEDURES*

The Town of Lisbon Comprehensive Development Plan shall be amended in accordance with Section 66.1001 of the Wis Stats and the Town's adopted Public Participation Plan.

Furthermore, any request to amend the Comprehensive Development Plan shall be in accordance with the established application procedures in effect at the time of the request, including the payment of any required fees.

Application procedures

Applicants shall complete and submit to the Town Clerk's office an application packet including:

(1) The application form entitled "Request to Amend the Town of Lisbon Comprehensive Development Plan".
(2) A scaled map of the property delineating the proposed change, if the request is for a map amendment, shall accompany the application.
(3) A mailing list of all property owners within 300 feet of the subject property boundary lines.
(4) The fee established by the Town.

An application packet will not be accepted or be considered complete unless **all** four of the above items are submitted as one complete packet of information.

Applications are accepted through **September 15th** of the current calendar year. Any applications submitted after the September 15th deadline will be held over until the following year's amendment cycle. Rare and extreme circumstances *may* require an amendment request to be heard out of cycle. In that rare event, out of cycle approval must first be granted by the Town Board and only then with substantial justification from the applicant.

Administrative procedures

Immediately after the September 15th deadline, the Clerk's office prepares a file for each amendment request, and prepares the "Notice of Public Hearing" in compliance with Section 66.1001(4)(d)1-4 in addition to 66.1001(4)(e) (regarding nonmetallic mining operators). **A thirty-day notice is required.** The "Notice of Public Hearing" shall be published in the Sussex Sun **and** the Lake Country Reporter. The public hearing is held by the Town Board, and should be scheduled immediately before the first November Town Board meeting. The timeline will also provide the Plan Commission with an opportunity to forward a resolution regarding the requests. It is suggested, but not required, that the Notice be posted at three public locations in the Town and also posted on the Town's website. The "Notice of Public Hearing" is also mailed (regular mail) to:

-All owners
-All applicants
-Any other known interested parties

The Town Plan Commission may recommend adoption of said amendments, by adoption of a Resolution only, to the Town Board prior to the Board adopting an Ordinance for each amendment. The Resolution must be adopted by a majority vote of the entire Plan Commission, must make reference to the map or text element(s) being amended, and the vote must be recorded in the minutes.

The Town Community Assistance Planner and the Town Engineer/Planner prepare and submit initial comments or reports for each amendment request prior to the public hearing.

An agenda is prepared for the meeting and is mailed out (regular mail) with the packets two weeks prior to the meeting. Packets include the Notice of Public Hearing, the Application form, staff comments/reports, and the maps for each map amendment. The packets are mailed to:

-All Plan Commission members
-All Town Board members
-Town Community Assistance Planner
-Town Engineer/Planner

Public Hearing

The Public Hearings for each amendment are held.

Decision

After the Public Hearing is closed, the Town Board makes a decision, by Ordinance, on each request at their regularly scheduled meeting. The Ordinance must be adopted by a majority vote of the members-elect of the Town Board.

Included in the Ordinance are the actions taken and any conditions of approval or reasons for denial. Each Ordinance is signed by the Town Chairperson and Town Clerk.

The Minutes of the public hearing and the regular meeting following the public hearing are prepared.

The adopted amendments shall be sent to the entities listed in Section 66.1001(4)(b)1-6 Wis Stats.

Copies of all of the Ordinances and the approved minutes shall be forwarded with a cover letter to the County, so the County is aware of the Town's decisions when they begin their amendment process at the beginning of the calendar year. It is the applicant's responsibility to apply for a County Comprehensive Development Plan Amendment, if needed, in accordance with the County's amendment procedures.

*Also see procedures under 2004 LUP/LUP/Annual Amendments pre CDP.

Recommendation on Future Governance of the Town of Lisbon

- Prepared by the Town of Lisbon Long Range Vision Group

Final Draft

Adopted on: July 19, 2007

Town of Lisbon

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I

I. Introduction

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II. Boundary Agreements

Three different State of Wisconsin statutes pertain directly or indirectly to municipal boundary agreements. These statutes are as follows:

- Stipulations and orders (Section 66.0225) – This statute outlines the procedures for two municipalities who are engaged in legal proceedings over the validity of an annexation, incorporation, consolidation or detachment to enter into a written stipulation to settle the litigation and determine a common boundary line.

- General agreements (Section 66.0301) – This statute outlines the authority of municipalities to enter into agreements to contract for joint municipal services. Some have questioned whether this section actually authorizes boundary agreements, especially in light of the fact that boundary agreements are now directly authorized under other statutes.

- Cooperative boundary agreements (Section 66.0307) – This section establishes a procedure for changing or maintaining municipal boundaries by agreement. These agreements can also pertain to other provisions related to the sharing of municipal services.

Section 66.0225 stipulations are intended to resolve ongoing legal conflicts. Section 66.0225 agreements may also lie on questionable legal footing. In particular, any provisions in these agreements that restrict future annexations or prevent a municipality from contesting the incorporation of a neighbor may not be valid if challenged in court. A primary reason for this is that court stipulated agreements often do not allow for any public notice or input. Additionally, these agreements often include provisions for which state statutes do not provide any authority under this type of agreement. In fact, several boundary stipulations developed under Section 66.0205 have been subsequently ruled invalid by circuit courts.

Agreements under Section 66.0301 generally relate to cooperation in regards to specific municipal services, and there is some question regarding whether or not this section actually authorizes boundary agreements.

Section 66.0307 is the one statute that specifically authorizes the cooperative negotiation of boundary agreements between municipalities. For this reason, the Town of Lisbon should focus on establishing boundary agreements under this section of state statutes and, therefore, that is the focus of this report.

II

Statutory Background on Section 66.0307 Cooperative Boundary Agreements

Section 66.0307 was adopted in 1992 in order to provide a method for municipalities to cooperatively negotiate and adopt legal, binding plans for maintaining or changing the natural and developed uses of a combination of town, village and city territory for a period of 10 years or more. Prior to this time, the existing state law allowed any two municipalities whose boundaries were shared at any point to set the common boundary between them. This could be accomplished via two methods: the context of litigation or outside the context of litigation. The existing procedures were subject to legal questions and did not provide for the neutral review of agreements. A special committee recommended that the authority to establish agreements outside the context of litigation be replaced by the procedure outlined in Section 66.0307. The new statute was developed with several primary goals in mind:

- Cooperation – The new procedure is premised on local government cooperation
- Certainty – The new procedure specifies what the parties can agree to and the binding nature of the agreement
- Planning – The parties involved are required to develop a plan in connection with boundary changes or boundary freezes
- Public Participation – A procedure is provided for developing a cooperative plan, including notice and public hearing provisions and an option advisory referendum
- Wisconsin Department of Administration (DOA) review and approval

Features of Section 66.0307 Cooperative Boundary Agreements

Cooperative boundary agreements established pursuant to Section 66.0307 provide flexibility for municipalities in regards to several issues. Any combination of cities, villages and/or towns may enter into an agreement. The involved parties are then able to negotiate terms related to the following issues:

- Determining the size of the area to be included
- Determining the services to be provided
- Deciding whether municipal boundaries remain static or change over time
- Establishing the timing of facility installations and financing arrangements if necessary
- Determining the length of time the agreement is to remaining in force (must be at least 10 years)

Agreements established under Section 66.0307 generally last for a period of 10 to 20 years. In some cases, parties to an agreement have included language stipulating that the agreement will remain in effect in perpetuity. New municipal administrations cannot unilaterally dissolve or amend these agreements without the consent of all governmental units involved.

Annexations initiated by property owners are no longer possible following a boundary agreement. Annexations (properly known as attachments) can then occur only as specified in the agreement.

II

State statutes require the following elements to be addressed in a cooperative boundary agreement:

- Duration of agreement
- Current land uses
- Proposed boundary changes
- Conditions that may trigger future boundary changes
- Physical plan for the agreed-upon area
  - Including public improvements
- Proof of consistency with existing plans and ordinances
- Environmental, economic and social impact analyses
- Plan for providing public services to area
- Summary of public comments

Procedure for Section 66.0307 Cooperative Boundary Agreements

The following is an outline of the process for establishing cooperative boundary agreements pursuant to Section 66.0307:

Step 1: Participating municipalities approve resolutions authorizing participation in the preparation of a cooperative boundary plan.

The municipalities must attest by affidavit that authorizing resolutions have been forwarded to the following agencies within 5 days of approval by the local governing body:

- Department of Administration (DOA)
- Department of Natural Resources (DNR)
- Department of Transportation (DOT)
- Department of Agriculture, Trade and Consumer Protection
- County Clerk
- County Zoning/Planning Authority
- Regional Planning Authority (Southeast Wisconsin Regional Planning Commission (SEWRPC))
- The following jurisdictions within 5 miles of any participating municipality:
  - Municipalities
  - School Districts
  - Vocational, Technical or Adult Education Districts
  - Sewer or Sanitary Districts

Step 2: Preparation of a Cooperative Plan.

Following the adoption of authorizing resolutions, the participating municipalities jointly prepare a cooperative plan for the affected territory. This plan should address the following topics (see Appendix A for a fact sheet from the DOA regarding formatting and other issues related to drafting a cooperative boundary agreement):

- Identify a contact person empowered to speak for all municipalities involved.
- The plan should identify current land use and physiographic conditions of the territory proposed to be included in the cooperative plan.
- The plan should specify the proposed period for which the agreement will be in place. If the period is greater than ten years, the plan should explain why so that the additional time can be concurred with by the DOA.
- Any proposed boundary changes should be identified, along with the conditions that will trigger any proposed changes. The plan should also specify approximately when any boundary changes are expected to occur. There are several options available to participants regarding boundary changes, including planning to maintain existing municipal boundaries while sharing municipal services.
- The consistency and compatibility of the proposed plan with existing state, regional, county and local plans, ordinances and administrative codes should be addressed. These can include: transportation, sewer, water, drainage, fiscal responsibility, school district boundaries, shopping and social customs and other matters. If the proposed plan is not consistent with these elements, it should describe how and when consistency is expected to be achieved.
- Participants should determine if the proposed plan area is appropriate for the amount and type of development, redevelopment or maintenance of the status quo that is expected to occur. The following issues should also be reviewed if applicable:
    - Determine that the amount of land slated for development is not in excess of that which can be reasonably expected to develop with urban uses. This can be done using instruments such as the general development plan, land use space utilization based on population and employment projections, or other methods.
    - The natural characteristics of the land to be annexed should be taken into account when determining the type and location of designated wetlands, shoreland zones, environmental corridors, prime agricultural lands and similar uses. The plan should explain how these uses will be protected and/ or enhanced.
    - Participants should determine if threatened or endangered plant and animal species are present and explain how the proposed boundary plan will affect existing habitat.
- The proposed plan should describe how municipal services will be provided to the area covered by the plan. Participants should obtain preliminary approval for any transportation, wastewater treatment, public water supply or other similar improvements that require state permits. The plan should include a schedule for the delivery of necessary services. Documentation of the engineering and financial feasibility for the services proposed for the area should also be provided. The plan should also explain how existing services (such as police, fire, water and sewer) will be extended.

- The plan should describe and locate physical elements needed for the development of the area covered by the boundary plan. These should include:
  - The arrangement of land uses
  - The location of streets and/or improvements to existing infrastructure
  - Site for public buildings, parks, community centers and other features
  - The general location of storm and sanitary sewers, detention basins and other public utilities
- An evaluation of the environmental consequences of the plan should be included. This should include impacts on air and water pollution, energy use and the effect on urban sprawl.
- Evidence should be provided that each participating municipality has considered alternatives to the proposed physical development of the area in order to minimize adverse environmental impact.
- A description of how the physical development of the area will be in compliance with applicable state or federal environmental laws and regulations should be included. Alternatively, the plan should indicate how compliance will be achieved.
- The plan should include a description of the effect it will have on remaining town lands, including an explanation of what mechanisms are in place to prevent or minimize urban sprawl.
- The plan should include a review of ordinances from adjacent non-participating municipalities to determine their potential ability to control the effects of urban development proposed within the cooperative planning area.
- An examination of whether the plan will help address housing needs in the participating communities.
- The plan should include a list of all permits and ordinances required by development expected to occur within the territory covered by the plan.
- A summary of all written public comments received during plan preparation and how they were considered during plan development should be provided.

Step 3: Post Plan Development Procedures

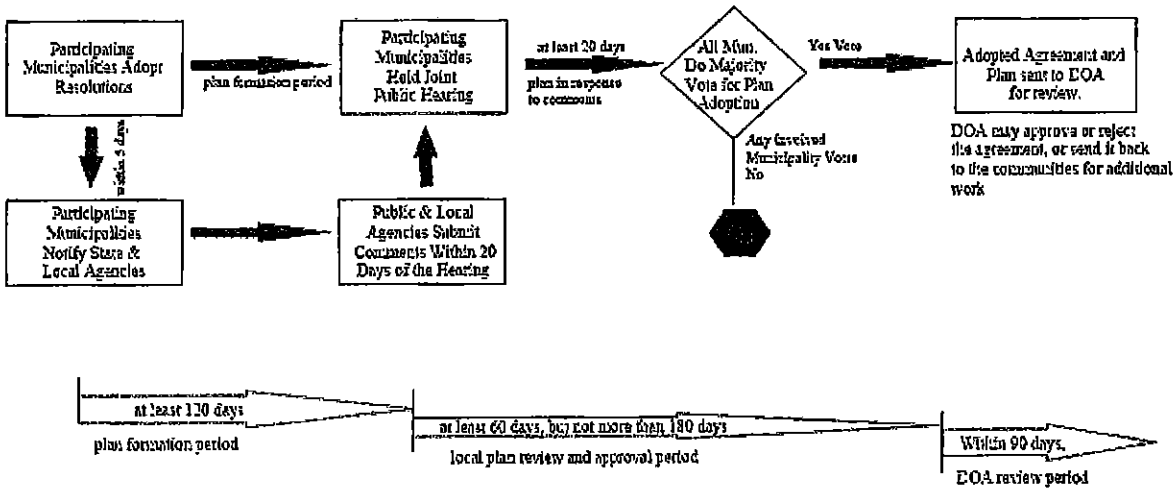
Following development of the proposed boundary agreement plan, notice must be provided by each participating municipality of a joint public hearing to be held at least 60 days before submittal of the plan to the DOA. After the joint hearing, no other procedure (except under s. 144.07(lm)) may be used to alter a boundary included in the proposed plan until the boundary is no longer included in the plan, the municipality withdraws from the plan, or the plan fails to receive approval from the DOA, whichever occurs first. This clause protects a draft cooperative plan from being disrupted by annexations or other actions that may conflict with the area covered by the draft plan.

Copies of the draft plan must be submitted to the respective county planning agency (Waukesha County Planning Department) and regional planning authority (Southeast Wisconsin Regional Planning Commission) for comment. Their comments must be included as an addendum to the plan. After consideration of these comments, each of the participating municipalities must adopt the final version of the cooperative plan. All participating municipalities must agree to any proposed amendments.

II

Cooperative Boundary Plan Process

Section 66.0307 Wis. Stats.



NOTE:

To keep this flow chart simple, a number of procedures were not included that are nonetheless authorized by s. 66.0307 Wis.Stats. These include residents petitioning for an advisory referendum, residents petitioning for the agreement be adopted by a super-majority vote of the governing body, the possibility of a public hearing by DOA, and the possibility that DOA sends the agreement back to the communities with comments on additional work that is needed for approval.

Figure 1

Chart taken from Wisconsin Department of Administration

Each participating municipality may hold an advisory referendum by their own action or by request. A referendum must be conducted within 30 days following adoption of the plan if a petition signed by a number of electors equal to at least 10% of the votes cast for governor in the municipality in the last election is filed with the clerk of the participating municipality. Any changes to the cooperative plan following a referendum must be reviewed and adopted by each of the participating municipalities. If an advisory referendum is held, the respective municipality then determines by additional resolution whether to submit the cooperative plan to the DOA for review.

Once the plan has been adopted by each participating municipality, two copies of the cooperative plan must be sent to the Department of Administration. The DOA, in consultation with the Departments of Natural Resources, Transportation and Agriculture, and Trade and Consumer Protection will approve, reject or request amendment of the submitted plan. The DOA will determine if it can complete the review within the normal 90-day time period, or whether, with the concurrence of the participating municipalities, additional review time will be required. If requested, the DOA will conduct a public hearing. The determination made by the DOA is subject to Chapter 227 judicial review.

After a cooperative boundary plan has been approved and takes effect, notice of any boundary changes pursuant to the plan must be filed with the Secretary of State in the same manner as currently required for municipal annexations occurring pursuant to s. 66.0217. Approved plans are valid inter-municipal agreements, and may be amended upon review and approval of the DOA.

Important Considerations Regarding Cooperative Boundary Agreements

One of the most important considerations to keep in mind regarding cooperative boundary agreements is that, as the name implies, they are cooperative. Neighboring municipalities cannot be forced into developing boundary agreements (this may be subject to change via proposed legislation discussed below). This is one of the primary obstacles that unincorporated towns often face in trying to develop boundary agreements with their neighbors. In some cases, incorporated municipalities feel that they have little incentive to develop any such agreement. On the other hand, municipalities may sometimes prefer developing cooperative boundary agreements in order to avoid potential future conflict and litigation and to provide a level of certainty in planning future development.

Cooperative boundary agreements take time to develop; a period of 6 months to 2 years is not unusual. One reason for this is that the statutory requirements for establishing boundary agreements are detailed and require significant reporting of the potential impacts of the agreement. Assurances that social and economic equity and environmental quality goals will be met are also required. Boundary agreements can also be rather expensive to develop, with the cost of preparing the agreement funded by the municipalities involved.

The cooperative boundary agreement planning process can bring longstanding conflicts to the surface, as well as precipitate unforeseen disagreements. In some cases, municipal officials are unwilling or unable to put their personal issues and differences aside when arguments get heated. Sometimes a decisive event, either positive or negative in nature, may provide the

necessary catalyst for the beginning of negotiations, or in other cases for the final agreement. On the other hand, there is always the risk that this even may become so divisive that the affected parties are no longer able to reach an agreement.

Towns should also remember that, in most cases, boundary agreements do not provide a "final solution". Cooperative boundary agreements must last at least 10 years but may last longer subject to DOA review. However, when the agreement expires, a town may once again be subject to annexation and extraterritorial review powers. In some cases, cooperative boundary agreements are implemented for much longer periods of time, and it may be possible to establish an agreement that remains in effect indefinitely. Of course, this is subject to the willingness and approval of all parties involved.

Suggestions for Developing Cooperative Boundary Agreements

The negotiation and formation of cooperative boundary agreements can be time-consuming and potentially contentious. The following strategies can help in easing this process (many of the following are based on suggestions from the DOA):

- Neutral third party mediation can provide valuable assistance in the development of cooperative boundary agreements. Such mediation could potentially be provided by any of the following entities:
  - County planning agencies
  - Regional planning commissions (SEWRPC)
  - Professional mediators
  - UW-Extension community development agents
  - Private consultants
  - State agency personnel
- All stakeholders should be involved at the commencement of negotiations. This should include all council, board and planning commission members. Representatives from any local governing body who can veto the prospective agreement should be present.
- Instead of tackling every major issue at once, it can be helpful to pick certain, smaller issues for resolution at first. This will aid in establishing a precedent and framework for dealing with the larger, more contentious issues later in the process. Alternatively, participants may choose to at first deal with enough issues so that everyone involved can "win" something.
- It is important that all participants maintain an open perspective. Representatives should focus on positive goals and strategies they want to achieve, instead of rehashing past problems. A successful agreement will most likely be forward looking.
- At some point in the plan development process, the penalties and costs of not reaching an agreement may need to be disclosed and discussed. Potential penalties could include: resources consumed by lengthy lawsuits, the loss of discretionary state aids, dissatisfaction by businesses with the image created by lengthy disputes, unwillingness of agency personnel to expend resources or goodwill to solve problems, and municipal leader burnout.

- Participants should attempt to avoid focusing discussions on the issues that divide municipalities or could potentially create friction between staff or elected officials.
- Establish ground rules for discussion and negotiations. It should be decided who will speak to the press and at what information will be shared publicly. At some point, it may be advisable to meet with representatives of the press to fully explain the purpose of the negotiations, what may be at stake, and how the public can be involved.

Proposed Legislation Affecting Boundary Agreements

The Joint Legislative Council has introduced 2007 Assembly Bill 254, which would amend Section 66.0307 to clarify and/or modify some of the state requirements pertaining to boundary agreements. As of May 29, 2007 the bill has been passed by the Committee on Urban and Local Affairs and forwarded to the Rules Committee. The passing vote by the Committee on Urban and Local Affairs was unanimous, and consultation with the DOA has indicated that the bill may stand a reasonable chance of adoption. A summary of the provisions of AB 254 are as follows:

- Boundary Agreements by Cooperative Plan (Section 66.0307)
  - The bill simplifies the current requirements of Section 66.0307 by substituting a general requirement for consistency with a comprehensive plan for the current more detailed planning requirements. If a municipality has not adopted a comprehensive plan, the consistency requirement would pertain to the municipality's master plan.
  - The bill would also reduce from 120 to 60 the number of days that must pass following the last authorizing resolution by a participating municipality before a public hearing on the proposed plan may be held.
- Mediated Agreements
  - This provision would provide an opportunity for a municipality to request mediation if a neighboring municipality refuses to participate in the current procedure for developing a cooperative plan. If a city, village or town declines a request to participate in developing a plan under the current Section 66.0307 procedures, this new provision would provide a procedure for a neighboring municipality for development of a plan through mediation. If a city or village refuses to engage in mediation after being requested to do so, any annexations occurring during the shorter of 270 days after the refusal or the period beginning after the refusal until the city or village agrees to engage in mediation may be contested by the petitioning town if the DOA determines the annexation is not in the public interest. If a town refuses to engage in mediation, that town may not contest any annexation of its territory to the petitioning city or village that takes place during the shorter of 270 days after the refusal or the period beginning after the refusal until the town agrees to engage in mediation.
  - If both parties agree to mediation, the mediation period expires after 270 days unless the participating municipalities agree to extend the period. If a cooperative plan is developed through mediation, the proposed bill provides for a time period for holding a public hearing on the plan.

- Boundary Agreements Under Section 66.0301 (General Intergovernmental Cooperation)
  - AB 254 would establish a specific procedure for determining municipal boundaries under Section 66.0301. An agreement under this procedure may also include any other provisions municipalities are authorized to agree to under Section 66.0301 and Section 66.0305 (agreements to share revenues). Once an agreement established under these procedures expires, all provisions of the agreement expire with the exception of boundary determinations, which would remain in place until subsequently changed. The maximum term of a Section 66.0301 agreement would be 10 years. A boundary agreement developed under Section 66.0301 would require a public hearing and the bill provides for a referendum of the electors residing within the territory whose jurisdiction is subject to change as a result of the agreement.
- Court Stipulated Boundary Agreements in Contested Boundary Actions (Section 66.0225)
  - The proposed bill would limit the application Section 66.0225 to contested annexations and would also limit the scope of boundary agreements developed in this manner to the portion of the boundary "that is the subject of the annexation."

AB 254 would address one of the major problems towns such as Lisbon face when trying to develop cooperative boundary agreements with adjoining municipalities. Incorporated municipalities often find little incentive to enter into such agreements with their unincorporated neighbors. AB 254 would allow Towns to petition for mediation that would bring the other parties to the table. The bill also provides some incentive to these incorporated municipalities to engage in negotiations by restricting their ability to annex territory after refusing to enter negotiations.

Examples of Cooperative Boundary Agreements

The DOA lists 20 boundary agreements established between February 1996 and January 2007. As of January 2007, there were 7 boundary agreements listed as "in progress," one of which, between the City of Madison, Village of DeForest, Town of Burke, and City of Sun Prairie, has since been adopted.

City of Middleton and Town of Springfield

These two municipalities adopted a boundary agreement under Section 66.0301 on March 25, 2004, to run 20 years from the date of adoption. The agreement is in the format of a 17-page resolution with exhibits, including a map of areas defined within the agreement. It lists a number of reasons the communities entered into the agreement:

- The City and Town have joint concerns regarding their border, including consideration of the possibility of litigation over annexations from the Town to the City.
- The City's long-term growth and development plans envision continued northward development in a logical and well-planned fashion.
- The Town desires to protect, indefinitely, the integrity of its territory north and west of a given line.

- The City desires that all other development shall occur in the City, served by all City municipal services and in compliance with all applicable City development standards.
- The City and the Town desire, during the term of this Agreement, to prevent new development of the lands within the planning area covered by this Agreement which lie outside the identified development zone and to assure that all development which may ultimately become part of the City occur in a manner which is compatible with City development standards;
- The City desires that owners of lands in the Town not receive a windfall in the form of City improvements but rather pay a fair share for improvements that benefit lands in the Town.
- The Town desires to protect the financial interests of the Town and its citizens as the City grows by arranging favorable terms with respect to taxes, payment for improvements, and revenue sharing.
- The City and Town both desire that provisions be made for the timing and location of future urban development so that the eventual City-Town border is well-planned, with compatible development on both sides.

The agreement splits the Town into 5 areas, from the point of view of Town/City interaction: a City growth area, a "Town/City interest" area where development may occur after the City growth area has been substantially developed, a long-term agricultural preservation area, an extraterritorial jurisdiction area, and an area where the City has no jurisdiction. Provisions for arbitration/mediation are established as part of the agreement, should a breach of the agreement occur.

City of Madison and Town of Middleton

These two municipalities adopted a boundary agreement under Section 66.0307 on September 29, 2003. The agreement is in the form of a 35-page resolution. The City of Madison and Town of Middleton had a contentious history, which included litigation over the issue of annexations. An initial agreement was reached in 1994 whereby the City could annex land east of a certain line and would not exercise its extraterritorial jurisdiction west of a certain line.

In 2001, a citizen-initiated effort to incorporate the Town led the City and Town to explore an extension of the 1994 plan to provide long-term certainty and benefits for both parties. The City's long-term plans envisioned continued westward development in a logical and well-planned fashion, while the Town sought to protect, indefinitely, its territory west of a given line. The City also sought to insure that development within existing "islands" and "peninsulas" of Town land within the City occur in accordance with City standards, to eventually be assimilated by the City. At the same time, the Town was looking to protect landowners from being annexed against their wishes. Both parties sought to establish a Transition Area along the eventual City-Town border where well-planned development would occur that is compatible with both sides.

The agreement established a line that will eventually serve as a permanent boundary between the City and the Town. During the first 39 years of the agreement, only willing property owners east of this line will be attached to the City. In 2042, all remaining Town lands east of

this line will be annexed by the City. The agreement established a framework for joint discussion and planning of land uses within the Transition Area. The agreement also established a revenue sharing program wherein property tax revenue collected any commercial property attached to the City with the Town for five years. The City is allowed to levy special assessments against Town properties for public improvements that specially benefit the property. The Town's financial interests are protected with arrangements concerning taxes, payment for improvements, and revenue sharing. Under the agreement, Town landowners cannot be annexed against their will. The agreement itself ends on December 31, 2060. A section of the agreement outlines an arbitration/mediation process, should a breach of the agreement occur.

City of Madison and Town of Blooming Grove

On April 20, 2006, under Section 66.0307, the City of Madison and the Town of Blooming Grove entered into a cooperative boundary agreement that came about as a result of numerous disputes over municipal boundaries and the provision of municipal services. In particular, prior annexations had fragmented the Town into "islands," and the likelihood of future annexations meant the continued existence of the Town was in jeopardy. Thus, the agreement was welcomed by the Town of Blooming Grove because the cooperative plan provided a level of certainty regarding the future of the Town. In turn, the plan assured the City of Madison that all development occurring in the Town north of the determined boundary would follow Madison's development standards and eventually be assimilated into the Madison municipal boundary. The boundaries established by the plan are also attempt to balance the desire of residential owners to remain part of the Town and the desire for commercial owners to be annexed into the City of Madison.

Over the life of the plan, there is a schedule for complete annexation of Town lands into the City and the eventual dissolution of the Town as a whole. In 2015 and 2020, two phased attachments of Town land to the City can occur with the permission of land owners. On October 31, 2027, a final and complete attachment will occur that will officially end the existence of the Town of Blooming Grove. It is important to note that throughout the life of this plan Town land south of the determined plan boundary can continue to be annexed by the Village of McFarland according to state law.

Beyond the basics of the boundary agreement, the cooperative plan also includes guidelines for "orderly urban growth" within the planning area as well as methods for revenue sharing between the Town and the City and suggestions to increase the level of services in the Town over the life of the agreement.

II

City of Kenosha and Town of Somers

On February 22, 2005, the City of Kenosha and the Town of Somers entered into a cooperative boundary agreement under Section 66.0307. The plan was organized around 5 key points:

1. The plan's primary purpose was to address the need for a permanent, consistent boundary between Kenosha and the Town of Somers. Before the agreement, the Town had experienced multiple annexations by the City that had resulted in an "irrational" boundary which made providing services to both City and Town land difficult, and restricted both parties ability to participate in land use planning.
2. Under normal annexation conditions, it is difficult to plan for long range infrastructure improvements because there is uncertainty as to where City territory may extend. This agreement provides a degree of certainty that will allow better and more orderly planning of infrastructure improvements.
3. The intergovernmental agreement provides for the orderly development of municipal water and sanitary services between the City of Kenosha Water Utility and the Town of Somers.
4. It is hoped that the provision of municipal services to the Town will reduce some of the incentive to pursue low-density "leap-frog" development.
5. Development in the city growth areas will bring with it more robust public safety services and public health services (e.g. sewer) that will improve the residents' quality of life. The predictable growth will also allow better transportation planning which will further enhance quality of life in those areas.

The plan allows for a 30-year period in which the determined boundary can be adjusted, following which the boundary will be considered permanent

Existing Town of Lisbon Boundary Agreements

Note: Please refer to Appendix B for maps illustrating the boundaries established by the two existing boundary agreements.

The Town of Lisbon is party to two boundary agreements with neighboring municipalities: one with the Village of Sussex and the other with the Village of Merton. Both of these are court boundary stipulations and intergovernmental cooperation agreements under Section 66.0225, which is intended to help resolve legal conflicts by court ordered boundary agreements.

Town of Lisbon and Village of Sussex

The boundary agreement between the Town of Lisbon and the Village of Sussex was established on January 22, 2001. The agreement was ordered by court under Section 66.0225 and came as the result of a lawsuit challenging the validity of a Village annexation. In order to establish official boundaries between the Village and the Town and provide a method for orderly annexation and oversight of Town lands, the agreement established two primary land territories:

Village Growth Area – In order to establish controlled growth of Sussex and managed annexation of Town lands, the agreement established certain territories within the Town as Village Growth Areas. These areas were created with the understanding that the Village would eventually annex these lands and that the Town would do nothing to prevent that annexation from occurring. In turn, the Village agrees that no land outside the Village Growth Areas will be annexed, except in particular instances described in the Agreement. The Village Growth Areas are depicted on Map 1.

Joint Planning Area – The Village and the Town identified certain areas that, when developed, would have impact on both parties. These were designated as Joint Planning Areas with the understanding that both the Town and the Village would cooperate in all matters relating to land use planning. The agreement called for the creation of a Joint Planning Committee comprised of members from the governance of both the Town and Village. This committee is charged with making land use decision for the Joint Planning Areas. The Joint Planning Areas are depicted on Map 2.

Beyond the creation of land areas, the agreement also created a Shared Services Committee (SSC). The SSC is comprised of representatives from both the Town and the Village and is in charge of considering the possibility of combining services such as fire, emergency medical personnel, police protection, public works, and creation of parks in order to better serve both communities. The Village also agreed to extend sewer services to some Town lands using their extraterritorial powers to control the addition of the service. The remaining portions of the document cover required elements such as performance standards, enforceability and dispute resolution.

Town of Lisbon and Village of Merton

The boundary stipulation and intergovernmental cooperation agreement between the Town of Lisbon and the Village of Merton was established on February 25, 2002. The agreement was ordered by court under Section 66.0225 and came as the result of a lawsuit challenging the validity of a Village annexation. All of the elements of the Merton boundary agreement - Village Growth Areas, Joint Planning Areas and the Shared Services Committee - are identical with the Town of Lisbon and Village of Sussex agreement. The only addition to the Merton/ Lisbon agreement is the inclusion of a stipulation that requires the Village to pay an annual fee towards road construction that was performed the previous year by the Town on a roadway that, under the new agreement, abuts the Village of Merton. The maps that depict the Lisbon/Merton Village Growth Areas and Joint Planning Areas follow.

Adjacent Municipalities With No Boundary Agreement With Lisbon

The Town of Lisbon does not currently have boundary agreements with:

- Village of Menomonee Falls
- Village of Lannon
- City of Pewaukee
- Village of Pewaukee
- Village of Hartland

III

III. Incorporation

As defined by the Department of Administration, incorporation is the process of creating new villages and cities from unincorporated town territory.

Statutory Background on Incorporation

Chapter 66, Subsection 2 of the State of Wisconsin Statutes outlines the process and requirements for municipal incorporations.

Incorporation Procedural Process

Section 66.0203 establishes the procedures that must be followed in order for a town to petition for incorporation. It is important to note that following these steps does not guarantee a successful incorporation attempt; the Town characteristics necessary to achieve incorporation are detailed in a different statute and are covered in a later section of this report. The following is a brief summary of the required procedural steps for submitting a petition for incorporation. *(note: Appendix C includes information on the statutory procedures and requirements for incorporation petitions)*

Section 66.0203: Incorporation Process

1. *Notice of Intention:* Within 10 – 20 days of the circulation of an incorporation petition, a class 1 notice announcing the petition must be published within the county where the Town seeking incorporation is located.
2. *Petition:* A petition to seek incorporation must be circulated and signed by at least 50 residents (25 if the Town is less than 300 people) and then filed with the appropriate county circuit court.
3. *Hearing and Costs:* After the petition is filed, the circuit court will set a date for a hearing on the matter of the incorporation.
4. *Notice:* Notice of the filing of the petition and the date of the hearing must be published as a class 2 notice and given by certified or registered mail to the clerk of each town in which the territory to be incorporated is located and to the clerk of each metropolitan municipality of the metropolitan community in which the territory is located. The mailing must take place at least 10 days prior to the hearing.
5. *Parties:* Any governmental unit entitled to notice pursuant to subsection 4 (Notice), any school district lying at least partly in the territory proposed for incorporation or any other person found to be a party in interest may become a party to the proceeding prior to the hearing.
6. *Annexation Resolution:* Any municipality whose boundaries are contiguous to the territory may file a resolution adopted by a two thirds vote of its governing body stating its willingness to annex the territory seeking incorporation up to the time of the circuit court hearing.
7. *Action:* No action to contest the incorporation may be commenced after 60 days from the charter of incorporation by the secretary of state.

1. *Function of the Circuit Court:* At the advertised hearing, the circuit court will decide if the territory seeking incorporation meets the standards under Section 66.0205 (discussed below). If the standards are not met, the petition will be dismissed. If the territory does meet the appropriate standards, the petition will be referred to the Incorporation Review Board.
2. *Function of the DOA Incorporation Review Board:* The board will determine whether the petition for incorporation meets the necessary criteria under Section 66.0207 (discussed below). Within 30 days of receipt of the petition by the board and payment of any applicable fees under Section 16.53(14), whichever is later, any party in interest may request a hearing. The petition review fee required by the board is $20,000. Unless the court sets a different time limit, the board must prepare its findings and determination within 180 days after receipt of the referral from the court or payment of any fees, whichever is later. Dependent on the board's findings, they will either (i) dismiss the petition, (ii) grant the submitted petition (then move to a referendum – discussed below), or (iii) recommend the petition be resubmitted to include more or less territory.

Standards for Review of Incorporation Petitions

Section 66.0207 establishes the standards for review of incorporation petitions. These standards are utilized by the Incorporation Review Board. 2003 Wisconsin Act 171 created the Incorporation Review Board (IRB) as an update to the manner in which petitions are reviewed by the Department of Administration. The Secretary of the DOA (or a designee) is one of the five members of the board. The IRB is responsible for reviewing petitions to ensure compliance with Section 66.0207. Appendix D is an informational handout from the DOA that contains additional information regarding incorporations and the criteria for review.

Circuit Court Review

Before incorporation petitions are forwarded to the IRB, the circuit court must determine that the petition meets the formal and signature requirements as well as the following minimum requirements pursuant to Section 66.0205. Essentially, the territory to be incorporated must fall into one of the following categories (*note: the Town of Lisbon would be required to petition as a metropolitan village or city):*

1. *Isolated Village:* At least one-half square mile; resident population of 150
2. *Isolated City:* At least one square mile; resident population of 1,000 and density of at least 500 persons per square mile.
3. *Metropolitan Village:* At least two square miles; resident population of 2,500 and a density of at least 500 persons per square mile.
4. *Metropolitan City:* At least three square miles; resident population of 5,000 and a density of at least 750 persons per square mile.
5. If the territory is within ten miles of a first class city or five miles of a second or third class city, the minimum area requirements increase to four square miles for villages and six square miles for cities.

III

Incorporation Review Board

Once an incorporation petition has been forwarded by the circuit court, the IRB may only approve the petition for referendum if the following requirements are met pursuant to Section 66.0207 (*note: further information regarding the materials that should be part of any petition is included in Appendix D)*:

1. *Characteristics of Territory:*

   "The entire territory of the proposed village or city shall be reasonably homogenous and compact, taking into consideration natural boundaries, natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs."

   It is important to note that this section of the statute begins with the terms "homogenous and compact." These are two major considerations for the IRB when reviewing petitions. The board will investigate whether the territory to be incorporated has some sort of unifying identity or if the territory consists more of individual, isolated areas that have more in common with neighboring municipalities than with other areas within the petition territory. In the case of a "metropolitan" petition (such as would be the case with Lisbon), the petition must describe how natural resource attributes, the built environment, and related socio-economic activities within the territory distinguish it from the character and activity of adjacent municipalities. Please also refer to Appendix B for further information regarding the maps and information required in the petition to assist the IRB in their review.

2. *Territory Beyond the Core:*

   "The territory beyond the most densely populated one-half square mile specified in s. 66.0505 (1) or the most densely populated square mile specified in s. 66.0205 (2) shall have an average of more than 30 housing units per quarter section or an assessed value, as defined in s. 66.0217 (1)(a) for real estate tax purposes, more than 25% of which is attributable to existing or potential mercantile, manufacturing or public utility uses. The territory beyond the most densely populated square mile as specified in s. 66.0205 (3) or (4) shall have to potential for residential or other land use development on a substantial scale within the next three years. The Board may waive these requirements to the extent that water, terrain or geography prevents such development."

   This requirement is where many incorporation petitions run into difficulty. Towns often seek to incorporate as a whole and thus submit petitions for areas that include large amounts of undeveloped territory. The DOA has subsequently rejected these petitionsand recommended that the towns resubmit their petitions with borders revised to include only those areas that have potential for development within the next three years. Doing so would, in effect, create two government entities within the territory that was formerly located within the town. In the case of the Town of Ledgeview in Brown County, the DOA pointed out that the town's own comprehensive plan indicated that much of the territory they wished to incorporate would be maintained as farmland or

undeveloped for the duration of the plan. As a result, it is important that a town wishing to incorporate ensures that their comprehensive plan or master plan is compatible with this requirement for any territory that would be incorporated.

3. *Tax Revenue:*

"The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate, which compares favorably with the tax rate in a similar area for the same level of services."

This section of the statute requires the petitioning town to demonstrate that it contains sufficient tax base to provide the services required of an incorporated municipality at a tax rate comparable to neighboring municipalities.

4. *Level of Services:*

The proposed incorporation must be found to be in the public interest as determined by the IRB upon consideration of:

"The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village or city and the level available from a contiguous municipality which files a certified copy of a resolution as provided in s. 66.0203(6)."

The board must consider the level of services desired or needed by the residents of the area, compared to the level of services offered by the proposed village or city and the level of services available from a contiguous municipality that filed a resolution for annexation. If no adjacent municipality files a resolution for annexation, then this standard is not applicable.

5. *Impact on the Remainder of the Town:*

The IRB must consider:

"The impact, financial and otherwise, upon the remainder of the Town from which the territory is to be incorporated."

This standard applies only when less than the entire town is seeking to incorporate. If the entire town is to be included in the incorporated municipality, this standard is not applicable.

6. *Impact on the Metropolitan Community:*

   "The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community. There shall be an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community."

   This standard applies only to "metropolitan" incorporations, such as would be the case with the Town of Lisbon. The petitioning town must, among other things, describe the consistency of existing policy, regulatory and service issues in the territory proposed for incorporation with those of the county and adjacent municipalities. Examples of such issues include regional transportation, environmental and watershed protection, storm-water runoff, economic development, housing and public works.

The IRB may find that an incorporation petition does not meet all of these requirements. In that case, the board may either dismiss the petition outright, or dismiss the petition with the recommendation that the town amend the petition for resubmittal. If the IRB finds that all requirements are met, it will forward the petition to the circuit court with a recommendation for approval. The court will then order that an incorporation referendum be held in the territory proposed for incorporation.

Incorporation Referendum

If the petition for incorporation is approved by both the county circuit court and the DOA Incorporation Review Board, the court will then order the execution of an incorporation referendum. The referendum, like the petition procedure, must follow a specific set of procedural steps pursuant to Section 66.0211:

1. *Order:* The circuit court will order the holding of an incorporation referendum and will specify the voting place and date of the referendum, which shall be at least 6 weeks following the date of the order.
2. *Notice of Referendum:* Once the date and location are determined, a public notice of the referendum must be printed in a local newspaper once a week for 4consecutive weeks. The first publication may not be more than 4 weeks before the referendum.
3. *Carry out and Return:* The referendum shall be conducted in the same manner as an annexation referendum under Section 66.0217 (7) to the extent applicable. The ballot must contain the words "For a city [village]" and "Against a city [village]". The results should be returned to the circuit court by the court appointed inspectors.
4. *Costs:* If the referendum goes against incorporation, the costs of the referendum are to be borne by the towns involved in the proportion that the number of electors of each town within the territory proposed to be incorporated, voting in the referendum, bears to the total number of electors in the territory voting in the referendum. If the referendum is in favor of a village or city, the costs are to be charged to the municipality in the apportionment of town assets.

III

Municipal Incorporation Process

See sections 66.0203-66.0213 of the Wisconsin Statutes

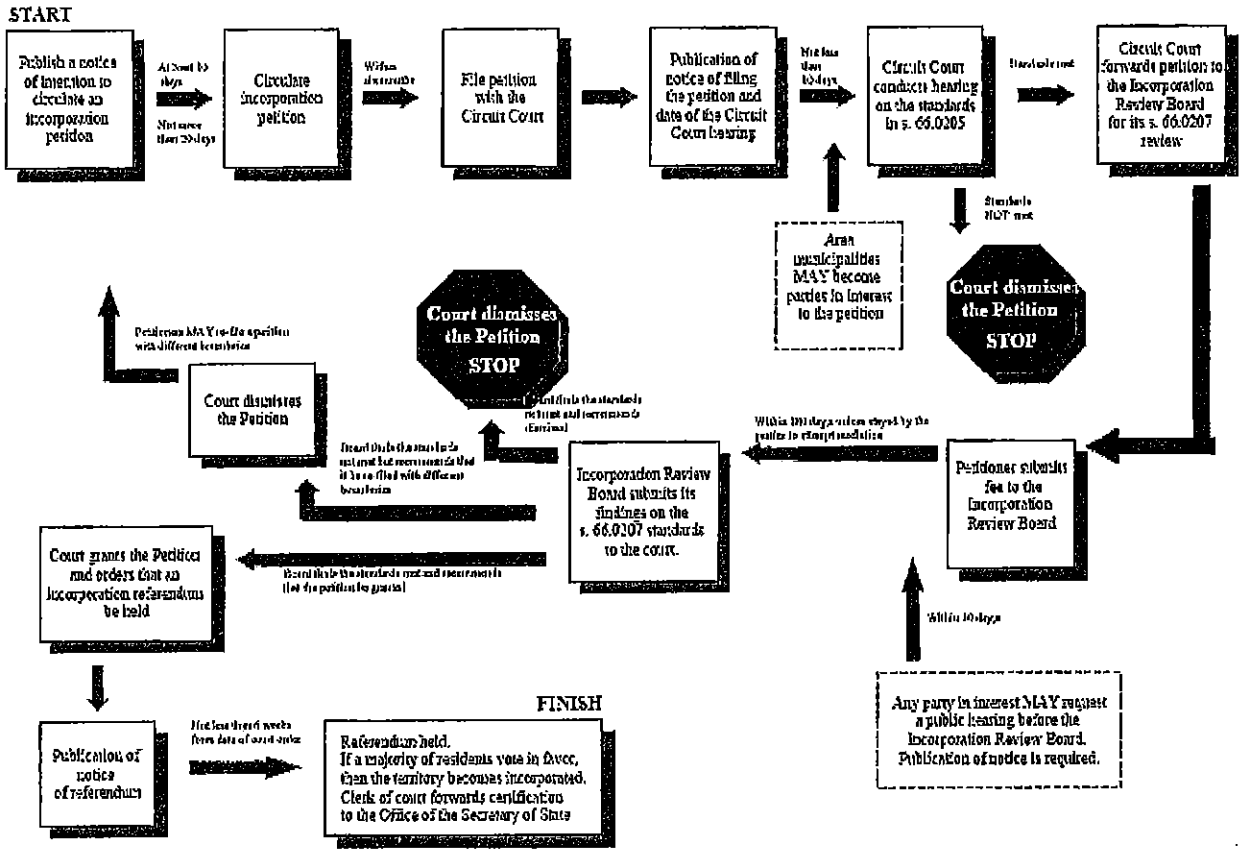


Figure 2

Chart produced by the Wisconsin Department of Administration

5. *Certificate of Incorporation:* If the majority of voters cast ballots in favor of incorporation, the clerk of the circuit court will certify the fact to the secretary of state and supply the secretary of the state with a legal description of the boundaries of the new city or village, the associated population and a copy of the plat of the village or city. Within 10 days of receipt of the description and plat, the secretary will forward 2 copies to the appropriate state departments and issue a certificate of incorporation.

Important Considerations Regarding Incorporation

The incorporation process can be time-consuming and expensive. One of the first steps for a town considering incorporation is to ensure that their comprehensive or master plan calls for the type and density of development that will meet the requirements established by state statute for towns seeking to incorporate. Adopting or amending a comprehensive plan is a long process in itself, frequently taking about two years. When addressing their comprehensive plan, towns considering incorporation should remember the "3-year rule" for density, where all areas proposed for incorporation must meet certain density requirements, or be expected to do so, in the next three years.

Once the comprehensive plan is in place, the preparation of the incorporation petition itself can take several years to develop. Two recent petitions, in Ledgeview and Caledonia, each took one to three years to develop. Costs for the preparation of a petition to incorporate can vary significantly but are almost always substantial.

Finally, towns must remember that there is no guarantee of a successful outcome to an incorporation petition. A town may spend 3 years or more in preparing the petition and going through the DOA review process only to have the petition denied. Between 1995 and 2004, 10 of 19 petitions to incorporate were dismissed.

Examples of Recent Incorporation Petitions

The following examples of incorporation attempts, some successful some not, are intended to provide a glimpse at the many roadblocks and circumstances that can arise for towns when pursuing incorporation.

Town of Ledgeview

The Town of Ledgeview is located in Brown County, south of Green Bay and adjacent to the City of DePere and the Village of Bellevue. After a year of preparation, the Town filed its formal incorporation petition to the circuit court in the fall of 2003. Both De Pere and Bellevue were admitted by the court as interveners. De Pere was concerned that the petition to incorporate included an island of town land along the Fox River within the city's boundaries, as well as an irregular border between the city and the proposed village. The Village of Bellevue contended that Ledgeview did not meet the statutory requirements for incorporation. The court referred the petition to the DOA in December 2003.

The DOA held a public hearing in June 2004, at which both De Pere and Bellevue testified in opposition to the petition. Following this meeting, the DPA recommended that each of the parties utilize mediation to resolve their differences. All parties agreed to the recommendation.

Ledgeview and De Pere were able to draft an intergovernmental agreement that would have transferred the island of town land to De Pere over time if Ledgeview was successful at incorporation. Bellevue and Ledgeview were unable to reach any agreement.

A second public hearing was held in May 2006 to update the record regarding the events since the first meeting. De Pere did not appear at this meeting, and Bellevue testified that a proposed business park in Ledgeview would compete with an office park planned by Bellevue.
Ultimately, the DOA found that Ledgeview did not meet two of the statutory requirements for incorporation. First, the DOA determined that Ledgeview did not meet the requirement for *Compactness and Homogeneity.* The DOA agreed with Bellvue's contention that Ledgeview was essentially two different communities – an urban/suburban western portion and a rural eastern portion characterized by cropland and scattered residential development. The DOA commented that the eastern portions of Ledgeview was similar to the neighboring towns of Glenmore and Eaton, while the western portion of Ledgeview was in places nearly indistinguishable from De Pere. The DOA suggested that a petition including only the western portion of Ledgeview may have met this standard.

The DOA found that Ledgeview's petition also failed to meet the standard for *Territory Beyond the Core.* This is the standard that requires all territory covered by the petition to have the potential for development on a "substantial scale" within three years. Bellevue pointed out that Ledgeview's own comprehensive plan indicated that large areas of the town would not develop for at least 20 years. Estimates by Ledgeview and Bellevue indicated that these areas would take between 32 and 62 years to develop at urban densities. The DOA again suggested that including less of the town's rural land may have allowed the petition to meet this standard.

In the end, Ledgeview's petition to incorporate was unsuccessful, and the Town does not have plans to again pursue incorporation in the near future. In their determination, the DOA recommended that Ledgeview and De Pere work toward adopting the intergovernmental agreement that was developed through mediation, and that Ledgeview and Bellevue pursue an agreement to resolve their differences.

Town of Caledonia

The Town of Caledonia is a populous town located just north of Racine. In 2004, after nearly three years of preparation, Caledonia petitioned the DOA for incorporation as a village. At the time of petition Caledonia had a population of 25,000, was 35% larger in area than a typical town, provided full-service police and fire departments with a total of 80 employees and had adopted village powers. The Town could also claim the presence of both neighborhood and community development sites. In addition, due to a prior intergovernmental agreement, the City of Racine had previously relinquished its extraterritorial powers over Caledonia, and was obligated to support the incorporation efforts.

The Town felt their petition presented a good argument for incorporation. Nevertheless, in April 2005, the DOA denied the incorporation petition for failing to meet the following standards:

1. *Compactness and Homogeneity:* The petition included over 20 square miles of rural

land. The DOA felt that the inclusion of this land violated the homogeneity standard sitting the Wisconsin Supreme Court case *Sharping v. Johnson* which stated, "a village may not be incorporated where the territory to be included therein involves a large amount of sparsely settled rural or agricultural lands not having the distinctive characteristics of the village itself."

2. *Territory Beyond the Core:* Again, because of the 20 square miles of rural land, the DOA felt that there was too much territory to expect the necessary development to occur within 3 years.

The DOA recommended that Caledonia submit a new petition to incorporate that only included the urbanized eastern portion of the Town.

Following the denial of petition from the DOA, two state legislators drafted special legislation that was added to the state budget bill which allowed Caledonia to incorporate by referendum despite their petition having been rejected. It would seem that this process would be controversial, but because Caledonia had the support of neighboring Racine and Mount Pleasant, the initiative went through with little opposition. It is important to remember that Caledonia case presented some unique circumstances and other towns should not count on benefiting from similar legislation in order to bypass the DOA.

Town of Richfield

The Town of Richfield in Washington County recently petitioned to incorporate as a village and expects a decision from the DOA this summer. The Richfield petition will be the first to be reviewed by the new Incorporation Review Board (as discussed above in the procedures section). The creation of the review board was not intended to modify any standards necessary for incorporation; instead it was initialized to foster greater public input and oversight through public hearings. The public hearing process will feature an initial hearing regarding incorporation followed by a statement released by the Board. The Town can then reply to the statement by submitting additional information. Follow that exchange a second hearing will be held were the Board will make its determination regarding the petition.

IV

IV. Recommendations for Town of Lisbon

The Long Range Vision Group met on June 28, 2007 to discuss the results of a survey of Town of Lisbon residents and to determine which options for future governance of the Town should be recommended to the Town Board. The Town survey indicated that governance option with the most support with the least opposition was for Lisbon to remain a town and to pursue further boundary agreements with neighboring municipalities. Incorporation also received strong support. Consolidation with one or more neighboring communities received the least support and most opposition from survey respondents. Based in part on these results, the Long Range Vision Group recommends that the Town of Lisbon remain a town for the immediate future and pursue boundary agreements with adjoining municipalities. Recognizing that boundary agreements are generally not permanent and can be broken, the Group recommends considering incorporation as a long-term strategy and this strategy should be reflected in the Town's comprehensive plan.

The Group recognizes that incorporation is an expensive, time-consuming process, with no guarantee of success. The survey showed that the majority of town residents are generally satisfied with the level of municipal services currently provided to town residents. Therefore, the town does not need to seek incorporation in order to provide increased services at this time. Another reason for seeking incorporation is the ability to maintain municipal borders, and the increased independence in land-use decisions afforded to incorporated municipalities.

The Group also recognizes that the Town of Lisbon would currently face difficulties in meeting the statutory requirements for incorporation. In particular, the Town currently contains areas that may not meet the density requirement now or within the three years required by state statute. Additionally, there would be some question regarding whether the Town has the "homogenous and compact" character required by statute. This is not to say that incorporation should be ruled out but that it should be more of a long-range goal, allowing the Town to develop a comprehensive plan and make land-use decisions that will eventually allow the town to meet the statutory requirements for incorporation.

On the other hand, cooperative boundary agreements are something that the Town can pursue immediately. As previously mentioned, the Town currently has court stipulated agreements in place with the Villages of Sussex and Merton. Since the legal validity of such agreements is in some question, the Town should investigate the possibility of building upon these existing agreements to form cooperative boundary agreements with those communities pursuant to Section 66.0307. The Town should also pursue such agreements with other neighboring municipalities. According to the DOA, once a portion of the Town is covered by a cooperative agreement, other neighboring municipalities are barred from annexing that territory. This is because the Section 66.0307 process provides for input from neighboring municipalities and agencies. These non-party entities would be allowed to express any opposition to a cooperative boundary agreement, which would be taken into consideration by the DOA. Subsequently, if the agreement is approved by the DOA, the territory is no longer open to annexation, subject to the duration and terms of the agreement. It is also important to remember that

the DOA has never rejected a cooperative boundary agreement developed under Section 66.0307.

The Town of Lisbon will soon initiate the process to develop and adopt a comprehensive plan pursuant to the "Smart Growth" law. One of the required elements this plan must address is intergovernmental cooperation. This element is intended to promote cooperation between the various levels and units of government operating within an area. It is suggested that, as part of this element, communities address issues related to municipal boundaries and work toward establishing boundary agreements. Since the Town will be addressing this issue as part of the comprehensive planning process, it will provide an ideal opportunity to investigate the opportunities for developing further boundary agreements with neighboring municipalities, preferably pursuant to Section 66.0307. The discussions that take place during this process will provide Lisbon with an opportunity to determine which neighbors may be most receptive to establishing cooperative boundary agreements. As mentioned, the Town already has boundary stipulations in place with Sussex and Merton. The Town should work toward building upon these agreements to establish cooperative boundary agreements under Section 66.0307. If the Town is successful in establishing such agreements that cover most of or the entire Town, the Town would be protected from annexations subject to the terms and length of the agreements. It will likely take several years to establish any cooperative boundary agreements, but these can still most likely be done in less time than it would require to prepare for and pursue incorporation.

In summary, the Long Range Vision Group recommends that the Town of Lisbon:

- Short-Term: Pursue cooperative boundary agreements pursuant to Section 66.0307 of the Wisconsin Statutes with neighboring communities and work toward building upon existing boundary stipulations to have them formally adopted pursuant to said statute.

- Long-Term: Keep in mind a long-term goal of incorporation to provide Lisbon with a permanent solution to preserving the borders and identity of the Town. The comprehensive plan and all other land-use decisions should be designed with this goal in mind. Future land-use decisions should contribute toward the Town being better able to meet the statutory requirements for incorporation.

IV

Summary of Costs to Accomplish Cooperative Boundary Agreements

Activity	Who Is Involved	Range of Costs	Timeframe
Intergovernmental cooperation element of comprehensive plan Joint meetings with adjacent municipalities to discuss goals and issues. Identify common objectives that can form basis for boundary agreements. Incorporate these common elements into comprehensive plan. As a result of comprehensive plan meetings, identify municipalities that present greatest opportunities for negotiating acceptable boundary agreements.	Town Planner	Additional cost to emphasize this element in comprehensive plan: $10,000 to $25,000	2 years to prepare comprehensive plan
Negotiate boundary agreements with selected municipalities that bring remaining municipalities in as partners to the agreement. Around three agreements may be sufficient to include all Town territory within an agreement.	Town Attorney Town Planner	$25,000 to $50,000	1 year
Prepare documents and maps to support negotiations. Some of the necessary maps and documents may be produced during the comprehensive planning process. This step and costs are for additional materials needed for boundary agreements.	Town Planner Town Attorney	$5,000 to $15,000	This will take place during the 1-year negotiation period
Public education to support process Website Newsletter Public meetings	Marketing/Public Relations Firm	$10,000 to $20,000	This will take place during the negotiation and hearing periods
Hearings Multiple hearings Notices Presentations	Town Attorney Town Planner	$10,000 to $25,000	6 months after negotiation period
Referendum (if used) Draft referendum Publicize Manage Voting	Town Attorney	$10,000 to $25,000	3 to 6 months
Final agreement Prepare document DOA review and approval	Town Attorney	$10,000 to $15,000	4 to 6 months
		Total: $80,000 to $180,000 (includes money for referendum, which is not required)	3 to 4 years including comprehensive plan

APPENDIX B

CULTURAL RESOURCES

HISTORIC SITES IN WAUKESHA COUNTY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AND STATE HISTORICAL SITES: 2005

SITE NUMBER	HISTORIC NAME OR USE	SITE ADDRESS	NATIONAL REGISTER LISTING DATE	MUNICIPALITY
7767	TALBOT DOUSMAN INN	1075 N PILGRIM PARKWAY	JAN/15/1979	BROOKFIELD
7788	JOHN GREDLER HOUSE	20190 DAVIDSON RD	NOV/24/1980	BROOKFIELD
16995	COMMERCIAL	15670 BLUEMOUND RD	JAN/15/1979	BROOKFIELD
40869	GEORGE LAWRENCE CLARKE, JR. HOUSE	12810 W HAMPTON AVE	FEB/24/1995	BUTLER
7532	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	APR/21/1988	DELAFIELD
7533	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	APR/21/1988	DELAFIELD
7534	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	APR/21/1988	DELAFIELD
7816	HAZELWOOD HALL	NE CNR OF EXETER AND WILLIAMS STS	OCT/28/1977	DELAFIELD
7817	ST. JOHN CHRYSOSTOM CHURCH RECTORY	SW CNR OF FARRAND AND ST JOHN'S RD	OCT/28/1977	DELAFIELD
7818	FARRAND GYMNASIUM	NE CNR OF FARRAND AND CHURCH ST	OCT/28/1977	DELAFIELD
7819	SMYTHE HALL	FARRAND LN, W SIDE, BETWEEN ST JOHN'S RD AND CHURCH ST	OCT/28/1977	DELAFIELD
7820	DEKOVEN HALL	FARRAND LN AND CHURCH ST, SW CNR	OCT/28/1977	DELAFIELD
7826	ST JOHN CHRYSOSTOM CHURCH	1111 GENESEE ST	FEB/25/1972	DELAFIELD
7832	WISCONSIN STATE FISH HATCHERY	417 MAIN ST	MAY/13/1981	DELAFIELD
7864	BISHOPSTEAD	153 W OAKFIELD DR	MAR/01/1984	DELAFIELD
7871	VICTORY MEMORIAL CHAPEL	SMYTHE LN AND ST JOHN'S RD, SE CNR	OCT/28/1977	DELAFIELD

7872	SMYTHE HOUSE	ST JOHN'S RD AND SMYTHE LN, NW CNR	OCT/28/1977	DELAFIELD
7873	MEMORIAL HALL	E SIDE OF SMYTHE LN, BETWEEN CHURCH AND EXETER STS	OCT/28/1977	DELAFIELD
7875	HAWK'S INN	428 W WELLS ST	FEB/23/1972	DELAFIELD
7920	PARISH HOUSE	NW CORNER OF EXETER AND GENESSEE ST	OCT/28/1977	DELAFIELD
7923	HEADMASTER'S HOUSE	GENESSEE ST	OCT/28/1977	DELAFIELD
7924	COMMANDANT'S HOUSE	FARRAND LANE	OCT/28/1977	DELAFIELD
7929	ARGONNE GATE	EXETER ST	OCT/28/1977	DELAFIELD
7937	WIDOW FARRAND HOUSE	SW CORNER OF FARRAND LANE AND WISCONSIN AVE	OCT/28/1977	DELAFIELD
7938	WIDOW SMYTHE HOUSE	SMYTHE LANE, S OF WISCONSIN AVE	OCT/28/1977	DELAFIELD
7942	CYRIL W. NAVE GATEWAY	GENESSEE ST	OCT/28/1977	DELAFIELD
7943	CORD HALL	NE CORNER OF EXETER ST AND SMYTHE LANE	OCT/28/1977	DELAFIELD
7945	DRILL FIELD	BOUNDED BY WILLIAMS, ST JOHN'S, AND SMYTHE STS	OCT/28/1977	DELAFIELD
7946	SCOTT JOHNSTON HALL	EXETER ST	OCT/28/1977	DELAFIELD
7947	WELLES HALL	EXETER ST	OCT/28/1977	DELAFIELD
7949	KNIGHT HALL	EXETER ST	OCT/28/1977	DELAFIELD
7951	THE BEACON	FARRAND LANE AND CHURCH ST	OCT/28/1977	DELAFIELD
7954	HOLT ALUMNI HOUSE	WILLIAMS ST	OCT/28/1977	DELAFIELD
7955	PARADE FIELD	OFF WILLIAMS ST	OCT/28/1977	DELAFIELD
7956	ST. JOHN CHRYSOSTOM CHURCH CEMETERY	SW CORNER OF CHURCH ST AND GENESSEE ST	OCT/28/1977	DELAFIELD
21093	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	APR/21/1988	DELAFIELD
21094	WISCONSIN SCHOOL FOR BOYS-WALES	BOY'S SCHOOL RD	APR/21/1988	DELAFIELD
21097	STATE TUBERCULOSIS SANITARIUM LAUNDRY	BOY'S SCHOOL RD	APR/21/1988	DELAFIELD
21099	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	APR/21/1988	DELAFIELD
95121	RESIDENTIAL	BOYS SCHOOL RD	APR/21/1988	DELAFIELD
7225	AHIRA R. HINKLEY HOUSE	W 354 S 7910 STATE HIGHWAY 59	JAN/21/1974	EAGLE

7234	WARD DISTRICT #3 SCHOOL	STATE HIGHWAY 67 AND BETTS RD	JUL/07/1981	EAGLE
7235	CHRISTIAN TURCK HOUSE	OLD WORLD WISCONSIN SITE, DISMANTLED AND IN STORAGE	OCT/25/1973	EAGLE
7236	KOEPSEL HOUSE	OLD WORLD WISCONSIN, OFF STATE HIGHWAY 59, ORIGINALLY IN JACKSON, WASHINGTON COUNTY	OCT/25/1973	EAGLE
16498	RESIDENTIAL	WI 67 AND BETTS RD	JUL/07/1981	EAGLE
7381	GENESEE TOWN HALL	GENESEE ST	JUN/25/1981	GENESEE
7393	JOHNSTON LIME KILN	STATE HIGHWAY 59 1 M E OF GENESEE DEPOT	MAR/12/1982	GENESEE
7399	E.A. ALLEN HOUSE	S52 W28794 SAYLESVILLE RD	APR/11/2003	GENESEE
7400	BLACKSMITH SHOP	S52 W28809 SAYLESVILLE RD	APR/11/2003	GENESEE
7401	RESIDENTIAL	S52 W28799 COUNTY HIGHWAY X	APR/11/2003	GENESEE
7404	COMMUNITY HALL	S52 W28731 COUNTY HIGHWAY X	APR/11/2003	GENESEE
7405	WILLIAM BROWN HOUSE	S52 W28809 COUNTY HIGHWAY X	APR/11/2003	GENESEE
7406	SAYLESVILLE MILL	S52 W28794 SAYLESVILLE RD	APR/11/2003	GENESEE
7422	JOHN RANKIN HOUSE	S 57 W 29687 COUNTY HIGHWAY X, 1/2 MILE NE OF STATE HIGHWAY 83	JAN/25/1973	GENESEE
29770	TEN CHIMNEYS	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
124238	VENSKE BUILDING	S52 W28741 SAYLESVILLE RD	APR/11/2003	GENESEE
124239	RESIDENTIAL	S52 W28757 SAYLESVILLE RD	APR/11/2003	GENESEE
124240	SAYLESVILLE BRIDGE	SAYLESVILLE RD	APR/11/2003	GENESEE
124241	SAYLESVILLE DAM	GENESEE CREEK	APR/11/2003	GENESEE
124242	WORLD WAR I MEMORIAL	SAYLESVILLE RD	APR/11/2003	GENESEE
125458	TEN CHIMNEYS COTTAGE	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125514	TEN CHIMNEYS POOL HOUSE	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125598	TEN CHIMNEYS SWIMMING POOL AND CABANA	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE

125599	TEN CHIMNEYS STUDIO AND WAGON SHED	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125600	TEN CHIMNEYS STABLE AND BARN	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125601	TEN CHIMNEYS GREENHOUSE/CREAMERY	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125602	TEN CHIMNEYS GARAGE	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125618	TEN CHIMNEYS CORN CRIB	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125619	TEN CHIMNEYS WINE CELLAR	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
125620	TEN CHIMNEYS PIG BARN	S42 W31610 DEPOT RD	FEB/23/1998	GENESEE
7906	BANK OF HARTLAND	112 E CAPITOL DRIVE	APR/21/1988	HARTLAND
7908	"THE SIGN OF THE WILLOWS"	122 E CAPITOL DRIVE	DEC/08/1986	HARTLAND
7913	FIRST CONGREGATIONAL CHURCH	214 E CAPITOL DRIVE	DEC/08/1986	HARTLAND
7916	DR. HENRY G. B. NIXON HOUSE	338 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
7917	HAMILTON E. SALSICH HOUSE	407 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
7918	CHARLES WITTENBURG HOUSE	424 E CAPITOL DRIVE	SEP/11/1996	HARTLAND
7926	DANSK EVANGELICAL LUTHERAN KIRKE	400 W CAPITOL DRIVE	APR/21/1988	HARTLAND
7927	GERMAN LUTHERAN CHURCH	403 W CAPITOL DRIVE	DEC/08/1986	HARTLAND
7952	HARTLAND RAILROAD DEPOT	301 PAWLING AVE	APR/21/1988	HARTLAND
7957	HAROLD HORNBURG HOUSE	213 WARREN ST	DEC/08/1986	HARTLAND
57039	GEORGE REA HOUSE	337 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
57045	OTTO H. WILLS HOUSE	400 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
68866	GEORGE CROZIER HOUSE	702 E CAPITOL DRIVE	SEP/11/1996	HARTLAND
73342	JOSEPH COUNSELL HOUSE	628 E CAPITOL DR	SEP/11/1996	HARTLAND
88116	JACKSON HOUSE	235 NORTH AVE	DEC/08/1986	HARTLAND
96946	SARA BELLE VAN BUREN HOUSE	128 HILL ST	DEC/08/1986	HARTLAND
97011	HISTORIC DISTRICT HOME	530 NORTH AVE	DEC/08/1986	HARTLAND
97062	TRAPP FILLING STATION	252-256 W CAPITOL DRIVE	DEC/08/1986	HARTLAND
97109	STEPHEN WARREN HOUSE	235 E CAPITOL DRIVE	DEC/08/1986	HARTLAND
97111	BURR OAK HOUSE HOTEL	315-317 E CAPITOL DRIVE	DEC/28/1988	HARTLAND

97115	HISTORIC DISTRICT HOME	345 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97117	SALSICH CARRIAGE HOUSE	409 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97118	GERTRUDE PARKER HOUSE	416 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97119	GOODWIN HOUSE	425 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97121	MARK W. ROWELL HOUSE	432 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97122	JOSEPH FEIX HOUSE	435 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97126	DR. EDWIN GAGE BENJAMIN HOUSE	511 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97128	HISTORIC DISTRICT HOME	512 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97130	GEORGE PYNN HOUSE	515 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97184	MARK ROWELL SR. HOUSE	518 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97185	HISTORIC DISTRICT HOME	521 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97186	HISTORIC DISTRICT HOME	524 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97187	HISTORIC DISTRICT HOME	527 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97188	HISTORIC DISTRICT HOME	530 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97189	HISTORIC DISTRICT HOME	533 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97190	HISTORIC DISTRICT HOME	543 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97191	HISTORIC DISTRICT HOME	544 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97192	MRS. AUGUST SCHRAUDENBACH HOUSE	551 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97193	HISTORIC DISTRICT HOME	552 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97195	GEORGE HENDERSON HOUSE	563 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97196	OLIVER FRISBIE HOUSE	600 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97198	REV. JAMES AND EMMA KILBOURNE	607 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
97199	HISTORIC DISTRICT HOME	614 E CAPITOL DRIVE	SEP/11/1986	HARTLAND
7987	NORTH HILLS COUNTRY CLUB	N 73 W 13430 APPLETON AVE	SEP/21/1988	MENOMONEE FALLS
7992	FRANK KOEHLER HOUSE	N 88 W 16621 APPLETON AVE	SEP/21/1988	MENOMONEE FALLS
7993	MENOMONEE FALLS MUNICIPAL BLDG	N 88 W 16631 APPLETON AVE	SEP/21/1988	MENOMONEE FALLS
7998	REINHOLD HILLE BUILDING	N 88 W 16712 APPLETON AVE	SEP/21/1988	MENOMONEE FALLS
7999	HANS MUELLER CAFE	N 88 W 16718 APPLETON AVE	SEP/21/1988	MENOMONEE FALLS

8000	FRASER BLDG	N88 W16723-16725 APPLETON AVE	SEP/21/1988	MENOMONEE FALLS
8001	EDWARD STARK BLOCK	N 88 W 16731-16733 APPLETON AVE	SEP/21/1988	MENOMONEE FALLS
8006	ANDREW BARNES HOUSE	CLEVELAND AVE	SEP/21/1988	MENOMONEE FALLS
8033	MILLER-DAVIDSON HOUSE	N 96 W 15791 COUNTY LINE RD	APR/24/1973	MENOMONEE FALLS
8040	VILLAGE PARK BANDSTAND	VILLAGE PARK ON GARFIELD DR	SEP/21/1988	MENOMONEE FALLS
8049	GARWIN A MACE HOUSE	W 166 N 8941 GRAND AVE	SEP/21/1988	MENOMONEE FALLS
8055	BAER, ALBERT R. HOUSE	W 166 N 8990 GRAND AVE	SEP/21/1988	MENOMONEE FALLS
8065	HERBERT HOELTZ HOUSE	N 87 W 15714 KENWOOD BLVD	SEP/21/1988	MENOMONEE FALLS
8071	CYRUS DAVIS FARMHOUSE	W 204 N 7776 LANNON RD	MAR/15/1989	MENOMONEE FALLS
8072	DAVIS, CYRUS/DAVIS BROTHERS FARMHOUSE	W204 N7818 LANNON RD	MAR/15/1989	MENOMONEE FALLS
8074	THOMAS CAMP FARMHOUSE	W 204 N 8151 LANNON RD	SEP/21/1988	MENOMONEE FALLS
8077	GARWIN MACE LIME KILNS	LIME KILN PARK	MAR/12/1982	MENOMONEE FALLS
8080	MILL DAM AND POND	ON MENOMONEE RIVER ON BLOCK BETWEEN MAIN, WATER, MILL & GRAND STS	SEP/12/1988	MENOMONEE FALLS
8081	MAIN STREET BRIDGE	MAIN ST AT THE MENOMONEE RIVER	SEP/12/1988	MENOMONEE FALLS
8087	ENTERPRISE ROLLER MILL	N88 W16447 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8088	ADAM PLOSS SHOP/HOUSE	N88 W16475 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8089	HOENIG AND LOHN CLOTHING STORE	N88 W16495 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8090	ADOLPH C. NEHF BUILDING	N88 W16551 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8091	COMMERCIAL	N88 W16557-16559 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8092	KLONDIKE SALOON	N 88 W 16567 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8095	MACE BLOCK	N88 W16665 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8096	VAN VECHTEN BLOCK	N 88 W 16672 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8097	MENOMONEE HOTEL	N88 W16697 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8098	STARK AND THOMAS BUILDING	N88 W16733-16735 MAIN ST	SEP/12/1988	MENOMONEE FALLS
8099	THOMAS BUILDING	N88 W16739-16741 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8100	DR. CHRISTIAN RIEGER HOUSE	N88 W16749 MAIN ST	SEP/21/1988	MENOMONEE FALLS

8101	C.M. RINTELMAN BUILDING	N88 W16573 MAIN ST	SEP/12/1988	MENOMONEE FALLS
8109	LEROY A. HENZE HOUSE	N89 W15791 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8110	LEROY A. HENZE PERGOLA	N89 W15791 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8125	JOHN YANICKE BUTCHER SHOP	N89 W16353-16355 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8127	MARTIN HENRIZI	N89 W16371 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8128	FYE BUILDING	N89 W16389 MAIN ST	SEP/21/1988	MENOMONEE FALLS
8145	JOHN A PRATT HOUSE	N 88 W 15634 PARK BLVD	SEP/21/1988	MENOMONEE FALLS
8164	JOHANN ZIMMER FARMHOUSE	W 156 N 9390 PILGRIM RD	SEP/21/1988	MENOMONEE FALLS
8165	THIRD ST BRIDGE	ROOSEVELT DR OVER THE MENOMONEE RIVER	SEP/21/1988	MENOMONEE FALLS
8203	HENRY HOOS HOUSE	W 164 N 8953 WATER ST	SEP/21/1988	MENOMONEE FALLS
8210	ELIZABETH HOOS HOUSE	W164 N9010-2 WATER ST	SEP/21/1988	MENOMONEE FALLS
16495	ERNEST HIMMEL BUILDING	N88 W16593-16597 MAIN ST	SEP/12/1988	MENOMONEE FALLS
28735	WICK, MICHAEL FARMHOUSE AND BARN	N72 W13449 GOOD HOPE RD	SEP/21/1988	MENOMONEE FALLS
68095	WICK, MICHAEL FARMHOUSE AND BARN	N72 W13449 GOOD HOPE RD	SEP/21/1988	MENOMONEE FALLS
115552	MARTIN HENRIZI BARN	N89 W16371 MAIN ST	SEP/21/1988	MENOMONEE FALLS
115588	DR. CHRISTIAN RIEGER BARN	N88 W16749 MAIN ST	SEP/21/1988	MENOMONEE FALLS
7689	BEAUMONT HOP HOUSE	N60 W29709 RYBECK RD	NOV/23/1977	MERTON
8249	ST. JAMES CATHOLIC SCHOOL	423 DIVISION ST	SEP/15/2004	MUKWONAGO
8251	UNITED UNITARIAN & UNIVERSALIST CHURCH	216 MAIN ST	OCT/01/1987	MUKWONAGO
8253	SEWALL ANDREWS HOUSE	103 MAIN ST	JUL/07/1981	MUKWONAGO
8262	ASA CRAIG HOUSE	403 DIVISION ST	SEP/15/2004	MUKWONAGO
57250	ROLAND L. PORTER HOUSE	212 PEARL AVE	SEP/15/2004	MUKWONAGO
59735	WILLIAM VICK RESIDENCE	200 PEARL AVE	SEP/15/2004	MUKWONAGO
120947	CLYDE DAVIS RESIDENCE	411 DIVISION ST	SEP/15/2004	MUKWONAGO
120948	FRED E. TICHENOR RESIDENCE	417 DIVISION ST	SEP/15/2004	MUKWONAGO
120994	JOSEPH CLIST RESIDENCE	315 GRAND AVE	SEP/15/2004	MUKWONAGO

120995	EDWARD GOODMAN RESIDENCE	319 GRAND AVE	SEP/15/2004	MUKWONAGO
120996	ANNA RUST RESIDENCE	322 GRAND AVE	SEP/15/2004	MUKWONAGO
120997	WILLIAM HILLIER RESIDENCE	402 GRAND AVE	SEP/15/2004	MUKWONAGO
120999	M.L. DAVIS RESIDENCE	406 GRAND AVE	SEP/15/2004	MUKWONAGO
121000	WILLIAM RUST RESIDENCE	412 GRAND AVE	SEP/15/2004	MUKWONAGO
121084	WALTER LOBDELL RESIDENCE	206-208 PEARL AVE	9/15/0004	MUKWONAGO
121085	EARL BRADLEY RESIDENCE	210 PEARL AVE	SEP/15/2004	MUKWONAGO
121086	FIRST CONGREGATIONAL PARSONAGE	211 PEARL AVE	SEP/15/2004	MUKWONAGO
121087	IRISH BLARNEY CASTLE	212 PEARL AVE	SEP/15/2004	MUKWONAGO
121088	ALBERT GRUTZMACHER RESIDENCE	300 PEARL AVE	SEP/15/2004	MUKWONAGO
121089	UNITED UNITARIAN AND UNIVERSALIST PARSONAGE	301 PEARL AVE	SEP/15/2004	MUKWONAGO
121090	SCOTT TOMTER RESIDENCE	306 PEARL AVE	SEP/15/2004	MUKWONAGO
121093	WILLIAM BLOTT RESIDENCE	311 PLEASANT ST	SEP/15/2004	MUKWONAGO
121095	RESIDENTIAL	312 PLEASANT ST	SEP/15/2004	MUKWONAGO
121096	MRS. JOHN VASS RESIDENCE	411 PLEASANT ST	SEP/15/2004	MUKWONAGO
121097	ED FARDY RESIDENCE/ ST. JAMES RECTORY	417 PLEASANT ST	SEP/15/2004	MUKWONAGO
121137	ST. JAMES CATHOLIC CHURCH	425 GRAND AVE	SEP/15/2004	MUKWONAGO
8308	FREE WILL BAPTIST CHURCH	W19750 W NATIONAL AVE	JUN/22/1998	NEW BERLIN
8309	ENOCH GARDNER NEEDHAM AND MARY CAROLINE KOCH HOUSE	12713 W GREENFIELD AVE	JUN/15/2000	NEW BERLIN
46308	WESTON'S ANTIQUE APPLE ORCHARD	19760 W NATIONAL AVE	SEP/06/1996	NEW BERLIN
93089	WESTON'S ANTIQUE APPLE ORCHARD	W19760 NATIONAL AVE	SEP/06/1996	NEW BERLIN
93127	WESTON'S ANTIQUE APPLE ORCHARD	W19760 NATIONAL AVE	SEP/06/1996	NEW BERLIN
8369	CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RR	115 COLLINS ST	JAN/29/1980	OCONOMOWOC
8385	WALTER PECK ESTATE	38928 ISLANDALE DRIVE (LONG ISLAND IN LAC LA BELLE)	APR/10/1986	OCONOMOWOC

8386	127TH REG. INFANTRY CO. G NATIONAL GUARD ARMORY	103 W JEFFERSON ST	DEC/06/1984	OCONOMOWOC
8397	CLARENCE PECK HOUSE	430-434 N LAKE RD	JAN/28/1988	OCONOMOWOC
8410	HENRY AND MARIA SCHUTTLER HOUSE	351 LISBON RD	JUL/16/1987	OCONOMOWOC
8508	OCONOMOWOC CITY HALL	174 E WISCONSIN AVE	APR/10/1980	OCONOMOWOC
27382	OKAUCHEE HOUSE	N51 W34880 E WISCONSIN AVE	AUG/11/1978	OCONOMOWOC
7282	DEACON WEST OCTAGON HOUSE	370 HIGH ST	MAY/12/1975	PEWAUKEE
7569	HADFIELD CO LIME KILNS	STATE HIGHWAY 164 AND BLUEMOUND RD	MAR/12/1982	PEWAUKEE
7467	GEORGE N. COBB HOUSE	1505 N GOLDEN LAKE RD	FEB/02/1982	SUMMIT
7469	VENTNOR, COL GUSTAVE PABST SR HOUSE	36110 GENESEE LAKE RD	NOV/27/1989	SUMMIT
7830	DR. ALFRED L. CASTLEMAN HOUSE	975 S WATERVILLE RD	JUL/05/1996	SUMMIT
7857	CHAPEL OF ST. MARY THE VIRGIN	NASHOTAH HOUSE DR, 1 M S AND 1 M W OF NASHOTAH	FEB/23/1972	SUMMIT
7265	REFORMED PRESBYTERIAN CHURCH OF VERNON	W234 S7710 BIG BEND DR	JAN/07/1999	VERNON
7281	HASELTINE COBBLESTONE HOUSE	W 230 S 8235 BIG BEND DR	JAN/15/1980	VERNON
7425	SEBINA BARNEY HOUSE	W 264 S 3641 COUNTY HIGHWAY X	OCT/28/1994	WAUKESHA
7486	MORELAND BOULEVARD PUMP HOUSE AND RESERVOIR	413 MORELAND BLVD	JUL/05/1996	WAUKESHA
7922	RESIDENTIAL	109A MCCALL ST	MAR/29/1993	WAUKESHA
16476	RESIDENTIAL	202 W COLLEGE AVE	OCT/28/1983	WAUKESHA
16784	ROXO BOTTLING PLANT; ARCADIAN BOTTLING WORKS	900 N HARTWELL AVE	OCT/28/1983	WAUKESHA
16788	MORRIS D CUTLER HOUSE	401 CENTRAL AVE	OCT/28/1983	WAUKESHA
16792	FIRST BAPTIST CHURCH	247 WISCONSIN AVE	OCT/28/1983	WAUKESHA
16796	GEORGE AND MAGDALENA IMIG	115 N CHARLES ST	MAR/29/1993	WAUKESHA
16797	JOHN HOWITT HOUSE	407 N GRAND AVE	OCT/28/1983	WAUKESHA
16798	ROBERT O. JONES HOUSE	501 W COLLEGE AVE	OCT/28/1983	WAUKESHA
16799	RESIDENTIAL	239 N HARTWELL AVE	MAR/29/1993	WAUKESHA

16802	RESIDENTIAL	202A N HARTWELL AVE	MAR/29/1993	WAUKESHA
16804	POKRANDT BLACKSMITH SHOP	128 E ST PAUL AVE	OCT/28/1983	WAUKESHA
16807	RESTHAVEN SANITARIUM	915 N HARTWELL AVE	OCT/28/1983	WAUKESHA
16808	ST JOSEPH'S CATHOLIC CHURCH	818 N EAST AVE	OCT/28/1983	WAUKESHA
16811	TOTTEN-BUTTERFIELD HOUSE	515 N GRAND AVE	JAN/31/1984	WAUKESHA
16812	WAUKESHA POST OFFICE	235 W BROADWAY AVE	OCT/28/1983	WAUKESHA
16813	WAUKESHA MINERAL WATER COMPANY	550 ELIZABETH ST	OCT/28/1983	WAUKESHA
16814	ALLEN F. AND EVA WARDEN HOUSE	124-126 WRIGHT ST	MAR/29/1993	WAUKESHA
16815	SAMUEL HADFIELD GUEST HOUSE	402 WISCONSIN AVE	OCT/28/1983	WAUKESHA
16816	LOUIS YANKE SALOON	200 MADISON ST	OCT/28/1983	WAUKESHA
16825	GRANDVIEW HEALTH RESORT (MOOR MUD BATHS)	500 RIVERVIEW AVE	JAN/31/1984	WAUKESHA
17000	SILURIAN MINERAL SPRING	POST OFFICE CIRCLE	JAN/31/1984	WAUKESHA
17014	HATTIE JAMES HOUSE	216 W COLLEGE AVE	OCT/28/1983	WAUKESHA
17165	RESIDENTIAL	316A N HARTWELL AVE	MAR/29/1993	WAUKESHA
27347	RESIDENTIAL	132 W LAFLIN AVE	OCT/28/1983	WAUKESHA
27383	LAIN-ESTBERG HOUSE	229 WISCONSIN AVE	DEC/27/1974	WAUKESHA
28246	BLAIR BUILDING	332 W BROADWAY	OCT/28/1983	WAUKESHA
28656	JAMES AND ANNA GLOVER HOUSE	109 MCCALL ST	MAR/29/1993	WAUKESHA
28657	CHARLES AND HATTIE WHITE HOUSE	115 MCCALL ST	MAR/29/1993	WAUKESHA
28658	AARON S. PUTNEY HOUSE	123 MCCALL ST	MAR/29/1993	WAUKESHA
28659	IRA & JENNIE KIMBALL HOUSE	125-127 MCCALL ST	MAR/29/1993	WAUKESHA
28661	HENRY KORN HOUSE	205-209 MCCALL ST	MAR/29/1993	WAUKESHA
28662	SAMUEL BREESE HOUSE	301 MCCALL ST	MAR/29/1993	WAUKESHA
28664	HENRY BOWRON; SAMUEL A. RANDLE	403 MCCALL ST	MAR/29/1993	WAUKESHA
28666	FRANKLIN C. BUCHAN HOUSE	233 N JAMES ST	MAR/29/1993	WAUKESHA
28668	LORENZO RIBLETT; EDWIN S. PARK; HOBART TULLER	415 MCCALL ST	MAR/29/1993	WAUKESHA
28671	ROBERT S. PERKINS HOUSE	419 MCCALL ST	MAR/29/1993	WAUKESHA
28675	RESIDENTIAL	123A MCCALL ST	MAR/29/1993	WAUKESHA
28677	ALEX R. & MARIE MORTON HOUSE	214 N HARTWELL AVE	MAR/29/1993	WAUKESHA

28679	HARRIE RANDLE HOUSE	233 N HARTWELL AVE	MAR/29/1993	WAUKESHA
28681	LEE S. OVITT HOUSE	245 N HARTWELL AVE	MAR/29/1993	WAUKESHA
28686	ARTHUR C. AND MARY NICKELL HOUSE	502 MCCALL ST	MAR/29/1993	WAUKESHA
28687	RESIDENTIAL	424 MCCALL ST	MAR/29/1993	WAUKESHA
28688	GEORGE CABLE HOUSE	326 MCCALL ST	MAR/29/1993	WAUKESHA
28689	FRANCIS H. GAULT HOUSE	316 MCCALL ST	MAR/29/1993	WAUKESHA
28690	WALTER AND JESSIE SLEEP HOUSE	308 MCCALL ST	MAR/29/1993	WAUKESHA
28691	HENRY CARL GEORGE HOUSE	210 MCCALL ST	MAR/29/1993	WAUKESHA
28692	JAMES TELLER HOUSE; HENRY PUTNEY	200 MCCALL ST	MAR/29/1993	WAUKESHA
28695	SAM THOMPSON BUILDING	304-306 N EAST AVE	MAR/29/1993	WAUKESHA
28696	DR. RICHARD AND MARY WIGGINGTON HOUSE	239 N EAST AVE	MAR/29/1993	WAUKESHA
28698	GAZEBO NEAR WAUKESHA ST BANK (BANK ST)	SPRINGHOUSE PLAZA	OCT/28/1983	WAUKESHA
28699	PUTNEY BLOCK	301 W MAIN ST/ 816 N GRAND	SEP/23/1982	WAUKESHA
28701	ORIENT BLOCK; NEW EXCHANGE HOTEL	816 N GRAND AVE	OCT/28/1983	WAUKESHA
28705	PUTNEY BLOCK	802 N GRAND AVE	OCT/28/1983	WAUKESHA
28707	FIRST STATE BANK	744 N GRAND AVE	OCT/28/1983	WAUKESHA
28708	DR. DAVID ROBERTS BUILDING	726 N GRAND AVE	OCT/28/1983	WAUKESHA
28709	MASONIC TEMPLE	317 SOUTH ST	OCT/28/1983	WAUKESHA
28710	COLUMBIA BLOCK	321-327 SOUTH ST	OCT/28/1983	WAUKESHA
28711	DIEMAN BUILDING	332 SOUTH ST	OCT/28/1993	WAUKESHA
28712	ANGRAVE-WAITE BLOCK	337 W MAIN ST	OCT/28/1993	WAUKESHA
28713	ROBINSON BLOCK	342-344 W MAIN ST	OCT/28/1993	WAUKESHA
28714	W.T. LYLE BUILDING	912 CLINTON ST	OCT/28/1983	WAUKESHA
28715	R.C. BEGGS HARDWARE STORE	920 CLINTON ST	OCT/28/1983	WAUKESHA
28716	ADDISON C. NICKELL BLOCK	338-340 W MAIN ST	OCT/28/1983	WAUKESHA
28717	JAMESON AND JAMES BLOCK	335 W MAIN ST	OCT/28/1983	WAUKESHA
28718	BARNES BLOCK	329-333 W MAIN ST	OCT/28/1983	WAUKESHA
28721	JOHN J. CLARK DRY GOODS STORE	323-325 W MAIN ST	OCT/28/1983	WAUKESHA
28723	CALVIN JACKSON BLOCK	321 W MAIN ST	OCT/28/1983	WAUKESHA
28728	SCHLITZ HOTEL	294 W MAIN ST	OCT/28/1983	WAUKESHA
28738	BUCKLEY, PATRICK J. HOUSE	1101 BUCKLEY ST	FEB/28/1991	WAUKESHA
28907	FRANK PATTERSON HOUSE	210 LAFLIN AVE	OCT/28/1983	WAUKESHA

29045	MORRIS TEPLINSKY HOUSE	411 E NEWHALL AVE	MAR/17/1988	WAUKESHA
29091	FIRST CONGREGATIONAL CHURCH	100 E BROADWAY	JAN/30/1992	WAUKESHA
29361	NEWHALL AVENUE PUMP HOUSE AND RESERVOIR	445 W NEWHALL AVE	JUL/15/1999	WAUKESHA
29425	CLARK BLOCK	314-338 W MAIN ST	OCT/28/1983	WAUKESHA
29426	ANDREWS BUILDING	258-279 W BROADWAY AND 265-285 W MAIN ST	JAN/11/1996	WAUKESHA
29472	CAPTAIN ELIHU ENOS HOUSE	517 MADISON ST	MAR/22/1990	WAUKESHA
29473	JOHN DECK HOUSE	524 MADISON ST	MAR/22/1990	WAUKESHA
29505	RICHARD S. HIPPENMAYER HOUSE	329 S HARTWELL AVE	MAR/17/1988	WAUKESHA
29753	DR. F.C. ELLIOTT HOUSE	501 DUNBAR AVE	OCT/28/1983	WAUKESHA
29760	THEO. C. THOMPSON HOUSE	335 S HARTWELL AVE	MAR/17/1988	WAUKESHA
29865	WILLIAM A. SINSEL HOUSE	149 W LAFLIN AVE	OCT/28/1983	WAUKESHA
29914	CHARLES A. WELCH HOUSE	1616 WHITE ROCK AVE	OCT/28/1983	WAUKESHA
31177	J. HERBERT HEROLD HOUSE	120 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
31376	H.E. OSBORNE HOUSE	201 W LAFLIN AVE	OCT/28/1983	WAUKESHA
31469	RUDOLPH F. THOMANN HOUSE	300 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
40814	JAMES TRAINOR HOUSE	206 W LAFLIN AVE	OCT/28/1983	WAUKESHA
40864	EVERETT P. BARRETT HOUSE	120 S PORTER AVE	FEB/24/1995	WAUKESHA
40866	CHICAGO AND NORTHWESTERN RAILROAD PASSENGER DEPOT	319 WILLIAMS ST	FEB/24/1995	WAUKESHA
40890	JOSEPH FABACKER HOUSE	341 BARSTOW ST	FEB/24/1995	WAUKESHA
40951	EDWARD J. BURNS HOUSE	124 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
40953	HIRAM AND CLARA RHODES HOUSE	246 N EAST AVE	MAR/29/1993	WAUKESHA
41083	CLARA AND HIRAM RHODES CARRIAGE HOUSE	246 N EAST AVE	MAR/29/1993	WAUKESHA
41763	MOREY-ANDREWS HOUSE	704 WESTOWNE AVE	APR/14/1995	WAUKESHA
41764	MOREY-LEWIS HOUSE	1312 PLEASANT VIEW AVE	APR/14/1995	WAUKESHA
41765	MOREY-SEIDENS HOUSE	2020 EASY ST	APR/14/1995	WAUKESHA
43574	BECKER & SCHAFER STORE BUILDING	1002 WHITE ROCK AVE	JUN/02/1995	WAUKESHA
44060	COMMERCIAL	327 W MAIN ST	OCT/28/1983	WAUKESHA

44300	FIRST METHODIST CHURCH	121 WISCONSIN AVE	DEC/01/1983	WAUKESHA
44806	CHARLES MERTEN HOUSE	929 ROSEMARY ST	MAR/17/1995	WAUKESHA
44808	NORTHWESTERN HOTEL	322 WILLIAMS ST	MAR/17/1995	WAUKESHA
46764	SAMUEL D. JAMES HOUSE	726 N EAST AVE	OCT/24/1996	WAUKESHA
46815	CHARLES BRASTED HOUSE	211 N HARTWELL AVE	MAR/29/1993	WAUKESHA
47090	LLOYD L. BOWER HOUSE	325 E NEWHALL AVE	MAR/17/1988	WAUKESHA
48224	ELIZABETH AND PHILLIP IMIG HOUSE	318 N HARTWELL AVE	MAR/29/1993	WAUKESHA
52562	OLD WAUKESHA COUNTY COURTHOUSE	101 W MAIN ST	MAR/27/1975	WAUKESHA
52778	WILLIAM AND ELSIE MCFARLANE HOUSE	203 N HARTWELL AVE	MAR/29/1993	WAUKESHA
53528	OSCAR G. LEHNBEUTER HOUSE	204 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
55846	SARAH JANE WRIGHT HOUSE	202 N JAMES ST	MAR/29/1993	WAUKESHA
56251	JOHN IMIG HOUSE	227 N JAMES ST	MAR/29/1993	WAUKESHA
56253	JOHN IMIG HOUSE	221 N JAMES ST	MAR/29/1993	WAUKESHA
56634	ROBERT AND MARY TOWNLEY HOUSE	207 N JAMES ST	MAR/29/1993	WAUKESHA
56792	NINA AND RICHARD E. ROBERTS HOUSE	225 W LAFLIN	OCT/28/1983	WAUKESHA
58635	SULLIVAN'S MEN STORE	245-249 W MAIN ST	JAN/11/1996	WAUKESHA
58638	METROPOLITAN STORE BUILDING ANNEX	259 W MAIN ST	JAN/11/1996	WAUKESHA
58665	COMMERCIAL	261 W MAIN ST	JAN/11/1996	WAUKESHA
58670	COMMERCIAL	254-256 W BROADWAY	JAN/11/1996	WAUKESHA
58675	METROPOLITAN STORE BUILDING	248-250 W BROADWAY	JAN/11/1996	WAUKESHA
58679	METROPOLITAN STORE BUILDING ANNEX	244 W BROADWAY	JAN/11/1996	WAUKESHA
58685	JOHN W. WILLIAMS BUILDING	238-240 W BROADWAY	JAN/11/1996	WAUKESHA
58690	JOHN DEQUARDO BUILDING	230-236 W BROADWAY	JAN/11/1996	WAUKESHA
58694	METROPOLITAN STORE BUILDING ANNEX	830 GASPAR ST	JAN/11/1996	WAUKESHA
59279	JOHN LACHER HOUSE	414-416 MCCALL ST	MAR/29/1993	WAUKESHA
60195	HERBERT G. RITTER HOUSE	315 S CHARLES ST	MAR/17/1988	WAUKESHA
60196	GEORGE DWINNELL HOUSE	442 W COLLEGE AVE	OCT/28/1983	WAUKESHA
62622	DR. ALBERT HODGSON HOUSE	1008 E BROADWAY	MAR/07/1996	WAUKESHA

62625	DUPLICATE	1008 E BROADWAY	MAR/07/1996	WAUKESHA
62626	WALTER R. MEIER HOUSE	1100 E BROADWAY AVE	MAR/07/1996	WAUKESHA
62627	WALTER R. MEIER GARAGE	1100 E BROADWAY	MAR/07/1996	WAUKESHA
62628	LEWIS W. YOUKER HOUSE	1110 E BROADWAY	MAR/07/1996	WAUKESHA
62629	LAURA B. AND WALTER E. SCHEEL HOUSE	1114 E BROADWAY	MAR/07/1996	WAUKESHA
62632	LAURA B. SCHEEL GARAGE	1114 E BROADWAY	MAR/07/1996	WAUKESHA
62634	DR. MARTIN WERRA HOUSE	1120 E BROADWAY	MAR/07/1996	WAUKESHA
62635	RESIDENTIAL	1120 E BROADWAY	MAR/07/1996	WAUKESHA
62637	CHARLES J. SCHUETZE HOUSE	1202 E BROADWAY	MAR/07/1996	WAUKESHA
62638	RESIDENTIAL	1202 E BROADWAY	MAR/07/1996	WAUKESHA
62643	SALEM EVANGELICAL UNITED CHURCH MINISTER'S HOUSE	1210 E BROADWAY	MAR/07/1996	WAUKESHA
62645	EDWARD PORTER/GEORGE B. HARRIS HOUSE	1222 E BROADWAY	MAR/07/1996	WAUKESHA
62646	RESIDENTIAL	1222 E BROADWAY	MAR/07/1996	WAUKESHA
62661	RESIDENTIAL	1222 E BROADWAY	MAR/07/1996	WAUKESHA
62662	WILLIAM BEAUMONT HOUSE	1230 E BROADWAY	MAR/07/1996	WAUKESHA
62663	WILLIAM BEAUMONT GARAGE	1230 E BROADWAY	MAR/07/1996	WAUKESHA
62665	LEO F. MILLER III HOUSE	112 N PORTER AVE	MAR/07/1996	WAUKESHA
62667	CHARLES H. GITTNER HOUSE	1302 E BROADWAY	MAR/07/1996	WAUKESHA
62668	RESIDENTIAL	1302 E BROADWAY	MAR/07/1996	WAUKESHA
62689	EDWIN H. NOWAK HOUSE	1310 E BROADWAY	MAR/07/1996	WAUKESHA
62690	EDWIN H. NOWAK GARAGE	1310 E BROADWAY	MAR/07/1996	WAUKESHA
62706	JOHN F. BAUER HOUSE	1316 E BROADWAY	MAR/07/1996	WAUKESHA
62707	RESIDENTIAL	1316 E BROADWAY	MAR/07/1996	WAUKESHA
62708	SAMUEL D. THOMPSON HOUSE	1400 E BROADWAY	MAR/07/1996	WAUKESHA
62709	ERNEST B. GLIDDEN HOUSE	1404 E BROADWAY	MAR/07/1996	WAUKESHA
62710	ERNEST B. GLIDDEN HOUSE	1404 E BROADWAY	MAR/07/1996	WAUKESHA
62711	GEORGE G. TOWN HOUSE	1424 E BROADWAY	MAR/07/1996	WAUKESHA
62712	GEORGE G. TOWN HOUSE	1424 E BROADWAY	MAR/07/1996	WAUKESHA
62713	LEWIS A. WILLIAMS HOUSE	1500 E BROADWAY	MAR/07/1996	WAUKESHA
62714	LEWIS A. WILLIAMS HOUSE	1500 E BROADWAY	MAR/07/1996	WAUKESHA
62715	WILLIAM E. RUNKLE HOUSE	1501 E BROADWAY	MAR/07/1996	WAUKESHA

62716	WILLIAM E. RUNKLE HOUSE	1501 E BROADWAY	MAR/07/1996	WAUKESHA
62717	JAMES B. FISHER HOUSE	1439 E BROADWAY	MAR/07/1996	WAUKESHA
62718	LEO FEDERER HOUSE	1435 E BROADWAY	MAR/07/1996	WAUKESHA
62719	RUSSELL E. HARTLEY HOUSE	1431 E BROADWAY	MAR/07/1996	WAUKESHA
62720	DR. CORDELLE A. WOOD HOUSE	1421 E BROADWAY	MAR/07/1996	WAUKESHA
62721	WILLIAM S. HALLADAY HOUSE	1411 E BROADWAY	MAR/07/1996	WAUKESHA
62722	WILLIAM S. HALLADAY HOUSE	1411 E BROADWAY	MAR/07/1996	WAUKESHA
62723	GEORGE H. BUTLER HOUSE	1401 E BROADWAY	MAR/07/1996	WAUKESHA
62724	GEORGE H. BUTLER HOUSE	1401 E BROADWAY	MAR/07/1996	WAUKESHA
62725	OTTO O. BLUHM HOUSE	1315 E BROADWAY	MAR/07/1996	WAUKESHA
62726	OTTO O. BLUHM HOUSE	1315 E BROADWAY	MAR/07/1996	WAUKESHA
62727	OTTO O. BLUHM HOUSE	1315 E BROADWAY	MAR/07/1996	WAUKESHA
62728	STANLEY J. CHRISTOPH HOUSE	1307 E BROADWAY	MAR/07/1996	WAUKESHA
62729	STANLEY J. CHRISTOPH HOUSE	1307 E BROADWAY	MAR/07/1996	WAUKESHA
62730	WILLIAM WEITZEL HOUSE	1239 E BROADWAY	MAR/07/1996	WAUKESHA
62731	CHARLES HARWOOD/JOHN G. KELLY HOUSE	1233 E BROADWAY	MAR/07/1996	WAUKESHA
62732	CHARLES HARWOOD/JOHN G. KELLY GARAGE	1233 E BROADWAY	MAR/07/1996	WAUKESHA
62740	CHARLES HARWOOD/RAYMOND HUPPERT HOUSE	1227 E BROADWAY	MAR/07/1996	WAUKESHA
62741	CHARLES HARWOOD/RAYMOND HUPPERT GARAGE	1227 E BROADWAY	MAR/07/1996	WAUKESHA
62743	CHARLES H. HARWOOD HOUSE	1221 E BROADWAY	MAR/07/1996	WAUKESHA
62745	CHARLES H. HARWOOD HOUSE	1221 E BROADWAY	MAR/07/1996	WAUKESHA
62746	JONATHAN E. HAERTEL HOUSE	1125 E BROADWAY	MAR/07/1996	WAUKESHA
62747	JONATHAN E. HAERTEL HOUSE	1125 E BROADWAY	MAR/07/1996	WAUKESHA
62749	CASPAR REICHL HOUSE	1117 E BROADWAY	MAR/07/1996	WAUKESHA
63236	ANDREW FRAME HOUSE	507 N GRAND AVE	OCT/28/1983	WAUKESHA
67881	MARTIN BROWN HOUSE	816 N EAST AVE	OCT/28/1983	WAUKESHA

68323	CLYDE BROWN HOUSE	316 N HARTWELL AVE	MAR/29/1993	WAUKESHA
68407	WILLIAM PRICE HOUSE	123 RANDALL ST	MAR/22/1990	WAUKESHA
68869	MAIN HALL	100 N EAST AVE	OCT/28/1983	WAUKESHA
68886	LESTER AND LOLA HARKRIDER HOUSE	315 E COLLEGE AVE	MAR/29/1993	WAUKESHA
69400	MICHAEL AND JANE MCCOY HOUSE	242 N HARTWELL AVE; 423 MCCALL ST	MAR/29/1993	WAUKESHA
71085	SAMUEL AND JENNIE BREESE HOUSE	510 MCCALL ST	MAR/29/1993	WAUKESHA
73398	WALTER SAWYER HOUSE	119-121 WRIGHT ST	MAR/29/1993	WAUKESHA
76216	THOMAS AND ANNA BLOOM HOUSE	422 E COLLEGE AVE	MAR/29/1993	WAUKESHA
80464	CHARLES AND JESSIE NEWBURY HOUSE	136 W LAFLIN AVE	OCT/28/1983	WAUKESHA
80707	WILLIAM BLAIR HOUSE	434 MADISON ST	OCT/28/1983	WAUKESHA
80856	THOMAS W. AND JANE HUGHES HOUSE	131 N CHARLES ST	MAR/29/1993	WAUKESHA
80965	LLOYD AND ELIZABETH DANCEY HOUSE	125 N CHARLES ST	MAR/29/1993	WAUKESHA
81161	CHAUNCEY ROSS HOUSE	210 W COLLEGE	OCT/28/1983	WAUKESHA
81368	MARY AND ROBERT C. BEGGS HOUSE	114 S EAST AVE	OCT/28/1983	WAUKESHA
81432	PERRY FRIZ	227 N CHARLES ST	MAR/29/1993	WAUKESHA
84510	MCNAIR BOYD	211 W COLLEGE	OCT/28/1983	WAUKESHA
87987	JAMES DARBY HOUSE	251 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94033	ARLINGTON APARTMENTS	309 ARLINGTON ST	JAN/21/1987	WAUKESHA
94037	MRS. HANNAH PRATT HOME	501 BARNEY ST	OCT/28/1993	WAUKESHA
94038	BARNES HOUSE	108 N BARSTOW ST	OCT/28/1983	WAUKESHA
94040	WILLIAM P. SLOAN HOUSE	912 N BARSTOW	OCT/28/1983	WAUKESHA
94060	COMMERCIAL	308 W BROADWAY	OCT/28/1983	WAUKESHA
94061	COMMERCIAL	312 W BROADWAY	OCT/28/1983	WAUKESHA
94062	COMMERCIAL	316 W BROADWAY	OCT/28/1983	WAUKESHA
94063	ALANO CLUB OF WI	318 W BROADWAY	OCT/28/1983	WAUKESHA
94064	COMMERCIAL	320-328 W BROADWAY AVE	OCT/28/1983	WAUKESHA
94065	HANNONS FINE FOOD & COCKTAILS	357 W BROADWAY AVE	OCT/28/1983	WAUKESHA
94074	DAVID J. HEMLOCK HOUSE	234 CARROLL ST	DEC/01/1983	WAUKESHA
94075	CARROLL COLLEGE	204 N CHARLES ST	MAR/29/1993	WAUKESHA
94076	RESIDENTIAL	209 N CHARLES ST	MAR/29/1993	WAUKESHA
94079	COMMERCIAL	805 CLINTON ST	OCT/28/1983	WAUKESHA

94080	COMMERCIAL (811 CLINTON)	807-813 CLINTON ST	OCT/28/1983	WAUKESHA
94082	JOHN H. HOFF AND LUCILLE HOFF	304 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94083	CASPAR M. SANGER; DR. BYRON M. CAPLES; WAUK. SPRINGS	507 E COLLEGE ST	OCT/28/1993	WAUKESHA
94084	RESIDENTIAL	101 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94085	WILLIAM POWRIE HOUSE	115 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94086	MARGARETTE AND DR. GEORGE E. PETERSON HOUSE	119 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94087	RESIDENTIAL	123 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94088	RESIDENTIAL	125-127 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94089	RESIDENTIAL	129-131 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94090	WILLIAM HORNE HOUSE	133 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94091	RESIDENTIAL	137-139 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94092	WALTER S. CHANDLER	151 W COLLEGE AVE	DEC/27/1974	WAUKESHA
94094	RESIDENTIAL	215 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94095	RESIDENTIAL	221 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94096	FRANK ROBERTS	222 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94097	RICHARD LABAR HOUSE	227 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94098	RESIDENTIAL	233 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94099	METHODIST DISTRICT PARSONAGE	239 W COLLEGE AVE	OCT/28/1983	WAUKESHA
94103	WISCONSIN INDUSTRIAL SCHOOL FOR BOYS, MANUAL TRAINING	621 W COLLEGE AVE	JAN/21/1987	WAUKESHA
94104	WISCONSIN INDUSTRIAL SCHOOL FOR BOYS; LYON COTTAGE	627 W COLLEGE AVE	JAN/21/1987	WAUKESHA
94118	LOWRY-MAXON HALLS	100 N EAST AVE	OCT/28/1983	WAUKESHA
94119	ELIZABETH VOORHEES DORMITORY	100 N EAST AVE	OCT/28/1983	WAUKESHA
94120	RANKIN HALL OF SCIENCE	100 N EAST AVE	OCT/28/1983	WAUKESHA
94121	WILLIAM A. GANFIELD GYMNASIUM	100 N EAST AVE	OCT/28/1983	WAUKESHA
94122	WALTER L. RANKIN	303 N EAST AVE	MAR/29/1993	WAUKESHA

94123	ABSALOM MINER HOUSE	309 N EAST AVE	MAR/29/1993	WAUKESHA
94124	CARROLL COLLEGE	310 N EAST AVE	MAR/29/1993	WAUKESHA
94125	RESIDENTIAL	315 N EAST AVE	MAR/29/1993	WAUKESHA
94226	PERRY GRACE HOUSE	307 N WEST AVE	OCT/28/1983	WAUKESHA
94234	CAMILLIA SMITH HOUSE	603 N WEST AVE, 448 PARK ST	OCT/28/1983	WAUKESHA
94238	GEORGE WILBUR HOUSE	105 S EAST AVE	OCT/28/1983	WAUKESHA
94239	RESIDENTIAL	110 S EAST AVE	OCT/28/1983	WAUKESHA
94240	H.W. WILBUR HOUSE	115 S EAST AVE	OCT/28/1983	WAUKESHA
94241	RESIDENTIAL	122 S EAST AVE	OCT/28/1983	WAUKESHA
94242	EDMUND D. WALSH HOUSE	123 S EAST AVE	OCT/28/1983	WAUKESHA
94244	RESIDENTIAL	128 S EAST AVE	OCT/28/1983	WAUKESHA
94252	ALEXANDER COOK HOUSE	600 E NORTH ST	OCT/28/1983	WAUKESHA
94262	ALDOLPH E. WINZINREID HOUSE	208 OXFORD DRIVE	MAR/17/1988	WAUKESHA
94280	HUMPHREY R. PRICE HOUSE	120 RANDALL ST	MAR/22/1990	WAUKESHA
94281	GUSTAVE C. GOERKE HOUSE	127 RANDALL ST	MAR/22/1990	WAUKESHA
94293	COMMERCIAL	305-309 SOUTH ST	OCT/28/1983	WAUKESHA
94294	LAND BLOCK	314 SOUTH ST	OCT/28/1983	WAUKESHA
94295	J.B. CHRISTOPH	318-320 SOUTH ST	OCT/28/1983	WAUKESHA
94303	WILLIAM G. MANN	346 MAPLE AVE	OCT/28/1983	WAUKESHA
94314	GEORGE AND CLARA HOAG	116-118 MCCALL ST	MAR/29/1993	WAUKESHA
94315	ALEXANDER W. RANDALL HOUSE	120 MCCALL ST	MAR/29/1993	WAUKESHA
94316	DAVID AND JESSIE HUNTER HOUSE	124 MCCALL ST	MAR/29/1993	WAUKESHA
94317	CHARLES, EDWARD & JAMES KIMBALL	135 MCCALL ST	MAR/29/1993	WAUKESHA
94318	EDWARD AND ELLA WELLS HOUSE	201 MCCALL ST	MAR/29/1993	WAUKESHA
94319	ISAAC CORY	305 MCCALL ST	MAR/29/1993	WAUKESHA
94320	RESIDENTIAL	309 MCCALL ST	MAR/29/1993	WAUKESHA
94321	CHARLES H. HOWARD HOUSE	311 MCCALL ST	MAR/29/1993	WAUKESHA
94323	JOHN AND JAMES SANDERSON; OTTO & MAYME SELTZER	315 MCCALL ST	MAR/29/1993	WAUKESHA
94325	J. LEE UHLENHOPF HOUSE	315 S HARTWELL AVE	MAR/17/1988	WAUKESHA
94328	GOTHARD HEIN HOUSE	104 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
94359	FRANK H. PUTNEY HOUSE	223 WISCONSIN AVE	OCT/28/1983	WAUKESHA
94381	RICHARD STREET HOUSE/JOHN WAITE HOUSE	348 WISCONSIN AVE	OCT/28/1983	WAUKESHA
94382	W. F. SHOWERMAN HOUSE	352 WISCONSIN AVE	OCT/28/1983	WAUKESHA
94383	AARON PUTNEY HOUSE	406 WISCONSIN AVE	OCT/28/1983	WAUKESHA

94384	FIRST GERMAN REFORMED CHURCH	413 WISCONSIN AVE	SEP/13/1991	WAUKESHA
94385	RESIDENTIAL	319 MCCALL ST	MAR/29/1993	WAUKESHA
94386	WILLIAM AND ADA DANIEL; ARTHUR GOETZ	322 MCCALL ST	MAR/29/1993	WAUKESHA
94387	RESIDENTIAL	323 MCCALL ST	MAR/29/1993	WAUKESHA
94388	MARY CHAMBERLAIN	400-402 MCCALL ST	MAR/29/1993	WAUKESHA
94393	MARY KEENE; JOHN AND MARY RODGERS	408-410 MCCALL ST	MAR/29/1993	WAUKESHA
94394	JOHN H.A. & LOUISE LACHER	411 MCCALL ST	MAR/29/1993	WAUKESHA
94395	FRED AND DORA WOLF HOUSE	117 WRIGHT ST	MAR/29/1993	WAUKESHA
94396	RESIDENTIAL	414-416 MCCALL ST	MAR/29/1993	WAUKESHA
94397	ALBERT AND NELLIE LOVE	418-420 MCCALL ST	MAR/29/1993	WAUKESHA
94398	RESIDENTIAL	120 WRIGHT ST	MAR/29/1993	WAUKESHA
94399	DANIEL NICKELS	603 MCCALL ST	MAR/29/1993	WAUKESHA
94405	ARTHUR AND LUCILLE LIBBY HOUSE	125 WRIGHT ST	MAR/29/1993	WAUKESHA
94406	WILLIAM AND ALICE LEADLEY HOUSE	202 WRIGHT ST	MAR/29/1993	WAUKESHA
94407	RESIDENTIAL	205 WRIGHT ST	MAR/29/1993	WAUKESHA
94408	MORGAN AND MARY HOLMES HOUSE	209 WRIGHT ST	MAR/29/1993	WAUKESHA
94409	JACOB RUBY HOUSE	215 WRIGHT ST	MAR/29/1993	WAUKESHA
94410	CLARENCE ANDERSON HOUSE	316 S CHARLES ST	MAR/17/1988	WAUKESHA
94411	JAMES E. DELONG HOUSE	406 S EAST AVE	MAR/17/1988	WAUKESHA
94412	VIRGINIA FRAME HOUSE	321 S HARTWELL AVE	MAR/17/1988	WAUKESHA
94413	HENRY A. YOUMANS HOUSE	105 E NEWHALL AVE	MAR/17/1988	WAUKESHA
94414	RESIDENTIAL	401 E NEWHALL AVE	MAR/17/1988	WAUKESHA
94415	RESIDENTIAL	407 E NEWHALL AVE	MAR/17/1988	WAUKESHA
94416	ALDOLPH E. WINZENREID GARAGE	208 OXFORD DRIVE	MAR/17/1988	WAUKESHA
94417	GOTHARD HEIN GARAGE	104 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
94418	CURTIS C. CALLOW HOUSE	116 WINDSOR DR	MAR/17/1988	WAUKESHA
94420	ANDREW S. CRONK HOUSE	200 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
94421	EDWARD D. EICHELBERGER HOUSE	308 WINDSOR DR	MAR/17/1988	WAUKESHA
94422	REUBEN V. PFEILER HOUSE	311 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
94423	JOHN L. DAVIES HOUSE	314 WINDSOR DRIVE	MAR/17/1988	WAUKESHA

94424	FLOYD H. CRISTOPH HOUSE GARAGE	412 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
94425	RESIDENTIAL	420 WINDSOR DRIVE	MAR/17/1988	WAUKESHA
94426	FRED AND LAURA KUMMROW	109 N CHARLES ST	MAR/29/1993	WAUKESHA
94427	RESIDENTIAL	110 N CHARLES ST	MAR/29/1993	WAUKESHA
94428	RESIDENTIAL	116 N CHARLES ST	MAR/29/1993	WAUKESHA
94429	RESIDENTIAL	119 N CHARLES ST	MAR/29/1993	WAUKESHA
94430	FRANK AND NINA FOX	120 N CHARLES ST	MAR/29/1993	WAUKESHA
94431	SIGMA PHI EPSILON FRATERNITY HOUSE	201 N CHARLES ST	MAR/29/1993	WAUKESHA
94432	RESIDENTIAL	206-208 N CHARLES ST	MAR/29/1993	WAUKESHA
94433	RESIDENTIAL	212 N CHARLES ST	MAR/29/1993	WAUKESHA
94434	GEORGE AND ANNA KNIPFEL	215 N CHARLES ST	MAR/29/1993	WAUKESHA
94435	RESIDENTIAL	218 N CHARLES ST	MAR/29/1993	WAUKESHA
94436	HIRAM NOURSE	221 N CHARLES ST	MAR/29/1993	WAUKESHA
94437	AGNES GERNON	222 N CHARLES ST	MAR/29/1993	WAUKESHA
94438	RESIDENTIAL	228 N CHARLES ST	MAR/29/1993	WAUKESHA
94439	RESIDENTIAL	230 N CHARLES ST	MAR/29/1993	WAUKESHA
94440	ANN SMEATON	233 N CHARLES ST	MAR/29/1993	WAUKESHA
94441	KATHERINE AND F. EMMONS KIEHL	235 N CHARLES ST	MAR/29/1993	WAUKESHA
94442	ELMER AND MAUDE WEBB; "WESTLY"	301 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94444	THOMAS BREAW; HARRY AND FLORENCE COOK	305 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94445	RESIDENTIAL	309 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94446	IRWIN AND MARGARET LUBBERS	312 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94447	AUSTIN AND AMY BAIRD HOUSE	320 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94448	HOWARD HUBBELL; LINCOLN AND ETTA SMITH	323 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94449	RESIDENTIAL	404 MCCALL ST	MAR/29/1993	WAUKESHA
94450	RESIDENTIAL	400 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94451	ARTHUR AND MIRIAM KURANZ	402 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94452	E. ROBERT AND MARGARET KIMBALL	410 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94453	INGEBORD AND GERALD LUEBBEN	416 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94454	FLORENCE KORN	512 E COLLEGE AVE	MAR/29/1993	WAUKESHA
94463	RESIDENTIAL	230 N CHARLES ST	MAR/29/1993	WAUKESHA
94479	COMMERCIAL	736 N GRAND AVE	OCT/28/1983	WAUKESHA
94481	RESIDENTIAL	314 S HARTWELL	MAR/17/1988	WAUKESHA
94482	RESIDENTIAL	220 N JAMES ST	MAR/29/1993	WAUKESHA
94483	RESIDENTIAL	221 N JAMES ST	MAR/29/1993	WAUKESHA
94484	RESIDENTIAL	226 N JAMES ST	MAR/29/1993	WAUKESHA

94485	RESIDENTIAL	139 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94486	RESIDENTIAL	142 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94487	RESIDENTIAL	143 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94488	RESIDENTIAL	147 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94489	RESIDENTIAL	150 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94490	RESIDENTIAL	154 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94492	PARK VIEW PARK	CA. 500 MADISON ST	MAR/22/1990	WAUKESHA
94493	JOHN DECK CARRIAGE HOUSE	524 MADISON ST	MAR/22/1990	WAUKESHA
94503	ALBERT AND NELLIE LOVE	418 MCCALL ST	MAR/29/1993	WAUKESHA
94504	G. WILLARD MEYER	115 E NEWHALL AVE	MAR/17/1988	WAUKESHA
94505	RICHARD H. SMELTER	119 E NEWHALL	MAR/17/1988	WAUKESHA
94506	O.J. FRECKMAN HOUSE	123 E NEWHALL	MAR/17/1988	WAUKESHA
94507	WILLIAM E. WEBER	127 E NEWHALL AVE	MAR/17/1988	WAUKESHA
94508	RESIDENTIAL	205 E NEWHALL	MAR/17/1988	WAUKESHA
94510	ROBERT S. WHITTE FLATS	115-117 RANDALL ST	MAR/22/1990	WAUKESHA
94511	RICHARD D. MIERITZ HOUSE	119 RANDALL ST	MAR/22/1990	WAUKESHA
94516	RESIDENTIAL	316 WINDSOR DR	MAR/17/1988	WAUKESHA
94517	RESIDENTIAL	320 WINDSOR DR	MAR/17/1988	WAUKESHA
94518	RALPH E. CARR	326 WINDSOR DR	MAR/17/1988	WAUKESHA
94519	HARRY H. CRAMER	328 WINDSOR DR	MAR/17/1988	WAUKESHA
94520	CHRISTIAN HELKER	400 WINDSOR DR	MAR/17/1988	WAUKESHA
94521	JESSE M. BOORSE	329 WINDSOR DR	MAR/17/1988	WAUKESHA
94522	C. EASON HOUSE	406 WINDSOR DR	MAR/17/1988	WAUKESHA
94524	RESIDENTIAL	205 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94525	WILLIAM RUNKEL	211 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94526	ANDREW WADSWORTH HOUSE; MOSES WEEKS	214 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94527	RESIDENTIAL	215 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94528	ANDREW SMITH HOUSE	218 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94529	ERV JUNEMANN HOUSE	219 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94530	RESIDENTIAL	224 W LAFLIN AVE	OCT/28/1983	WAUKESHA
94533	WILLIAM A. NICKELL HOUSE	511 LAKE ST	OCT/28/1983	WAUKESHA
94535	NICKELL CARRIAGE HOUSE	511 LAKE ST	OCT/28/1983	WAUKESHA
94541	RESIDENTIAL	101 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94542	WILBUR AND EDITH IMIG HOUSE	111 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94543	RESIDENTIAL	114 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94544	HERBERT AND MARY SYDOW HOUSE	115 N HARTWELL AVE	MAR/29/1993	WAUKESHA

94545	FRED PENNENBECKER HOUSE	122 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94546	GEORGE AND BERTHA WOLF HOUSE	202 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94547	JOHN AND NELLIE TAYLOR HOUSE	215 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94548	LEE OVITT HOUSE	245 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94549	MARY BILLINGS HOUSE	317 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94550	GEORGE AND KATHERINE MILLER HOUSE	322 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94552	RESIDENTIAL	323 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94553	RESIDENTIAL	327 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94554	DAVID AND ELLA DAVIES HOUSE	333 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94555	BRUCE AND EDNA BEATY HOUSE	208 WRIGHT ST	MAR/29/1993	WAUKESHA
94556	RESIDENTIAL	412 MCCALL ST	MAR/29/1993	WAUKESHA
94557	HENRY NICKELS HOUSE	513 MCCALL ST	MAR/29/1993	WAUKESHA
94558	NICHOLAS IMIG HOUSE	517 MCCALL ST	MAR/29/1993	WAUKESHA
94559	MAUDE WEAVER HOUSE	518 MCCALL ST	MAR/29/1993	WAUKESHA
94560	STANTON CLARK HOUSE	522 MCCALL ST	MAR/29/1993	WAUKESHA
94561	NICHOLAS IMIG HOUSE	523 MCCALL ST	MAR/29/1993	WAUKESHA
94577	CHARLES E. NELSON, SR. HOUSE	520 N GRAND AVE	APR/05/1990	WAUKESHA
94584	COMMERCIAL	740 N GRAND AVE	OCT/28/1983	WAUKESHA
94589	FERRIS HOUSE	121 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94596	WARREN WHEELER HOUSE; JOHN DECK; WILLIAM E. STEPHENS	530-532 MADISON ST	MAR/22/1990	WAUKESHA
94601	ST. MATTHIAS EPISCOPAL CHURCH	111 E MAIN ST	OCT/28/1983	WAUKESHA
94605	DR. VOLNEY L. MOORE HOUSE	307 E MAIN ST	OCT/28/1983	WAUKESHA
94610	RESIDENTIAL	224 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94612	RESIDENTIAL	228 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94614	ORIN SOMMERS HOUSE	232 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94617	NATIONAL HOTEL	235 W MAIN ST	OCT/28/1983	WAUKESHA
94619	BREHM STORE	300 W MAIN ST	OCT/28/1983	WAUKESHA
94620	WILLIAM H. STARE HOUSE	236 N HARTWELL AVE	MAR/29/1993	WAUKESHA

94621	NATIONAL EXCHANGE BANK	309-311 W MAIN ST	OCT/28/1983	WAUKESHA
94622	CARL ZUEGE HOUSE	239 N HARTWELL AVE	MAR/29/1993	WAUKESHA
94689	ROY L. BENJAMIN HOUSE	321 S EAST AVE	MAR/17/1986	WAUKESHA
95117	FRANK BOECK HOUSE [A]	106 N JAMES ST	MAR/29/1993	WAUKESHA
95118	RESIDENTIAL	112 N JAMES ST	MAR/29/1993	WAUKESHA
95119	HENRY & MARY NICKELL HOUSE	115 N JAMES ST	MAR/29/1993	WAUKESHA
95120	RESIDENTIAL	116 N JAMES ST	MAR/29/1993	WAUKESHA
95267	RESIDENTIAL	119 N JAMES ST	MAR/29/1993	WAUKESHA
95268	RESIDENTIAL	124 N JAMES ST	MAR/29/1993	WAUKESHA
95269	RESIDENTIAL	125 N JAMES ST	MAR/29/1993	WAUKESHA
95270	FRANK AND HATTIE SMITH HOUSE [A]	130 N JAMES ST	MAR/29/1993	WAUKESHA
95271	RUSSELL PALMER HOUSE	133-35 N JAMES ST	MAR/29/1993	WAUKESHA
95272	RESIDENTIAL	136 N JAMES ST	MAR/29/1993	WAUKESHA
95273	REX WARDEN HOUSE	137 N JAMES ST	MAR/29/1993	WAUKESHA
95274	JOHN AND MARY RODGERS HOUSE	201 N JAMES ST	MAR/29/1993	WAUKESHA
95275	RESIDENTIAL	210 N JAMES ST	MAR/29/1993	WAUKESHA
95276	ERNEST FRITZ HOUSE	215 N JAMES ST	MAR/29/1993	WAUKESHA
95277	RESIDENTIAL	216 N JAMES ST	MAR/29/1993	WAUKESHA
95499	RESIDENTIAL	530-532 MADISON ST	MAR/22/1990	WAUKESHA
95500	RESIDENTIAL	120 RANDALL ST	MAR/22/1990	WAUKESHA
95501	RESIDENTIAL	127 RANDALL ST	MAR/22/1990	WAUKESHA
95502	RESIDENTIAL	123 RANDALL ST	MAR/22/1990	WAUKESHA
95503	RESIDENTIAL	119 RANDALL ST	MAR/22/1990	WAUKESHA
95548	RESIDENTIAL	220 N JAMES ST	MAR/29/1993	WAUKESHA
95549	RESIDENTIAL	226 N JAMES ST	MAR/29/1993	WAUKESHA
95551	RESIDENTIAL	232 N JAMES ST	MAR/29/1993	WAUKESHA
95552	RESIDENTIAL	236 N JAMES ST	MAR/29/1993	WAUKESHA
95777	ESTBERG	208 WINDSOR DR	MAR/17/1988	WAUKESHA
95778	CAHILL	301 WINDSOR DR	MAR/17/1988	WAUKESHA
95779	HAPKINS	423 WINDSOR DR	MAR/17/1988	WAUKESHA
95798	RESIDENTIAL	114A N HARTWELL AVE	MAR/29/1993	WAUKESHA
95799	RESIDENTIAL	233A N JAMES ST	MAR/29/1993	WAUKESHA
95800	RESIDENTIAL	513A MCCALL ST	MAR/29/1993	WAUKESHA

SOURCE: WISCONSIN HISTORICAL SOCIETY

ELIGIBLE HISTORIC SITES IN WAUKESHA COUNTY NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES: 2005

SITE NUMBER	HISTORIC NAME OR USE	SITE ADDRESS	MUNICIPALITY
7344	DISTRICT SCHOOL 13; MORIAH SCHOOL	W33989 SUNSET DR	GENESEE
7931	WHITE ELM NURSERY	621 W CAPITOL DRIVE	HARTLAND
7988	ST. ANTHONY'S CHURCH	N 74 W 13604 APPLETON AVE	MENOMONEE FALLS
8019	ST. MARY'S CATHOLIC CHURCH	N 89 W 16297 CLEVELAND AVE	MENOMONEE FALLS
8111	JULIUS KAUN FARMHOUSE	N 89 W 15782 MAIN ST	MENOMONEE FALLS
8112	JOE BRAZY HOUSE	N 89 W 15883 MAIN ST	MENOMONEE FALLS
8114	ROBERT H WENDT HOUSE	N 89 W 16030 MAIN ST	MENOMONEE FALLS
8118	PETER NEUBURG HOUSE	N 89 W 16170 MAIN ST	MENOMONEE FALLS
8121	J B WHITTAKER HOUSE	N 89 W 16278-80 MAIN ST	MENOMONEE FALLS
8198	ST. JAMES CATHOLIC CHURCH	W 220 N 6588 TOWN LINE RD	MENOMONEE FALLS
26648	HARRY NEU HOUSE	N 89 W 15703 MAIN ST	MENOMONEE FALLS
26649	RESIDENTIAL	N 88 W 15750 PARK BLVD	MENOMONEE FALLS
26650	CAPTAIN FREDOLIN SCHMIDT HOUSE	N 89 W 15937 MAIN ST	MENOMONEE FALLS
26651	UNKNOWN	N 89 W 15949 MAIN ST	MENOMONEE FALLS
26652	STERLING SERVICE STATION	N 89 W 15963 MAIN ST	MENOMONEE FALLS
8255	LAFLIN LODGE	206 MAIN ST	MUSKEGO
8279	HENRY MUEHL FARMSTEAD	S71 W13382 WOODS RD	MUSKEGO
8289	SCHAUWITZER FARMSTEAD	S84 W17698 WOODS RD	MUSKEGO
8292	ED BOSCH GARAGE	S 98 W 12578 STATE HIGHWAY 36	MUSKEGO
98512	MOREY-MARKHAM HOUSE	1017 WESTOWNE AVE	MUSKEGO
117713	HENRY MUEHL FARMSTEAD	S71 W13382 WOODS RD	MUSKEGO
117714	HENRY MUEHL FARMSTEAD	S71 W13382 WOODS RD	MUSKEGO
117715	HENRY MUEHL FARMSTEAD	S71 W13382 WOODS RD	MUSKEGO
117721	SCHAUWITZER FARMSTEAD	S84 W17698 WOODS RD	MUSKEGO
117722	SCHAUWITZER FARMSTEAD	S84 W17698 WOODS RD	NEW BERLIN
120080	CHARLES C. BAUER HOUSE	18715 W GREENFIELD AVE	NEW BERLIN
7647	ST. JOAN OF ARC CATHOLIC CHURCH	N50 W34851 WISCONSIN AVE	OCOMOMOWOC
7482	ST. MARY'S EPISCOPAL CHURCH	36014 SUNSET DR	SUMMIT
12502	ELISHA EDGERTON FARM	36225 STATE HIGHWAY 18	SUMMIT
12503	ELISHA EDGERTON FARM	36225 STATE HIGHWAY 18	SUMMIT
12504	SPRINGDALE RESORT	36225 STATE HIGHWAY 18	SUMMIT
7734	M. DAVIDSON LIME KILN	N63 W23075 MAIN ST	VILLAGE OF MERTON
7433	ALEXANDER MCWHORTER FARM	W240 S5465 STATE HIGHWAY 164	WAUKESHA
16112	JOSEPH JACKSON HADFIELD HOUSE	710-712 N EAST AVE	WAUKESHA
27897	SOO LINE DEPOT; WISCONSIN CENTRAL DEPOT	120 E BROADWAY	WAUKESHA
29559	WHITE ROCK BOTTLING PLANT/WHITE ROCK MINERAL SPRINGS	1702 WHITE ROCK AVE	WAUKESHA
46615	JAMES STORE BUILDING	129-131 W BROADWAY	WAUKESHA
94053	JOHN P. BUCHNER HOUSE	609 E BROADWAY AVE	WAUKESHA
94498	CHANDLER CARRIAGE HOUSE	1942 MADISON ST	WAUKESHA
94600	DANIEL CHANDLER HOUSE; SWARTZ HOUSE	1942 MADISON ST	WAUKESHA
94607	WILLIAM CARROLL HOUSE	142 W MAIN ST	WAUKESHA

SOURCE: WISCONSIN HISTORICAL SOCIETY

POTENTIALLY ELIGIBLE HISTORIC SITES IN WAUKESHA COUNTY NEEDING ADDITIONAL EVALUATION: 2005

SITE NUMBER	HISTORIC NAME OR USE	SITE ADDRESS	MUNICIPALITY
7582	AUGUSTA AND ERNST BENECKE HOUSE	760 N BROOKFIELD RD	BROOKFIELD
7585	LANDSBERG'S BARBECUE	21080 BLUEMOUND RD	BROOKFIELD
7769	HIRAM SHOWERMAN HOUSE	2635 N BROOKFIELD RD	BROOKFIELD
7770	BROOKFIELD JUNCTION DEPOT	2844 N BROOKFIELD RD	BROOKFIELD
7773	WILLIAM R. BLODGETT HOUSE	1455 N BROOKFIELD RD	BROOKFIELD
7776	CHARLES EICHSTAEDT HOUSE	1920 BROOKFIELD RD	BROOKFIELD
7779	G.W. BROWN HOUSE	2710 N BROOKFIELD RD	BROOKFIELD
7780	RESIDENTIAL	2730 BROOKFIELD RD	BROOKFIELD
7781	GEORGE DOLPH HOUSE	2745 BROOKFIELD RD	BROOKFIELD
7785	JACOB RUBY FARM	165 S CALHOUN RD	BROOKFIELD
7787	WI MEMORIAL PARK CO	13235 W CAPITOL DRIVE	BROOKFIELD
7789	GEORGE GEBHARDT HOUSE	16265 GEBHARDT RD	BROOKFIELD
7792	GEORGE H. DAUBNER FARM	16680 W NORTH AVE	BROOKFIELD
12541	WI MEMORIAL PARK CO	13235 W CAPITOL DRIVE	BROOKFIELD
12542	WI MEMORIAL PARK CO	13235 W CAPITOL DRIVE	BROOKFIELD
16347	RESIDENTIAL	15450 FIELDSTONE DRIVE	BROOKFIELD
16681	ARTHUR DAVIDSON SR. HOUSE	19605 DAVIDSON RD	BROOKFIELD
16715	RESIDENTIAL	2760 N BROOKFIELD	BROOKFIELD
17119	JOSEPH DECHANT FARM	100 S DECHANT RD	BROOKFIELD
61665	WILLIAM LEITH HOUSE; JOHN GEBHARDT HOUSE	15735 BROJAN DR	BROOKFIELD
68491	BARBARA AND FREDERICK NEU HOUSE	CAPITOL DR	BROOKFIELD
74946	HOFF HOUSE	2500 N BROOKFIELD RD	BROOKFIELD
79402	MARY EBLE FARM	19480 BLUEMOUND RD	BROOKFIELD
104265	IRON SPRING FARM	16665 GEBHARDT RD	BROOKFIELD
104282	RESIDENTIAL	14360 GREENFIELD AVE	BROOKFIELD
104283	CHARLES SCHEETZ, JR. HOUSE	16650 GREENFIELD AVE	BROOKFIELD
104286	JOHN HOFFMAN HOUSE	18415 HOFFMAN AVE	BROOKFIELD
104288	RUSSELL PHILLIPS FARM	14485 W LISBON RD	BROOKFIELD
104289	J. C. WHITFORD HOUSE	14865 W LISBON RD	BROOKFIELD
104299	J. H. CUSHING HOUSE	13350 W NORTH AVE	BROOKFIELD
104301	UNKNOWN	14040 W NORTH AVE	BROOKFIELD
104391	KIECKHEFER LOG CABIN	C. 19301 W NORTH AVE	BROOKFIELD
104392	CROWLEY HOUSE	15660 POMONA RD	BROOKFIELD
104394	ROBERT J. KIECKHEFER MANSION	19160 STILL POINT TRAIL	BROOKFIELD
104396	ALENANDER DONALDSON HOUSE	1785 WHITEMONT DRIVE	BROOKFIELD
104404	T. H. TUCKER HOUSE	3025 N 186TH ST	BROOKFIELD
7814	RESIDENTIAL	4207 CAMPBELL TRACE	DELAFIELD
7823	ANDREW PROUDFIT HOUSE	727 GENESEE ST	DELAFIELD
21095	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	DELAFIELD
21096	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	DELAFIELD
21098	STATE TUBERCULOSIS SANITARIUM	BOY'S SCHOOL RD	DELAFIELD
7230	THERESA AND FREDERICK VON RUEDEN HOUSE	S 91 W 39381 STATE HIGHWAY 59	EAGLE
	STUTE / WELCH FARM	SECTION 30, T5N R17E	EAGLE
	EDWARD HINKLEY HOUSE	W364 S7310 HIGHWAY 67	EAGLE
	PALESTINE SCHOOL	SECTION 11, T5N R17E	EAGLE
	AC CLARK / AO SMITH	W345 S10503 HIGHWAY E	EAGLE
7896	GRIDLEY HOUSE - RESIDENTIAL	820 SHADOW LAWN DR	ELM GROVE

7900	SCHOOL SISTERS OF NOTRE DAME - INSTITUTIONAL	13105 WATERTOWN PLANK RD	ELM GROVE
102766	OLD ST. MARY'S CHURCH - COMMERCIAL	13100 WATERTOWN PLANK ROAD	ELM GROVE
105114	SINGLE FAMILY RESIDENTIAL	825 BRINSMERE DRIVE	ELM GROVE
105115	SINGLE FAMILY RESIDENTIAL	835 BRINSMERE DRIVE	ELM GROVE
105116	SINGLE FAMILY RESIDENTIAL	14600 CRESTWOOD COURT	ELM GROVE
105117	SINGLE FAMILY RESIDENTIAL	1545 GREENWAY TERRACE	ELM GROVE
105130	SINGLE FAMILY RESIDENTIAL	1660 HIGHLAND DRIVE	ELM GROVE
105132	CHANDLER H. GILMAN HOUSE - RESIDENCE	14225 JUNEAU BOULEVARD	ELM GROVE
105134	SINGLE FAMILY RESIDENTIAL	14655 JUNEAU BOULEVARD	ELM GROVE
105148	SINGLE FAMILY RESIDENTIAL	1060 KATHERINE DRIVE	ELM GROVE
105182	SINGLE FAMILY RESIDENTIAL	1235 OVERHILL RD	ELM GROVE
105204	SINGLE FAMILY RESIDENTIAL	1075 UPPER RIDGEWAY	ELM GROVE
105231	SINGLE FAMILY RESIDENTIAL	1175 UPPER RIDGEWAY	ELM GROVE
105232	SINGLE FAMILY RESIDENTIAL	1185 UPPER RIDGEWAY	ELM GROVE
105233	REINDER (REITTER) HOUSE - RESIDENCE	13550 WATERTOWN PLANK RD	ELM GROVE
105235	SINGLE FAMILY RESIDENTIAL	14235 WATERTOWN PLANK RD	ELM GROVE
105244	WERNER HOUSE - RESIDENCE	14375 WOODLAWN CIRCLE	ELM GROVE
7377	JOHN MAGEE/OWEN OLIVER FARM	W314 S3986 STATE HIGHWAY 83	GENESEE
122208	GREENE RESIDENCE	W305 S4501 BROOKHILL RD	GENESEE
96949	HAROLD VAN BUREN HOUSE	136 HILL ST	HARTLAND
97069	HARTLAND MUNICIPAL WELL NO. 1	614 W CAPITOL DRIVE	HARTLAND
97077	HARTLAND MUNICIPAL GAS PLANT	134 COTTONWOOD AVE	HARTLAND
7749	F. OTIS PROPERTY/MIKE SPINKS SALOON	N52 W25010 LISBON RD	LISBON
124032	RESIDENTIAL	WAUKESHA AVE	LISBON
7652	HEINRICH KUNTZ HOUSE	W301 N9430 COUNTY HIGHWAY E	MERTON
7667	ST. PETER'S EPISCOPAL CHURCH	E SIDE OF MILL ST JUST S OF ST CLARE CHURCH	MERTON
7677	ST. JOHN'S EVANGELICAL LUTHERAN CHURCH	W 335 N 6909 COUNTY HIGHWAY C	MERTON
8233	OCTAGON HOUSE	6985 MAIN ST	MERTON
8234	FIRST BAPTIST CHURCH	N6996 MAIN ST	MERTON
8235	JOHN MITCHELL RESIDENCE	7084 MAIN ST	MERTON
8241	PHILLIP SCHNEIDER RESIDENCE	7167 MAIN ST	MERTON
8245	JACOB SCHNEIDER RESIDENCE	7371 MAIN ST	MERTON
8257	TEXACO FILLING STATION	401 MAIN ST	MUKWONAGO
8258	WALLMAN, LOTZ & CO. FURNITURE STORE	411 MAIN ST	MUKWONAGO
42855	HAMILTON LOBDELL HOUSE	COUNTY HIGHWAY NN	MUKWONAGO
121100	FIRST CONGREGATIONAL CHRUCH	231 ROBERTS DR	MUKWONAGO
121101	FIRST CONGREGATIONAL CHURCH	231 ROBERTS DR	MUKWONAGO
8331	PECK-FOSTER HOUSE	19985 W NATIONAL AVE	NEW BERLIN
7645	NORRIS JOINT DISTRICT SCHOOL #1	N50 W35057 E WISCONSIN AVE	OCONOMOWOC
8376	DR. JAMES A HENSHALL COACH HOUSE	FOWLER PARK	OCONOMOWOC
8391	CAPTAIN SCUDDER HOUSE	307 N LAKE RD	OCONOMOWOC
8392	HENRY J. BROOKINS HOUSE	317 N LAKE RD	OCONOMOWOC
8394	JAMES C.HITCHCOCK HOUSE	404 N LAKE RD	OCONOMOWOC
8400	REV. GORDON COTTAGE	616 N LAKE RD	OCONOMOWOC
8405	MARJORIE MONTGOMERY WARD BAKER HOUSE	800 LAKE RD	OCONOMOWOC
8448	ZION EPISCOPAL CHURCH	135 ROCKWELL ST	OCONOMOWOC
8459	MARGARET AND DAVID EDWARDS HOUSE	414 S SILVER LAKE ST	OCONOMOWOC
8474	PLINY PUTNAM HOUSE	318 E SUMMIT AVE	OCONOMOWOC
8537	DR. LOUIS A MEYER HOUSE	514 W WISCONSIN AVE	OCONOMOWOC
8540	ANDREW AND GERTRUDE MCKEE HOUSE	805 W WISCONSIN AVE	OCONOMOWOC

29911	HUNTER FARM	2898 N STATE HIGHWAY 67	OTTAWA
7550	UNIONVILLE SCHOOL	W34 N2404 CAPITOL DR	PEWAUKEE
8609	ST. ALBAN'S CHURCH	W 239 N 6440 MAPLE AVE	SUSSEX
68943	PIX THEATRE	264 W MAIN ST	WAUKESHA
78324	BARSTOW SCHOOL	210 MARY ST	WAUKESHA
80857	ROBERT BROWN HOUSE	321 N RACINE AVE	WAUKESHA

SOURCE: WISCONSIN HISTORICAL SOCIETY

EVALUATED SITES NOT ELIGIBLE FOR HISTORIC DESIGNATION IN WAUKESHA COUNTY: 2005

SITE NUMBER	HISTORIC NAME OR USE	SITE ADDRESS	MUNICIPALITY
90584	HENRY HEARTLE HOUSE	18810 GREENFIELD AVE	BROOKFIELD
124040	A. SNELL HOUSE	18430 CAPITOL DR	BROOKFIELD
125638	HENRY HESS	4763 124TH ST	BUTLER
125639	CARDINAL CLUB	4741 124TH ST	BUTLER
125640	WILLIAM PLUCKHAHN/PLUCKHAHN TAVERN	4759 124TH ST	BUTLER
125641	GETTLEMAN BREWING/SUBURBAN HOTEL	4753 124TH ST	BUTLER
125642	JOE KANE	12415 W DERBY PLACE	BUTLER
125643	W. R. LITTLE	4669 124TH ST	BUTLER
125644	W.R. LITTLE	12419 W PECK PLACE	BUTLER
125645	HENRY SEIFORT	4605 124TH ST	BUTLER
125646	AMERICAN CLEANERS	4701 124TH ST	BUTLER
125647	PETE SERDICH	12415 W GLENDALE AVE	BUTLER
125648	COMMERCIAL	4577 124TH ST	BUTLER
7806	COMMUNITY BUILDING FOR THE VILLAGE OF CHENEQUA	31275 W COUNTY HIGHWAY K	CHENEQUA
7807	GUSTAF UNONIUS MARKER	SW CORNER OF STATE HIGHWAY 83 AND COUNTY HIGHWAY K E	CHENEQUA
7865	ZASTROW HOUSE	2731 NAGAWICKA RD	DELAFIELD
20892	DNR OWNED LAND	W330 N539 COUNTY HIGHWAY C, W SIDE, .7 M S OF DELAFIELD CITY LIMITS	DELAFIELD
20893	DNR OWNED LAND	W330 N539 COUNTY HIGHWAY C, W SIDE, .7 M S OF DELAFIELD CITY LIMITS	DELAFIELD
20894	DNR OWNED LAND	W330 N539 COUNTY HIGHWAY C, W SIDE, .7 M S OF DELAFIELD CITY LIMITS	DELAFIELD
20895	DNR OWNED LAND	W330 N539 COUNTY HIGHWAY C, W SIDE, .7 M S OF DELAFIELD CITY LIMITS	DELAFIELD
20896	DNR OWNED LAND	W330 N539 COUNTY HIGHWAY C, W SIDE, .7 M S OF DELAFIELD CITY LIMITS	DELAFIELD
7231	OLD MINE??	KETTLE MORAINE STATE FOREST, SOUTHERN UNIT	EAGLE
32046	SCUPPERNONG SPRINGS??	KETTLE MORAINE STATE FOREST S UNIT	EAGLE
7382	UNION HOUSE	S42 W31320 STATE HIGHWAY 83	GENESEE
93681	UNKNOWN	110 E STATE ST	GENESEE
7910	HORNBURG FORD	130 E CAPITOL DRIVE	HARTLAND
7911	COMMERCIAL	140-142 E CAPITOL DR	HARTLAND
7932	HARTLAND LAKESIDE PUBLIC SCHOOLS	232 CHRUCH ST	HARTLAND

7935	COMMERCIAL	345 COTTONWOOD AVE	HARTLAND
93935	RESIDENTIAL	921 E CAPITOL DR	HARTLAND
7696	SAMUEL CONNELL	N 95 W 22107 COUNTY HIGHWAY Q	LISBON
7697	FRANCIS CONNELL	N95 W 22297 COUNTY HIGHWAY Q	LISBON
7698	JOHN LILLY	N 95 W 22705 COUNTY HIGHWAY Q	LISBON
124026	J. DONNELLY HOUSE	W275 N7813 LAKE FIVE RD	LISBON
124027	J. DONNELLY HOUSE	W275 N7813 LAKE FIVE RD	LISBON
124028	J. DONNELLY HOUSE	W275 N7813 LAKE FIVE RD	LISBON
124033	M. PENDERGAST HOUSE	W220 N6437 STATE HIGHWAY 74	LISBON
124034	COMMERCIAL	STATE HIGHWAY 74	LISBON
124035	F. HANDFIN FARM	N63 W22039 STATE HIGHWAY 74	LISBON
124037	J.S. LEE HOUSE	N63 W22039 STATE HIGHWAY 74	LISBON
124134	F. HANDFIN FARM	N63 W22039 STATE HIGHWAY 74	LISBON
125995	JOHN MCCARTEN	N95 W22835 COUNTY HIGHWAY Q	LISBON
125997	FRANCIS CONNELL	N95 W22297 COUNTY HIGHWAY Q	LISBON
125998	JOHN MCCARTEN	N95 W22835 COUNTY HIGHWAY Q	LISBON
126000	FRANCIS CONNELL	N95 W22297 COUNTY HIGHWAY Q	LISBON
126001	FRANCIS CONNELL	N95 W22297 COUNTY HIGHWAY Q	LISBON
126003	FRANCIS CONNELL	N95 W22297 COUNTY HIGHWAY Q	LISBON
126005	FRANCIS CONNELL	N95 W22297 COUNTY HIGHWAY Q	LISBON
126006	SAMUEL CONNELL	N95 W 22107 COUNTY HIGHWAY Q	LISBON
129758	SAMUEL CONNELL	N95 W22107 COUNTY HIGHWAY Q	LISBON
8007	ST. PAUL'S EVANGELICAL & REFORMED CHURCH	N 89 W 16856 APPLETON AVE	MENOMONEE FALLS
8020	E. O. ECKLAND HOUSE	N 89 W 16636 CLEVELAND AVE	MENOMONEE FALLS
8021	BERNARD TRILLER DUPLEX	N 89 W 16658 CLEVELAND AVE	MENOMONEE FALLS
8022	HENRY GESSERT HOUSE	N 89 W 16669-71 CLEVELAND AVE	MENOMONEE FALLS
8023	AUGUST LAISY/JACOB K. SCHLAFER HOUSE	N 89 W 16672 CLEVELAND AVE	MENOMONEE FALLS
8024	EDWARD STARK HOUSE	N 89 W 16685 CLEVELAND AVE	MENOMONEE FALLS
8025	EDWARD STARK/FRED T. MOELLER HOUSE	N 89 W 16705 CLEVELAND AVE	MENOMONEE FALLS
8027	WILLIAM SCHLAGETER, SR. HOUSE	N 89 W 16721-23 CLEVELAND AVE	MENOMONEE FALLS
8048	MRS. J. B. NEHS DUPLEX	W 165 N 8944-46 GRAND AVE	MENOMONEE FALLS
8050	PHILLIP PUEHLER HOUSE	W 166 N 8953 GRAND AVE	MENOMONEE FALLS
8051	PHILLIP PUEHLER LOG HOUSE	W 166 N 8953 GRAND AVE IN THE REAR	MENOMONEE FALLS
8052	MRS LORENZ DEBUS HOUSE	W 166 N 8963 GRAND AVE	MENOMONEE FALLS
8053	MRS JAMES GREENGO HOUSE	W 166 N 8978 GRAND AVE	MENOMONEE FALLS
8054	MRS. ANNE GREENGO CARRIAGE HOUSE	W 166 N 8978 GRAND AVE IN THE REAR	MENOMONEE FALLS
8057	EDWIN A. SNYDER HOUSE	W 166 N 9018 GRAND AVE	MENOMONEE FALLS
8058	EDWIN A. SNYDER CARRIAGE HOUSE	W 166 N 9018 GRAND AVE IN THE REAR	MENOMONEE FALLS
8061	FRANK BAER/ FRED WAGNER HOUSE	N 89 W 16650 GRANT AVE	MENOMONEE FALLS

8106	DR. GEORGE HOYT HOUSE	N 88 W 16954 MAIN ST	MENOMONEE FALLS
8133	SUNNYSIDE SCHOOL, DISTRICT #9	N83 W18975 MENOMONEE AVE	MENOMONEE FALLS
8138	JACOB GILMAN FARMHOUSE	N 88 W 19712 MENOMONEE AVE	MENOMONEE FALLS
8185	A.A. SCHMIDT AND SONS FUNERAL HOME	N90 W16890 ROOSEVELT DR	MENOMONEE FALLS
8212	STEPHEN FOBIAN HOUSE	W 164 N 9021 WATER ST	MENOMONEE FALLS
23491	RESIDENTIAL	NW CNR OF PILGRIM RD (COUNTY HIGHWAY YY) AND EDELWEISS LN	MENOMONEE FALLS
23492	RESIDENTIAL	E SIDE OF PILGRIM RD (COUNTY HIGHWAY YY) JUST N OF EDDELWEISS LN	MENOMONEE FALLS
23493	RESIDENTIAL	E SIDE OF PILGRIM RD (COUNTY HIGHWAY YY) OPP LONGWOOD ST	MENOMONEE FALLS
23494	RESIDENTIAL	SE CNR OF PILGRIM RD (COUNTY HIGHWAY YY) AND ROSEWOOD DR	MENOMONEE FALLS
23495	RESIDENTIAL	E SIDE OF PILGRIM RD JUST S OF CROSSWAY DR	MENOMONEE FALLS
23496	RESIDENTIAL	NW CNR OF PILGRIM RD (COUNTY HIGHWAY YY) AND COLONY RD	MENOMONEE FALLS
88994	HENRY SEGEBARTH BARN	W204 N8151 LANNON RD	MENOMONEE FALLS
88998	RICHARD SPINNER HOUSE	W166 N8954 GRAND AVE	MENOMONEE FALLS
124036	J.S. LEE HOUSE	N63 W22039 STATE HIGHWAY 74	MENOMONEE FALLS
124038	T. GILL HOUSE	W20 N5880 COUNTY HIGHWAY Y	MENOMONEE FALLS
124039	T. GILL FARM	W20 N5880 COUNTY HIGHWAY Y	MENOMONEE FALLS
124041	L. ZINK FARM	W187 N8661 MAPLE	MENOMONEE FALLS
124042	L. ZINK FARM	W187 N8661 MAPLE	MENOMONEE FALLS
124080	RESIDENTIAL	N96 W19145 COUNTYLINE RD	MENOMONEE FALLS
124081	RESIDENTIAL	N96 W19145 COUNTYLINE RD	MENOMONEE FALLS
124082	RESIDENTIAL	N96 W19145 COUNTYLINE RD	MENOMONEE FALLS
126007	W. BARNES HOUSE	N96 W19145 COUNTY HIGHWAY Q	MENOMONEE FALLS
132920	NORTH FOND DU LAC ROAD BRIDGE	FOND DU LAC AVE OVER TRIBUTARY TO THE MENOMONEE RIVER	MENOMONEE FALLS
7663	JOHN M. HALL RESIDENCE	N 76 W 29724 COUNTY HIGHWAY VV	MERTON
7668	NORTH LAKE PRESBYTERIAN CHURCH	W 314 N 7736 MILL ST	MERTON
64802	DRUMMOND GENERAL STORE	W335 N6939 STONE BANK RD	MERTON
116216	HOLT HOUSE	N76 W31494 COUNTY HIGHWAY VV	MERTON
122622	WEBER FARM BARN	28179 W SILVER SPRING DR	MERTON
122630	J. DONNELLY FARM	W335 N7663 STONEBANK RD	MERTON
122631	J. DONNELLY FARM	W335 N7663 STONEBANK RD	MERTON
122632	J. DONNELLY FARM	W335 N7663 STONEBANK RD	MERTON
123218	ROY BRAULT HOUSE	W314 N7584 MILL ST	MERTON
123220	THEODORE HARTRIDGE/O.T. MONSTED HOUSE	W315 N7631 MILL ST	MERTON
123221	MINNIE SLEEP HOUSE	W315 N7641 MILL ST	MERTON
123222	MARY SORENSON-PHARES PETERSON HOUSE	W314 N7680 MILL ST	MERTON

123223	NORTH LAKE BRIDGE	STATE HIGHWAY 83	MERTON
123978	J. DONNELLY FARM	W335 N7663 STONEBANK RD	MERTON
123979	J. DONNELLY FARM	W335 N7663 STONEBANK RD	MERTON
123980	N. NELSON FARM	W335 N7763 STONEBANK RD	MERTON
123981	N. NELSON FARM	W335 N7763 STONEBANK RD	MERTON
123982	N. NELSON FARM	W335 N7663 STONEBANK RD	MERTON
123983	N. NELSON FARM	W335 N7763 STONEBANK RD	MERTON
123984	RESIDENTIAL	N77 W31745 NORTHWOODS DR	MERTON
123985	RESIDENTIAL	N77 W31745 NORTHWOODS DR	MERTON
123986	RESIDENTIAL	N77 W31731 NORTHWOODS DR	MERTON
123987	RESIDENTIAL	N77 W31731 NORTHWOODS DR	MERTON
123988	RESIDENTIAL	STATE HIGHWAY 83	MERTON
123989	RESIDENTIAL	W311 N7882 KILBOURNE RD	MERTON
123990	RESIDENTIAL	W311 N7882 KILBOURNE RD	MERTON
123998	A. ZIMMERMAN FARM	N78 W30778 FUNK RD	MERTON
123999	A. ZIMMERMAN FARM	N78 W30778 FUNK RD	MERTON
124000	A. ZIMMERMAN FARM	N78 W30778 FUNK RD	MERTON
124001	A. ZIMMERMAN FARM	N78 W30778 FUNK RD	MERTON
124002	A. ZIMMERMAN FARM	N78 W30778 FUNK RD	MERTON
124003	FUNK MILL	LASKIN RD	MERTON
124004	RESIDENTIAL	FUNK RD	MERTON
124005	L.H. FULLER HOUSE	W304 N7770 COUNTY HIGHWAY E	MERTON
124006	L.H. FULLER FARM	W304 N7770 COUNTY HIGHWAY E	MERTON
124007	RESIDENTIAL	COUNTY HIGHWAY VV	MERTON
124008	RESIDENTIAL	COUNTY HIGHWAY VV	MERTON
124009	RESIDENTIAL	COUNTY HIGHWAY VV	MERTON
124010	RESIDENTIAL	COUNTY HIGHWAY VV	MERTON
124011	RESIDENTIAL	COUNTY HIGHWAY VV	MERTON
124012	RESIDENTIAL	W295 N7833 CAMP WHITCOMB RD	MERTON
124013	RESIDENTIAL	W295 N7833 CAMP WHITCOMB RD	MERTON
124014	RESIDENTIAL	W295 N7833 CAMP WHITCOMB RD	MERTON
124015	RESIDENTIAL	W295 N7833 CAMP WHITCOMB RD	MERTON
124016	HERMAN MARQUARD HOUSE	W294 N7854 CAMP WHITCOMB RD	MERTON
124017	FRED MARQUARDT HOUSE	W78 N29196 FLYNN RD	MERTON
124018	FRED MARQUARDT HOUSE	W78 N29196 FLYNN RD	MERTON
124019	RESIDENTIAL	W284 N7857 WOODREST	MERTON
124020	RESIDENTIAL	W284 N7861 WOODREST	MERTON
124021	RESIDENTIAL	W284 N7863 WOODREST	MERTON
124022	RESIDENTIAL	W284 N7863 WOODREST	MERTON
124023	RESIDENTIAL	WOODREST	MERTON
124024	RESIDENTIAL	WOODREST	MERTON

124025	RESIDENTIAL	WOODREST	MERTON
124126	RESIDENTIAL	N76 W30010 COUNTY HIGHWAY VV	MERTON
124127	RESIDENTIAL	N76 W30010 COUNTY HIGHWAY VV	MERTON
124128	SAM SLEEP QUALITY STOCK FARM	N76 W29976 COUNTY HIGHWAY VV	MERTON
124129	SAM SLEEP QUALITY STOCK FARM	N76 W29976 COUNTY HIGHWAY VV	MERTON
124130	SAM SLEEP QUALITY STOCK FARM	N76 W29976 COUNTY HIGHWAY VV	MERTON
7258	J.N. CRAWFORD FARM	S 94 W 28737 COUNTY HIGHWAY NN	MUKWONAGO
8260	WALLMAN-LOTZ RESIDENCE	417 MAIN ST	MUKWONAGO
8263	MUKWONAGO HOUSE	111 N ROCHESTER ST	MUKWONAGO
120626	FIELD'S PARK HISTORIC DISTRICT	SW CORNER OF N ROCHESTER ST AND COUNTY HIGHWAY NN	MUKWONAGO
120998	WILLIAM HILLIER RESIDENCE	402 GRAND AVE	MUKWONAGO
121021	CLEM SIMPSON RESIDENCE	109 LINCOLN AVE	MUKWONAGO
121023	GEORGE FICKAU RESIDENCE	121 LINCOLN AVE	MUKWONAGO
121024	LEONARD ALBEE RESIDENCE	124 LINCOLN AVE	MUKWONAGO
121025	HAROLD FICKAU RESIDENCE	125 LINCOLN AVE	MUKWONAGO
121026	HAROLD FICKAU PROPERTY	125 LINCOLN AVE	MUKWONAGO
121048	KELLOGG DRY GOODS STORE	407 MAIN ST	MUKWONAGO
121094	WILLIAM BLOTT PROPERTY	311 PLEASANT ST	MUKWONAGO
121098	ED FARDY PROPERTY/ ST. JAMES RECTORY	417 PLEASANT ST	MUKWONAGO
121109	FIELD'S/FIELD PARK	SW CORNER N ROCHESTER ST & COUNTY HIGHWAY NN	MUKWONAGO
121110	FIELD'S/FIELD PARK	SW CORNER N ROCHESTER ST & COUNTY HIGHWAY NN (CARD 5 OF 5)	MUKWONAGO
121130	DILLENBECK HOTEL	215 N ROCHESTER ST	MUKWONAGO
8288	HENRY M. PECK/EMIL VESBACH FARMSTEAD	S82 W17262 WOODS RD	MUSKEGO
8324	MCGOWAN-RAUSCH FARMSTEAD	15393 GRANGE AVE	NEW BERLIN
27579	TACI'S TAVERN	20401 W GREENFIELD AVE	NEW BERLIN
32447	LINNIE LAC DAM	LINNE LAC	NEW BERLIN
68314	LOOMIS FARMSTEAD	14811 W GRANGE AVE	NEW BERLIN
120478	NORTH PRARIE AUTO CO.	113 E STATE RD	NORTH PRAIRIE
7620	DANIEL COTTRELL HOUSE	W 379 N 7032 STATE HIGHWAY 67	OCONOMOWOC
8418	PETER KLOS SALOON	125 N MAIN ST	OCONOMOWOC
8425	US POST OFFICE	38 S MAIN ST	OCONOMOWOC
74455	US POST OFFICE – ***38 S MAIN?***	38 N MAIN ST	OCONOMOWOC
122579	RASMUSSEN FARM	W390 N9275 PENNSYLVANIA	OCONOMOWOC
122580	RASMUSSEN FARM	W390 N9275 PENNSYLVANIA	OCONOMOWOC
122581	RASMUSSEN FARM	W390 N9275 PENNSYLVANIA RD	OCONOMOWOC
122582	RASMUSSEN FARM	W390 N9275 PENNSYLVANIA	OCONOMOWOC
122583	RASMUSSEN FARM	W390 N9275 PENNSYLVANIA	OCONOMOWOC
122584	RASMUSSEN FARM	W390 N9275 PENNSYLVANIA	OCONOMOWOC

122585	RASMUSSEN FARM	W390 N9275 PENNSYLVANIA	OCONOMOWOC
122586	W. GRAVES HOUSE	CA W390 N902 PENNSYLVANIA	OCONOMOWOC
122587	W. GRAVES HOUSE	CA W390 N902 PENNSYLVANIA	OCONOMOWOC
122588	M. MCALVEY HOUSE	N9350 W384 STATE HIGHWAY 67	OCONOMOWOC
122589	M. MCALVEY HOUSE	N9350 W384 STATE HIGHWAY 67	OCONOMOWOC
122590	M. MCALVEY HOUSE	N9350 W384 STATE HIGHWAY 67	OCONOMOWOC
122591	KOEPKE FARMS INC	N92 W37326 O'NEILL RD	OCONOMOWOC
122592	KOEPKE FARMS INC	N92 W37326 O'NEILL RD	OCONOMOWOC
122593	KOEPKE FARMS INC	N92 W37326 O'NEILL RD	OCONOMOWOC
122594	M. AND S. CLEMENS FARM	O'NEILL RD	OCONOMOWOC
122595	RESIDENTIAL	N88 W36440 MAPLETON RD	OCONOMOWOC
122596	M. RYAN FARM	N8389 W350 NORWEGIAN RD	OCONOMOWOC
122597	M. RYAN FARM	N8389 W350 NORWEGIAN RD	OCONOMOWOC
122604	M. RYAN FARM	N8389 W350 NORWEGIAN RD	OCONOMOWOC
122605	M. RYAN FRAM	N8389 W350 NORWEGIAN RD	OCONOMOWOC
122606	M. RYAN FARM	N8389 W350 NORWEGIAN RD	OCONOMOWOC
122607	M. RYAN FARM	N8389 W350 NORWEGIAN RD	OCONOMOWOC
122608	M. RYAN FARM	N8389 W350 NORWEGIAN RD	OCONOMOWOC
122609	RESIDENTIAL	NORWEGIAN RD	OCONOMOWOC
122610	M. RYAN FARM	N8182 W349 NORWEGIAN RD	OCONOMOWOC
122611	M. RYAN FARM	N8182 W349 NORWEGIAN RD	OCONOMOWOC
122612	M. RYAN FARM	N8182 W349 NORWEGIAN RD	OCONOMOWOC
122613	M. RYAN FARM	N8182 W349 NORWEGIAN RD	OCONOMOWOC
122614	PETER RILEY FARM	N80 W34680 PETERSON RD	OCONOMOWOC
122615	PETER RILEY FARM	N80 W34680 PETERSON RD	OCONOMOWOC
122616	PETER RILEY FARM	N80 W34680 PETERSON RD	OCONOMOWOC
122617	PETER RILEY FARM	N80 W34680 PETERSON RD	OCONOMOWOC
122618	PETER RILEY FARM	N80 W34680 PETERSON RD	OCONOMOWOC
122619	PETER RILEY FARM	N80 W34680 PETERSON RD	OCONOMOWOC
122620	PETER RILEY FARM	N80 W34680 PETERSON RD	OCONOMOWOC
122621	T. FOY FARM	N80 W34460 PETERSON RD	OCONOMOWOC
122623	T. FOY FARM	N80 W34460 PETERSON RD	OCONOMOWOC
122624	T. FOY FARM	N80 W34460 PETERSON RD	OCONOMOWOC
122625	INGELBERT PETERSON FARM	N7825 W340 TOWNLINE RD	OCONOMOWOC
122626	INGELBERT PETERSON FARM	N7825 W340 TOWNLINE RD	OCONOMOWOC
122627	INGELBERT PETERSON FARM	N7825 W340 TOWNLINE RD	OCONOMOWOC
122628	INGELBERT PETERSON FARM	N7825 W340 TOWNLINE RD	OCONOMOWOC
122629	INGELBERT PETERSON FARM	N7825 W340 TOWNLINE RD	OCONOMOWOC
124123	S. CLEMENS HOUSE	N92 W37502 O'NEILL RD	OCONOMOWOC
124124	S. CLEMENS HOUSE	N92 W37502 O'NEILL RD	OCONOMOWOC
124125	S. CLEMENS HOUSE	N92 W37502 O'NEILL RD	OCONOMOWOC

7243	CURTIS ORCHARD FARM	KETTLE MORAINE STATE FOREST, SOUTHERN UNIT	OTTAWA
7317	RESIDENTIAL	W 350 S 3279 COUNTY HIGHWAY C	OTTAWA
7331	UNKNOWN	KETTLE MORAINE STATE FOREST, SOUTHERN UNIT	OTTAWA
32047	UNKNOWN	KETTLE MORAINE STATE FOREST SOUTH UNIT	OTTAWA
32048	UNKNOWN	KETTLE MORAINE STATE FOREST SOUTH UNIT	OTTAWA
32049	UNKNOWN	KETTLE MORAINE STATE FOREST SOUTH UNIT	OTTAWA
32050	UNKNOWN	KETTLE MORAINE STATE FOREST SOUTH UNIT	OTTAWA
8581	ST. MARY'S CATHOLIC CHURCH	447 W WISCONSIN AVE	PEWAUKEE
79396	UNKNOWN	1540 STATE HIGHWAY 16	PEWAUKEE
133338	E.A. BAUER HOUSE	308 W WISCONSIN AVE	PEWAUKEE
133339	RESIDENTIAL	335 W WISCONSIN AVE	PEWAUKEE
133340	RESIDENTIAL	348 W WISCONSIN AVE	PEWAUKEE
133341	EDWARD BURROUGHS HOUSE	350 W WISCONSIN AVE	PEWAUKEE
133342	RESIDENTIAL	354 W WISCONSIN AVE	PEWAUKEE
133343	RESIDENTIAL	402 W WISCONSIN AVE	PEWAUKEE
133344	WILLIAM LEVERENS HOUSE	487 W WISCONSIN AVE	PEWAUKEE
124029	WI DOT	W249 N6876 COUNTY HIGHWAY J	SUSSEX
124030	E. CHAMPENT HOUSE	MAPLE RD	SUSSEX
133360	RESIDENTIAL	W239 N6638 MAPLE RD	SUSSEX
7263	COMMERCIAL	430 W NEWHALL AVE	WAUKESHA
16472	PRESBYTERIAN PARSONAGE	121 ARCADIAN AVE	WAUKESHA
16489	UNKNOWN	827 N EAST AVE	WAUKESHA
16718	JOHN MURPHY HOUSE	503 N EAST	WAUKESHA
16790	RESIDENTIAL	210 ARCADIAN AVE	WAUKESHA
16791	WAUKESHA ASBESTOS CO.	403 ARCADIAN AVE	WAUKESHA
16793	RESIDENTIAL	302 ARCADIAN AVE	WAUKESHA
16794	RESIDENTIAL	115 ARCADIAN AVE	WAUKESHA
16839	MARY FRENEY HOUSE	817 N EAST AVE	WAUKESHA
16951	ALEXANDER W. RANDALL PUBLIC SCHOOL	114 S CHARLES ST	WAUKESHA
16998	UNKNOWN	115 ANN ST	WAUKESHA
16999	COMMERCIAL	214 MAIN ST	WAUKESHA
21599	JOHN WEBER, JR. HOUSE	402 PROSPECT AVE	WAUKESHA
27629	WISCONSIN CENTRAL CAR SHOPS	706 E MAIN ST	WAUKESHA
47861	RESIDENTIAL	808 MADISON	WAUKESHA
48120	CITY OF WAUKESHA	FRAME PARK	WAUKESHA
48223	RESIDENTIAL	321 BARNEY ST	WAUKESHA
52724	W.H. HARDY, JR. HOUSE	102 S GRAND AVE	WAUKESHA
56304	AUGUST KAUL HOUSE	438 W COLLEGE AVE	WAUKESHA

59598	HENRY AND ROSE KUNKEL HOUSE	702 LINCOLN AVE	WAUKESHA
59600	WAUKESHA MOTOR PLANT	901 W ST PAUL AVE	WAUKESHA
61574	RESIDENTIAL	632 DELAFIELD ST	WAUKESHA
67882	UNKNOWN	913 N EAST AVE	WAUKESHA
67884	ST. JOSEPH'S SCHOOL	818 N EAST AVE	WAUKESHA
68405	PUBLIC LIBRARY	321 WISCONSIN AVE	WAUKESHA
73502	IDA AND BERNHARD KRUEGER HOUSE	236 S WEST AVE	WAUKESHA
78231	WAUKESHA DAIRY AND SALES PAVILION	133 BAXTER ST	WAUKESHA
78328	QUARRY SCHOOL	W233 N671 STATE HIGHWAY 164	WAUKESHA
78967	RESIDENTIAL	200 MARIA ST	WAUKESHA
78968	C.M. & ST. PAUL LOCOMOTIVE HOUSE	625 E ST PAUL AVE	WAUKESHA
79398	UNKNOWN	1530 STATE HIGHWAY 164	WAUKESHA
79400	RESIDENTIAL	W231 N1070 STATE HIGHWAY 164	WAUKESHA
79401	RESIDENTIAL	238 ALBERT ST	WAUKESHA
79403	UNKNOWN	7754 HARWOOD AVE	WAUKESHA
79404	RESIDENTIAL	1208 E NORTH ST	WAUKESHA
79406	RESIDENTIAL	1214 E NORTH ST	WAUKESHA
79408	RESIDENTIAL	1228 E NORTH ST	WAUKESHA
79409	RESIDENTIAL	1232 E NORTH ST	WAUKESHA
79411	RESIDENTIAL	1310 E NORTH ST	WAUKESHA
79413	RESIDENTIAL	1418 E NORTH ST	WAUKESHA
79420	UNKNOWN	W227 N1350 W NORTH AVE	WAUKESHA
79425	RESIDENTIAL	136 E ST PAUL AVE	WAUKESHA
79427	UNKNOWN	202-218 E ST PAUL AVE	WAUKESHA
79429	UNKNOWN	222 E ST PAUL AVE	WAUKESHA
79431	UNKNOWN	410 E ST PAUL AVE	WAUKESHA
79433	RESIDENTIAL	412 E ST PAUL AVE	WAUKESHA
79439	RESIDENTIAL	418 E ST PAUL AVE	WAUKESHA
79440	UNKNOWN	501-509 E ST PAUL	WAUKESHA
79441	RESIDENTIAL	612 E ST PAUL AVE	WAUKESHA
79442	RESIDENTIAL	616-618 E ST PAUL AVE	WAUKESHA
79443	UNKNOWN	820, 806, 732 E ST PAUL AVE	WAUKESHA
80585	HUGO HOEVELER HOUSE	500 N WEST AVE	WAUKESHA
80923	HARTER HOUSE	1824 OAKDALE DR	WAUKESHA
80936	HUMPHREY ROGERS HOUSE	954 OAKLAND AVE	WAUKESHA
81679	COMMERCIAL	121 W BROADWAY	WAUKESHA
81680	COMMERCIAL	117 W BROADWAY	WAUKESHA
88084	WOOL STORAGE BUILDING	139 E NORTH ST	WAUKESHA
90619	FRANK E. ALLEN HOUSE	425 N EAST AVE	WAUKESHA
94030	RESIDENTIAL	807 ARCADIAN AVE	WAUKESHA
94031	JACKSON HOUSE	814 ARCADIAN AVE	WAUKESHA

94032	COMMERCIAL	900 ARCADIAN AVE	WAUKESHA
94034	UNKNOWN	161-167 BANK ST	WAUKESHA
94035	RESIDENTIAL	319 BARNEY ST	WAUKESHA
94036	RESIDENTIAL	326 BARNEY ST	WAUKESHA
94039	RESIDENTIAL	605 N BARSTOW ST	WAUKESHA
94041	UNKNOWN	123 NW BARSTOW ST	WAUKESHA
94042	WAUKESHA GAS & ELECTRIC	130 NW BARSTOW ST	WAUKESHA
94043	RESIDENTIAL	217 NW BARSTOW	WAUKESHA
94044	UNKNOWN	108 BAXTER ST	WAUKESHA
94045	HARVEY FRAME HOUSE	327 BETHESDA COURT	WAUKESHA
94046	DUNBAR OAK HISTORICAL MARKER	BETHESDA SPRING PARK	WAUKESHA
94047	PALMER PRODUCTS, INC.	945 BLACKSTONE AVE	WAUKESHA
94048	CHARLES WILLIAMS HOUSE	326 E BROADWAY AVE	WAUKESHA
94049	JOHN GASPAR	400 E BROADWAY AVE	WAUKESHA
94050	ERLING LARSEN FUNERAL HOME	419 E BROADWAY AVE	WAUKESHA
94051	COMMERCIAL	422 E BROADWAY	WAUKESHA
94052	COMMERCIAL	427 E BROADWAY AVE	WAUKESHA
94054	RESIDENTIAL	817 E BROADWAY AVE	WAUKESHA
94055	RESIDENTIAL	1013 E BROADWAY AVE	WAUKESHA
94056	COMMERCIAL	128 W BROADWAY AVE	WAUKESHA
94057	U.R.; CATHERINR RUEKERT	139 W BROADWAY AVE	WAUKESHA
94058	U. RUEKERT	143-147 W BROADWAY	WAUKESHA
94059	COMMERCIAL	249-251 W BROADWAY AVE	WAUKESHA
94066	RESIDENTIAL	819 BUENA VISTA	WAUKESHA
94067	RESIDENTIAL	909 BUENA VISTA	WAUKESHA
94068	RESIDENTIAL	916 BUENA VISTA	WAUKESHA
94069	RESIDENTIAL	117-119 CARROLL ST	WAUKESHA
94070	RESIDENTIAL	121-123 CARROLL ST	WAUKESHA
94071	RESIDENTIAL	210 CARROLL ST	WAUKESHA
94072	RESIDENTIAL	218 CARROLL ST	WAUKESHA
94073	RESIDENTIAL	222 CARROLL ST	WAUKESHA
94077	BLAIR SCHOOL	618 CHICAGO AVE	WAUKESHA
94078	COMMERCIAL	804 CLINTON ST	WAUKESHA
94081	UNKNOWN	214 E COLLEGE AVE	WAUKESHA
94100	GEORGE DWINNELL HOUSE	446-448 W COLLEGE AVE	WAUKESHA
94102	BOYD HOUSE	514 W COLLEGE AVE	WAUKESHA
94105	RESIDENTIAL	128 COOK ST	WAUKESHA
94106	COMMERCIAL	108 CORRINA BLVD	WAUKESHA
94107	CUTLER PARK BANDSHELL	CUTLER PARK	WAUKESHA
94108	CIVIL WAR MEMORIAL	CUTLER PARK	WAUKESHA
94109	MASTERCRAFT LEATHER COMPANY	212 CUTLER ST	WAUKESHA

94110	COMMERCIAL	2000 E DAVIDSON RD	WAUKESHA
94111	WAUKESHA WATER UTILITY DOME	115 DELAFIELD ST	WAUKESHA
94112	RESIDENTIAL	434-436 DUNBAR AVE	WAUKESHA
94113	RESIDENTIAL	461 DUNBAR AVE	WAUKESHA
94115	FRED GASPAR	507 DUNBAR AVE	WAUKESHA
94116	WARDROBE'S BOARDING HOUSE	525 DUNBAR	WAUKESHA
94117	COMMERCIAL	529 DUNBAR AVE	WAUKESHA
94126	RESIDENTIAL	400 N EAST AVE	WAUKESHA
94127	RESIDENTIAL	410 N EAST AVE	WAUKESHA
94128	COMMERCIAL	714 N EAST AVE	WAUKESHA
94129	ADDISON C. NICKELL HOUSE	720 N EAST AVE	WAUKESHA
94224	RESIDENTIAL	129 N WEST AVE	WAUKESHA
94225	RESIDENTIAL	201 N WEST AVE	WAUKESHA
94227	RESIDENTIAL	402 N WEST AVE	WAUKESHA
94228	RESIDENTIAL	407 N WEST AVE	WAUKESHA
94229	RESIDENTIAL	408 N WEST AVE	WAUKESHA
94230	RESIDENTIAL	412 N WEST AVE	WAUKESHA
94231	RESIDENTIAL	413 N WEST AVE	WAUKESHA
94232	JAMES BRIMMER HOUSE	420 N WEST AVE	WAUKESHA
94233	COMMERCIAL	421 N WEST AVE	WAUKESHA
94235	1ST PRESBYTERIAN CHURCH	804 N EAST AVE	WAUKESHA
94236	RESIDENTIAL	112 S WEST AVE	WAUKESHA
94237	RESIDENTIAL	208 S WEST AVE	WAUKESHA
94243	RESIDENTIAL	1031 WHITE ROCK AVE	WAUKESHA
94245	TRINITY EVANGELICAL	1076 WHITE ROCK AVE	WAUKESHA
94246	GEORGE HAYES HOUSE	201 S EAST AVE	WAUKESHA
94247	WILLIAM STARE HOUSE	414 S EAST AVE	WAUKESHA
94248	NICHOLAS WERNER HOUSE	505 S EAST AVE	WAUKESHA
94249	RESIDENTIAL	1421 WHITE ROCK AVE	WAUKESHA
94250	CHICAGO HOTEL	316 WILLIAMS ST	WAUKESHA
94251	WEBER-BETHESDA BREWERY	212 E NORTH ST	WAUKESHA
94253	RESIDENTIAL	601 E NORTH ST	WAUKESHA
94254	ST JOSEPH'S CONGREGATION	1530 E NORTH ST	WAUKESHA
94255	UNKNOWN	1008 NORTHVIEW	WAUKESHA
94256	NORTHVIEW SCHOOL	1721 NORTHVIEW	WAUKESHA
94257	RESIDENTIAL	519 OAKLAND AVE	WAUKESHA
94258	RESIDENTIAL	611 OAKLAND AVE	WAUKESHA
94259	RESIDENTIAL	819 OAKLAND AVE	WAUKESHA
94260	RESIDENTIAL	938 OAKLAND AVE	WAUKESHA
94261	RESIDENTIAL	1128 OSCAR ST	WAUKESHA
94263	RESIDENTIAL	206 E PARK AVE	WAUKESHA

94264	RESIDENTIAL	221 E PARK AVE	WAUKESHA
94265	COMMERCIAL	415 W PARK AVE	WAUKESHA
94266	RESIDENTIAL	419 W PARK AVE	WAUKESHA
94267	RESIDENTIAL	423 W PARK AVE	WAUKESHA
94268	UNKNOWN	426 W PARK AVE	WAUKESHA
94269	RESIDENTIAL	427 W PARK AVE	WAUKESHA
94270	UNKNOWN	439 W PARK AVE	WAUKESHA
94271	COMMERCIAL	441 W PARK AVE	WAUKESHA
94272	WAUKESHA FREEMAN BUILDING	200 PARK PLACE	WAUKESHA
94273	AVALON HOTEL	222 PARK PLACE	WAUKESHA
94274	MANITOWOC CHURCH FURNITURE CO.	749 N PERKINS	WAUKESHA
94275	WAUKESHA MALLEABLE COMPANY	1401 PERKINS AVE	WAUKESHA
94276	UNKNOWN	708-710 PLEASANT ST	WAUKESHA
94277	RESIDENTIAL	814 PLEASANT ST	WAUKESHA
94278	RESIDENTIAL	201 PRAIRIE AVE	WAUKESHA
94279	RESIDENTIAL	520 PROSPECT COURT	WAUKESHA
94282	RESIDENTIAL	108 E ST PAUL AVE	WAUKESHA
94283	WAUKESHA AMERICAN GAS CO.	285 E ST PAUL AVE	WAUKESHA
94284	UNKNOWN	124 W ST PAUL AVE	WAUKESHA
94285	UNKNOWN	304 W ST PAUL AVE	WAUKESHA
94286	PARK SCHOOL	314 W ST PAUL AVE	WAUKESHA
94287	O.M. HUBBARD BOARDING HOUSE	352-354 W ST PAUL AVE	WAUKESHA
94288	SALES AND AUTO REPAIR SHOP	138 SOUTH ST	WAUKESHA
94289	SALEM EVANGELICAL CHURCH	150 SOUTH ST	WAUKESHA
94290	COMMERCIAL	211 SOUTH ST	WAUKESHA
94291	WISCONSIN GAS AND ELECTRIC	225 SOUTH ST	WAUKESHA
94292	COMMERCIAL	231-235-237 SOUTH ST	WAUKESHA
94296	RESIDENTIAL	206 SPRING ST	WAUKESHA
94297	RESIDENTIAL	1204-1208 THE STRAND	WAUKESHA
94298	RESIDENTIAL	1115 W SUNSET DR	WAUKESHA
94299	UNKNOWN	1050 UNIVERSITY DR	WAUKESHA
94300	RESIDENTIAL	210 MAPLE AVE	WAUKESHA
94301	UNKNOWN	214 MAPLE AVE	WAUKESHA
94302	FOX HEAD BREWING CO.	223 MAPLE AVE	WAUKESHA
94304	WAUKESHA SCHOOL DISTRICT	429 MAPLE AVE	WAUKESHA
94305	UNKNOWN	420 MAPLE AVE	WAUKESHA
94306	UNKNOWN	515 MAPLE AVE	WAUKESHA
94307	UNKNOWN	521 MAPLE AVE	WAUKESHA
94308	UNKNOWN	523 MAPLE AVE	WAUKESHA
94309	JAY LAING	620 MAPLE AVE	WAUKESHA
94310	UNKNOWN	716 MAPLE AVE	WAUKESHA

94311	UNKNOWN	730 N MAPLE AVE	WAUKESHA
94312	RESIDENTIAL	220 MARIA ST	WAUKESHA
94313	FIRST PRESBYTERIAN CHURCH	809 MARTIN ST	WAUKESHA
94327	COMMERCIAL	330 WILLIAMS ST	WAUKESHA
94358	JUDGE MUCKLESTONE HOUSE/FIRST UNITED METHODIST PARSON	212 WISCONSIN AVE	WAUKESHA
94389	RESIDENTIAL	430 WISCONSIN AVE	WAUKESHA
94390	EVANGELICAL & REFORMED UNITED	431 WISCONSIN AVE	WAUKESHA
94391	COMMERCIAL	435 WISCONSIN AVE	WAUKESHA
94392	SPRING CITY PATTERN	519-521 WISCONSIN AVE	WAUKESHA
94400	RESIDENTIAL	1234 E MORELAND BLVD	WAUKESHA
94401	WATER TOWER	MOUNTAIN AVE	WAUKESHA
94402	UNKNOWN	1102 MURRAY AVE	WAUKESHA
94403	RESIDENTIAL	1601 MURRAY AVE	WAUKESHA
94404	UNKNOWN	1200 NATIONAL AVE	WAUKESHA
94471	OTTO M. & JOSEPHINE SCHAFER HOUSE	417 N EAST AVE	WAUKESHA
94474	EDMUND D. WALSH HOUSE	507 N EAST AVE	WAUKESHA
94513	ISAAC SMART HOUSE	234 W ROBERTA AVE	WAUKESHA
94531	RESIDENTIAL	429 LAKE ST	WAUKESHA
94532	RESIDENTIAL	505 LAKE ST	WAUKESHA
94536	RESIDENTIAL	525 LAKE ST	WAUKESHA
94537	RESIDENTIAL	744 LAWNDALE AVE	WAUKESHA
94538	RESIDENTIAL	625 LINCOLN AVE	WAUKESHA
94539	QUALITY ALUMINUM CASTING CO.	1241 LINCOLN AVE	WAUKESHA
94562	DR. W. T. MURPHY APARTMENT BUILDING	330-334 WISCONSIN AVE	WAUKESHA
94564	RESIDENTIAL	512 ELIZABETH ST	WAUKESHA
94565	RESIDENTIAL	1018 ELLIS	WAUKESHA
94566	UNKNOWN	220 FOUNTAIN ST	WAUKESHA
94567	UNKNOWN	FRAME PARK DRIVE	WAUKESHA
94568	UNKNOWN	851 GASPAR ST	WAUKESHA
94569	UNKNOWN	123 N GRAND AVE	WAUKESHA
94571	DAVIES BROTHERS	307 N GRAND AVE	WAUKESHA
94572	UNKNOWN	406 N GRAND AVE	WAUKESHA
94573	COMMERCIAL	419 N GRAND AVE	WAUKESHA
94574	W. H. SHERMAN HOUSE	425 N GRAND AVE	WAUKESHA
94575	ANDREW AITKEN HOUSE	429 N GRAND AVE	WAUKESHA
94576	FRAME ESTATE CARRIAGE HOUSE	511 N GRAND AVE	WAUKESHA
94578	UNKNOWN	525 N GRAND AVE	WAUKESHA
94579	UNKNOWN	603 N GRAND AVE	WAUKESHA
94580	FIRST BAPTIST PARSONAGE	611 N GRAND AVE	WAUKESHA
94583	PARK THEATRE	717 N GRAND AVE	WAUKESHA

94585	WAUKESHA COUNTY MAP	831 N GRAND AVE	WAUKESHA
94586	UNKNOWN	101 S GRAND AVE	WAUKESHA
94587	RESIDENTIAL	122 S GRAND AVE	WAUKESHA
94588	WESTOWNE SUBDIVIDION LAND OFFICE	608 N GRANDVIEW BLVD	WAUKESHA
94592	MILWAUKEE ROAD PASSENGER DEPOT	115 MADISON ST	WAUKESHA
94594	B.H. WRIGHT	401 MADISON	WAUKESHA
94595	COMMERCIAL	407 MADISON ST	WAUKESHA
94597	RESIDENTIAL	1000 MADISON ST	WAUKESHA
94598	RESIDENTIAL	1000 MADISON ST	WAUKESHA
94599	LOUIS WILL HOUSE	1029 MADISON ST	WAUKESHA
94604	COMMERCIAL	200 E MAIN ST	WAUKESHA
94606	UNKNOWN	108 W MAIN ST	WAUKESHA
94611	TEXACO FILLING STATION	145 W MAIN ST	WAUKESHA
94613	MICHAEL GLEASON	156 W MAIN ST	WAUKESHA
94615	UNKNOWN	160 W MAIN ST	WAUKESHA
94616	UNKNOWN	161 W MAIN ST	WAUKESHA
94618	HADFIELD BLOCK	280 W MAIN ST	WAUKESHA
94623	RESIDENTIAL	510-512 N HARTWELL AVE	WAUKESHA
94624	COMMERCIAL	351 W MAIN ST	WAUKESHA
94625	COMMERCIAL	362 W MAIN ST	WAUKESHA
94626	COMMERCIAL	363 W MAIN ST	WAUKESHA
94627	COMMERCIAL	309 W MAIN ST	WAUKESHA
94628	COMMERCIAL	400 W MAIN ST	WAUKESHA
94629	COOPERATING CONGREGATIONS OF WAUKESHA COUNTY	401 W MAIN ST	WAUKESHA
94630	COOPERATING CONGREGATIONS OF WAUKESHA COUNTY	404 W MAIN ST	WAUKESHA
94631	COMMERCIAL	412 W MAIN ST	WAUKESHA
94632	COMMERCIAL	431 W MAIN ST	WAUKESHA
94633	UNKNOWN	487 W MAIN ST	WAUKESHA
94634	CAMBRIAN HOUSE	220 MADISON ST	WAUKESHA
94681	COL. LEWIS HUSK HOUSE	705 N HARTWELL AVE	WAUKESHA
94682	WAUKESHA MANUFACTURING CO.; FIRE DEPT. STATION NO. 2	824 N HARTWELL AVE	WAUKESHA
98443	WAUKESHA COUNTY AIRPORT HANGAR	24151 W BLUEMOUND RD	WAUKESHA

SOURCE: WISCONSIN HISTORICAL SOCIETY

APPENDIX C

WAUKESHA COUNTY HOUSING CONDITIONS BY COMMUNITY, 2007

Town of Brookfield

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	2	0	0	0	2
Average	1,228	124	1,317	186	2,855
Fair	12	0	0	0	12
Good	232	8	0	0	240
Very Good/Excellent	20	0	0	0	20
Total	1,494	132	1,317	186	3,129

Town of Genesee

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	1	0	0	0	1
Poor/Very Poor	11	1	1	0	13
Average	462	15	3	0	480
Fair	1,949	14	8	0	1,971
Good	128	0	0	0	128
Very Good/Excellent	18	0	0	0	18
Total	2,569	30	12	0	2,611

Town of Lisbon

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	5	0	0	0	5
Average	3,033	20	6	0	3,059
Fair	18	1	0	0	19
Good	205	2	0	0	207
Very Good/Excellent	20	0	0	0	20
Total	3,281	23	6	0	3,310

Town of Merton

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	1	0	0	0	1
Poor/Very Poor	12	1	0	0	13
Average	2,466	18	37	0	2,521
Fair	79	0	0	0	79
Good	392	6	3	0	401
Very Good/Excellent	206	1	0	0	207
Total	3,156	26	40	0	3,222

Town of Mukwonago

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	1	0	0	0	1
Poor/Very Poor	16	0	0	0	16
Average	2,379	24	0	0	2,403
Fair	0	0	0	0	0
Good	320	2	0	0	322
Very Good/Excellent	0	0	0	0	0
Total	2,716	26	0	0	2,742

Town of Oconomowoc

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	2	0	0	0	2
Poor/Very Poor	21	1	0	0	22
Average	2,238	270	3	0	2,508
Fair	71	3	2	0	74
Good	627	25	3	0	652
Very Good/Excellent	207	0	0	0	207
Total	3,211	299	8	0	3,510

Town of Ottawa

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	4	0	0	0	4
Poor/Very Poor	74	5	0	0	79
Average	930	11	0	0	941
Fair	369	4	0	0	373
Good	39	2	0	0	41
Very Good/Excellent	33	0	0	0	33
Total	1,499	22	0	0	1,521

Town of Vernon

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	19	1	0	0	20
Average	1,182	14	0	1	1,197
Fair	0	0	0	0	0
Good	1,563	6	0	0	1,569
Very Good/Excellent	0	0	0		0
Total	2,764	21	0	1	2,786

Town of Waukesha

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	1	0	0	0	1
Poor/Very Poor	21	0	2	0	23
Average	435	8	0	0	443
Fair	91	4	0	0	95
Good	1,824	2	1	0	1,827
Very Good/Excellent	588	0	0	0	588
Total	2,960	14	3	0	2,977

Village of Butler

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	2	2	1	0	5
Average	400	20	10	0	430
Fair	5	5	1	0	11
Good	119	0	0	0	119
Very Good/Excellent	0	0	0	0	0
Total	526	27	12	0	565

Village of Elm Grove

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	50	1	11	0	62
Average	663	2	155	0	675
Fair/Good	872	0	236	0	1,108
Good	0	0	0	0	0
Very Good/Excellent	456	0	34	0	490
Total	2,041	3	436	0	2,480

Village of Menomonee Falls

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	0	0	0	0	0
Average	668	22	189	0	879
Fair	779	25	220	0	1,024
Good	781	27	222	0	1,030
Very Good/Excellent	8,910	300	2,522	0	11,732
Total	11,138	374	3,153	0	14,665

Village of Nashotah

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	0	0	0	0	0
Average	301	0	0	0	301
Fair	0	0	0	0	0
Good	104	0	104	0	208
Very Good/Excellent	0	0	0	0	0
Total	405	0	104	0	509

Village of Oconomowoc Lake

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	6	0	0	0	6
Average	35	1	0	0	36
Fair	66	1	0	0	67
Good	68	0	0	0	68
Very Good/Excellent	112	0	0	0	112
Total	287	2	0	0	289

Village of Pewaukee

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	17	0	2	0	19
Average	1,231	70	97	0	1,398
Fair	61	1	1	0	63
Good	145	6	3	0	154
Very Good/Excellent	6	0	0	0	6
Total	1,460	77	103	0	1,640

City of Brookfield

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	2	0	0	0	2
Poor/Very Poor	19	1	0	0	20
Average	7,290	135	0	61	7,877
Fair	169	14	391	98	281
Good	3,325	4	236	304	3,869
Very Good/Excellent	1,429	0	514	1,166	3,109
Total	12,234	154	1,141	1,629	15,158

City of Delafield

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	2	0	0	0	0
Poor/Very Poor	24	1	0	0	25
Average	857	74	236	0	1,167
Fair	123	1	3	0	127
Good	667	16	0	0	683
Very Good/Excellent	544	0	98	0	642
Total	2,215	92	337	0	2,644

City of Muskego

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	1	0	0	0	1
Poor/Very Poor	34	1	0	0	35
Average	1,011	79	0	0	1,090
Fair	140	5	0	0	226
Good	3,462	76	0	0	3,538
Very Good/Excellent	3,079	6	0	0	3,085
Total	7,727	167	0	0	7,975

City of Oconomowoc

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	0	0	0	0	0
Average	2,192	82	183	11	2,468
Fair	31	1	0	1	33
Good	1,880	67	121	3	2,071
Very Good/Excellent	83	2	14	0	99
Total	4,188	152	318	15	4,673

City of Pewaukee

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	0	0	0	0	0
Poor/Very Poor	38	0	0	0	38
Average	1,744	36	1,037	0	2,817
Fair	77	2	0	0	79
Good	960	12	247	802	2,021
Very Good/Excellent	133	2	0	0	135
Total	2,952	52	1,284	802	5,090

City of Waukesha

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	1	1	0	1	3
Poor/Very Poor	73	12	1	7	93
Average	10,468	1,157	1,423	245	13,293
Fair	877	155	22	47	1,101
Good	1,396	86	284	143	1,909
Very Good/Excellent	3	0	0	1	4
Total	12,818	1,411	1,730	444	16,403

Source: Municipality Assessment Records

Notes: Multi-family includes condominiums and three unit buildings. The Other category includes buildings with four or more units and commercial buildings with an accessory housing unit. The Other category also includes mobile homes.

TOWN OF LISBON

Smart Growth Public Participation Plan Element

Background and Requirements

The Town has agreed to work towards compliance with Wisconsin's Smart Growth planning statutes. The Town is also coordinating its planning efforts with the County Comprehensive Development Plan Advisory Committee. Wisconsin's new Smart Growth and Comprehensive Planning law (Wisconsin Statutes, Section 66.1001(4)(a)) requires public participation throughout the comprehensive planning process. The statutes require each community preparing a plan to start the process by developing a "Public Participation Plan" in order to identify how the public will be notified and kept involved throughout the planning process. More specifically, the governing body is required to adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures are required to provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures must describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan. To satisfy this statutory requirement, Waukesha County will provide updates on the planning process to the Waukesha County Mineral Extraction Advisory Committee and the Waukesha County Aggregate Producers. In addition, the Agriculture, Cultural and Natural Resources Subcommittee of the Comprehensive Development Plan Advisory Committee will include representation of the aggregate industry and will involve the industry in mapping locations of existing and planned non-mineral extractions.

Introduction

Public participation is an important part of the comprehensive planning process. For a plan to develop, decision makers need to hear ideas, thoughts, and opinions from their citizens and stakeholders. The purpose of this public participation plan is to give citizens the opportunity to participate and learn about their community.

The development of a quality comprehensive "smart growth" plan includes interaction and involvement from the citizens of the community. Good planning involves good public participation. Besides involving the public in meetings, the Town of Lisbon will provide updates to their website informing residents of past and future meetings.

The Town of Lisbon intends to be responsive with the state mandate to include public participation throughout the planning process. The Town will use this document as a guide to involve their citizenry. Citizens will have the opportunity to provide input as plan development occurs.

Once the Comprehensive Plan is prepared, the Town Plan Commission, chaired by the Town Chairman, will review, amend as needed, and approve of the plan. Since public participation is

required throughout the plan process, the Town of Lisbon will use this plan to oversee and encourage public involvement.

Public Participation Goals and Objectives

The effectiveness of a plan depends upon its success in meeting the expectations of the public. Further, the plan needs to be reassessed periodically to determine if the public's evolving needs and expectations are adequately being met. The public participation procedure ensures that the public will be kept informed of activities and given opportunities to participate in the development and review of the plan.

Goal: The comprehensive planning process shall provide the public with information, timely notice and full access to key decisions, and shall support **early** and continuing involvement of the public.

Objective 1: Share with the public the tasks of identifying concerns, developing alternatives, and evaluating policies to address the concerns.

Objective 2: Be open, honest, and accurate in public statements and accountable for diligent follow-up and timely results.

Objective 3: Listen and respond to suggestions made by the public.

Objective 4: Provide the public with timely notice and reasonable access to information about physical development issues and processes.

Public Participation Methods

There are many approaches involving local citizen (the public) participation in the preparation of a comprehensive plan. The Town of Lisbon may use one or more of the methods outlined below to encourage public participation throughout the planning process:

- Citizen Advisory Committee Meetings. The Town may want to reconvene their Land Use Plan Citizen Advisory Committee to assist in the amendment of their Land Use Plan in accordance with the Smart Growth law. Committee meetings would be scheduled as needed and would be open to the public. Residents would be given notice of the meetings through the local newspaper and/or posting of agendas throughout the Town. At the first Committee meeting on the Comprehensive Plan, the Town would present to those present the comprehensive plan status, the proposed process and the impact of "smart growth legislation" on the Town. Public input and discussion would be encouraged at these meetings. Upon completion of the data gathering and formulation of Goals, Objectives and Standards, the Town of Lisbon may hold a joint meeting with the Town of Lisbon Plan Commission to review the Goals, Objectives and Standards. Other meetings would be scheduled throughout the plan process as determined by the Committee, Town Plan Commission, and/or the Town Chairman. At the beginning of each subsequent meeting, the Town would present a brief overview of the plan status.

  At the Town level, the Land Use Plan Citizen Advisory Committee is comprised of a cross section of citizens from the Town, one or more members from the Town Plan Commission, and Town staff. This Committee suggests amendments to the Town's Land Use Plan to the Town Plan Commission and the Town Board. The staff and the chairman of the Committee would be responsible for coordinating with the County's

Comprehensive Development Plan process to ensure all Smart Growth elements are included in the Town's revised Land Use Plan.

- Plan Commission Meetings. In order to provide reasonable opportunity for public participation, yet limit the number of meetings, public participation will also be welcomed at all regularly scheduled Plan Commission meetings, where appropriately agendized and deemed appropriate by the Town Chairman. Plan Commission meetings are generally scheduled on the first Thursday of each month.

- News Releases and/or Articles. News releases and/or articles will be used as an effective means to keep the general public and local newspapers informed of the Town of Lisbon's planning efforts, on an as needed basis. Updates and future steps of the planning process will be outlined as well as other newsworthy information and/or activities.

- Citizen Survey. A citizen survey is an effective tool to provide local residents an opportunity to present their views, ideas, opinions, concerns, and interests to the persons working on the plan. There are several means of providing citizens the opportunity to participate in the survey process. The two most common are either through an electronic survey or through a mailer. If the Town of Lisbon undertakes a survey, the results of the survey would be shared with local residents through meetings and/or the local newspaper.

- Public Informational Meeting and Public Hearing. At the end of the planning process a public informational meeting will be held to allow the general public to view the plan, ask questions, and provide comments and/or concerns. It is the goal of the public participation plan that the majority of public input into the plan will have been provided **early** in the process utilizing the four (4) methods outlined above. The informational meeting will commence with a presentation by the Town briefly summarizing the planning process. Subsequent to the public informational meeting, a public hearing will be conducted as required by Chapter 66.1001 of the Wisconsin Statutes. The public will have an opportunity to once again ask questions and provide comment on the plan. All verbal and written comments will be taken at this time and they will become part of the official record of the public hearing. The deadline for all written comments will be one week after the public hearing. A draft of the comprehensive plan will be available for review at the Lisbon Town Hall at least 30 days prior to the public informational meeting and the public hearing.

Comprehensive Development Plan for Waukesha County Advisory Committee and Subcommittees

As referenced above, a countywide Comprehensive Development Plan Advisory Committee has been established to help guide the planning process for the Smart Growth revisions to the Waukesha County Development Plan. The Committee is made up of representatives from all participating municipalities, including the Town of Lisbon. These members also have diverse interests and different occupational backgrounds. They are responsible for providing leadership and guidance during the County's Comprehensive Development Plan process and for keeping people informed in the community they represent.

Further, prior to commencing work on an individual comprehensive plan element, a sub-committee of the Comprehensive Development Plan Advisory Committee will be created to guide the gathering of information concerning that particular planning element. The sub-

committees will contain membership of citizens, local officials, business representatives and local organizations with interest in the particular planning element.

Public Participation Tools

Citizen involvement is important at all stages of the planning process; not just when recommendations are being presented. This is why **early** involvement is necessary. The following is a summary of some of the various ways in which the Town can engage citizens in discussions about planning. Each technique has its advantages and disadvantages. One or all of the techniques listed can be chosen and utilized in the comprehensive planning process.

- Public Information Handouts
- Plan Commission and Town Board Meetings with Public Comment opportunities
- News Releases
- Town Web Site Postings at www.tn.lisbon.wi.gov
- Targeted Mailings and/or Surveys
- Land Use Plan Citizen Advisory Committee Meetings
- Public Informational Meeting(s)
- Exhibits/Displays at the Town Hall
- Public Hearing

The appropriate participation tools will be identified and utilized to assess which services and types of development are considered important to the community, as well as to determine issues and weaknesses, and to address strengths and opportunities on which to build on, which eventually translates the public's desires into statements of goals, objectives and standards.

Of the techniques listed above, the Town of Lisbon will, at a minimum, hold Plan Commission and Town Board meetings, a public informational meeting, and a public hearing. In addition, the Town will have website postings and handouts and exhibits/displays at the Town Hall. The other techniques listed will be considered by the Town and employed on a case-by-case basis as may be appropriate to the issues at hand.

Formal Review and Approval

The draft comprehensive plan document will be available to the public at the Town Hall, on the Town website and at the offices of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division, and may also be distributed to neighboring communities and overlapping jurisdictions, as required. Written public comments on the draft document will be reviewed and addressed by the Town Plan Commission and Town Board before the final additions, edits, or other changes to the draft plan are recommended by the Board and the Plan Commission. A public hearing will be held to provide the public the opportunity to comment on the final draft. The Plan Commission and Town Board may review and address the written comments on the final draft in the adopted document.

Recommendation

The Plan Commission should recommend the adoption of this Public Participation Plan dated October 6, 2005, to the Town Board.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON

Waukesha County, Wisconsin

September 4, 2014



Year 2034 Comprehensive Plan for the Village of Merton
Approved by the Village Board—September 4, 2014

Village Board

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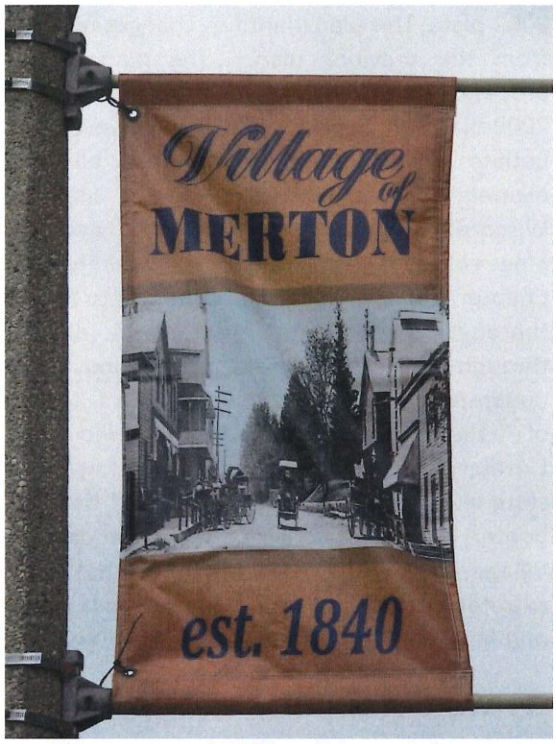
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YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 1
Introduction, Issues and Opportunities

In 2002 the Village of Merton Village Board adopted the "Year 2022 Comprehensive Plan for the Village of Merton." The plan's adoption was one of the first of its kind in the State of Wisconsin under the new Comprehensive Planning Law of 1999, pursuant to Section 66.1001 of State Statutes. Completion of the plan exhibited the vision of Village Officials to properly direct the growth and development of the community. During that time and in the following years, the large number of housing starts was unprecedented in the long history of the Village. It is unlikely that such rapid growth will be experienced again. Between the U. S. Census counts of 2000 and 2010, population increased by 1,420 persons, from 1,926 to 3,346. The increase represented the highest rate of growth of any municipality in Waukesha County at 73.7%. There were 454 new housing starts from the beginning of 2002 to the end of 2013, with sixty percent (281) of the starts occurring during 2003, 2004 and 2005.

In a testament to the plan's success and the commitment of local officials to implement the plan, the community maintained its unique, small town charm. The newer residential subdivisions were designed into the fabric of the existing street system. The community remained walkable with trails inside and outside of residential neighborhoods all connecting to downtown and to a Waukesha County trail system. The Village park system was improved and expanded. Downtown remained stable providing a "hometown" atmosphere for citizens to enjoy. At the same time, local leaders remain proud of the efficient management of local government as the Village boasts only having one full time employee.



Citizens are proud of Village history and charm, as evidenced by this banner affixed to downtown light poles during 2013.

While the Village has advanced as planned, it is time to consider where the Village is at and where it is going. It is time to evaluate whether the goals and objectives of the 2002 plan remain valid or if new goals are needed to keep the Village on course as new challenges arise locally, within the county and nationally. Any planning or decision making process is a re-evaluative process, and a valid Comprehensive Plan should be re-evaluated every ten years. Therefore, continuing the commitment of local officials toward efficient management, the Village Board together with the Village Plan Commission commenced a process to update the Year 2002 Comprehensive Plan for the Village of Merton.

COMPREHENSIVE PLAN UPDATE

The intent of this Village of Merton Comprehensive Plan is to update the information and recommended polices of the 2002 plan. This plan identifies changes in policy from the previous plan. The plan update process recognizes that most aspects of the 2002 plan remain valid in 2014. However, this update will continue to address all nine elements that are required by the State of Wisconsin Comprehensive Planning Law. All nine elements will interrelate, including this Chapter 1 of issues and opportunities, to form a thorough platform to guide local officials through the next ten years and beyond. This update also addresses land use within 1 ½ miles of the Village boundary called the Extraterritorial Planning area as allowed by state law, except where the Village of Hartland border is within one-quarter mile of the Village's corporate boundary. In that case, extraterritorial planning jurisdiction extends to one-half the distance to the Village of Hartland.

The Village of Merton is one of 37 municipal governments in Waukesha County. Under direction of state law, Waukesha County adopted the 2009 Comprehensive Development Plan for Waukesha County that included the comprehensive plan maps for each incorporated municipality. The 2002 Village plan map was included in the county plan document. Annually, the County updates its plan to be consistent with changes made to local municipal plans. Therefore, this update will be submitted to the County for inclusion into their plan.

In addition, a policy of the county plan accepts municipal plans for unincorporated areas to be ultimately incorporated under an approved boundary agreement. As such, the area to be attached to the Village of Merton from the Town of Lisbon comes under the provisions of the "Boundary Stipulation and Intergovernmental Cooperation Agreement Between the Town of Lisbon and the Village of Merton."

The 2009 Comprehensive Development Plan for Waukesha County contains a wealth of demographic and cultural information about the Village and surrounding municipalities. In addition, in 2013 the Southeastern Wisconsin Regional Planning Commission published two reports entitled "the Population of Southeastern Wisconsin" and "The Economy of Southeastern Wisconsin." This plan update includes those documents by reference.

This plan presents new demographic data based on the 2010 Decennial Census conducted by the U. S. Census Bureau. However, the 2010 Census did not collect extended information from households that were previously collected by random sample questions at the decennial census. Currently, the U. S. Census Bureau collects local social and economic data of the population via random sample surveys over a 5-year period. The most recent data available referenced in this plan is the 2008-2012 American Community Survey 5-year Estimates.

LET'S TALK ABOUT MERTON

Merton citizens of all ages and lengths of residence exhibit community pride in its history and quality of life with strong family values. Families are drawn to Merton for the rural setting and excellent local Merton Community School District which educates children to eighth grade, and then move on to attend the nearby Arrowhead High School. The rural life style is aided by the fact that the Village does not have a municipal sanitary sewer system; therefore, large one-acre single family lots are necessary to safely design on-site septic or mound systems. Recreational opportunities within and outside the Village abound along the

Bark River and the Mill Pond, and nearby Lake Keesus, or in Village parks and the play fields surrounding Merton Primary and Intermediate Schools. The number one policy direction of this plan is to maintain and enhance community pride.

The Village is located within the north central area of Waukesha County, long called Lake Country because of the many lakes in the region. Map 1-1 shows the Village within the Lake Country Region of Waukesha County. Merton residents enjoy accessibility to the many neighboring communities shown on Map 1-1 and the larger Milwaukee Metropolitan area.

County Truck Highways EF, KE, MD and VV provide easy access in all four directions to and from the Village. Following the County Trunk Highways beyond the Village for a few miles, State Trunk Highways 16, 83 and 164 are direct links to Interstate 94.

Good accessibility is a remnant of the trails of the once deeply forested region with fresh water resources that attracted Native Americans to the area. One of the trails became known as the Immigrant Trail. After the federal government surveyed the Wisconsin Territory during the 1830's, European settlement of the Merton area began in 1840 when William O'Dell constructed a hill top log house south of the Bark River. The property was land grant holdings of the east half of the northeast quarter of Section 24 of the 8th Town north of the current Illinois-Wisconsin border (T8N) and the 18th Town east of the principle meridian (R18E). This original settlement of the area is now known as the downtown and subdivisions east of Main Street (CTH VV) south of the Merton Mill Pond.

O'Dell's brother Austin settled the west half of the same quarter section, or the west side of Main Street. Soon, other Yankee immigrants joined the O'Dell's in settling along the river and the settlement of Merton was born quickly becoming a market and service center for the surrounding farmers. The Loyal Moore family began a blacksmith shop in 1842 and a year later the Baptist Church was organized with a membership of nine families. By 1880 the congregation grew to 107 members. Recently the First Baptist Church of Merton constructed a new facility on the edge of the Village to serve its still expanding congregation. The Village acquired and remodeled the former church building in downtown Merton to provide a larger space for public meetings and community events, while maintaining the historic integrity of the structure.

The community soon grew into a thriving center of activity in the later 1840's with a general store, wagon shops, a saw mill and then a grist mill, and a hotel to accommodate travelers along the Immigrant Trail. A bridge was constructed across the Bark River connecting both ends of a graded dry wash that was to become Main Street and much later County Trunk Highway VV to form downtown Merton of today.



Community members gather for a photo in front of the Village General Store during the horse and buggy era. Notice the bicycle in the photo.

A commitment to education was made early in the Village's history. Teacher D. S. Foote taught school in a small house north of the Bark River circa 1847. Soon thereafter, the newly formed school district purchased another building in downtown to hold class, and then in 1868 a new schoolhouse was built on the site of the

current Primary School, according to historical accounts.



The General Store Building as it appeared in 2012.

A majority of the current center of the community from Sussex Road (CTH VV) to just north of the former Chicago, Milwaukee, St. Paul and Pacific Rail Line (commonly known as the Milwaukee Road) was divided into lots on a plat recorded on May 20, 1893 in the Waukesha Register of Deeds Office. The center of activity became an incorporated Village in 1922 with an area of about one-half square mile. In 1930, the U. S. Census population count was 230. Today, the Village of Merton covers 3.0 square miles with an estimated 3,413 citizens.

Please see Map 1-1 for the location of the Village within the Lake Country Region of Waukesha County.

GENERAL DEMOGRAPHICS

The purpose of this Chapter 1 is to "set the tone" for the entire plan document. In doing so, initial demographics of the population and housing of the Village of Merton is presented here while more detailed information and data will be presented in subsequent chapters.

Rapid population and housing growth has occurred since the beginning of the millennium. As previously noted the Village experienced the highest rate of growth of 73.7% of any municipality in Waukesha County from 2000 to 2010. However, a high period of growth started during the 1990's as the Village population increased by 727 persons, or 60.6% between the Censuses of 1990 and 2000. By comparison, the previous highest decade of growth was 399 people in the 1970's for an increase of 61.8%.

The two decade of population expansion can be mainly attributed to two main factors:

- A long period of national economic prosperity with relatively low home mortgage interest rates in addition to a well-educated, upwardly mobile population base in Southeastern Wisconsin and especially Waukesha County.
- Quality land use planning and careful management of government resources by the Village along with available land and quality schools that attracted families desiring the quality of life and community character offered by the Village.


Although homes have replaced farms in the Village, several well maintained barns remain that remind residents of the agricultural heritage of the community.

The Village was by no means the sole community to experience such growth. Table 1-1 on the next page compares Village of Merton growth patterns to neighboring municipalities and Waukesha County.

Map 1-1
VILLAGE OF MERTON WITHIN LAKE COUNTRY REGION OF WAUKESHA COUNTY

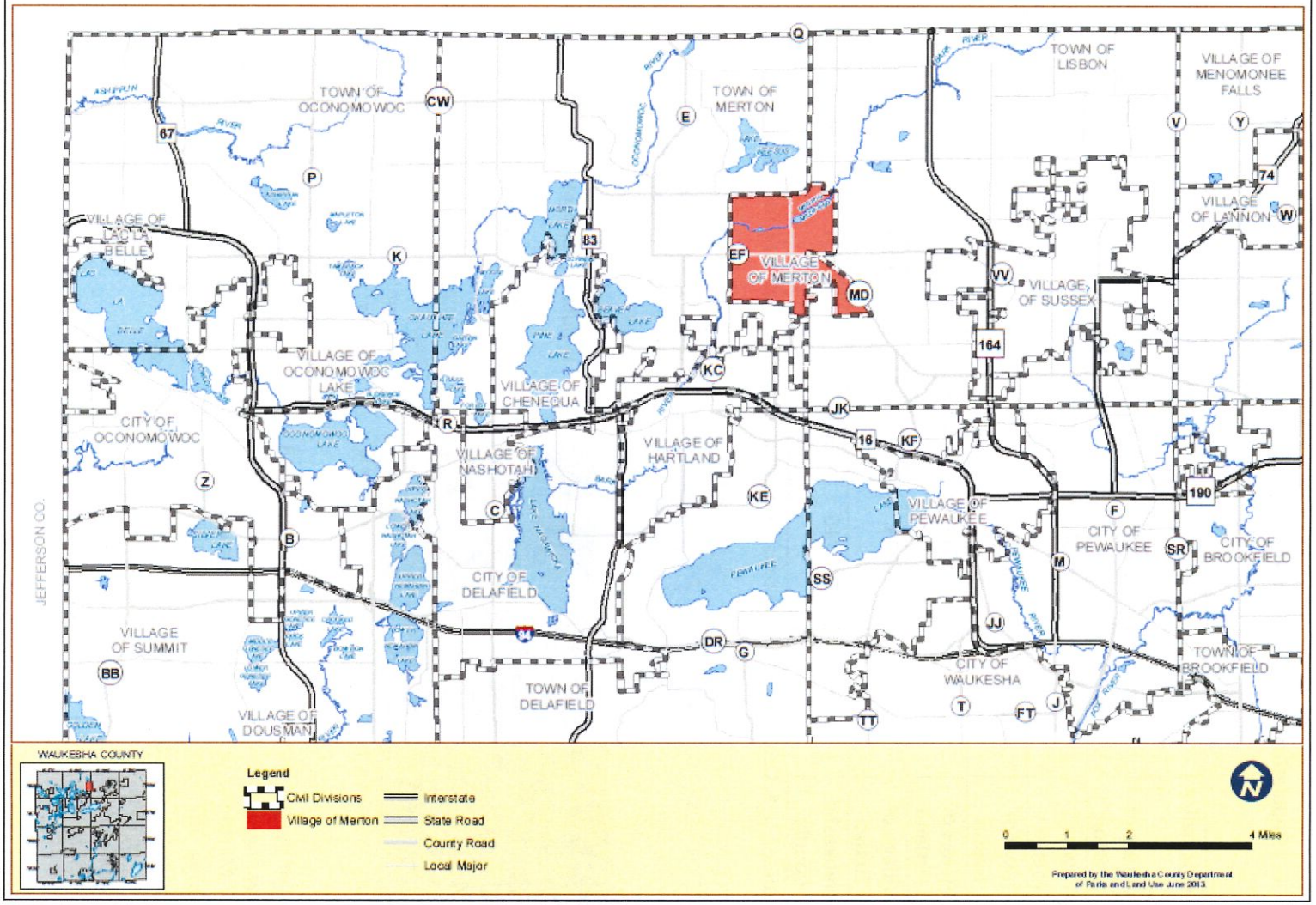


Table 1-1
Population Change 1980 to 2011: Village of Merton, Waukesha County and Surrounding Municipalities—1970 to 2011

Municipality	1980	1990	2000	2010	% Change 2000-2010	2013 State Estimate
Village of Merton	1,045	1,199	1,926	3,346	73.7%	3,413
Town of Merton	6,025	6,430	7,988	8,338	4.4%	8,368
Town of Lisbon	8,352	8,277	9,359	10,157	8.5%	10,202
Village of Hartland	5,559	6,906	7,905	9,110	15.2%	9,124
Village of Sussex	3,482	5,039	8,828	10,518	19.1%	10,623
Waukesha County	280,203	304,715	360,767	389,891	8.1%	391,478

Source: U. S. Census Bureau; Wisconsin Department of Administration for 2013 Estimate



Home construction continues within a newer subdivision in the Village.

All of the jurisdictions presented have exhibited great population growth since 1990. The Towns of Merton and Lisbon growth rate slowed during the last decade most likely due to declining land area for new homes because of the growth in previous decades, smaller household size and an emphasis in land use policy by Waukesha County to reduce the rate of growth within Towns. Nonetheless, the larger populations of the Towns surrounding the Village present both a challenge and an opportunity to the Village as those populations seek services not provided in the Towns, such as public education and basic retail needs.

Table 1-2 compares 2000 and 2010 housing unit numbers of Merton and the same surrounding municipalities. Obviously, the corollary to population growth is the large increase of housing units. The incorporated jurisdictions of Merton, Hartland and Sussex had about the same rate of population growth as housing growth. The Towns of Merton and Lisbon had a slightly lower rate of new housing than Hartland and Sussex, meaning that compared to their population growth in the last decade, the Towns now have a much smaller household size.

Table 1-2
General Housing Data 2000 and 2010: Village of Merton and Surrounding Municipalities

	Village of Merton	Town of Merton	Town of Lisbon	Village of Hartland	Village of Sussex
2000 Housing Units	598	2,932	3,271	3,140	3,441
2010 Housing Units	1,054	3,331	3,815	3,746	4,186
Difference and %	+456/76.3%	+399/13.6%	+544/16.6%	+606/19.3%	+745/21.7%
2000 Occupied Housing Units	591	2,706	3,218	3,002	3,310
2010 Occupied Housing Units	1,020	3,004	3,714	3,566	4,039
Difference and %	+429/72.6%	+298/11.0%	+496/15.4%	+564/18.8%	+729/22.0%
2000 Occupancy Rate	98.8%	92.3%	98.4%	95.6%	96.2%
2010 Occupancy Rate	96.8%	90.2%	97.4%	95.2%	96.5%
2000 Ave. Household Size	3.26	2.95	2.91	2.63	2.67
2010 Ave. Household Size	3.28	2.78	2.73	2.55	2.60

Source: U. S. Census Bureau

The Village of Merton is an anomaly by maintaining a larger household size compared to its neighbors. The national trend reflected in Wisconsin and Waukesha County for the past 30 years has been smaller average household sizes recorded in each decennial census. However, the average population of occupied housing units increased the past decade from 3.26 to 3.28, the highest in Waukesha County. A reason may be because without sanitary sewer, the Village has few multi-family housing units which typically have a lower number of occupants per unit. However, the Town of Merton also has few multi-family units, but is experiencing a decrease in household size. A likely reason for the Village's increase in household size is families are choosing to live in a community with quality schools and a strong community character.

With any era of national economic prosperity the pendulum swung in the other direction.

While 2006 saw the start of the downturn through a drastic reduction of new subdivision and development proposals throughout Waukesha County, housing starts drastically diminished in 2008. The Village of Merton was not immune to the housing start reduction as evidenced by the following Table 1-3 of new single family housing starts from 2002 through 2013 provided by the Village Building Inspection Department. A factor fueling the peak housing start years of 2003 to 2005 were numerous lots available for purchase and construction in subdivisions approved prior to 2003. Those subdivisions reduced lands available within the Village boundary for new development. Even after the 2003 to 2005 new housing boom, the yearly average of 16 new housing starts since 2005 shows confidence in the Village of Merton as a preferred location choice for families.



The Bark River Crossing Subdivision is one of the several subdivisions that contributed to the high number of housing starts since 2002.

Table 1-3
Village of Merton New Single Family Housing Starts, 2002 to 2012
(Year: Number of Housing Starts)

2002: 45	2003: 82	2004: 117	2005: 82	2006: 26	2007: 31
2008: 16	**2009: 9**	**2010: 9**	**2011: 13**	**2012: 7**	**2013: 17**

Source: Village of Merton Building Inspection Department

Even with most areas of the country experiencing a high mortgage foreclosure rate after 2008, the occupancy rate data of Table 1-2 suggests a continuously strong housing market in the Lake Country region of Waukesha County. An occupancy rate of 96% is considered normal since there are always homes that are between households moving in and out. The Village's rate of 96.8% in 2010 remains outstanding, although it is a slight drop from 98.8% in 2000. The fact that several new single family homes were built from 2008 through 2012 while many regions of the country and Wisconsin experienced no new housing starts, indicates a very durable housing market. The challenge to Village officials will be to retain the strong demand for Village homes through its ability to balance the historically low municipal property tax rate while providing necessary services and properly maintained Village infrastructure.

POPULATION PROJECTION

The 2002 plan presented several population projection scenarios considering projections provided by the Wisconsin Department of Administration (DOA) and from the prior 1996 Development Plan for Waukesha County prepared by the Southeastern Wisconsin Regional Planning Commission. The DOA projection for 2015 was 1,845. Applying a "high-growth decentralized alternative" from the County plan the 2020 projection was 4,397. The "intermediate–growth decentralized

alternative" projection for 2020 was 3,308. The 2002 plan selected a projection of 3,308.

We now know the selected projection was under represented as the 2010 population was already 3,346. A current DOA projection lists the 2030 population of the Village as 3,652.

Based on a straight line projection, the 2030 population of the Village could be upwards of 6,000 people. The amount of land in the Village for new single family housing is finite including land planned to be attached to the Village from the Town of Lisbon when developed or subdivided. Absent a radical change of current Village land use policy, the Village will never achieve growth to that population.

The DOA guidelines for a Comprehensive Plan recommend population projections should be provided within this chapter to address initial issues and opportunities. However, population projections are presented in Chapter 7, Land Use. It is more appropriate to project population after important factors of housing, transportation, community facilities; economic development and land use are integrated in consideration of the overall comprehensive plan for the community.

ISSUES AND OPPORTUNITIES

The purpose of this chapter is to lay the foundation for the plan update by presenting preliminary information and data about the Village, and then listing positive attributes of the community and anticipating how to meet challenges (issues) to maintain the attributes, and to seek avenues to enhance the attributes (opportunities). It is the objective of subsequent chapters to build upon the foundation by addressing the issues and opportunities in detail with goals, objectives and policies that will provide Village officials direction to meet the challenges ahead.

When the 2002 plan process commenced to prepare a new plan under the 1999 Comprehensive Planning Law, a visioning workshop was held attended by a cross section of Village officials, other government agencies, businesses and residents. The assembly was asked to provide responses to three separate questions, and then rank all responses presented by the group. The questions with a summary of the highest ranked responses are listed below.

****

2002 Question #1: Name five things that contribute to the quality of life and the level and quality of development in the Village and planning area.

Summary of Highest Ranked Responses:

- A high quality school system with facilities within walking distance of residential areas.
- historic and visually pleasing downtown area.
- A well-prepared park plan and well-established park system, including Bug Line Trail.
- An abundance of lots 1.5+ acres in size.
- Ideal location because it is away from city yet accessible to it.
- A local post office, high quality government and public services and a safe community.

****

2002 Question #2: Name five things, or lack thereof, that detracts from, or hinder or lessen the quality of life and the level and quality of development in the Village and planning area.
Summary of Highest Ranked Responses:

- Insufficient number and variety of small businesses downtown.
- Lack of safe, connected pedestrian and bicycle access throughout the Village.
- Lack of sufficient downtown parking.
- Limited commercial and industrial tax base, plus limited land for commercial and industrial.
- Mill Pond and dam need repairs and improvements.
- Too much truck and auto traffic downtown.

****

2002 Question #3: Name five things that, in this future vision (to 2020), contribute to the area's higher quality of life.

Summary of the Highest Ranked Responses:

- The Village of Merton has an attractive, architecturally controlled downtown with unique, high quality businesses and preserved historic buildings.
- Comprehensive Park and Open Space Plan has been implemented.
- The Village has a small business park with a bank, a variety of service uses. and professional offices located close to infrastructure and a business park is well-buffered from neighboring uses.
- The Village is still a safe, residential community with a small town/rural atmosphere.
- Bicycle and pedestrian trails are in place throughout the Village.
- There is inter-municipal cooperation to set boundaries and provide sufficient services to the community.

****

Keeping in mind the Village is half way through the 20 year planning time frame of the 2002 plan, the Village Plan Commission was asked to respond to similar questions in 2012. The questions and the responses are below. The responses below show that many policies of the 2002 plan prepared through the three previously listed questions and responses were implemented and effective. Therefore, this plan seeks to continue and enhance those policies.

****

2012 Question #1: List Positive Points about the Village and Actions Resulting from the 2002 Comprehensive Plan.

- Continuation of new high end residential.
- Parkland and bike paths.
- Village improved parkland since 2002.
- Met intent for road alignments shown on plan.
- Maintained historic downtown.
- Maintain low tax rate.
- Village is financially sound; don't borrow much; do well with less (only 1 fulltime employee)
- Good maintenance of Village; good streets and roads from quality design requirements when subdivisions were constructed and by continual maintenance of streets
- Good schools

Other general discussion in response to Question #1 included a combination of a low tax rate, quality schools, good streets and parks, and 1 acre lot sizes (compared to smaller lot

sizes in Hartland and much larger minimum lot sizes in surrounding towns) makes Merton an attractive home for families. Merton has the highest household size in the county meaning the Village is family oriented.

****

2012 Question #2: Matters to address in 2012 Comprehensive Plan Update.

- Must plan for future utilities; e.g. identify a site or sites for water tower.
- Highly unlikely with large lot densities that provision of sanitary sewer service can be affordably provided, as recommended in 2002 plan.
- Need to provide education so all residents are aware of and understand the need to properly maintain private on-site sanitary waste systems and private wells for potable water.
- Downtown mixed use area should match historic zoning district.
- Take a look at where commercial and industry is planned and see if there are appropriate areas to provide business and services.
- Continue to coordinate extraterritorial area with Town of Lisbon.
- Must check to see where Village is in terms of an appropriate amount of parkland.

During general discussion in response to Question #2, it was stated a long time ago the Village allowed agricultural zoning land divisions (5 acre minimums). Five acre lots are not consistent with current Village plan. Some properties in the Village remain in agricultural zoning as a holding zone. It was noted the implementation recommendations of this plan should address that if land divisions are requested under agricultural zoning, the land division must adhere to the Comprehensive Plan Land Use Map designation of one acre lots.

****

OVERALL GOALS FOR THE VILLAGE OF MERTON

Comparing the 2002 and 2012 responses, there are many similarities; the basic vision of providing continued quality of life and good government. It must be noted that during the preparation of the 2002 plan, the Village of Merton and the Town of Lisbon boundary agreement was adopted by both municipalities. During the past eleven years the Village has continued good working relationships with the Towns of Merton and Lisbon.

On the other hand, the responses from 2002 and 2012 present a solid list of tasks to address in this plan update. There is still work to be accomplished, and the tasks are addressed in the appropriate chapter.



Land remains to be developed within the Village planning area, but policies of this plan recommend sensitive use of environmental features, such as the woodland pictured above, to continue enhancement of the Village's quality of life.

To maintain and enhance community pride, the overall goals of this Village of Merton Comprehensive Plan Update adjusted from the 2002 plan to meet the changing needs of the Village are listed below.

GOAL 1: To cost effectively provide, preserve and rehabilitate Village infrastructure and services, including working with other jurisdictions of Waukesha County, neighboring municipalities, schools, police, fire and emergency services to accommodate the changing needs of the population of the Village and planning area.

GOAL 2: To preserve and enhance the Village's quality of life including its unique, small town charm, its parks, recreational areas and open spaces.



Multi-use trails within and surrounding neighborhoods is a result of past planning policy that remains a priority as the Village continues to grow.

GOAL 3: To preserve and enhance the pedestrian-scale downtown and the balance of traditional mixed uses in the downtown area, both residential and businesses to meet the needs of a variety of age groups.

GOAL 4: To continue to provide for and maintain housing that supports the general needs of the citizens of the area within the confines of infrastructure constraints, while providing for and maintain housing at appropriate locations that supports special residential needs of Village citizens.

GOAL 5: To provide recommendations and incentives for the long-term economic sustainability of the Village.

GOAL 6: To continue sustainable practices incorporated with other Village goals, objectives and policies for the preservation of natural and cultural resources of the Village and surrounding areas; including parks, open spaces, recreational areas, topographically and geologically unique land formations, woodlands, prairies, wetlands, streams, lakes and ponds, the Mill Pond, historical structures, archeological sites and natural buffers.

GOAL 7: To continue the development of a balanced vehicular and pedestrian transportation system throughout the Village and surrounding area based on an orderly hierarchy of local, county and state roads and highways, and a series of bicycle and pedestrian trails linking residential, business, institutional and park and recreational land uses.

GOAL 8: To continue quality intergovernmental cooperation with surrounding municipalities to promote cost-efficient sharing of public services and infrastructure and continue the use of mutually beneficial boundary agreements or shared service agreements.



The Merton Mill Pond is a valuable natural resource to be protected with sustainable development practices.

GOAL 9: To maintain and enhance the Village's ability to provide and sustain excellent governmental services and facilities.

GOAL 10: To provide a series of recommendations for implementing this comprehensive plan and the land use policies and other governmental policies here-in.

GOAL 11: To continue public awareness of the effects and interrelationships between land use, resources, transportation and infrastructure and to increase public participation in all planning discussions for the future of the Village and surrounding areas.

Conclusion

It is with these eleven overall goals and sound policy direction contained in this plan that Village of Merton officials will have the necessary guidance to meet the sustainable need of its citizens and businesses today and tomorrow.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 2
Housing

Housing in the Village of Merton reflects two overall characteristics: (1) the absence of public sanitary sewer which means the use of on-site septic systems has the modern requirement of a minimum of 40,000 square foot lots for residential, and (2) the location of the Village within the Arrowhead High School district and attendance area. These two characteristics combine to provide a stable environment in which to raise a family, as evidenced by the average household size of 3.28, the highest of any municipality in Waukesha County according to the recent U. S. Census. Compared to multi-family housing and a variety of single family lot sizes from smaller to larger in nearby Village of Hartland and larger lot sizes in the surrounding Towns of Merton and Lisbon, for the area that send students to Arrowhead the one-acre lot sizes of the Village of Merton, the high quality elementary education of the Merton Community Schools and other excellent local amenities combine to attract young families. A very low municipal property tax rate also attracts homeowners to the Village. Essentially, due to its relatively small size and immediate accessibility to nearby municipalities within the Lake Country region of Waukesha County, the Village is a subset of a larger system of diversified housing.

As highlighted in Chapter 1 the past three decades of Village population growth has been fueled by new construction of single family homes on the one-acre minimum lot sizes. Prior to the late 1970's when the State of Wisconsin increased the minimum lot size from one-half acre to 40,000 square feet (slightly less than one acre) when septic is used, one-half acre lots were developed in the Village. From 1956 to 1976 many phases of home construction were built on one-half acre lots within the large Merton Terraces Subdivision south and west of Village Hall. Much older homes, several dating back to the 1800's, located within the historic downtown and surrounding area were built on smaller lots. Several downtown businesses have second story residential units and several residential structures are divided into dwellings of two and three units. Every residential unit in the Village, regardless of lot size or age, uses an on-site private septic system for disposal of sewage, and has a private well for potable water.

HOUSING DATA

2010 U. S. Census data shows the Village having 1,054 total housing units, with 1,020 of those shown as occupied housing units in 2010. This data appears in Table 1-2 in Chapter 1.

The 72.6% increase of housing units from 2000 to 2010 is commensurate with the population growth rate, and unlike most jurisdictions of the United States, the average household size increased from 3.26 to 3.28 during the same period. Another important statistic is the 2010 housing occupancy rate of 96.8%. Although the rate decreased from 98.8% in 2000, given the nationwide turmoil of the housing market starting in 2006, having only 34 vacant housing units in 2010 indicates the strong stability of housing in the Village.

Given the limited opportunities for multi-family housing due to the use of septic systems, there were 44 renter occupied housing units identified in 2000. Those 44 units housed 115 people for an average household size of 2.61, which is high compared to other municipalities. This means the rental units are predominantly occupied by families. It is anticipated that most of the 44 rental units are within the downtown or vicinity, while only a handful of the more recently built houses may be rental.

The 2010 Census did not ask about housing value, but estimated data is available in the American Community Survey 5-Year Estimates from 2008 to 2012. Per the survey, the estimated median housing value was $371,200, meaning one-half of the Village housing units are more than the estimated value, and one-half are below that value. The median value recorded by the 2000 Census was $200,500. Therefore, comparing the latest estimate with the 2000 actual census, the almost doubling of housing value reflects:

- Larger and higher valued homes built during the past 10 years, especially from 2003 to 2005 as shown in Table 1-3.
- The overall increase in value of all homes in the Village that reflects the demand for quality schools and quality of life provided within the Village.

Just over 93% of housing units are owner occupied, and 80% of homeowners hold a mortgage, according to the survey estimate. For the 7% of rental occupied units, the estimate indicates a median monthly rent of $949. All homes in the Village have complete kitchen and bathroom facilities. Not surprising pursuant to the high number of housing starts during the same period, 58% percent of households moved into the Village from 2000 to 2009, and 26% moved to the Village between 1990 and 1999.

The home values and mortgages are supported by an estimated annual median household income of $115,156 and an average household income of $124,115. Respectively, the Town of Merton estimated incomes were $100,599 and $124,446. An estimated 14% of the households in the Village reported a household income of more than $200,000. About 1 out of 8 (13%) households reported incomes less than $50,000. The median and average income levels increased from the 2006 to 2010 5-Year estimates when they were $102,500 and $116,095, respectively.

As of January 1, 2014, there were 53 vacant lots remaining in fully improved subdivisions. There are 25 lots planned but not yet developed as a future phase of the Woodland Ridge Subdivision.



New home construction continues within a newer Merton Subdivision.

VILLAGE POPULATION AGE DATA RELATING TO HOUSING

There is a direct correlation between the predominant style of housing and the age of the population in the Village. The data in Table 2-1 below compares the median age for each decennial census of the Village to neighboring municipalities and Waukesha County from 1960 to 2010.

Table 2-1
MEDIAN AGE IN VILLAGE OF MERTON COMPARED TO NEIGHBORING MUNICIPALITIES AND WAUKESHA COUNTY; 1970 TO 2010

Municipality	1960	1970	1980	1990	2000	2010
Village of Merton	32.3	23.0	26.1	32.1	34.5	37.8
Town of Merton	28.0	28.0	31.2	35.7	38.3	44.6
Town of Lisbon	23.3	24.5	29.3	34.8	38.6	44.5
Village of Hartland	25.2	24.7	25.9	29.4	34.1	37.5
Waukesha County	27.0	25.4	29.7	34.0	38.1	42.0

Source: U. S. Census

Not surprising, the median age of all jurisdictions has drastically increased since 1960 mirroring nationwide numbers reflecting the end of the post-World War II baby boom years of 1946 to 1965. However, both the Village and Hartland have similar median ages over the past 20 years that are significantly lower than neighbors their and the entire County. This means both communities support a housing style, both new and existing that caters to younger families, due in part to (1) the availability of land to build new single family housing over the past 20 years, (2) quality schools attracting many families, and (3) municipal policies supportive of residential growth. A younger, family oriented population should exist for many years resulting in a demand to maintain and increase housing values unless drastic changes occur to the regional economy and educational system outside the purview of Village officials.

Another indicator of the relationship between housing and the age of the population is age distribution. Table 2-2 below shows the 2010 U. S. Census count by 5 year age groupings.

Table 2-2
VILLAGE OF MERTON AGE DISTRIBUTION: 2010

Age	Total	Male	Female
Total Population	3,346	1,736	1,610
Under 5	228	121	107
5 to 9	379	209	170
10 to 14	364	199	165
15 to 19	270	148	122
20 to 24	114	61	53
25 to 29	76	40	36
30 to 34	120	59	61
35 to 39	250	118	132
40 to 44	405	185	220
45 to 49	396	199	197
50 to 54	254	138	116
55 to 59	181	98	83
60 to 64	127	72	55
65 to 69	96	50	46
70 to 74	35	18	17
75 to 79	21	12	9
80 to 84	14	4	10
85 and older	16	5	11
Median Age	37.8	36.9	38.6

Source: 2010 U. S. Census

The age groups that standout in Table 2-2 are smaller populations within the 20 to 34 age groups and those 70 and older. Simply, the Village cannot allocate locations for higher density housing typically desired by young adults due to the lack of sanitary sewer. However; in a strong family oriented community as Merton, it is typical for college aged adults to leave and then return years later.

Even considering natural attrition in the 70-plus age groups, the tremendous drop from the 65 to 69 age group means those over 70 seek housing elsewhere to fit their needs. The large population "balloon" within the 40 to 49 age group shows continued demand for single family housing for the next 20 years, given current economic and social conditions.

HOUSING ANALYSIS

All indicators point to a strong market for single family housing in the Village of Merton despite tenuous markets for housing in parts of Wisconsin and nationwide. The total of 71 new single family housing starts from 2008 through 2013 (see Table 1-3) is comparable to new housing starts in much larger communities of Southeast Wisconsin. The amount of remaining unimproved lots in platted and developed subdivisions is very low compared to other communities in Waukesha County

The 2002 Comprehensive Plan recommended the Village commence implementation and construction of a public sanitary sewer system. Obstacles to provide sanitary sewer are the extreme cost of sewer retrofitting in existing neighborhoods and the diminishing demand for sewer to serve new development as the Village approaches a maximized build out condition. Sanitary sewer will be discussed further in the Utilities and Community Facilities element of Chapter 4. Therefore, this Comprehensive Plan Update will follow the established planning path of housing and land use policy appropriate with individual on-site sewer disposal systems.



The first phase of the Rock Ridge Estates Subdivision started construction in 1987. This phase shown above was approved by the Village in 1995.

This chapter and evaluation of matters that impact housing by Village officials lead to several points that should be considered in the implementation of this plan. Even with a solid and stable housing stock, adjustment to policy is always necessary to maintain a viable community. The considerations are:

- The positive nature of housing in the Village can immediately change by outside economic and social forces. Village officials should annually monitor Village housing information and data to ensure that any changes do not negatively impact the quality of life of current and future residents. Information can be gained about property values from the Village Assessor and property conditions from the Building Inspector. Data from future American Community Survey 5-Year Estimates should be reviewed and compared to the data referenced in this plan to determine if trends are downward or upward. A downward trend could cause a lack of home maintenance, which in turn decreases neighborhood property values. In that case, a resultant action could be stronger monitoring of home maintenance and usage.
- On-site individual septic systems require maintenance by pumping of the tank at least every two years. Village officials have identified that many times septic systems are not properly maintained, especially by new residents of the Village who are not familiar with the use and care of septic systems. The Waukesha County Department of Parks and Land Use, Division of Environmental Health, previously sent notices to pump tanks on a two-year rotating basis to only newer septic system permit holders. Under new administrative rules promulgated by the State of Wisconsin, the County is now required to notify all septic permit holders every three years about proper maintenance. County officials updated their data base and commenced notifications to all permit holders in 2013. The Village should implement a program to supplement County notification of proper septic care, by actions such as notices included with the annual property tax bill, information included on the Village website, handout of leaflets with new voter registrations and notices posted in and at Village parks and buildings.
- The State of Wisconsin Comprehensive Planning Law and rules administered by the Department of Administration require that each local comprehensive plan address the allocation of land and assign policies to provide alternative housing styles and costs. At the same time, as previously addressed, another State rule requires larger lot sizes when on-site septic is used as sanitary disposal. Without public sanitary sewer availability, economies of residential construction dictate that larger lots be developed with larger homes. Therefore, single family residential construction consistent with the size of new homes constructed in the Village the past 20 years will remain the main land use pattern.
- Village officials have identified that the style of single family homes in the Village supports a strong tax base to retain a low Village property tax rate the absence of the ability to create a tax base through commercial and industrial land uses. Given the good transportation system and accessibility to nearby municipalities as addressed in the Transportation element of Chapter 3, and with fewer residents than nearby municipalities, the Village is not a major market destination for commercial and industrial development that could substantially add to the tax base.
- Multi-family housing is not an appropriate land use without public sanitary sewer, except in limited cases in the historic downtown area where existing two or three family structures do not place a burden on the septic system if properly maintained. Higher density multi-family housing places too much user demand on a septic system.
- Notwithstanding the above considerations, several locations within the Village could support low density housing dedicated to senior citizens to

fill the void of housing for senior age groups. Facilities such as assisted living or those offering comfortable housing to disabled or memory care patients with a limited number of beds could be supported by on-site septic under proper site conditions. These facility types present a business component more than a typical residential component. Therefore, the Village should consider allowing limited senior housing as a suitable alternative use on sites planned for business or mixed use.

- Community wide it is the desire to preserve and protect the historic downtown, including existing homes within the Historic Downtown Zoning District. Village officials should review current zoning rules and other related policies to ensure that the rules and policies do not encourage redevelopment by razing of historic structures. In addition, current policies that encourage rehabilitation and reuse should be periodically reviewed to promote maintenance and upkeep. When homes are renovated for a business, retention of upper level residential should be encouraged. Residents living in units within and surrounding downtown are ready made customers for the businesses of the area.
- Several of the larger parcels designated for single family residential in the Land Use element of Chapter 7 are currently regulated by the Village's agricultural zoning district. The minimum lot size of the agricultural zoning district is five acres. Village officials have a stated intent that all newly subdivided lots should not be substantially larger than one acre to create stable, consistent neighborhoods. All new subdivision areas as proposed within Chapter 7 will be designed to the standards of the current R-1 Residential Zoning District.
- The Village participated in the preparation of the Hartland-Merton Cluster Development Plan with the Town of Merton and the Village of Hartland. Completed in 2004 for an area adjacent to the Village's southwest side, the plan recommended cluster designed single family subdivisions with common open space, buffering and connectivity of streets and multi-use trails. Plan recommendation for multi-use trails has been extended by the implementation of the trail system throughout the Village. This comprehensive plan of the Village of Merton incorporates by reference the Hartland-Merton Cluster Development Plan and all the recommendations of the plan.

GOALS, OBJECTIVES AND POLICIES

Goals are statements to provide long term end result desired by the Village. Objectives are specific and sometime measurable statements that mark progress to a goal, while policies are principles creating a course of action, or a task, to achieve a goal or objective. Goals, objectives and policies must be addressed for each Comprehensive Plan element, but must coincide with the policy direction provided in all elements for a cohesive planning document.

Village officials have prepared the following goals, objectives and policies to guide housing policy in the Village pursuant to the analysis, considerations and community needs expressed in this chapter. References to subdivisions include land divisions of four lots or less, called Certified Survey Maps allowed by State Statutes.

Goal 1

Goal 1: Provide housing in appropriate locations and densities relative to providing an appropriate living environment to residents pursuant to safe and adequately designed on-site septic systems and on-site wells, proper lot design and grading and other infrastructure.

Goal 1 Objectives:

1. Within the land use element of this plan, identify appropriate locations for additional single family subdivisions that do not conflict with neighboring land uses.
2. Ensure appropriate locations and lot sizes for single family subdivisions can be adequately supported by individual on-site septic and well systems.
3. Ensure appropriate locations for single family subdivisions can be adequately supported by Village services and infrastructure.
4. Provide locations for single family subdivisions which have the appropriate zoning district designation allowing for consistency of lot sizes between neighboring subdivisions.

Goal 1 Policies:

1. Periodically review and update if needed, the Village Land Division Control Ordinance and the Zoning Ordinance to make sure rules and regulations are appropriate and enforced for proper installation of individual on-site septic systems and individual on-site wells.
2. Periodically review and update if needed, the Village Land Division Control Ordinance and the Zoning Ordinance to make sure rules and regulations are appropriate and enforced for adequate subdivision storm water management and individual lot drainage.
3. Strongly encourage any new subdivision to be developed in a location that extends Village infrastructure and services from connections to existing subdivisions, and discourage subdivisions that are not located in a consistent pattern outward from the center of the Village. In other words, "leap frogging" subdivision locations should not be allowed.
4. Only approve subdivisions with the appropriate underlying single family residential zoning district.
5. Periodically analyze local housing information and data to ensure economic and social conditions maintain good housing conditions and values, and take appropriate action to ordinances and policies to assist the continuation of good conditions and values.

Goal 2

Goal 2: Support and implement policies to protect the number and quality of housing units within and surrounding the historical downtown of the Village.

Goal 2 Objectives:

1. Encourage preservation and rehabilitation of residential structures.
2. Ensure the Village Zoning Ordinance and other codes do not dictate policies that cause rebuilding over rehabilitation.
3. Encourage the adaptive reuse of residential structures into multiple dwelling structures, within the confines of the Zoning Ordinance, other codes and especially the appropriate use and design of on-site septic systems and wells for the increased density.
4. Encourage retention of upper floor residential when conversion of residential structures into a business use or uses is allowed.

5. Coordinate properties designated as part of the Downtown Historic area in the Land Use element of Chapter 7 with the Historic Downtown Zoning District.

Goal 2 Policies:

1. Periodically review and update if needed, the Village Zoning Ordinance and other applicable codes to ensure the rules and regulations allow maintenance of older structures, without compromising public safety.
2. Periodically review and update if needed, the Village Zoning Ordinance and other applicable codes to ensure the rules and regulations allow adaptive reuse into a business use, a business use with upper level residential or multiple dwelling units, without compromising public safety.
3. Support efforts of property owners to obtain assistance and low interest loans from other institutions or agencies for rehabilitation projects.
4. Enforce property maintenance regulations when public safety and neighboring property values are compromised due to lack of proper care and maintenance of a property.
5. Change the zoning district boundary to the Historic Downtown Zoning District for all properties designated as the same land use within Chapter 7.

Goal 3

Goal 3: Identify appropriate locations within the Land Use element for assisted living facilities for senior citizens at a bedroom count density that can be supported by on-site septic systems and on-site wells, generally 20 bedrooms or less (20 bedrooms or more require an interior water sprinkler system for fire suppression with high water pressure that normally can only be supplied through a public water system).

Goal 3 Objectives:

1. Appropriate locations may include properties along County Trunk Highways designated for business or mixed use, or rehabilitation of an existing structure.
2. Given the cyclical nature of development of assisted living facilities, designations for other land uses should be identified so as not to prohibit a property owner from appropriate development of their property.

Goal 3 Policies:

1. Set policies and zoning requirements for development of assisted living facilities.
2. Ensure the development of assisted living facilities adheres to all applicable rules and regulations that apply to all development within the Village, especially sanitary codes, proper site drainage and storm water management, appropriate architectural design, and so forth.
3. Any allowed assisted living facility shall be properly licensed by the State of Wisconsin.

Goal 4

Goal 4: Support and implement policies to provide quality new housing and properly maintain all existing housing.

Goal 4 Objectives:

1. Provide appropriate locations for housing that supports a quality lifestyle for residents of the structures.
2. Continue current policy of proper care and maintenance of residential properties and structures.

Goal 4 Policies:

1. Ensure each residential site has proper drainage and the subdivision has proper storm water management design and facilities.
2. Ensure each new residential site has proper area and design of on-site septic and well systems, and that existing septic and well systems are properly maintained.
3. Implement a program of regular notification to residential property owners of proper care and maintenance of septic systems to augment the notification system coordinated by Waukesha County.
4. Ensure each residential site is properly designed to maximize outdoor use of the residents said home.
5. Ensure each residential neighborhood has well cared for and maintained streets, drainage facilities and adequate access to the street system, trail system and parks and open spaces.
6. Periodically review and update if needed, the Village Land Division Control Ordinance, the Zoning Ordinance and other applicable codes to make sure rules and regulations are appropriate and enforced for adequate subdivision storm water management and individual lot drainage, street design and construction, and other public safety and quality of life conditions consistent with the objectives and policies of Goal 1.

Conclusion

With these four goals, and the objectives and policies of each goal, housing in the Village of Merton will remain strong and meet the needs of those selecting the Village as a residential location. While the Village cannot provide all forms of alternative housing types for reasons identified in this chapter, the Village fulfils a sector of the housing needs within the greater Lake Country Region of Waukesha County. Implementation of the goals, objectives and policies will be further address in the Implementation element of Chapter 9.



Most Village of Merton downtown historic structures have a business within the ground floor and residential units on upper floors. The mixed use structures also co-exist next to single family structures. This plan recommends continuation of Village policy of preserving the downtown historic structures through mixed use.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 3
Transportation

The Village of Merton has a well-established vehicular transportation system that allows residents to efficiently and safely travel to school or work within the Village, and to surrounding nearby nodes of the Lake Country Region of Waukesha County and beyond. The efficient system is an important aspect of the overall atmosphere of a quality community in which to reside. According to the most recent 2008-2012 American Community Survey 5-year Estimates, 69.2% of Village residents travel less than 30 minutes to work. One-quarter of residents (24.4%) have an employment commute of less than 15 minutes. The mean travel time to work is 25.5 minutes. The data means most residents of the Village work within the Lake Country Region and do not spend a large amount of time in their vehicle.

Due to the low density of the built environment within the Village and even lower density within the surrounding Towns of Merton and Lisbon, vehicles have been the main mode of transportation. The American Community Survey states an estimated 94.5% of the Village population 16 years and over used a car, truck or van to travel to work. An estimated 86.4% of residents commute alone. The survey estimates 3.4% of households have one vehicle, 58.6% have two vehicles and 37.4% have three or more vehicles available for use. An estimated 8% of Village residents carpooled to work, with 3 out of every 4 carpoolers riding in two person occupied vehicles.

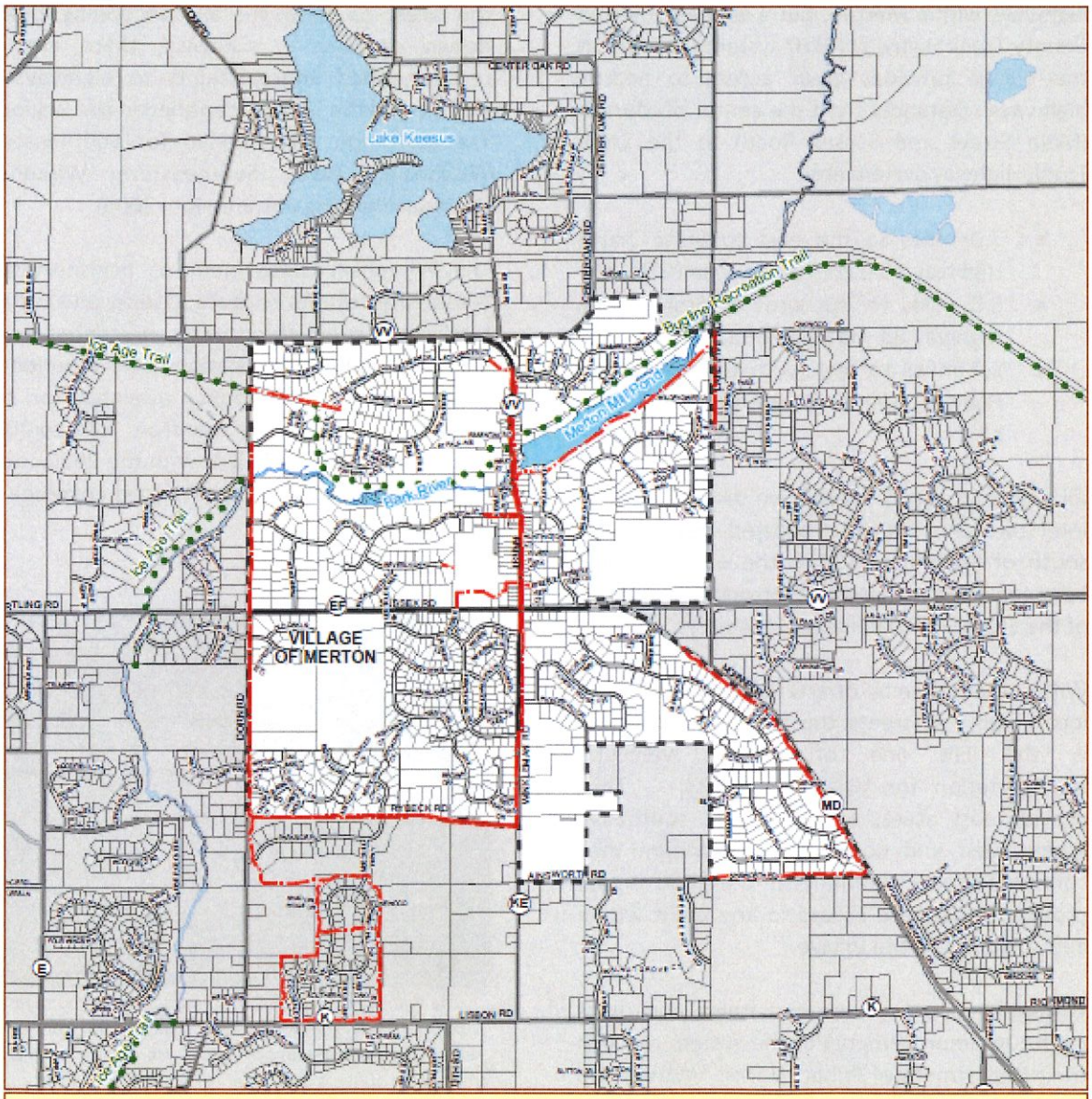


The Village of Merton is the crossroads of several Trunk Highways which forms an excellent highway network. The signs above describe the upcoming intersection of County Trunk Highways KE and EF taken along Highway VV, or known locally as Main Street.

Nonetheless, the Village promotes two other forms of transportation—bicycling and walking. The Village has adopted a strong policy of new subdivisions providing for and installing multi-use trails. The trails, safe walking conditions along low traffic residential streets, and a downtown sidewalk system support a very walkable community. The local pedestrian and bicycling routes lead to the Bugline Trail owned and maintained by Waukesha County, which currently extends 14 miles east from the center of the Village. Although the trails provide recreational value that is addressed in Chapter 4, Utilities and Community Facilities, the trails are an important element of local movement to and from downtown, schools and parks.

See Map 3-1 for a visual presentation of the transportation system within and surrounding the Village.

Map 3 - 1
VILLAGE OF MERTON & SURROUNDING AREA
EXISTING TRANSPORTATION SYSTEM



HIGHWAY SYSTEM

There are no Federal or State jurisdiction highways within Merton, but a well-established County Truck Highway (CTH) system throughout the Village provides great access to nearby highways. Distances from the center of Merton (Main Street and Sussex Road) to the State Trunk Highway system are:

- 3.0 miles to the east to State Trunk Highway 164, via Sussex Road (CTH VV)
- 3.5 miles to the west to State Trunk Highway 83, via Sussex Road (CTH EF)
- 2.7 miles to the south to State Trunk Highway 16, via Winkleman Road (CTH KE)

All highways listed above have direct access to Interstate 94, which is located seven miles south of Merton. I-94 is the east-west link between the two largest metropolitan regions of the State—Milwaukee and Madison.

Within the hierarchy of arterials, collectors and local roads and streets, the county trunk system is the life line of arterial vehicular transportation for Village residents. They provide easy access to points east, southeast, south, west and northwest; in addition they connect to collector and local roads and streets providing adequate access to any point within and surrounding the Village.

Waukesha County owns, maintains and plans for future improvements of the system through their Department of Public Works. Within and outside of Village boundaries, the two-lane county highways are well maintained. Waukesha County has no current plans to either repave or widen any of the county highways in the area, as they are all functioning below design capacity. Likewise, there are no recommended improvements to highways in and around the Village identified in the Regional Transportation System Plan for Southeastern Wisconsin: 2035 (Southeastern Wisconsin Regional Planning Commission, 2006).

The Wisconsin Department of Transportation takes traffic counts on State, County and certain local roads every three years, presented as an average of counts at locations over a period of several days. The counts available for the Village and surrounding area from 2000 to 2012 are presented in Table 3-1, with the 2009 count providing the most comprehensive coverage of locations.



The Village has established and desires to expand an excellent multi-use trail system. Many of the trails are within the right-of-ways of County Trunk Highways. The trail shown above is looking north along Highway KE south of the intersection of Highways KE, EF and VV entering downtown from the south.

Table 3-1

Wisconsin Department of Transportation
Annual Average Daily Traffic Counts
For Village of Merton and Surrounding Area
(Traffic Counts in Italics are within the Village)

Location of Count	2012	2009	2006	2003	2000
Main St. (CTH VV) north of Sussex Rd.	*5,000*	*5,100*	*4,500*	*5,200*	*4,100*
Winkleman Rd. (CTH KE) south of Sussex Rd.	*1,900*	*4,100*	*3,800*	*3,900*	*2,800*
Winkleman Rd. (CTH KE) just south of Village	4,300	4,400			
CTH VV east of Dorn Rd.	*3,300*	*3,900*			
CTH VV west of Dorn Rd.	3,200	3,800			2,600
Silver Spring Dr. (CTH VV) east of Lake Five Rd.	4,500	5,900			
Sussex Rd. (CTH VV) east of Moraine Dr. (CTH MD)	5,200	5,500			
Sussex Rd. (CTH VV) between Moraine Dr.and Main St.	7,300	7,700	7,500	7,600	5,600
Sussex Rd. (CTH EF) west of Village Hall	2,900	2,800			
Hartling Rd (CTH EF) west of Dorn Rd.		1,700		2,500	1,300
Moraine Dr. (CTH MD) east of Lake Five Rd.	2,300	4,100			
Moraine Dr. (CTH MD) west of Lake Five Rd.		2,400		2,500	1,800
Lake Five Rd. south of Sussex Rd. (CTH VV)		1,600			
Lake Five Rd. north of Sussex Rd. (CTH VV)		3,200			
Dorn Rd. south of Sussex Rd. (CTH EF)		2,900			
Dorn Rd. north of Sussex Rd. (CTH EF)		2,600			
Center Oak Rd. east of Main St. (CTH VV)		1,700			
Rybeck Rd.		470			

Source: Wisconsin Department of Transportation Annual Average Daily Traffic Counts

At locations where data is available to allow comparisons to previous counts, for the most part there was a gradual increase in daily traffic from 2000 to 2009, most likely due to the increase in population of the Village. However, most 2012 counts show a decrease in traffic volumes from 2009. The large decrease in the Winkleman Road count south of the Village is probably an anomaly within the data. Nonetheless, nationally during the past several years fewer annual miles have been traveled. Probable reasons for the decline may be more people working at home or more people choosing to walk or bike to nearby destinations. This is a trend worth monitoring when the next count is completed in 2015 and worthy of attention as the Village continues to expand the local multi-use trail system.

The highways are nowhere near reaching capacity. The general rule of thumb is when safety considerations and vehicle counts approach 7,500 per lane of traffic, the highway should be widened. The highest traveled portion of highway in or around the Village, Sussex Road (CTH VV) between Moraine Drive and Main Street, has a count of about 3,650 per lane. Therefore, a doubling of the count is needed before CTH VV would be a candidate for widening.

The Village should periodically review traffic volumes (via future AADT counts) and the

safety of traffic and pedestrians/bicyclists using the highways to ensure they are functioning as designed. If not, the Village should inform Waukesha County of problem locations or the potential for problems.

Proper planning for county highways also includes providing proper width of right-of-way for the highways to allow for long term future widening, safety improvements such as turning lanes, or adequate room to place utilities and drainage swales between the edge of pavement and the outside edge of the right-of-way. For the most part within the Village, county highways have been dedicated with sufficient right-of-way; however, there are several locations where the sufficient width has not been dedicated.

Waukesha County maintains a Street and Highway Width Map (last amended September 27, 2011) pursuant to Wisconsin Statutes Section 80.64. The map indicates planned ultimate right-of-way widths. Within the Village, planned widths for arterials are:

- 120 feet, CTH VV east of Main Street and along the northern Village boundary
- 100 feet, both Winkleman Rd. (CTH KE) and Moraine Dr. (CTH MD)
- 60/66 feet, Main St. (CTH VV) north of Sussex Road to north Village boundary
- 60/66 feet, Sussex Road (CTH EF)

Planned widths for collector streets partially within the Village are:

- 80 feet, both Rybeck Road and Center Oak Road
- 60/66 feet, Lake Five Road

Therefore, when reviewing and approving applications and plans for redevelopment or new development, Village officials must:

1. Ensure streets, driveways and openings to the highways are properly designed to create safe site distances and safe vehicle movements, along with protecting pedestrians and bicyclists crossing the intersections or driveways.
2. Ensure the streets, driveways and openings gain the approval of the Waukesha County Department of Public Works.
3. Ensure proper right-of-way is provided on the adjacent arterial or collector streets in accordance with the Waukesha County Street and Highway Width Map, as may be amended from time to time.

COLLECTOR AND LOCAL STREETS

The Village owns and maintains collector and local streets. Within the hierarchy of streets collector streets feed traffic between arterial highways and local streets. All of the designated collector streets are around the perimeter of the community, and in most cases the collector streets form the border between the Village and neighboring Town governments. The surrounding collector streets and the shared Town boundary are as follows:

- Center Oak Road, northeast side with Town of Merton
- Rybeck Road, southwest side with Town of Merton
- Ainsworth Road, southeast side, west section with Town of Merton and east section with Town of Lisbon
- Lake Five Road, east side with Town of Lisbon
- Dorn Road, west side with Town of Merton

The Village has agreements with the Towns to share maintenance responsibilities for the

collector streets, which will be addressed in Chapter 8, Intergovernmental Cooperation.
Due to low housing unit density, there no designated collector streets with wider right-of-ways within residential subdivisions, although the subdivisions are all appropriately designed with easily identifiable main routes that function as collector streets. These minor collector streets provide connectivity in and out of the subdivisions at intersection locations appropriately and safely spaced from each other.

Within subdivisions there are ten minor collector streets and local streets that are planned to be extended when neighboring properties are divided for future residential subdivisions. This policy of connectivity must be continued for proper vehicle, pedestrian and bicyclist flow in each neighborhood of the Village. Map 3-2 shows recommended routes of future local streets. While future new subdivisions may not be exactly designed to match the recommended routes of Map 3-2 due to site conditions, utility needs and new subdivision development timing and phasing, adhering to the basic connectivity policy will benefit the entire community. Village officials may consider the adoption of an official map allowed under Wisconsin Statutes that protects the recommended routes from intrusion by building construction. After a public hearing the official map may be adopted via ordinance by the Village Board, and can be amended with the same process.

The 2002 Comprehensive Plan addressed standards for constructing new collector and local streets. Subsequent to the 2002 plan, in 2006 the Village adopted an updated Land Division Control Ordinance that set the design and construction standards for Village streets. Village officials have emphatically stated implementation of those quality standards is sustainable and beneficial to residents in terms of low maintenance and traffic safety.

TRAILS

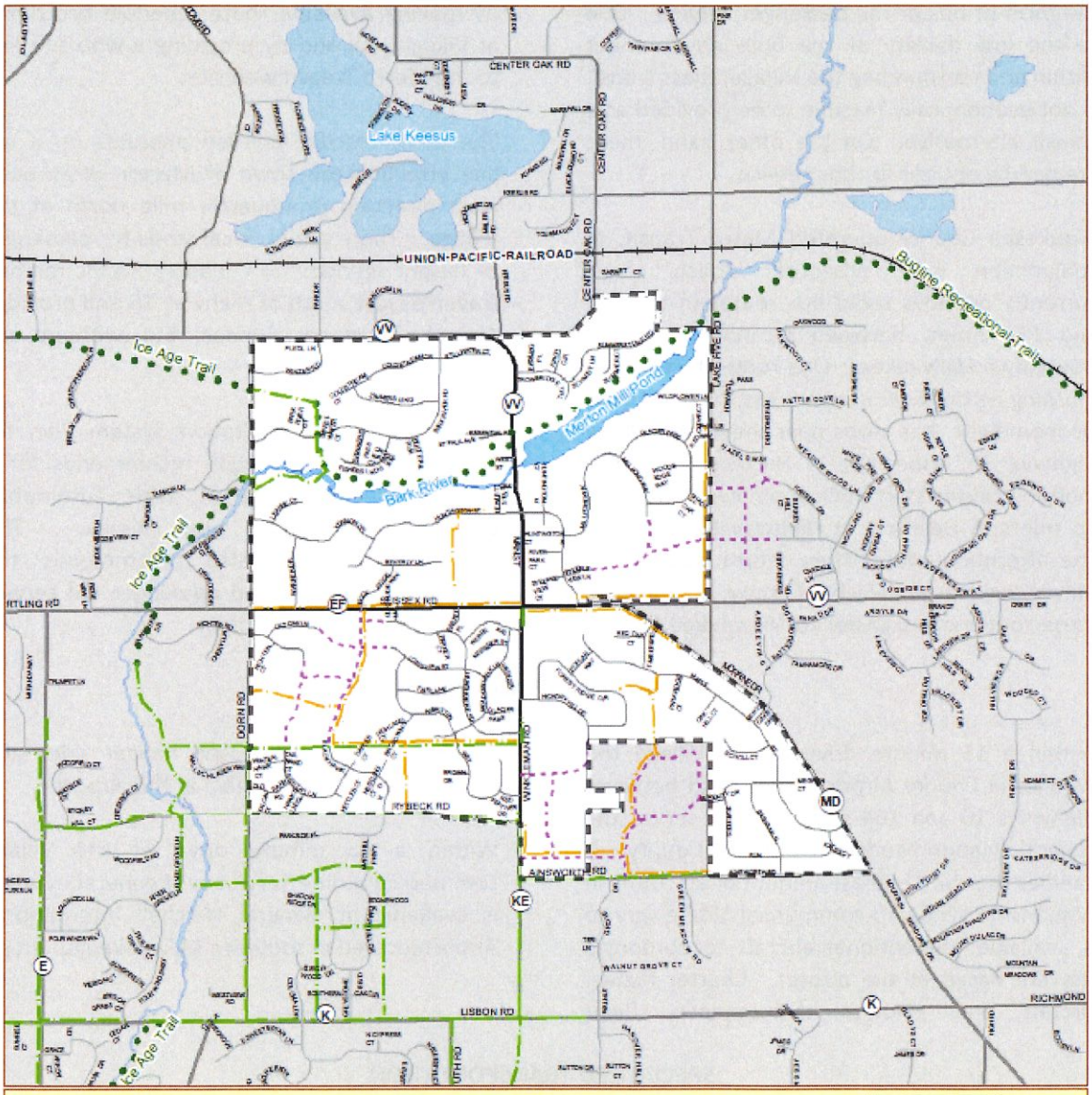
Construction of multi-use trails has been a primary emphasis of Village Officials. Village policy has been to construct trails at any appropriate location—within and throughout residential subdivisions, through Village parks and open spaces, and alongside existing highways and streets where feasible. On the many trails already in place, on any day with good weather conditions the trails are occupied by individuals or a group of bicyclists, runners and joggers, in-line skaters, parents behind baby strollers, and so on. The local trails provide transit alternatives to and from downtown shops, local elementary and intermediate schools, or ball practice in parks and school grounds. Village officials intend to continue with the policy of providing trails.

Map 3-1 shows the existing trails in the Village and Map 3-2 shows recommended routes for new trails. All trails should be constructed according to generally accepted standards for proper width, distance from vegetation and safe visibility between bicyclists/pedestrians and vehicles when trails either cross highways and streets, or are alongside highways and streets.

Recently, the Village partnered with the Town of Merton to install a bike lane as part of Dorn Road repaving. The Town has maintenance responsibility of this right-of-way abutting both the Village and Town jurisdictions. The Village contributed funds to the Town to assist with the bike lane.

During the timeframe of this plan, other opportunities will occur for the Village to install bike lanes along existing highways and streets during repaving and/or improvement projects. In addition, greater use of the trails can be encouraged by placement of safety and informational signage, or the painting of trail crossing warning or crosswalks when a trail crosses a highway or street. The recreational aspect of the trails is referenced in Chapter 4, Utilities and Community Facilities, including the Waukesha County Bugline Trail and the Ice Age Trail.

Map 3 - 2
VILLAGE OF MERTON & SURROUNDING AREA
PROPOSED TRANSPORTATION SYSTEM



Legend

- Civil Division
- Proposed Village Trails[1]
- Proposed Village Streets[1]
- Proposed County Trails
- Bugline & Ice Age Trail
- County Road
- Local Major
- Local and Private

0 0.5 1 Miles

Prepared by the Waukesha County Department of Parks and Land Use August 2013

1. See plan text for detailed recommendation for future streets and trails.

MASS TRANSIT

This section identifies the types of mass transit available to Village residents and businesses in the form of bus or rail passenger service. Due to the low density of the built environment within and surrounding the Village, mass transit is not economically feasible to be provided as a transit alternative. On the other hand, there are nearby options for bus service.

Waukesha County operated Metro Transit, in conjunction with Wisconsin Coach Lines, currently provides rapid bus routes in the AM and PM hours between Oconomowoc and Downtown Milwaukee. One route starts in the morning at the Collins and Cross Parking Lot in Oconomowoc, has stops near the Village along Highway 16, especially in Hartland. Other morning routes start in Oconomowoc and pick-up riders in Delafield at Highway 83 and I-94. The afternoon routes then return riders from Milwaukee to Waukesha County. Riders on these routes can transfer to Milwaukee County Transit System routes for a small fee. Village officials can promote ridership on these routes by making available route schedule brochures at Village Hall and by providing a web site link to the Metro Transit web site.

The Union Pacific Railroad operates on a rail line bisecting the Town of Merton in an east-west direction one-quarter mile north of the Village. There are no local stops for passenger or freight service. A Canadian Pacific rail line traverses just south of Highway 16 and provides Amtrak Passenger Service, but without any stations nearby.

The Regional Transportation System Plan for Southeast Wisconsin 2035 recommends for a rapid bus transit station with automobile parking in Hartland and Sussex. The transportation plan also recommends the potential for high speed passenger rail service on the Canadian Pacific line.

AIR TRANSPORTATION

Within a 15 minute drive of the Village the Waukesha County Airport/Crites Field between Highways 16 and 164 south of I-94 serves the general aviation needs of Waukesha County. It handles the third highest amount of air traffic in Wisconsin. While no commercial airline service is available, recreational aircraft to corporate jets are based at the airport. Charter flights, aircraft and avionics maintenance, flight training, aircraft sales, and hanger sales and rental are services available at the airport.

Within a 45 minute drive of the Village commercial airline service and general aviation is available at General Mitchell International Airport located in southern Milwaukee County.

SPECIALIZED TRANSPORTATION

There are several private taxi cab companies in Waukesha County providing fare based transportation. Other private companies provide fare transportation in vans and town cars from all points in Waukesha County to General Mitchell Field.

The Aging and Disability Resource Center of Waukesha County sponsors' subsidized transportation services for older adults over 65 years of age and for those with disabilities under age 65. Users are required to complete an eligibility application. The agency also sponsors the Ride Line Program for eligible ambulatory residents of Waukesha County. The Village can support these services by making the information available to residents.

GOALS, OBJECTIVES AND POLICIES

Goals are statements to provide a long term end result desired by the Village. Objectives are specific and sometime measurable statements that mark progress to a goal, while policies are principles creating a course of action, or a task, to achieve a goal or objective. Goals, objectives and policies must be addressed for each Comprehensive Plan element, but must coincide with the policy direction provided in all elements for a cohesive planning document.
Village officials have prepared the following goals, objectives and policies to guide transportation policy in the Village pursuant to the analysis, considerations and community needs expressed in this chapter.

Goal 1

Goal 1: Provide and maintain an integrated transportation system that will safely and efficiently serve and connect existing and proposed land use patterns, provide connectivity between the Village and employment, education and shopping nodes within the Lake Country Region of Waukesha County, and minimize traffic congestion and facilitate economic development at desirable locations.

Goal 1 Objectives:

1. Within the land use element of this plan identify locations for appropriate land uses that can be adequately supported by the surrounding highway and street system with adequate traffic volume capacity and safe access, for all types of vehicles and bicyclists/pedestrians.
2. All proposals for redevelopment or new development must be designed to provide safe ingress/egress with adjacent highways and streets and the design of any development proposal that does not promote traffic safety must be mitigated or not allowed.
3. The Village will ensure logical street extensions and connectivity.
4. Any collector or local street under the jurisdiction of the Village will be repaired, repaved or improved to current design standards.
5. The Village will communicate and coordinate with Waukesha County Department of Public Works toward the safety and maintenance of County Trunk Highways throughout the Village.
6. The Village will encourage and cooperate with other governmental jurisdictions to ensure the general welfare of Village residents through proper safety and maintenance of transportation facilities in the Lake Country Region of Waukesha County.

Goal 1 Policies:

1. Periodically review and update if needed, the Village Land Division Control Ordinance and the Zoning Ordinance to make sure standards are appropriate and enforced for proper design and construction of street infrastructure for sustainability of maintenance and safety, including but not limited to placement of street lights at high traffic volume intersections, and vision corner restrictions.
2. Require dedication of right-of-way to conform to the planned widths indicated on the Waukesha County Street and Highway Width Map with any Subdivision Plat or Certified Survey Map.
3. Periodically review and update if needed, the Village Zoning Ordinance to make sure standards are in place to require quality design of redevelopment and new developments for transportation related elements of site design, such as off-street parking, adequate vehicle turning area, safe

ingress/egress, cross access between similar uses, clearly marked on-site pedestrian routes, connections to nearby trail system, and so on.

4. Encourage design of non-residential developments to provide safe and adequate space for large vehicle and truck movements, for larger scale developments that utilize trucks for deliveries or product transportation.
5. Strongly encourage any new subdivision to be developed with connectivity that extends Village streets from connections to existing subdivisions, and discourage subdivisions that are not located in a consistent pattern outward from the center of the Village.
6. Require applicants to communicate with Waukesha County Department of Public Works when proposed developments need ingress/egress from County Trunk Highways.
7. Maintain a continuing and cooperative relationship with county, regional and state transportation agencies to ensure that local transportation planning is coordinated with the region.
8. Periodically review and analyze Wisconsin Department of Transportation traffic counts for any trends or traffic capacity issues that can be mitigated through a change in policy.
9. Periodically review and analyze the goals, objectives and policies of this plan to ensure they remain up to date to continue with a safe and efficient transportation system.
10. Consider regular street maintenance and improvements via a Capital Improvements Budget recognizing that the use of vehicles will remain the main mode of transportation for Village residents throughout the timeframe of this plan.

Goal 2

Goal 2: Provide strong support to maintain and expand the local multi-use trail system and generally good pedestrian accessibility throughout the Village.

Goal 2 Objectives:

1. Provide and construct multi-use trails where appropriate.
2. Connect multi-use trails to locations of public interest.
3. Seek opportunities to add bicycle lanes to existing highways and streets.
4. Encourage land uses and development designs that promote bicycle and pedestrian use and that are designed to mitigate vehicular conflicts with bicyclists and pedestrians.

Goal 2 Policies:

1. Periodically review and update if needed, the Village Land Division Control Ordinance, the Zoning Ordinance and other applicable codes to ensure standards are in place to require safely designed trails in new subdivisions, in addition to responsibilities of long term maintenance and care of the trails.
2. Periodically review and update if needed, the Village Zoning Ordinance to make sure standards are in place to require quality design of redevelopment and new developments for safe on-site pedestrian paths and use of bicycles, such as minimizing potential vehicular conflicts, clear vision of vehicle paths, connectivity to adjacent sidewalk or trail system, and so on.
3. Coordinate with Waukesha County Department of Public Works and Town governments to encourage the installation of bike lanes along highways

and streets within and adjacent to the Village.

4. Create detailed plans for trails within Village parks and any open spaces dedicated via subdivision plats, with trails connecting to other existing or planned trails.
5. Seek outside funding sources to assist with construction and maintenance of the trail system.
6. Consider construction of trails within a Capital Improvements Budget to incrementally complete the planned trail system and maintain the system when repairs are necessary.
7. Encourage Waukesha County to implement its trail system plan that provides connectivity to the Village trail system.
8. Encourage the Towns of Merton and Lisbon to connect trails to the Village trail system, and encourage trail connections through the Village use of extraterritorial plat review
9. Encourage use of the Village trail system, the Waukesha County trail system and the Ice Age Trail by the use of trail signage and information about the trails posted at public locations throughout the Village.



The multi-use trail along Highway KE pictured above winds between the highway and homes amongst mature landscape plantings.

Goal 3

Goal 3: Encourage the use of alternative forms of transportation.

Goal 3 Objectives:

1. Periodically inform citizens of the Village of the availability of rapid bus service in the Lake Country Region.
2. Periodically inform citizens of the Village of the availability of Waukesha County financial support toward transit for senior citizens and the disabled.
3. Periodically review transportation related goals, objectives and policies of this plan to ensure alternative forms of transportation are encouraged to address changing transportation needs of the Village population.

Conclusion

It is with the three goals, the objectives of each goal and the policies of Goals 1 and 2, that the transportation systems will remain viable to meet the needs of Village of Merton residents and businesses, with proper internal and external connectivity in all parts of the Village and the greater Lake Country Region of Waukesha County. The daily reliance upon motor vehicles to move about will remain, but the Village remains committed to a local and regional trail system and the use of alternative forms of transportation.

Implementation of the goals, objectives and policies will be further addressed in the Implementation element of Chapter 9.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 4
Utilities and Community Facilities

This chapter provides an inventory and assessment of utilities and community facilities in the Village of Merton. The inventory and assessment play an important role in shaping priorities of community growth and policies to guide growth. In Merton, the absence of public sanitary sewer and a public water supply has a tremendous impact on how the Village has historically developed and how it will grow in the future.

The 2009 Comprehensive Development Plan for Waukesha County presents information relative to community facilities beneficial to the entire County while pertinent to the Village. Please refer to Chapter 4 of the County plan for detailed information about Telecommunications and Wireless Communication Facilities, Recycling, Landfills and the Lake Keesus Inland Lake Protection & Management District located just north of the Village. There are several wireless communication towers surrounding the Village. Recycling in the Village is managed by the Waukesha County Recycling Program.

VILLAGE UTILITIES

Water Supply

All residential, business, governmental and institutional land uses in the Village receive potable drinking water from private wells and well systems. It is recommended that each private well and well system is tested annually in accordance with State of Wisconsin standards, while public wells must be tested annually.

The nearest municipality to Merton with public water utility service is the Village of Hartland, and depending upon its plans to provide a public water source to its neighbors, Hartland may have sufficient well capacity to provide public water to the Village. However, there are no plans for the Village to install its own public water system or connect to Hartland or any other nearby municipal system. With the typical single family lot size of one acre, the cost would be tremendous to retrofit water mains in existing low density subdivisions. In addition, users of private wells in the Village have a relatively good quality source of water in the aquifer, the same source as Hartland. The County Comprehensive Development Plan did not recommend any public water system for the Village.



The high elevation of this land north of Ainsworth Road, to be ultimately attached to the Village, will provide an excellent location for a future water tower.

While there is currently no need to install a public water system, in the long term should there ever be a need, Village officials have included a location for a potential water tower site in the land use chapter. The potential site is on Village owned property at a high elevation within the southeast quadrant of the Village.

Sanitary Sewer/Waste Water Treatment

The 2002 Comprehensive Plan recommended the Village commence implementation and construction of a public sanitary sewer system. Obstacles to providing sanitary sewers are the extreme cost of retrofitting sewers in existing neighborhoods and the diminishing demand for sewer to serve new development as the Village approaches a maximized build out condition. These are the same obstacles to providing a public water supply. Accordingly, this plan recommends retaining the use of on-site sewerage disposal (septic) systems and not planning for construction of a municipal waste water treatment plant and sewer mains.

Dependence on individual property on-site septic fields, septic tanks, holding tanks and mound systems will remain for the majority of Village property owners within the surrounding Village planning jurisdiction. Soils in the Village (low water table and good depth to bed rock) and surrounding areas are suitable for on-site septic and mound disposal systems, with the exception of the Bark River floodplain and the area west of Lake Keesus, north of the Village. Consequently, there are very few system failures, but Chapter 2 addresses concerns about Village residents' proper maintenance of the systems. Starting in 2013 new state rules require Waukesha County to send notification about proper maintenance to each property owner with a system every three years. Currently, the County sends notices on a rotating basis to owners of newer systems. Chapter 2 recommends policies for the Village to assist with notification of property owners regarding system maintenance.

This direction of Village policy conflicts with recommendations in the 2009 Comprehensive Development Plan for Waukesha County as stated in the Southeastern Wisconsin Regional Planning Commission's 2035 Regional Land Use Plan, and the Amendment to the Regional Water Quality Management Plan—Northwestern Waukesha County, published by the Commission in March 2001. In the plans both the Village of Merton and the Lake Keesus area are identified as areas to be served with public sanitary sewer facilities.

The 2001 plan studied 17 municipalities in Waukesha County and the Town of Ixonia in Jefferson County. The plan recommended including the Village within the sewer service area after 2010. However, the mapped sewer service area of the Village in the plan did not include portions within the current Village borders to the south and southeast, lands that were developed with single family subdivisions since 2001. The recommendation of the 2009 County plan is due in part to the 2001 plan and the Village's 2002 plan policy to pursue connection to public sanitary sewer.

Should the need arise to provide a public sanitary system to Village property owners, the 2001 plan recommends connection to the Delafield-Hartland Water Pollution Control Commission's (Del-Hart) sewage treatment facility in Delafield, via the Village of Hartland sewer system. Cost savings would result to the Village in not constructing a separate wastewater treatment facility. In 2002 the sewer service area plan for Hartland was amended to include lands north of CTH K (Lisbon Road), near the southern boundary of the Village. Another option would be to connect to the Village of Oconomowoc system that already serves parts of the Town of Merton.

VILLAGE FUNCTIONS

The Village of Merton provides a full range of cost-efficient services to protect persons and properties. Costs are kept to a minimum with part-time employees and contracting for other services. There is only one fulltime employee.

Police Protection

The Village contracts with the Waukesha County Sheriff's Department for police protection. The Sheriff's Department assigns Sheriff Deputies to patrol the Village for an eight hour shift five days a week for speed enforcement, federal and state law enforcement, and enforcement of local nuisance and public safety ordinances. Deputies respond to emergency calls at all times. The Sheriff Dispatch office handles all emergency calls for service, especially via the 9-1-1 emergency telephone number. A benefit of using Sheriff's Deputies is the support staff that is available in emergencies, including back-up officers and detectives. Back-up officers and support are always available with the neighboring Town of Lisbon and the Village of Sussex using the same County service and with Sheriff's Deputies patrolling the County Highways in and around Merton. Contracting for the services since the 1990's, the Village is satisfied with the arrangement.

Fire and Rescue Services

The Merton Volunteer Fire Department provides firefighting, rescue and emergency medical services (EMS) to protect people and property of the Village of Merton and portions of the Town of Merton. Fire and EMS protection is provided to approximately 1,853 residents of the Town, while another approximately 1,366 Town residents are provide EMS response by the department. Therefore, the department services a total Village-Town population of about 6,600 residents.



The Merton Volunteer Fire Department maintains a full fleet of firefighting and rescue vehicles.

The Waukesha County Sheriff's Department handles dispatch for firefighting and emergency medical and rescue services. The department is headquartered within the Village Hall building on Sussex Road. Available equipment housed within the Village Hall building includes two ambulances, an engine, a pumper/tanker, a tanker, a grass rig, a support vehicle, an all-terrain vehicle, and an inflatable rescue boat.

In 2012, the 34 staff members were part-time and paid per an on-call basis that includes a Chief, two Assistant Chiefs, a Captain and a Lieutenant. Including officers, the responsibilities of the 2012 staff were:

12 Firefighter/Emergency Medical Technicians
10 Firefighters
6 Emergency Medical Technicians
2 Firefighter/Paramedic
2 Drivers
1 Firefighter/Medical Director
1 Fire Inspector

Fire and Emergency Medical Services training is held every week, with a business meeting held once a month.

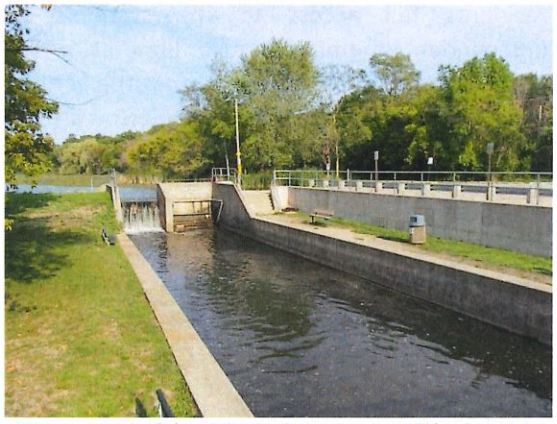
The department provides full Emergency Medical Services including a tiered paramedic level response with the Lake Country Fire Department Paramedics, and is part of the Lakes Area Mutual Aide Fire Departments Chiefs Association with surrounding departments. Through contract with the Village, the City of Waukesha Fire Department provides Technical Rescue Services including confined entry, trench rescue, building stabilization and high angle rescue. In 1990 the Village, and then the Town of Merton in 1993, adopted a requirement that every new subdivision include a 10,000 gallon emergency water reservoir or multiple reservoirs in subdivisions over 40 lots.

Within the past few years there have been several fire department consolidations within the Lake Country Region of Waukesha County for both efficiencies of cost and service delivery. The Merton Volunteer Fire Department has been involved in preliminary merger considerations. A likely merger partner is the North Lake department. If merger talks continue, both the Village Board and the Town Board would determine if cost savings balance with quality fire and rescue protection.

The Town of Lisbon Fire Station is located within one-half mile of the southeast edge of the Village, at the intersection of County Trunk Highways KF and MD.

Public Works

The Village employs one full time person in the Public Works Department to oversee maintenance of Village streets and buildings, parks, and storm water facilities, with a staff of five to six part-time, mostly seasonal, employees. Street signs are installed and maintained by the department, but larger signs are made and installed by a contractor. The Village currently contracts with the Town of Lisbon for street and Village facility snow plowing and ice control services. Department equipment is based within a building on Village owned property adjacent to Fireman's Park.



Maintenance of the Mill Pond Dam is one of the functions of Public Works.

Refuse and Yard Waste Disposal

The Village contracts with Advanced Disposal for residential pick-up and disposal of refuse. Each residence is charged annually for the service by the Village. Non-residential buildings contract individually for refuse pick-up.

Viola also collects recyclable materials from residences (paper, cardboard, glass bottles and jars, and metal and aluminum cans). The materials are recycled through the Waukesha County recycling program at three privately owned sites throughout the county.

The Village contracts with the Town of Lisbon to allow Village residents to place yard waste at the Town's compost site on Plainview Road. Village residents currently pay $20 dollar for an annual permit to use the facility. Leaves, grass clippings, brush and branches are accepted. The site also accepts small electronic devices for recycling. Typical hours are Saturdays and

Monday evenings from April through late November. The Town compost site makes mulch and wood chips available to residents.

Storm Water Management/Water Quality and Erosion Control

Each new development is required to install storm water management facilities to make sure that post-development storm water run-off does not exceed pre-development run-off, in addition to ensuring the run-off does not pollute neighboring properties, the Bark River and other downstream environments. In addition, each construction site is to conform to proper soil erosion practices. The Village contracts with Waukesha County to complete storm water management and erosion control inspections. In 2011, County staff inspected 204 construction sites and existing storm water management facilities. In some cases, violations were noted and forwarded to the responsible party, and follow-up inspections were conducted.

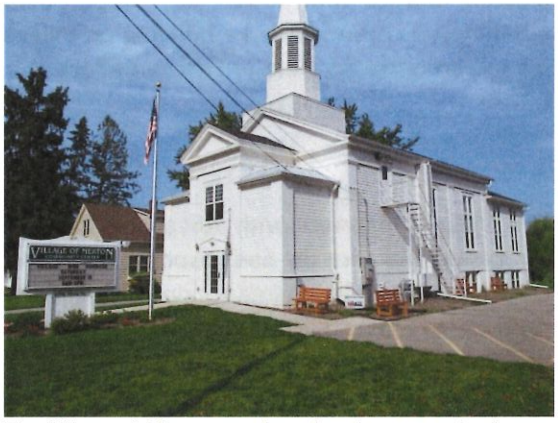
Library Services

The Village contracts with the Waukesha County Federated Library System to give its residents full access to the system's 16 independent member public libraries. The Village pays a fee to the system for the service. The nearest member libraries to Merton are the Town Hall Library in the Town of Merton, and libraries in the Villages of Hartland and Sussex. The Village of Hartland recently completed an expansion of their library next to Hartland's Village Hall, along the southern edge of downtown.

Village Administration

A Village President and four trustees comprise the Village Board that sets annual budgets and property tax levies, and hires and directs staff to fulfill the day-to-day duties to service the residents and property owners of the Village of Merton. The Village Board appoints members to the Plan Commission and other advisory boards and commissions to assist with its duties. A Zoning Board of Appeals is also appointed to consider appeals and variances of the Zoning Ordinance.

A part-time Village Administrator-Clerk-Treasurer oversees daily Village operations with the assistance of a Deputy Clerk-Treasurer. Consultants are hired to assist the Village when needed. Village functions filled by consultants are: Village Attorney, Building Inspection that includes plumbing and electrical inspections, Village Planner, Village Engineer and Village Assessor.



The Village of Merton purchased and renovated a former church building in the downtown. Public meetings and other community activities are held in the facility.

VILLAGE FACILITIES AND PROPERTIES

The Village of Merton owns 140 acres of land within its borders. Table 4-1 lists the Village owned properties. Map 4-1 shows the Village owned land.

Community Center

In 2011 the Village completed renovation of the former First Baptist Church of Merton building at W282 N6996 Main Street near the heart of downtown as a Community Center facility. The Village purchased the building when the church relocated to a new and larger building along Winkleman Road near the southern edge of the Village. Renovation included handicapped accessibility, conversion of the former sanctuary into public meeting room space and creation of additional meeting space in the lower level. Village Board and Plan Commission meetings are held in the Community Center with the advantage of on-street parking to handle large meeting attendance and a location with sidewalks that is within walking distance of many residential neighborhoods. There is room to expand the building and current on-site parking lot. Both the larger meeting room and the lower level are available for use to community groups.

Eventually Village officials desire to relocate Village administrative offices within a Community Center addition. No timetable has been established for the addition or the move.

Village Hall

Village Hall has been located on 2.73 acres of land at N67 W28343 Sussex Road, west of Main Street since the 1970's, on land dedicated to the Village by the surrounding single family subdivision. Village Hall is the headquarters for the Merton Volunteer Fire Department and daily activities of Village administration. Village administration includes the offices of the Administrator-Clerk-Treasurer and Deputy Clerk-Treasurer, storage of Village records, offices of the Building Inspector and assistant and meeting space for Village consultants when needed. Village residents and the public uses Village Hall to vote, obtain building permits or local licenses, ask questions or voice complaints and meet with Village officials regarding their property or general local matters. A meeting room is shared with the Fire Department.

Until 2011, public meetings of the Village Board, Plan Commission and other boards were held in the meeting room. A potential move of Village administrative offices to the Community Center would create more space for fire department functions.

Village Parks and Recreation

The Village provides two active park sites. The 33.2 acre Fireman's Park is located just west of Main Street on the edge of downtown. Village ownership of 10.6 acres also extends southward from the park into the Bark River environmental corridor. Fireman's Park has picnic tables, updated playground equipment, restroom facilities and two baseball/softball diamonds. The Village's portion of Waukesha County's Bug Line Trail passes through the park and the adjacent environmental corridor. The Public Works garage is located on park property.

Newer Pollworth Park is located west of Fireman's Park, but accessible through the Bark River Crossing Subdivision. About half of Pollworth Park's 31.1 acres is active space with soccer fields, two baseball/softball diamonds, and a pavilion with concessions and restrooms. The non-active space abuts the Bark River with continuation of the Bug Line Trail.

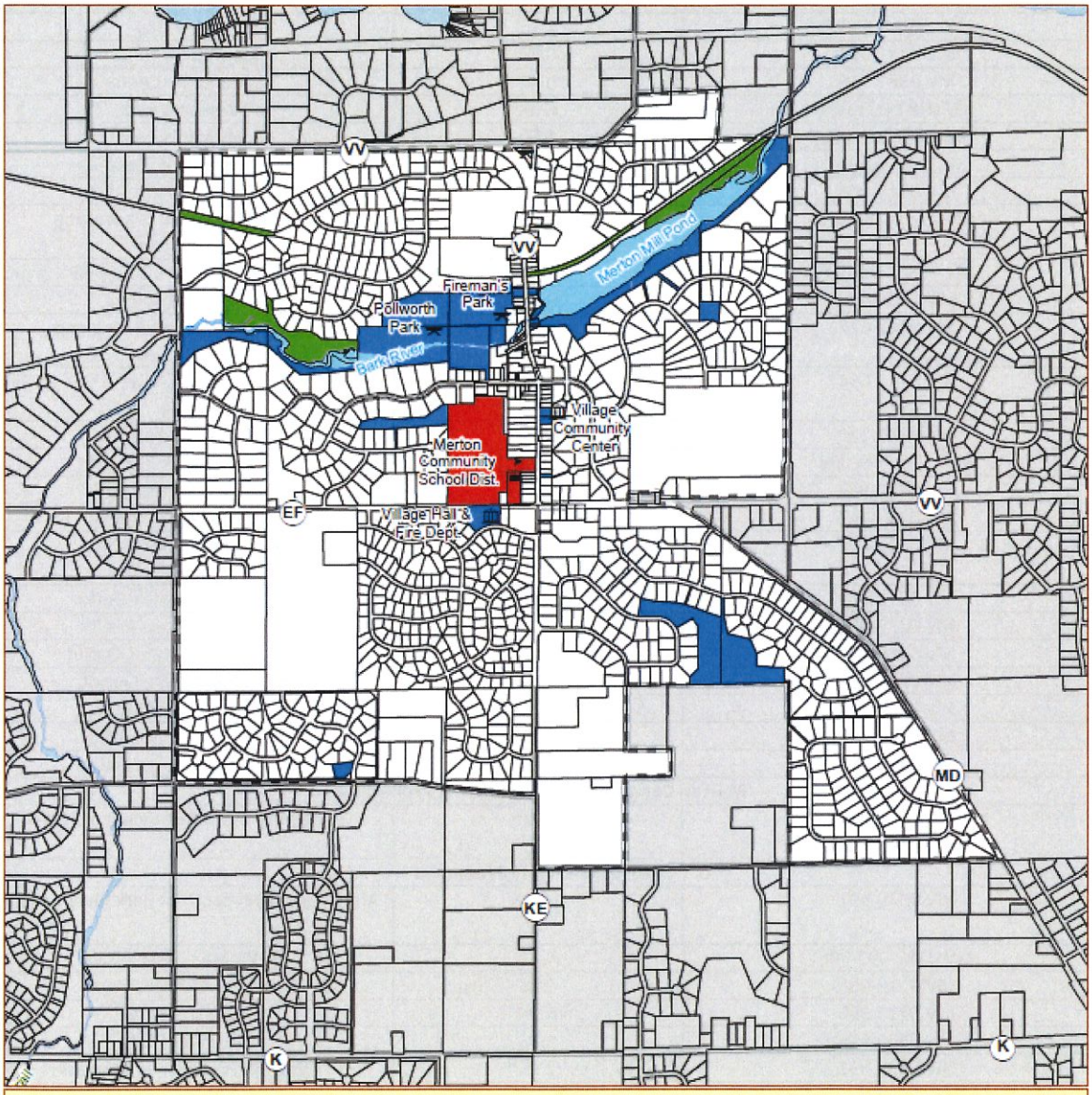
Opposite of Fireman's Park on the east side of Main Street is the Merton Mill Pond, a widening of the Bark River via the Mill Pond Dam with a water surface of about 34 acres. The Village owns and maintains the Mill Pond Dam, 12 parking spaces for passenger vehicles, a public access gravel boat launch and other properties along the southern shore line of the pond extending to the eastern Village boundary at Lake Five Road. Through its Parks and Land Use Department Waukesha County owns and maintains property along the northern shore line of the pond that is adjacent to the County's Bug Line Trail. Two properties along the northwest side of the pond are privately owned comprising about 20% of the shoreline.

Merton Mill Pond has a maximum depth of eight feet. Panfish, Largemouth Bass and Northern Pike are the primary pond occupants. In 2012 the Merton Mill Pond Bank Stabilization Project was funded and completed by the Village. The project included stump and root removal, installation of shoreline stabilization measures and restoration.



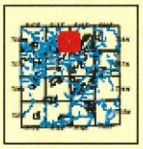
Merton Firemans Park has been a recreational fixture in the Village, providing recreation and a central meeting place for residents of all ages.

Map 4 - 1
VILLAGE OF MERTON
PUBLICLY OWNED PROPERTIES



Legend

- Village Owned Land
- County Owned Land
- Public School
- Civil Division



0 2,000 4,000 Feet

Prepared by the Waukesha County Department of Parks and Land Use August 2013

Table 4-1
Publicly Owned Land in the Village of Merton

Tax Key Number	Size in Acres	Description
Village Properties		
MV 0384-990-001	2.73	Village Hall
MV 0381-118	0.50	Community Center
MV 0381-119	0.42	Community Center
MV 0381-093-001	31.09	Fireman's Park
MV 0340-041-001	1.50	Fireman's Park
MV 0380-007	0.50	Fireman's Park Entrance
MV 0340-008	0.11	Fireman's Park Entrance
MV 0391-096-001	9.03	South of Fireman's Park along Bark River
MV 0381-091-003	1.56	South of Fireman's Park along Bark River
MV 0339-152	9.78	Pollworth Park
MV 0382-027	21.36	South of Pollworth Park along Bark River
MV 0340-054	0.80	Mill Pond Dam Parking & west side of Mill Pond
MV 0381-180	12.30	South side Mill Pond
MV 0215-999-008	6.12	East side of Mill Pond
MV 0340-995	1.25	North side Mill Pond
MV 0340-017	0.29	West side Mill Pond
MV 0381-002	0.31	Trail between Main St. & Steeple View Ct.
MV 0382-006	5.16	Rock Ridge Estates Outlot
MV 0377-053	6.11	Norma Meadows Outlot
MV 0218-027	2.06	Woods Edge Estates Outlot
MV 0219-086	13.54	Woodland Ridge Outlot
MV 0219-143	11.52	Merton Oaks Outlot
MV 0261-085	0.51	Beaumont Ridge Outlot
MV 0386-069	1.24	Black Hawk Farms Outlot
Merton Community School District Properties		
MV 0381-093-001* (See note below)	32.27	Elementary & Intermediate Schools
Waukesha County Properties		
MV 0339-991	10.48	Along Bark River south of Bark River Crossing
MV 0215-999-006	4.11	Northeast side Mill Pond
MV 0215-058	5.86	North side Mill Pond
MV 0215-995	16.41	Bugline Trail
MV 0340-995	3.55	Bugline Trail
MV 0339-091	2.95	Bugline Trail East of Dorn Rd.

Village of Merton: 139.79 Acres
Waukesha County: 43.36 Acres

**School properties include a 2 acre parcel part of school grounds that does not have a listed Tax Key Number. GIS does not provide size of the school property; therefore size listed above is approximate from property line distances scaled from GIS map.*

Compiled by Bruce Kaniewski, Village Planner from information on Waukesha County GIS; April 2012.

The Village does not provide any recreation programing; however, the Merton Athletic Association provides recreation activities for youth and adults. Association information will be presented later in this chapter.

Village Owned Open Space

There are seven properties within single family residential subdivisions platted as outlots that were dedicated to the Village, as presented in Table 4-1 and shown on Map 4-1. A brief description of each property is as follows:

- Rock Ridge Estates Outlot: Adjacent to northwest corner of the Merton Community School District's outdoor play fields, this long and narrow 5.16 acre parcel is located between the rear property lines of homes facing Huntington Street and Beverly Lane. This open field is accessible via a strip of land extending to Beverly Lane and through the school property.
- Norma Meadows Outlot: This 6.11 acre parcel is along the northern edge of Norma Meadows Subdivision north of Sussex Road and east of Dorn Road. The parcel is part of the Bark River environmental corridor and is adjacent to other Village and County owned properties of the river corridor.
- Woods Edge Estates Outlot: Located in the middle of the Woods Edge Estates Subdivision in the northeast side of the Village south of The Mill Pond, this 2.06 acre open field parcel has a narrow access way to Glacier Pass that connects to Village owned land adjacent to Mill Pond.
- Woodland Ridge Outlot: This 13.54 acre parcel is at the eastern edge of the Woodland Ridge Subdivision within the southeast part of the Village. It is mostly wooded with steep slopes, but an open area flattens along a long frontage with Forest Ridge Circle. It is adjacent to the Merton Oaks Outlot and unplatted wooded and steep sloped land to the south that is the preferred site for a water tower should the Village ever construct a municipal water system.
- Merton Oaks Outlot: Fully wooded and with steep slopes, this 11.52 acre parcel is located along the west edge of the Merton Oaks Subdivision. It is accessible by a narrow strip of land to Maple Street and through the Woodland Ridge Outlot.
- Beaumont Ridge Outlot: This narrow, 0.51 acre piece of land provides access for the Beaumont Ridge Subdivision to the Merton Oaks Outlot from Trappers Run.
- Black Hawk Farms Outlot: Located at the northwest corner of Ryback Road and Black Hawk Drive in the southwest part of the Village, this 1.24 acre parcel is an open field located next to a storm water management basin owned by the subdivision.

The Village owned open spaces within subdivisions serve a public purpose by preserving land with sensitive environmental features that would not otherwise be developed, by providing open space for Village residents to gather or play, or as part of a larger plan to form corridors and connections between subdivisions. Many of the public spaces within subdivisions were dedicated to the Village as platted Outlots. Village officials must continue the policy of developer dedication of sensitive lands and lands that provide recreational value.

Most residential neighborhoods in the Village also have properties and open spaces owned and maintained by a homeowners association. In many cases, the properties are the locations of storm water management basins or green

spaces between clusters of home sites. These private open spaces further enhance the Village policy of providing open space, while property owners take pride in maintenance and upkeep of the lands in their ownership. From the Village perspective this is also an effective tool to keep property on the property tax roll.

Village Trails

The Village of Merton has successfully implemented a policy to construct trails throughout the community when a subdivision is constructed. This is a policy that is greatly accepted and recognized inside and outside of Village government as a major quality of life benefit making the Village a very walkable community. Trails exist at the edges of subdivisions within the County Trunk Highways and through publicly and privately held open spaces. Through preparation of this Comprehensive Plan Update, Village officials have provided clear direction that they will constantly seek opportunities to construct new trails and complete trail connections.

For example, in 2012 the Town of Merton constructed a four foot side path along the east side of Dorn Road, along the entire length of the Village's eastern boundary connecting to the trail systems within subdivisions south of the Village in the Town and the Village of Hartland. The Village provided financial support to complete the side path in conjunction with planned resurfacing of Dorn Road. With the Dorn Road side path completion, the Village now has a priority to have a trail constructed along Sussex Road between Village Hall and Dorn Road. The Sussex Road trail will continue the policy of trail connections with the major benefit of providing a safe path to those living in the west and southwest side of the Village to walk to Merton Community Elementary and Intermediate Schools.

Planning for Village Parks and Open Spaces

The Village of Merton has been very proactive when providing for the needs of its citizens through parks and open spaces. In 1998 the Village completed a Comprehensive Park and Open Space Plan and a Bark River Parkway Master Plan. Both plans recommended expansion and major upgrades to the park and open space system, as referenced in the 2002 Village Comprehensive Plan. The Village has completed most of the recommendations in the plans, so Village officials have stated the intent to complete a new Comprehensive Park and Open Space Plan as part of this Comprehensive Plan Update. A park and open space plan document separate from this comprehensive planning process is necessary to remain eligible for State of Wisconsin Stewardship Funding to assist with park expansion and/or improvements, as required by administrative rules of the Wisconsin Department of Natural Resources. Therefore, this section of "Planning for Village Parks and Open Spaces" combined with previously discussed park and open space inventory will lay the foundation for completion of a new Comprehensive Park and Open Space Plan.

A starting point is to consider the proper amount of park land to serve the 3,400 citizens living in the Village. The National Recreation and Park Association (NRPA) is a national, non-profit service organization dedicated to advancing parks, recreation and environmental efforts that enhance the quality of life for all people. Historically, NRPA established a standard of 5.5 acres of active park space per every 1,000 people in a community. For the Village, that standard roughly translates into 18.4 acres. The four parcels of Fireman's Park totaling 33.2 acres, the two parcels of Pollworth

Park totaling 31.14 acres, and the school fields which provide active recreation space far exceed the standard.

However, NRPA and communities found the 5.5 standard did not address the needs of residents for different scale and usage of parks. NRPA created a hierarchy of park types, as well as a set of acreage standards for different park types. The newer standards appear in Table 4-2.

Fireman's Park serves both the surrounding neighborhoods and community. Pollworth Park can be considered a community or even a sub-regional park. School grounds function as a neighborhood, community and sub-regional park. The Village provides a special use area with the Bugline Trail traversing through Village owned parcels.

Pursuant to the new NRPA standards of Table 4-2 the deficiency appears to be an active recreational neighborhood park or parks within the south side of the Village. At the same time, the above standards are a guide to community decision making. There may be park needs and desires that are specific to Merton. For example, multiple 5 to 15 acre neighborhood parks are too large for many communities to support. Some communities place playground equipment and a backstop, or a few picnic tables on 1 to 2 acres. These are called pocket parks. Sometimes the best park space is simply open space that youth of the community use to make-up their own games and playing fields, as evidenced by the Village owned subdivision Outlots that are well utilized without any formal recreation equipment.

Table 4-2
National Recreation and Park Association Classifications and Standards

Type	Service Area	Desirable Size	Acres per 1,000 Residents	Desirable Site Characteristics and Facilities
Neighborhood	¼ to ½ Mile	5 to 15 Acres	1 to 2 Acres	Serve surrounding neighborhoods with open space and facilities such as basketball courts, children's play equipment and picnic tables.
Community	1 to 2 Miles	25+ Acres	5 to 8 Acres	May include areas suited for intense recreation facilities such as athletic complexes and large swimming pools. Easily accessible to nearby neighborhoods and other neighborhoods.
Regional	Several Communities	200+ Acres	5 to 10 Acres	Contiguous with or encompassing natural resources.
Special Use Areas	No Applicable Standards	Variable Depending on use	Variable	Area for specialize or single purpose recreation activities such as campgrounds, golf courses, etc.

Source: National Recreation and Park Association

There is no right or wrong answer of adequate park space. The bottom line is that Village officials will provide direction with community input to determine what is needed in the Village.



This pavilion in Pollworth Park is one of the newer additions to the Village Park System. This plan recommends additional study of expanding recreational needs in the Village.

Based on the inventory and discussion of this Chapter 4, at a minimum the new Comprehensive Park and Open Space Plan should address the following:

- Determine on a case-by-case basis if Village owned Outlots within subdivisions should be improved with formal recreation equipment, or if maintaining the sites as open space best serves the surrounding neighborhoods as passive recreational/open space.
- Determine a timeframe to purchase landlocked property along the west end of the Merton Mill Pond to incorporate the property with neighboring Village owned open space within the Bark River ecosystem. The property has an address of W282 N7242 Main Street.
- Determine the long term design and use of currently unimproved space within Pollworth Park.
- Determine the short term and long term maintenance needs of the Village parks for continued use and safety.
- Determine the use of additional open space to be acquired by the Village when new subdivisions are platted and if the Village should require developer installation of recreational equipment during subdivision construction
- Determine if another park similar to Pollworth Park is needed within the southern sections of the Village.
- Determine the locations and routes for new trails to complete a full Village trail system.

SCHOOLS

Merton Community School District

The Merton Community School District educates the youth of the Village and surrounding area, and creates activity adjacent to downtown with many after school functions on its 32 acre campus. Students from 4-year old kindergarten through third grade attend the Merton Primary School and then attend the Merton Intermediate School through eighth grade. The district is one of seven local districts that send its students to attend Arrowhead Union School District High School after eighth grade.

During the 2011-2012 school year the official enrollment count decreased to 1,004 from 1,062 the previous year, and for the 2013-2014 school year the official enrollment count was 968. District enrollment growth mirrored the residential growth of the Village with enrollment increasing from 926 in the 2002-2003 school year to 1,030 in the 2007-2008

school year, and then decrease in recent years. Village students consistently comprise more than 90% of total enrollment.



The Merton Intermediate School is often the center of constant activity during and after school hours.

Enrollment is expected to remain stable as the number of building permits for new single family homes increase. Presently there is not a need to expand or improve the buildings or the campus. The district owns 37.2 acres in the Town of Merton along Center Oak Road just north of the Village. The property was acquired to meet possible long term needs.

A five member School Board elected at-large governs the district. Board members serve three years. In addition to core academics, students participate in accelerated mathematics, band, drama, technology, foreign language and co-curricular activities. The district provides special education, at-risk education, counseling and gifted and talented services.

The district assists with the active recreational needs of the community with several areas of playground apparatus, and open areas and ball fields for physical education classes. The outside space is frequently used after school hours for informal youth recreation and formal youth activities, such as a practice site for youth football teams, girls' softball teams, and so on. The campus is readily accessible via sidewalks and trails except from the west/southwest direction, as previously discussed.

Arrowhead Union School District

Students from seven local school districts attend ninth through twelfth grade in the Arrowhead Union School District. The 157 acre campus is located one mile from the southwest corner of the Village. Arrowhead High School is well known within the Milwaukee Metropolitan area for its successful academic and athletic programs.

In the 2013-2014 school year, the official enrollment count was 2,266 students, generally the same as previous school years. A total of 2,312 students attended the high school in the 2007-2008 school year. The district does not maintain records of the number of students from the Village of Merton.

The district annually completes an extensive enrollment project data base per enrollment data of the seven feeder school districts. Pursuant to four different enrollment scenarios, projected enrollment in 2018-2019 ranges from 1,986 to 2,508 students. The district does not project the need for any facility within the Village of Merton.

Higher Education

High School graduates and adults of all ages living in the Village of Merton have many options to continue their education and gain advanced degrees.

Just a few miles southwest of the Village in the City of Pewaukee, easily accessible via Highway 16, Waukesha County Technical College has a steady annual enrollment of between 20,000

and 25,000 students. The college offers full-time equivalency college enrollment that transfers to four-year universities, an associate's degree in applied science, technical diploma courses and apprentice-related training. In addition, around 5,000 high school students take courses through partnership agreements with local high schools, and many are enrolled in personal improvement courses.

University of Wisconsin-Waukesha is a freshman/sophomore campus in the City of Waukesha near I-94 offering two-year associate degrees or a local alternative for students to earn college credits before transfer to another college or university for a bachelor degree. The curriculum covers three broad areas of humanities, natural and mathematical science and social sciences. Enrollment has been stable with approximately 2,200 students.

Carroll University is a private institution located in a historic neighborhood south of downtown Waukesha. Around 3,500 students pursue undergraduate and graduate degrees. The largest undergraduate curriculum attendances are exercise science, nursing, business, education, psychology and biology.

Many Merton residents attend the flagships of the Wisconsin University System at the University of Wisconsin-Milwaukee (over 30,000 students) and the University of Wisconsin-Madison (over 40,000 students).

Several private institutions of higher learning are located in the metropolitan area within a reasonable driving distance of the Village. Those institutions are:

- Alverno College in Milwaukee
- Cardinal Stritch University in Glendale
- Concordia University-Wisconsin in Mequon
- Marquette University in Milwaukee
- Medical College of Wisconsin in Milwaukee
- Milwaukee Institute of Art
- Milwaukee School of Engineering
- Wisconsin Lutheran College in Milwaukee

WAUKESHA COUNTY PARK LAND

Waukesha County owns 43 acres of land in the Village comprising about 75 percent of the northern shore line of the Merton Mill Pond, the Bugline Trail right-of-way adjacent to the Mill Pond and a small part of the trail east of Dorn Road, and portions of the Bark River corridor on the west side of the Village. The county owns and maintains an extensive system of parks and trails administered by the Department of Parks and Land Use. Information regarding the county system and expansion plans are available in the 2009 Comprehensive Development Plan for Waukesha County and other county park planning documents.

REGIONAL TRAILS

Bugline Trail

On the right-of-way of a former rail line, the Bugline Trail extends 14 miles between the Village of Menomonee Falls east of the Village to the Town of Merton about two miles west of the Village. As part of its planned park improvements, the Village has connected the east and west legs of the trail via a paved route through Fireman's and Pollworth Parks, through Village owned land along the Bark River environmental corridor and through the Bark River Crossing Subdivision via easements

obtained during the Village approval of the subdivision. A sidewalk on the west side of Main Street connects the east leg of the County trail to the trail through Fireman's Park. The approximately one-mile portion of the trail in Village ownership is in addition to the 14 miles of the trail maintained by the County.



This portion of the Bug Line Trail extends through the south end of Pollworth Park.

Waukesha County owned east and west legs of the trail are or were gravel. County officials have designed improvements to the trail. The paving of the trail involves sloping and drainage improvements with the objective of increasing usage and year-round use. Phase I improvement to a 3.6 mile portion from Main Street in the Village to State Trunk Highway 164 in the Village of Sussex occurred in 2014. In 2015 Phase II improvement is planned for the far eastern eight mile leg from Sussex to Menomonee Falls. Paving and improvements to the 2.4 mile portion of the trail west of the Village has not been scheduled. West of Dorn Road the former railroad right-of-way is owned by the State of Wisconsin as part of the Ice Age Trail. Village officials should encourage the County to schedule paving of the trail between the Village section of the trail and Dorn Road.

Ice Age Trail

The Ice Age Trail is a 1,000 mile footpath winding through Wisconsin maintained by the State. Parts of the trail are in place while other portions remain to be acquired. The Waukesha/Milwaukee Chapter of the Ice Age Trail Alliance maintains a web site that provides a map showing unofficial routes of local trails, paths and road shoulders connecting to the completed portions of the trail.

West of Dorn Road the planned route of the Ice Age Trail follows the Bark River in the Town of Merton. The planned route is identified by Waukesha County on the Park and Open Space map for the Town. The County Department of Parks and Land Use assists with implementation of the trail by obtaining easements for the corridor during approvals of subdivision plats.

LAKE KEESUS

Lake Keesus is a groundwater fed lake covering 237 acres with about 5.3 miles of shoreline located one-quarter mile north of the Village. It has one public boat launch. Primarily Bass, Northern Pike, Walleye and Panfish populate the lake for fishing enthusiasts.

In 1930 the Lake Keesus Advancement Association was formed with the purpose to protect and promote the interests of lake property owners. The association sponsors lake activities, such as youth fishing sessions and Independence Day fireworks displays.

OTHER COMMUNITY FUNCTIONS, FACILITIES AND PROPERTIES

Local government functions and properties are part of a larger community system creating the quality life enjoyed by citizens. Many of those activities are summarized below.

Post Office

The United States Post Office operates a branch facility at N7105 Main Street. It is important for Village businesses and residents to use the facility to mail larger items to retain the important traffic generator within downtown.

Churches

Two religious institutions have been part of the Merton community for many years. They are the First Baptist Church of Merton located in a new facility along Winkleman Road and St. John's United Church of Christ located at the corner of Sussex Road and Winkleman Road. A third institution, Northpoint Community Church recently purchased existing buildings on property along Main Street north of the Merton Mill Pond to hold religious services.

Merton Athletic Association

The volunteer, non-profit Merton Athletic Association was started in the 1970's to offer adult athletic activities for residents of the Village and surrounding area. While adult activities remain, the organization's focus has shifted toward youth sports activities using school and community parks as game and activity sites, including Fireman's and Pollworth Parks. Activities include baseball, girls fast pitch softball, soccer, basketball, adult softball, adult volleyball, dance and tumbling. Both recreation and select youth teams are offered. The organization also sponsors and hosts tournaments in many sports attracting visitors to the Village.

Sockers FC Wisconsin

The Lake Country United Soccer Club recently merged with the Kettle Moraine United and Oconomowoc Soccer Clubs to form Soccers FC Wisconsin. The new club offers a range of programs to suit all player levels, desires, and age groups, from a toddler's introduction to soccer through the elite soccer leagues. Merton and the surrounding area are part of the north region of the club. The organization uses many area fields and parks for games, including Pollworth Park.

Lake Country Swim Team

The Lake Country Swim Team is based in Hartland offering professional swimming training to over 300 youth of the area in all age groups. The organization uses Arrowhead High School pool facilities during the winter months and area outdoor pools during the summer for training and competitions.

Lake Country Chiefs Youth Football

The Lake Country Chiefs Youth Football organization offers tackle football to boys in 5th through 8th grades, with multiple teams at each grade level. The teams play in the All American Youth Football League representing communities throughout southeastern Wisconsin.

The local program extensively utilizes the facilities of the Merton Community School District for meetings, equipment hand-out and practices. Games are held at Arrowhead High School.

Land 'O Lakes Baseball

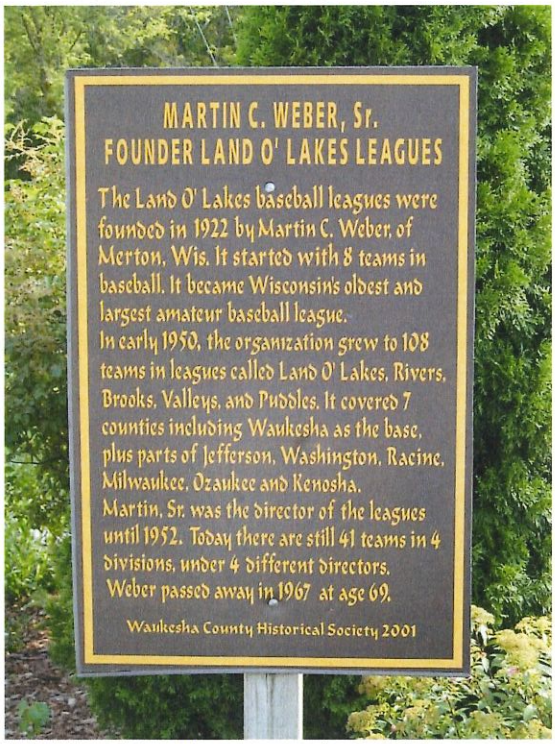
The Land 'O Lakes Baseball League was founded by Village resident Martin C. Weber, Sr. in 1922. The League provides an avenue for former high school and college players to continue amateur baseball competition. Games are played on Sunday afternoons. The league annually fields about 35 teams representing communities across southeastern Wisconsin.

The Merton team plays its home games at Fireman's Park. The local teams are a source of community pride within the Lake Country Region.

Other Public and Private Facilities

There are many other public and private recreational facilities surrounding the Village. A listing of the facilities is as follows:

- Ausblick Ski Area on 44 acres, east of the Village on Mary Hill Road in the Town of Lisbon.
- Bristle Cone Pines Golf Course, a 185 acre private membership course within the Bristle Cone Pines Subdivision in the Village of Hartland.
- Camp Whitcomb/Mason, located north of and having shoreline access to Lake Keesus, on 189 acres owned by the Milwaukee Boys Club.
- Hartland Centennial Park, located in the Village of Hartland near the southern border of the Village on 15 acres.
- Ironwood Golf Course, a 295 acre privately owned course open to the public located on County Trunk Highway MD adjacent to the southeast side of the Village. A banquet hall and open air party barn are available.
- Lake Country Polo Club, Inc., on 46 acres west of the Village along County Truck Highway VV.



Merton residents have a strong history of enjoyment of many active and passive recreational activities offered in the Village and throughout the area, evidenced as the founding location of the Land O' Lakes amateur baseball league.

- Lisbon Oaks Park, a 10 acre Town of Lisbon active park site near the Village east of Lake Five Road.
- Merton Soccer Fields, on 18 acres west of the polo club owned by the Town of Merton.
- Valley Rod & Gun Club, covering 51 acres along Camp Whitcomb Road west of Lake Keesus.
- Camp Whitcomb/Mason is a good example of how all public and private facilities within and outside of the Village combine to create a vibrant, well-rounded community. The camp brings many visitors to the area by hosting school groups and summer music camps, for example.

GOALS, OBJECTIVES AND POLICIES

The Village of Merton is a community functioning within the greater Lake County Region of Waukesha County that provides resources for its citizens to live, learn and play while understanding how regional cooperation benefits its citizens. Beyond the bounds of Village government, residents of the community also understand how a well-rounded community functions through active participation in organizations inside and outside of the Village.

Therefore, the goals, objectives and policies to guide the planning for utilities and community facilities recognize the uniqueness of the Village as a vital part of a larger region.

Goals are statements to provide a long term end result desired by the Village. Objectives are specific and sometime measurable statements that mark progress to a goal, while policies are principles creating a course of action, or a task, to achieve a goal or objective. Goals, objectives and policies must be addressed for each Comprehensive Plan element, but must coincide with the policy direction provided in all elements for a cohesive planning document.

Village officials have prepared the following goals, objectives and policies to guide policy regarding utilities and community facilities.

Goal 1

Goal 1: Support and implement policies to continue the efficient and cost effective use of on-site sanitary waste disposal systems and individual on-site wells for a potable water supply, while ensuring on-site systems are safely operated.

Goal 1 Objectives:

1. Within the land use element of this plan, ensure that appropriate locations for planned land use can be adequately supported by individual on-site septic and well systems, and at a lot size that can safely support both septic and well.
2. Continue current policy of proper care and maintenance of on-site septic and wells.
3. Within the land use element of this plan, designate a location for a potential water tower site should a need arise to construct a municipal water system.

Goal 1 Policies:

1. Periodically review and update if needed, the Village Land Division Control Ordinance and the Zoning Ordinance to make sure rules and regulations are appropriate and enforced for proper installation of individual on-site septic systems and individual on-site wells.
2. Implement a program of regular notification to property owners of

proper care and maintenance of septic systems, to augment the notification system coordinated by Waukesha County.

Goal 2

Goal 2: Continue to provide efficient and cost effective Village services that meet the needs of citizens and property owners, and implement the goals, objectives and policies of this plan.

Goal 2 Objectives:

1. Continue the Village relationship with the Waukesha County Sheriff's Department, Waukesha County Federated Library System, Waukesha County Department of Parks and Land Use for recycling and storm water management /soil erosion control assistance, and the Town of Lisbon for snow plowing, while periodically reviewing the efficiency and cost effectiveness of those relationships of shared and/or contracted services; and continue to seek out other agreements for shared services when warranted.
2. Communicate with officers of the Merton Fire Department to maintain a quality level of officer training, equipment and facility to continue the high level of protecting persons and property, and continue to monitor the potential of department consolidation with the North Lake Fire Department.
3. Ensure efficiencies and cost effectiveness of refuse disposal with each contract renewal.
4. Annually review Village staffing levels.
5. Periodically review the opportunity to relocate Village administrative functions to the Community Center which may relate to the space needs of the Fire Department, and review the need to expand Community Center on-site parking.
6. Periodically review the maintenance needs of Village owned facilities and properties.
7. Update the Comprehensive Park and Open Space Plan.
8. Continue to support the construction and expansion of the Village trail system.

Goal 2 Policies:

1. During annual budget deliberations Village officials should consider each of the Goal 2 Objectives to implement policy change and appropriately budget, if needed, to achieve Goal 2.
2. Village officials should carefully consider any proposal for Fire Department consolidation to ensure the protection of Village citizens and property is not diminished.
3. Village officials should update the Comprehensive Park and Open Space Plan to address key points highlighted in this Chapter 4 regarding Village parks and other Village owned land, in addition to other community park and open space needs identified during preparation of the plan.
4. The Comprehensive Park and Open Space Plan should emphasize the Village trail policy and the need to complete a comprehensive trail system.
5. After adoption of the new Comprehensive Park and Open Space Plan, Village officials should review provisions of the Land Division Control Ordinance in regard to land dedications and inclusion of trails with land divisions.
6. Jointly work with Waukesha County Department of Public Works to install a trail along Sussex Road (CTH EF) west of Village Hall.

Goal 3

Goal 3: Continue to support the many community facilities, functions and organizations, both within and outside of the Village of Merton, which enhance a great community.

Goal 3 Objectives:

1. Within the land use element of this plan identify the decision making process to allow for land uses that add to community vitality, for those land uses that may not be identified within the general categories of the land use plan map.
2. Village officials should periodically communicate with officials of the Merton Community School District and the Arrowhead Union School District to discuss any matters to jointly improve the educational and recreational environment within the Village.
3. Village officials should continue to encourage and cooperate with other units of government to provide connections between trails to form a comprehensive regional trail system.
4. Village officials should continue to encourage and cooperate with quasi-public and private groups and organizations to utilize Village parks.

Conclusion

It is with the three goals, the objectives of each goal and the policies of Goals 1 and 2 that the Village will continue to provide efficient and cost effective community services to meet the needs of all Village residents and property owners. Especially, cooperation with other units of government and other entities creates a strong and viable community within the Lake Country Region. Cooperation between governments to provide effective services will be further addressed in the Intergovernmental element of Chapter 8. Implementation of the goals, objectives and policies will be further addressed in the Implementation element of Chapter 9.



As this plan looks toward Merton's future, Village residents respect the past efforts of many. This monument outside of Village Hall recognizes residents whom served their county during World War II.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 5
Agricultural, Natural and Cultural Resources

This chapter presents a summary of an inventory and analysis of the agricultural, natural and cultural resource base of the Village of Merton and surrounding area. The natural resource base of the Village within the Lake Country region of Waukesha County was the main reason original European settlers were attracted to the area, and today remains an important factor in attracting residents and business to the region. This plan recognizes the importance of protecting its resources within the framework of maintaining a well-balanced, sustainable community.

The Agricultural, Natural and Cultural Resources element of the 2009 Comprehensive Development Plan for Waukesha County provides a very comprehensive and detailed description of the resources throughout the County. For more extensive information than presented in this chapter, please refer to Chapter 3 of the County plan. In addition, many local natural and cultural resources are referenced in Chapter 4, Utilities and Community Facilities, of this plan.

Maps are provided to provide a visual depiction of the natural features of the Village and surrounding area described in this chapter. The maps are:

- Map 5-1: Village of Merton General Glacial Features and Steep Slopes
- Map 5-2: Village of Merton And Surrounding Area Hydric Soils
- Map 5-3: Village of Merton and Surrounding Area Environmental Features

Please refer to the maps when reading each section.

AGRICULTURAL RESOURCES

The Village was settled along the Bark River as the center of services for the surrounding agrarian community. While agriculture has evolved into a lesser role in the economic and daily life of the Lake Country region, nonetheless agriculture remains a part of the Merton area. Within the Village boundaries one active farm remains that raises a herd of approximately two dozen cattle. The raising of dairy cattle was once the mainstay of agriculture in the area. Remaining larger parcels within the southern portion of the Village are available for use for cultivation by local farmers. Two larger properties within the Village board horses.



Cattle roam and graze in an open field in the Village.

Several active farms are located near the Village in the Towns of Lisbon and Merton, especially to the northeast and northwest near the Waukesha County line with Washington County. Not all of the former active farms have been developed into subdivisions. As referenced in Chapter 4, Utilities

and Community Facilities, many former farms or portions of farms are now active and passive parks, and privately owned recreational facilities.

NATURAL RESOURCES

In the context of comprehensive planning for the Village, natural resources are the naturally occurring geologic and physical features of the area. These features make Merton a unique place. Although similar features exist in the Lake County region, Waukesha County and all of Southeastern Wisconsin, the particular mixture of natural resource features in and surrounding the Village form the special landscape that has directed the Village's development starting in the 1840's, and that will continue to impact future growth. Therefore, it is vitally important that all decisions regarding the use of land in the Village be consistent with balanced standards to allow community growth along with protection of the local natural features to enhance a sustainable community.

Surface Geology and Physiography

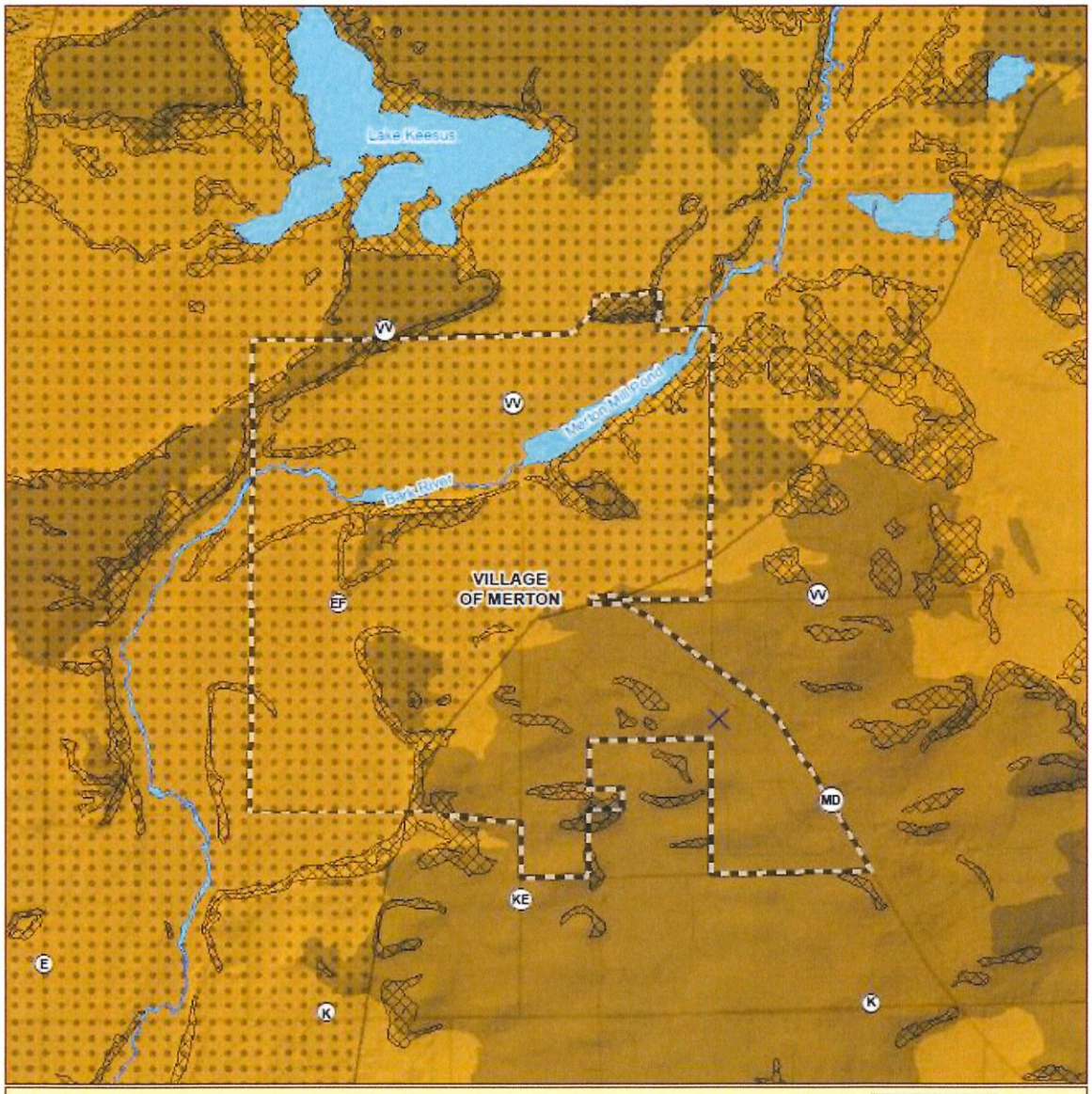
Surface geology and physical features of Southeastern Wisconsin were formed by the last of the four known major stages of glaciation, called the Wisconsin stage. Occurring approximately 10,000 years ago movement of the forward edge of the glacier combined with the melting of the glacier to form glacial landforms and features, including types of lake basin deposits, outwash plains, moraines, drumlins, and kames. The predominant and best known glacial feature of the area is the Kettle Moraine, located in a general northeast-southwest direction across Waukesha County, resulting in a system of kettle holes forming depressions and small lakes. The Kettle Moraine feature covers a large width through the Town of Merton about one mile west of the Village that created North Lake, Beaver Lake and Pine Lake. Considered a locally significant geological site, a 50 foot esker is located within the north central area of the Town, two miles northwest of the Village.

Other glacial features greatly impacted the topography of Village and immediate surrounding area. The southeast section of the Village, covering about one-third of the current Village, is part of the rolling ground moraine dominated by kames, or conical hills in a general northeast-southwest direction. The kames form the highest and topography. points in the Village, and this entire corner of the Village has an elevation above sea level consistently over 1,000 feet, with the highest point over 1,120 feet above sea level. This rolling ground moraine area created steep slopes that are not appropriate for development as stated in the County plan. Many of the slopes exceed 12 percent and remain wooded as the slopes are not tillable. It is estimated that over 80 percent of southeastern Wisconsin was wooded prior to European settlement of the region, at which time the land was cleared for agriculture to take advantage of the rich soil for crop production.

The steepest slopes within existing subdivisions have been preserved by the Village as open space and woodlands. Policies within Chapter 7, Land Use, will recommend continuation of the preservation of the steep slopes when vacant lands are slated for development.

The other two-thirds of the Village is comprised of nearly level glacial outwash plain. The elevations of this area range from 930 feet along the banks of the Bark River to around 1,020 feet above sea level, with the predominant elevation in the 1,000 foot range. Please see Map 5-1 showing the areas of glaciation.

Map 5 - 1
VILLAGE OF MERTON & SURROUNDING AREA
GENERAL GLACIAL FEATURES & STEEP SLOPES



Legend

Civil Division

12% or Greater Slopes

Physiography

Rolling Ground Moraine

Nearly Level Outwash

Kettle Moraine

Elevation (In Feet)

1200 - 1232

1100 - 1200

1000 - 1100

900 - 1000

800 - 900

700-800

<700

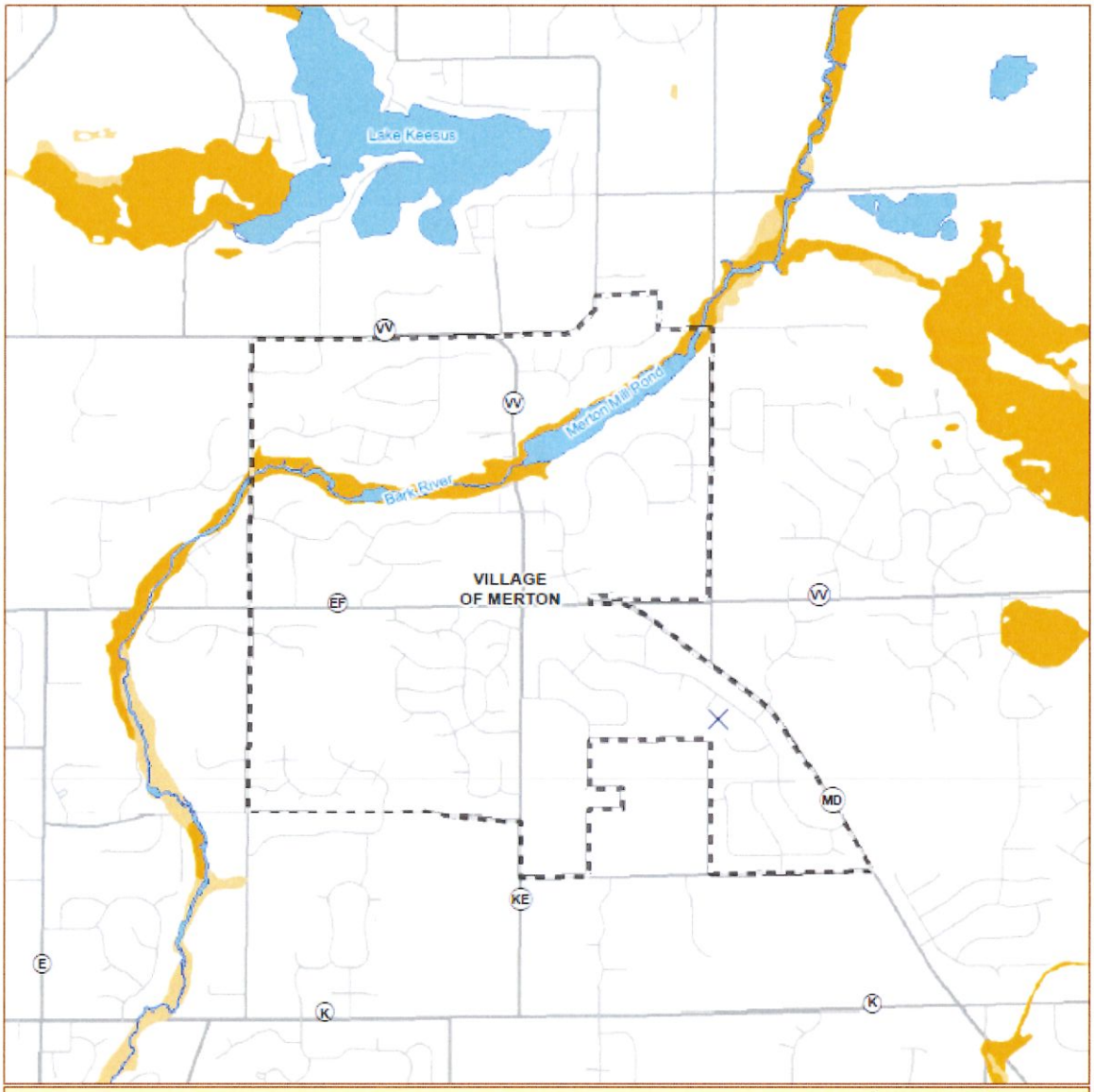


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Prepared by the Waukesha County Department of Parks and Land Use August 2013

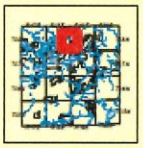
Map 5 - 2
VILLAGE OF MERTON & SURROUNDING AREA
HYDRIC SOILS



Legend

- Civil Division
- Hydric, Poorly Drained Soils
- Hydric, Very Poorly Drained Soils

Source: NRCS



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Prepared by the Waukesha County Department of Parks and Land Use August 2013

Surface Water and Water Resources

Glacial features created the direction of surface water drainage in addition to the glacial melt forming the lakes, rivers, creeks and streams of the appropriately called Lake Country region of Waukesha County. The rolling ground moraine of the southeast one-third of the Village forms the divide of watersheds. Lands just to the east and southeast of the current Village boundary are part of the Upper Fox River Watershed of the Fox River Basin. Review of new land development proposals within future expanded Village boundaries or co-jointly with the Town of Lisbon must recognize the drainage pattern of the Upper Fox River Watershed.

All land within the current Village boundary drains to the Bark River or Merton Mill Pond which is part of the Bark River flowage. The Bark River Watershed, flowing to the southwest, is part of the Rock River Basin.



Photo of the Bark River as it flows west just beyond Main Street.

Precipitation falling on land northwest of the Village drains to the Oconomowoc River Watershed, also a part of the Rock River Basin. Lake Keesus north of the Village is within the Oconomowoc River Watershed. Both Merton Mill Pond and Lake Keesus are referenced in greater detail in Chapter 4, Utilities and Community Resources.

Overall, topography in the Village shapes a community with excellent drainage which has continued with well-engineered subdivisions. The only floodplain in the Village is the floodway of the Merton Mill Pond and the Bark River and limited areas of flood fringe surrounding the floodway. The flood fringe represents the calculated area that will flood in a 100 year precipitation storm event, meaning a storm that has a one percent chance of occurring. The majority of properties within the flood fringe are in public ownership (See Chapter 4 of list of publicly owned properties). The floodplain boundary is based on 2008 mapping issued by the Federal Emergency Management Agency.

Likewise, there are very few locations in the Village considered wetlands that must be protected, as mapped by the Southeastern Wisconsin Regional Planning Commission. Beyond vegetation and soils with wetland characteristics within and just outside the floodplain of the Merton Mill Pond and the Bark River, isolated wetlands across the Village are all storm water management detention basins within subdivisions. The basins provide a man-made natural resource. Please see Map 5-3 showing mapped floodplains and wetlands.

Immediately east of the Village in the Town of Lisbon a small tributary flowing through Ironwood Golf Course is mapped as floodway, flood fringe and wetland. Near the edge of the Village's one and one-half mile planning jurisdiction into Lisbon there are more occurrences of floodplain and wetlands. Mapped floodplain and wetlands cover areas surrounding Lake Keesus and the Bark River west of the Village, all in the Town of Merton.

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) maps significant environmental features in Primary Environmental Corridors (PEC), Secondary Environmental Corridors or Isolated Natural Resource Areas, collectively called environmental corridors. Each category involves a certain level of protection

from environment, ranging from allowing very limited development to allowing development but with careful consideration of preserving the most important environmental features. Both SEWRPC and Waukesha County adhere to a policy of limiting PEC development to single family residential at an average density of one unit per five acres although individual lots can extend into a PEC.

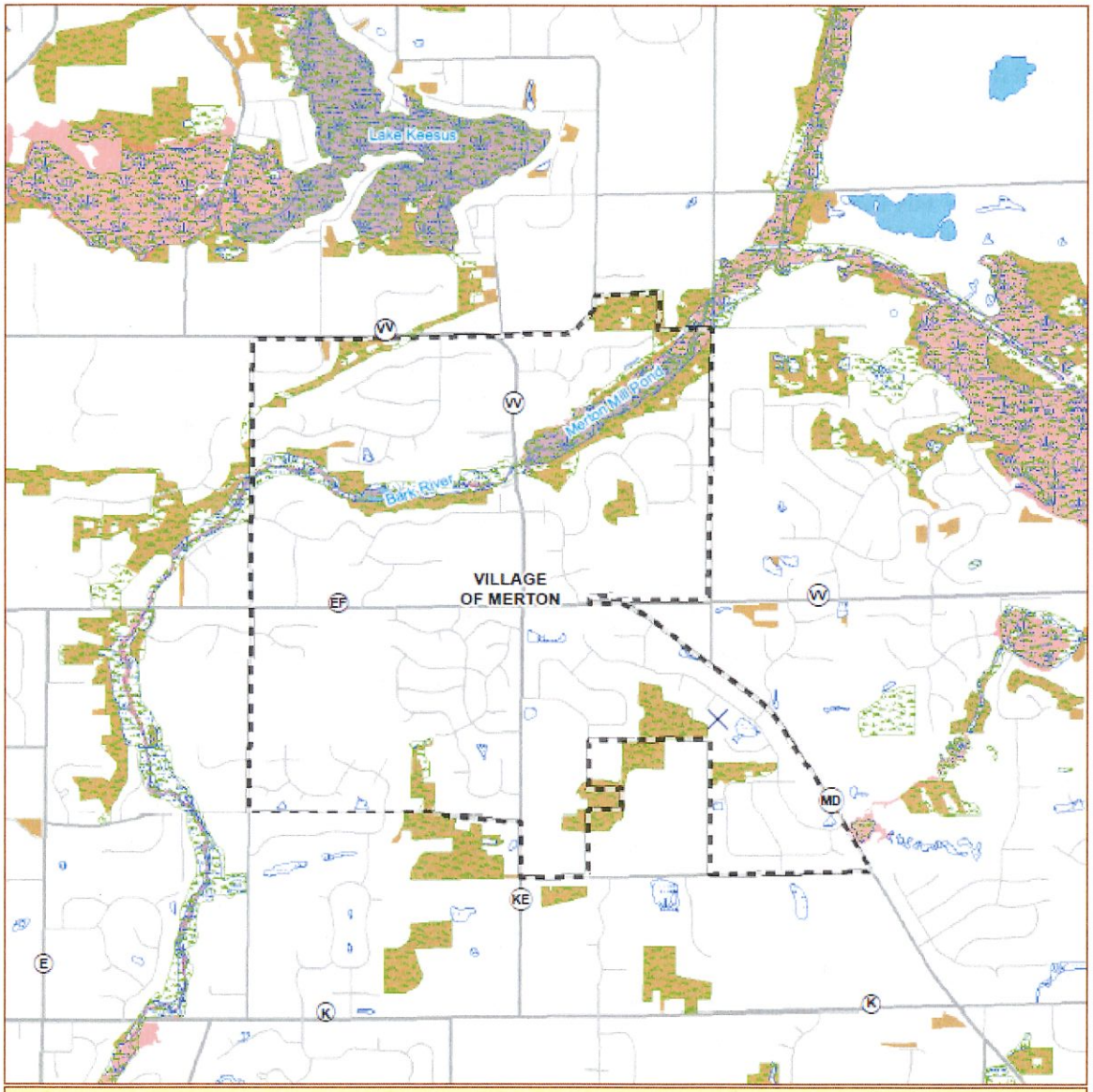
The mapped corridors are shown on Map 5-3. The mapped corridors surround the Merton Mill Pond and the Bark River, and designate the woodlands and steep slopes as part of corridors appropriate for preservation.

Village land development policies and ordinances and State of Wisconsin Department of Natural Resources regulations all protect floodplains and wetlands from development and in some cases require buffers surrounding wetlands. The Village must continue enforcement of the ordinances and regulations protecting floodplains, wetlands and environmental corridors that are an important part of a functioning ecosystem. Protection also reduces potential health and physical hazards to the general public.



The Merton Mill Pond is a tremendously valuable environmental, open space and recreational resource.

Map 5 - 3
VILLAGE OF MERTON & SURROUNDING AREA
ENVIRONMENTAL FEATURES



Legend

- Civil Division
- Environmental Corridor
- Wetlands
- 100-Yr. Floodplain
- Woodlands

Source: DNR, SEWRPC, & FEMA



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Prepared by the Waukesha County Department of Parks and Land Use August 2013

Soils, Subsurface Geology and Groundwater

The soils, subsurface geology and groundwater benefiting Merton are a result of glaciation. Soil types follow the delineation of rolling ground moraine of the southeast part of the Village, and the glacial outwash plain of the remaining part of the Village, as shown on Map 5-1.

The major soil associations are the Hochheim-Theresa and the Fox-Casco. Hochheim-Theresa soils are well drained having a subsoil of clay loam and silty clay loam formed in thin loess and loam glacial till beneath the rolling ground moraine. Fox-Casco soils are also well drained having a subsoil of clay loam and are moderately deep to shallow over sand and gravel on outwash plains and river beds, as such along the Bark River.

The Hochhein-Theresa soils exhibit a seasonal high water table meaning the use of a mound on-site sanitary system is preferred over a conventional septic system. The Fox-Casco soil type generally present few problems for development and for on-site sewerage disposal. Soils with hydric potential (floodplains and wetlands) are not proper for development or on-site sewerage disposal, nor are soils on steep slopes.

Groundwater exists within three major aquifers under the surface of Waukesha County; nearest to the surface sand and gravel deposits of the glacial drift, the middle shallow dolomite strata in the underlying bedrock, and the deeper aquifer of sandstone, dolomite, siltstone and shale strata. The first two aquifers are commonly called the shallow aquifer. The wells providing potable water to Village homes, businesses and institutions draw from the shallow aquifer, at well depths typically 100 to 300 feet deep.

The characteristic of well-drained soils also exhibits a characteristic of potential issues of groundwater contamination. With well-drained soils, the shallow aquifer is prone to pollution from the surface because of a high water table nearer to the source of contamination and the lesser time and distance potential pollutants spend in the natural process of dilution and filtration through the soil before reaching wells (called recharge). Groundwater pollution may result from various surface sources which may include storm water runoff, agricultural fertilizer, pesticides, chemical spills, leaking surface or underground storage tanks or oils and metals from deteriorating vehicles or equipment.

The Village already has a comprehensive program of improving water quality through storm water management practices. New development should continue to incorporate water quality practices and the Village should work with property owners to remove and/or remediate existing sources of pollution. Wells should be periodically tested to make ensure potable water is safe for consumption and to identify nearby pollution sources. Properly functioning on-site septic systems also reduce the potential of groundwater contamination.

Chapter 3 of the County plan identifies that the Fox-Casco soils presents a high groundwater contamination potential and the Hochheim-Theresa soils a medium groundwater contamination potential of the deep aquifer. This is important to note if the Village initiates a municipal water system as noted in Chapter 4 of this plan. A municipal well typically draws water from the deep aquifer. The potential water tower site, and thusly a potential well site, is located within the area of median groundwater contamination. A high groundwater contamination potential exists in all of western Waukesha County because the protective shale layer does not exist between the shallow and deep aquifers.

Suitability for Nonmetallic Mining

In Waukesha County the geology of the Kettle Moraine provides an abundant supply of sand, gravel and stone. Near the Village the most suitable areas for quarrying of stone are in the Villages of Lannon and Sussex and the Town of Lisbon. Chapter 3 of the County Plan identifies an existing area of extraction with expansion possibilities northeast of the Village within its planning jurisdiction. This area is currently quarried by Genesee Aggregate. Another extraction location is within the north central part of the Town of Merton. Pursuant to State of Wisconsin comprehensive plans requirements, the existing and potential extractive lands are indicated on Map 7-4 in Chapter 7, the Land Use Map of the Village's Extraterritorial Planning Area.

CULTURAL RESOURCES

From newest to life long, Village of Merton residents are proud of the heritage of the community and the surrounding Lake Country region. Pride in community heritage forms the local culture experienced by Village residents. Chapter 1 of this plan describes the original settlement and growth of Merton, and Chapter 4 provides a summary of numerous recreational activities within and nearby the Village that is the core of cultural activities. As stated through demographics in the early chapters of this plan, Merton is a community of families. Local culture continues in family oriented recreational activities such as local hunting and fishing, the long established Land 'O Lakes Baseball League and the Merton Athletic Association, or just viewing the beauty of natural resources. Enjoyment of the local culture continues through formal and informal associations of school organizations or just friends gathering at downtown eating or drinking establishments.

Local culture is also the built environment. There are no local buildings listed on the National or State Register of Historic Places. However, Merton's downtown is very historic in the view of the community. The walkable downtown, accessible to pedestrians and bicyclists from any part of the Village, is a collection of older and newer buildings housing businesses and moderately priced housing. The businesses provide goods and services to the community, and in many cases, provide places for residents to gather and renew friendships. Economic development polices stated in Chapter 6 must be implemented to preserve and enhance the cultural benefits gained from Merton's downtown.



Merton's Historic Downtown is a source of community pride and a gathering spot for residents, easily accessible by walking, bicycle or vehicle from all points throughout the Village.

Lastly, a Native American Indian Burial Ground exists within the area of the Bark River Estates Subdivision. Consideration must be given to any archeological sites identified through new development proposals.

GOALS, OBJECTIVES AND POLICIES

The presentation of agricultural, natural and cultural resources in this chapter is an extension of Chapter 4 of this plan, in that the Village of Merton is a community functioning within the greater Lake County Region of Waukesha County that understands how its natural resources combine with the built environment for its citizens to live, learn and play. Therefore, the goals, objectives and policies to guide the planning for agriculture, natural and cultural resources recognize the uniqueness of the Village as a vital part of a larger region.

Goals are statements to provide a long term end result desired by the Village. Objectives are specific and sometime measurable statements that mark progress to a goal, while policies are principles creating a course of action, or a task, to achieve a goal or objective. Goals, objectives and policies must be addressed for each Comprehensive Plan element, but must coincide with the policy direction provided in all elements for a cohesive planning document.

The goals, objectives and policies and the information in this chapter should be supplemented by a wealth of information and policy recommendations available in plans and documents published by Waukesha County, SEWRPC and the State of Wisconsin. In addition to the 2009 Comprehensive Development Plan, Waukesha County maintains and updates plans for parks and open space and a county-wide multi-use trail system. SEWRPC publishes a regional land use plan, a regional bicycle and pedestrian facilities plan and inventories and plans for the protection of natural areas and critical species and habitat, to name a few. The State periodically publishes a state-wide comprehensive outdoor recreation plan.

Village officials have prepared the following goals, objectives and policies to guide policy regarding agriculture, natural and cultural resources.

Goal 1

Goal 1: Support and continue to implement policies of protection of natural resources of the Village and surrounding area.

Goal 1 Objectives:

1. Within the land use element of this plan, ensure that locations for planned land uses with areas of natural resource significance are protected which include steep slopes, floodplains, wetlands, environmental corridors and woodlands.
2. Encourage and support the continuation of active farms in the Village as long as possible.
3. Pursuant to on-going intergovernmental cooperation, identify the active farm land appropriate for preservation jointly with surrounding towns.

Goal 1 Policies:

1. Periodically review and update if needed, the Village Land Division Control Ordinance and the Zoning Ordinance to make sure rules and regulations are appropriate and enforced for preservation of areas of natural resource significance.
2. Early in the review of new development proposals, ensure that all natural resources on a site are properly identified so protection of the resources can be incorporated into a sustainable development plan for the site.
3. Determine the appropriate ownership and long term maintenance responsibilities of areas to be preserved within new development sites. Areas that are owned and maintained by a private entity or organization should be

regulated through the use of a conservation easement.

4. Continue to work with County, State or surrounding Town governments when opportunities arise cooperate in preservation and/or acquisition of significant natural resource areas.
5. Periodically communicate with ownership of the remaining agricultural use properties to support the efforts of the owners and to encourage farming practices that are beneficial to the environment.
6. Periodically communicate the value of property care and maintenance of natural areas and open spaces with residents.

Goal 2

Goal 2: Continue to encourage land use practices and property maintenance that eliminate pollution and contaminants from reaching the Merton Mill Pond, the Bark River, localized ponds and tributaries, groundwater and locations of water resources.

Goal 2 Objectives:

1. Continue implementation of sound storm water management and water quality run-off practices.
2. Encourage property owners to maintain properties free of vehicles and equipment with high pollution potential.
3. Encourage property owners to reduce or eliminate the use of products known to cause pollution and contamination of water resources and aquatic life, such as pesticides and phosphates.

Goal 2 Policies:

1. Periodically review and update if needed, the Village Land Division Control Ordinance and the Zoning Ordinance to make sure best management practices of storm water management and water quality regulations are current and enforced.
2. Early in the review of new development proposals, ensure that storm water management and water quality facilities are incorporated into a sustainable development plan for the site.
3. Periodically communicate the value of eliminating sources of pollution on their properties with residents.

Goal 3

Goal 3: Continue to foster the culture of the community and surrounding area.

Goal 3 Objectives:

1. Support the goals, objectives and policies of Chapter 4 that continue recreational and cultural activities and events within and outside the Village.
2. Support the goals, objectives and policies of Chapter 6 that encourage quality and appropriate businesses to continue and locate within the downtown.
3. If the opportunity arises, support any effort to place a building or series of buildings on the state or national register of historic places.
4. Early in the review of new development proposals, ensure that archeologically significant sites are identified and preserved into a sustainable development plan for the site.

Conclusion

It is with the three goals, the objectives of each goal and the policies of Goals 1 and 2 that the Village will continue to provide efficient and cost effective community services to meet the needs of all Village residents and property owners. Especially, cooperation with other units of government and other entities creates a strong and viable community with the Lake Country Region. Cooperation between governments to provide enhanced resources is essential because resources are not limited to a political boundary. Implementation of the goals, objectives and policies will be further addressed in the Implementation element of Chapter 9.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 6
Economic Development

Sustainable communities seek to maintain a balance of quality places to live, work and play. Economic development through the placement of business in a community plays an important role in achieving the balance, especially toward lessening the burden upon residential owners to support the major portion of the local property tax bill. Business property owners pay the same amount of taxes per $1,000 of equalized assessed property value as residential while typically using fewer municipal services and creating no children for schools to educate.

In the Village of Merton, due to its history and land use growth pattern, reliance on on-site sewerage disposal systems for waste disposal, and advantageous travel times within the Lake Country Region, economic development has not been a high local priority, nor is it anticipated economic development will increase in importance in the future. Nonetheless, the Village must work toward maintaining businesses, especially within its very walkable downtown and consider expansion of the business community at selected locations when opportunities arise.

ECONOMIC QUALITIES OF THE LAKE COUNTY REGION

Village residents enjoy the benefits of living within the Lake Country Region of Waukesha County. Within a short driving distance there are numerous employment centers, as noted in Chapter 3. Nearly three-fourths of residents travel less than 30 minutes to work. Small to medium sized firms are located several miles to the east in the Town of Lisbon and the Village of Sussex, to the southeast in the Village and City of Pewaukee and the City of Waukesha, to the south in the Village of Hartland and to the west in the City of Oconomowoc. Those small to median sized firms offer employees a wide range of well-paying job levels. There are large firms nearby that create a positive employee impact throughout Southeast Wisconsin—Quad Graphics, Inc. in Sussex, Cooper Power Systems in Waukesha and the Target and Roundy's Distribution Centers in Oconomowoc, just to name a few. Larger public employers are located nearby at Waukesha County Technical College, Waukesha County Administration Offices, and Arrowhead and Sussex Hamilton High Schools. Health Care Providers are a source of quality employment positions at Waukesha Memorial Hospital in both Waukesha and Oconomowoc, and Aurora Hospital in the Village of Summit just south of Oconomowoc.

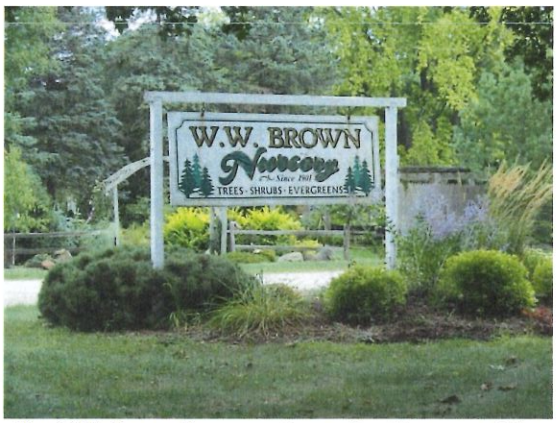
Larger neighboring municipalities of the Lake Country Region along with easy travel times, combine to make those communities the choice locations for concentrations of retail and commercial businesses to serve the shopping needs of Village residents. There are a variety of options for daily and long term shopping needs in all directions of the Village.

The 2009 Comprehensive Development Plan for Waukesha County contains a wealth of economic information about the Village, Lake Country Region and the County. The following sections of this chapter provide more recent information to supplement the County plan.

ECONOMIC QUALITIES OF THE VILLAGE RESIDENTS

Village of Merton residents have a tremendous impact on the local and regional economy through employment and spending. According to the 2008-2012 American Community Survey 5-Year Estimates there were 1,775 employed persons living in the Village with 62 unemployed residents for a reasonable unemployment rate of 3.4%. A total of 437 residents 16 years in age and older were not in the labor force. The number of employed persons is similar to the employed number of 1,835 in 2013 provided for the Village through the Wisconsin Economic Development Corporation (WEDC).

It must be noted that 2011 data from WEDC presented a 9.2 % unemployment rate. Village officials should monitor future yearly reporting of the local unemployment rate from various sources to determine whether an unemployment rate of over 4% could mean less income for families to spend locally and impact local business. An unemployment rate in the range of 3 to 4% is generally considered normal as there are always residents between jobs.



The W.W. Brown Nursery on Sussex Road in amongst the long standing businesses in Waukesha County, adding to the economic vitality and aesthetic value of the Village.

Other characteristics of the Village population in 2013 relating to economics provided by the WEDC include:

- Household Median Income: $100,729
- Bachelor's Degree or higher: 51.4%
- High School Degree or higher: 98.1%
- White Collar Workers: 67%
- Blue Collar Workers: 33%
- Universities within 50 miles: 28
- Community Colleges within 50 miles: 7

The other characteristics presented above show the Village work force is well educated and leans heavily toward white collar jobs; however prior 2011 data showed 52% white collar. Categories today are not as clear and there are jobs now referred to as gray collar, as more and more jobs require technical training and skills to oversee specialized equipment and machinery, most often fully computerized. Recently, manufacturers statewide have strongly indicated there is a disconnection between jobs available and the proper training of those looking for work to fill those jobs. Especially troublesome is that many employers anticipate their most skilled and experienced employees will soon retire. With 28 universities, seven community colleges and numerous technical schools within 50 miles of the Village, ample opportunity exists for people to gain employable skills. Regional and statewide leaders and educators are working to seek solutions to solve this issue. While the issue is beyond the scope of local government, it remains of great importance for the future welfare of Village residents, Village leaders can urge local educators to provide the proper training and encourage young people of the community to choose educational paths that will fill available jobs.

The household median income of $100,729 reported above is less than the $115,156 median income figure from the 5-Year Estimates, as shown in Chapter 2. However, comparisons of the data over a period of time are important as WEDC previously reported a 2011 Village median household income of $96,499. Village officials should monitor the

data from both agencies in subsequent years to ascertain any significant trend.

In 2011 each Village household Village spent an average of $84,711, according to WEDC data. In 2013 the average dipped to $79,443. However, the Village average household expenditures were higher than its neighbors. The average in the Town of Merton in 2013 was $78,086, in the Town of Lisbon $71,536, and for the Village of Hartland $67,360 and in the Village of Sussex $58,406. Therefore, the spending power of Village residents remains strong signaling a healthy future for local business. Table 6-1 compares purchasing habits within spending categories for 2011 and 2013.

Table 6-1
Village of Merton Consumer Expenditures in Dollars for 2011

Category	Average $ Per Household		Total Expenditures $	
	2011	2013	2011	2013
Apparel	4,206	3,991	4,240,000	4,131,000
Contributions	3,821	3,741	3,852,000	3,872,000
Education	2,496	2,396	2,516,000	2,481,000
Entertainment	4,951	4,680	4,991,000	4,844,000
Food and Beverages	12,622	11,864	12,724,000	12,280,000
Gifts	2,593	2,502	2,615,000	2,590,000
Health Care	4,783	4,460	4,821,000	4,617,000
Household Furnishings	4,057	3,790	4,090,000	3,923,000
Household Operations	3,516	3,371	3,544,000	3,490,000
Miscellaneous Expenses	1,354	1,271	1,365,000	1,316,000
Personal Care	1,236	1,156	1,246,000	1,197,000
Personal Insurance	1,017	979	1,026,000	1,014,000
Reading	284	266	286,000	275,000
Shelter	17,067	16,108	17,204,000	16,673,000
Tobacco	445	411	449,000	426,000
Transportation	16,807	15,638	16,942,000	16,186,000
Utilities	5,472	5,126	5,516,000	5,306,000

Highlights of Subcategories (in average dollars per Household for 2011/2013):

- Apparel: Women's $1,387/$1,319, Men's $796/$744, Footwear $592/$554, Services and Accessories $755/$724
- Entertainment: Fees and Admissions $1,476/$1,419, Video and Audio Equipment $1,604/$1,505, Recreational Equipment and Supplies $1,870/$1,754
- Food and Beverages: At Home $6,156/$5,783, Away from Home $5,394/$5,052; Alcoholic Beverages $1,072/$1,038
- Gifts: Apparel $514/$497, Education $518/$498, Food and Beverage $242/$234, Household Furnishings and Equipment $424/$410
- Health Care: Insurance $2,308/$2,151, Services $1,153/$1,079, Supplies and Equipment $1,321/$1,229
- Household Furnishings: Furniture $1,136/$1,066, Major Appliances $455/$431, Housewares and Small Appliances $2,030/$1,866
- Household Operations: Baby Sitting and Elderly Care $826/$798, Supplies $1,558/$1,493, Household Services $627/$601

- Miscellaneous Expenses: Legal and Accounting $164/$154, Finance Charges excluding mortgage and vehicle $869/$818
- Personal Care: Services $827/$774, Products $288/$269
- Shelter: Mortgage Interest $7,430/$7,620, Property Taxes $3,272/$3,114
- Transportation: New Vehicle Purchase $4,670/$4,312, Used Vehicle Purchase $2,401/$2,229, Vehicle Finance Charges $768/$701, Gasoline and Oil $3,568/$3,325, Repair and Maintenance $1,279/$1,189, Insurance $1,828/$1,700, Other Costs $1,051/$1,002
- Utilities: Natural Gas $790/$747, Electricity $1,957/$1,834, Fuel Oil $209/$195, Telephone Service $1,862/$1,738, Other $652/$611

Source: Wisconsin Economic Development Corporation, 2012 and 2014

The data presented is the same type of information used by businesses to decide upon location. Not surprisingly, the basic needs of shelter, transportation and food and beverage head the list of the largest average household expenditures in the Village. At the same time, these categories also represent discretionary spending habits of residents in terms of the size of their homes and style of vehicles purchased. The subcategory of spending on food and beverages away from home is nearly equal to food purchases for use at home. The data means restaurants are a good fit to serve the needs of the residents, especially restaurants that offer healthy foods and quick service for the many Merton families that are constantly "on the go" between work, school and children's activities. Remember from Chapter 1 that Merton has a very high average household size of 3.28.

Data of other categories and subcategories provides tremendous insight into local discretionary spending habits which can be utilized by businesses to determine whether to locate in the Village.

ECONOMIC QUALITIES OF VILLAGE BUSINESSES

Data available from the Wisconsin Economic Development Corporation indicates that in 2013 a total of 59 establishments where located in the Village that employed 366 people. Most businesses are small as shown in the following information of the number of establishments per the number of employees.

- 1 to 4 employees: 39 establishments
- 5 to 9 employees: 10 establishments
- 10 to 19 employees: 6 establishments
- 20 to 49 employees: 2 establishments
- 50 to 99 employees: 2 establishments

Employment provided by Village government and the employment provided by the Merton Community School District are represented in the above information.

Two local industrial establishments are very important to the economic wellbeing of the Village. Essential Industries, Inc. produces janitorial maintenance systems and chemicals for commercial and industrial facilities. Arbor Associates, LLC, does business as Wachtel Tree Science and Service. These neighboring companies on the edge of downtown have a combined property assessed value near $2.1 million, a major portion of the Village's non-residential tax base. It is important for Village representatives to continue communication with company officials to ascertain their needs so they remain to support the tax base and local economy, and provide jobs.

The small number of business establishments in the Village is offset by the high quality of several established businesses important to the local economy and tax base, tremendously

adding to the local quality of life. They also serve the needs of the spending habits of Village households as previously addressed. In 2013 the other businesses, mostly located within downtown, included:

- Adderly Plumbing & Heating
- Amanda Pfeiffer Photography
- Bloom by Rita Spa
- Double Seven's Sports Bar
- Dross Insurance Agency
- Consumer Care
- Gift of Time Clock Shop
- Hauser Chiro-Health Clinic
- Image Car Care
- Mame's Shoppe Antiques Collectables & Gifts
- Merton Auto Body
- Merton Feed Company
- Merton Sub Company
- Merton Veterinary Clinic
- On the Rocks Pub & Grill
- Scizzory Hair Design
- Sprung Family Dentistry
- Sprung Heating, Cooling & Sheet Medal
- The Golden Swan
- Village Auto Repair
- WW Brown Nursery

It is equally important that Village officials regularly communicate with all small businesses to address any needs under the purview of local government. At a minimum, communication will show the Village cares about their success, which will lead to a positive reflection upon the Village as business owners talk to colleagues throughout the Lake Country Region.



Essential Industries not only provides employment and an industrial tax base, but they contribute to the community in many different ways, such as donating playground equipment in neighboring Fireman's Park.

A check of on-line listings of Merton businesses provides information that many establishments are home occupations—one person firms that use a home office to conduct business on-line, through the mail, or provide a service outside of the home. During times of economic stress and high unemployment, as is currently occurring, history shows that many new businesses are formed in the home. Therefore, Village officials should periodically review home occupation standards of the Zoning Ordinance to make sure the standards fit the needs of new businesses and the community. Home occupations can be important economic engines leading to business and employment growth.

THE ECONOMIC FUTURE OF MERTON

Village leaders often reflect that the main economic development effort in Merton has been construction of higher valued single family homes during the past 20 years. Without public sanitary sewer and the necessary population density to justify business growth, higher valued homes have been needed to off-set the loss in opportunity to plan for and attract new business investment. Certainly, new home construction has allowed Village officials to balance a stable tax base with quality public services, and new housing will continue to be the Village's main economic engine.

However, Merton has an opportunity to maintain and build upon its business community and it starts with the downtown. Downtown has the advantage of being the heart of a very walkable community, of being a staging point for users of Waukesha County's

Bug Line Trail, and of being adjacent to focal points that attract potential shoppers—schools and parks.



The Merton Feed Company is another longstanding local business continuing to work with surrounding farms.

Merton's downtown has long been identified as vitally important with a mix of late nineteenth and early twentieth century homes and commercial buildings with active businesses fronting Main Street. The Historic Downtown District of the Village's Zoning Ordinance has the intent of protecting this most important component of the Village. Nonetheless, it takes a joint effort of property owners, businesses and the Village to maintain a downtown. Unlike a unified shopping center that has one owner fully responsible for the success of the center, a downtown has many property owners and businesses. Several owners of properties and businesses are not Village residents. Similar to a home that need to be maintained to keep it viable and livable, a downtown must also be maintained. Sometimes home maintenance is a simple coat of paint; other times it's a major expense of a furnace replacement. The same is true of a downtown.

Therefore, Village officials must take the lead in monitoring the downtown's health to insure its success. This can be accomplished through the following tasks:

- At least annually communicate with downtown property owners and business owners to understand their needs, seek solutions to their needs and address issues under the purview of Village government.
- Annually review the standards of the Historic Downtown District and other standards of the Zoning Code (such as sign regulations) and the Municipal Code to make sure the standards are equitable to allow business and homes of the downtown to co-exist and be successful, within the role of ensuring public safety.
- Annually review any needed maintenance of downtown infrastructure (street pavement, sidewalks, and street signs, etc.) to ensure an inviting and safe environment for customers.

Downtown infrastructure was reconstructed in 2000. The infrastructure remains in good condition, but in five to ten years signs of wear and tear will start to appear, making an annual review of downtown infrastructure condition an important task for Village government.

Another task the Village can implement is communicating with brokers and real estate agents that sell and lease downtown properties. Ideas can be shared on how to best attract new business. For example, household consumer spending data presented earlier in this chapter provides evidence that additional shops that provide services and sell goods such as food and beverages, women's apparel, small household goods and repair, crafts and hobbies could be successful .

Elsewhere in the Village, there are several properties where a small cluster of businesses could locate. Chapter 2 identified the potential of locating a small senior housing community in a mixed use environment with business. Chapter 7 involving land use will discuss this thought in greater detail.

The historic growth pattern of the Village with the absence of public sanitary sewer does not provide any suitable location for additional industrial development or large scale business in the form of retail or office parks. Therefore, it is very important Village officials work toward retention of current businesses and place a priority toward keeping a viable downtown.

There are numerous resources the Village has at its disposal to support its economic development policies. The Wisconsin Economic Development Corporation assists with business relocations and expansion, identifying available public and private funding sources and grants to support relocations and expansions. An example of their work is the tremendous amount of current demographic, economic and consumer data they publish to aid businesses in making location decisions. A companion organization is the Waukesha County Economic Development Corporation, focused on increasing industrial, retail and office growth throughout the county. Both of these agencies have staff willing to help the Village should the need arise.

State of Wisconsin Statutes allow the creation of local Tax Incremental Financing and Business Improvement Districts as mechanisms to improve and start economic growth. The State also supports the Main Street Program for use by local governments. Waukesha County administers the Community Development Block Grant program. Many Waukesha County communities utilize the program to assist with business attraction, retention and improvement, such as starting a revolving low interest loan program for downtown store front rehabilitation, or small business start-up costs.

GOALS, OBJECTIVES AND POLICIES

Goals are statements to provide a long term end result desired by the Village. Objectives are specific and sometime measurable statements that mark progress toward a goal, while policies are principles creating a course of action, or a task, to achieve a goal or objective. Goals, objectives and policies must be addressed for each Comprehensive Plan element, but must coincide with the policy direction provided in all elements for a cohesive planning document.

Village officials have prepared the following goals, objectives and policies to guide economic development policy in the Village pursuant to the analysis, considerations and community needs expressed in this chapter.

Goal 1

Goal 1: To continue to provide retail, service and employment opportunities to the residents of the Village of Merton.

Goal 1 Objectives:

1. Within the land use element of this plan identify locations for appropriate small scale business land uses that can be adequately supported by the surrounding highway and street system with adequate traffic volume capacity and safe access for all types of vehicles and bicyclists/pedestrians.
2. Create an attractive environment for the retention and attraction of business.

Goal 1 Policies:

1. Ensure that lands planned for new business have proper visibility to the public while designed with adequate buffering from surrounding residential land uses.

2. Annually communicate with business owners to ascertain if any change in policy or action of the Village can assist with the success of the business.
3. Annually review the standards of the Zoning Code (such as use regulations, bulk regulations and sign regulations) and the Municipal Code to make sure the standards are equitable to allow existing businesses and new businesses to be successful.
4. Periodically review the home occupation standards of the Zoning Ordinance to make sure the standards fit the needs of new businesses and the community.
5. Monitor economic data relating to the Village and its residents for any trends to be addressed to maintain a viable non-residential tax base, and publicize available economic data in support of Village economic growth.



Wachel Tree Science & Service is another quality business located in Merton.

6. Communicate with local brokers and real estate agents to determine trends in the market place for businesses, and to share information and ideas to attract businesses that meet the consumer needs of Village households.
7. Emphasize to local educators the need to make appropriate education and training available to Village residents to fit the needs of local employers.
8. Periodically review resources available at the State and County level to assist with economic development efforts, and use the resources where appropriate.

Goal 2

Goal 2: To maintain the historic and viable downtown with a quality mixture of businesses and homes attractive to shoppers and those investing in businesses and business properties.

Goal 2 Objectives:

1. Within the land use element of this plan identify the need to preserve the historic downtown while enhancing opportunities for improvement.
2. Enhance the attractive environment of the downtown as a place for residents to congregate, shop and live.

Goal 2 Policies:

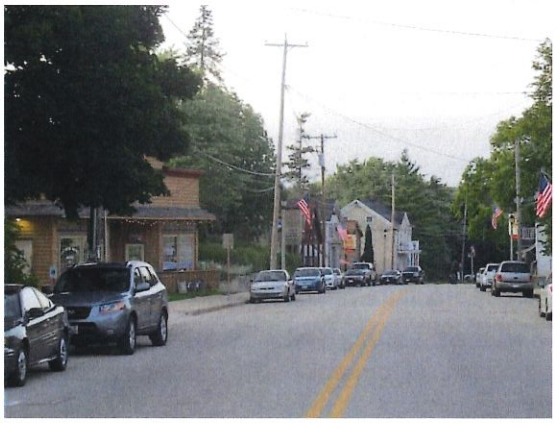
1. At least annually communicate with downtown property owners and business owners to understand their needs, seek solutions to their needs and address issues under the purview of Village government.
2. Annually review the standards of the Historic Downtown District and other standards of the Zoning Code (such as sign regulations) and the Municipal Code to make sure the standards are equitable to allow business and homes of the downtown to co-exist and be

successful, within the role of ensuring public safety.

3. Annually review any needed maintenance of downtown infrastructure (street pavement, sidewalks, and street signs) to ensure an inviting and safe environment for customers.
4. Budget for identified downtown infrastructure improvements in the Capital Improvements Budget.
5. Communicate with local brokers and real estate agents to determine trends in the market place for businesses, and to share information and ideas to attract businesses that meet consumer needs of Village households.

Conclusion

It is with these two goals and the objectives and policies of each goal, that the shopping, employment and quality of life needs of the Village will be met with an inviting atmosphere.



Cars parked along Main Street during a September early evening exhibits a vibrant downtown.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 7
Land Use

The Land Use Chapter is the most important part of this Comprehensive Plan because land use policy directs the physical look and feel of the Village of Merton. While the proceeding chapters recommend important goals, policies and objectives pertaining to Village sustainability, those chapters all point to the appropriate use of the land in and surrounding the Village.

The Village's land use is dictated by its history as a single family residential community with on-site sewerage disposal (septic) and a potable water supply via individual wells. Previous chapters pertaining to Housing (Chapter 2) and Utilities (Chapter 4) describe how septic and wells will continue to drive the development pattern of new single family lots of at least 40,000 square feet. While this plan continues previous land use planning policy designating land available for new development as low density residential, there are opportunities to diversify the land use pattern on a limited basis to serve the needs of Merton residents. Those alternative land uses include appropriate locations for new senior housing, commercial and mixed-use development.

The Village's Comprehensive Plan adopted in 2002 indicated there were 1,109 acres of undeveloped and/or agricultural land within Village boundaries. Since that time many newly developed single family subdivisions reduced the amount of undeveloped and/or agricultural land to approximately 432 acres, which includes about 111 acres of land that will ultimately be within the Village boundary per the Lisbon/Merton Boundary Agreement. Another 105 acres within the current and ultimate Village boundary has been identified as properties that could be utilized with more intensive land use, either through redevelopment or expansion of current land uses.

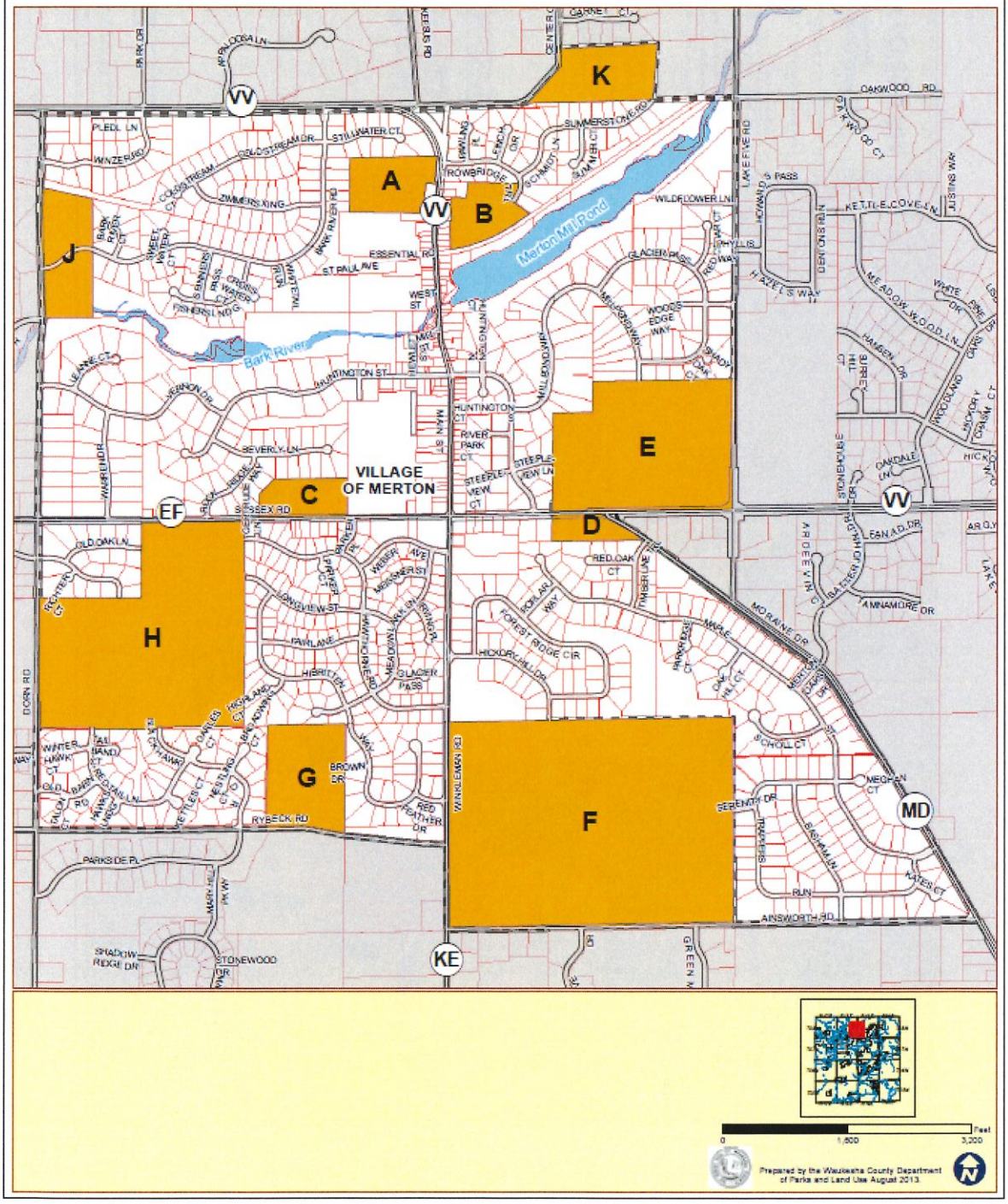
The Lisbon/Merton boundary agreement identified specific properties and locations currently within the Town of Lisbon that will be attached, or annexed, to the Village of Merton when any of those identified properties are development or subdivided. These areas are called Village Growth Areas. Specifics of the boundary agreement will be reviewed in detail within Chapter 8, Intergovernmental Cooperation.

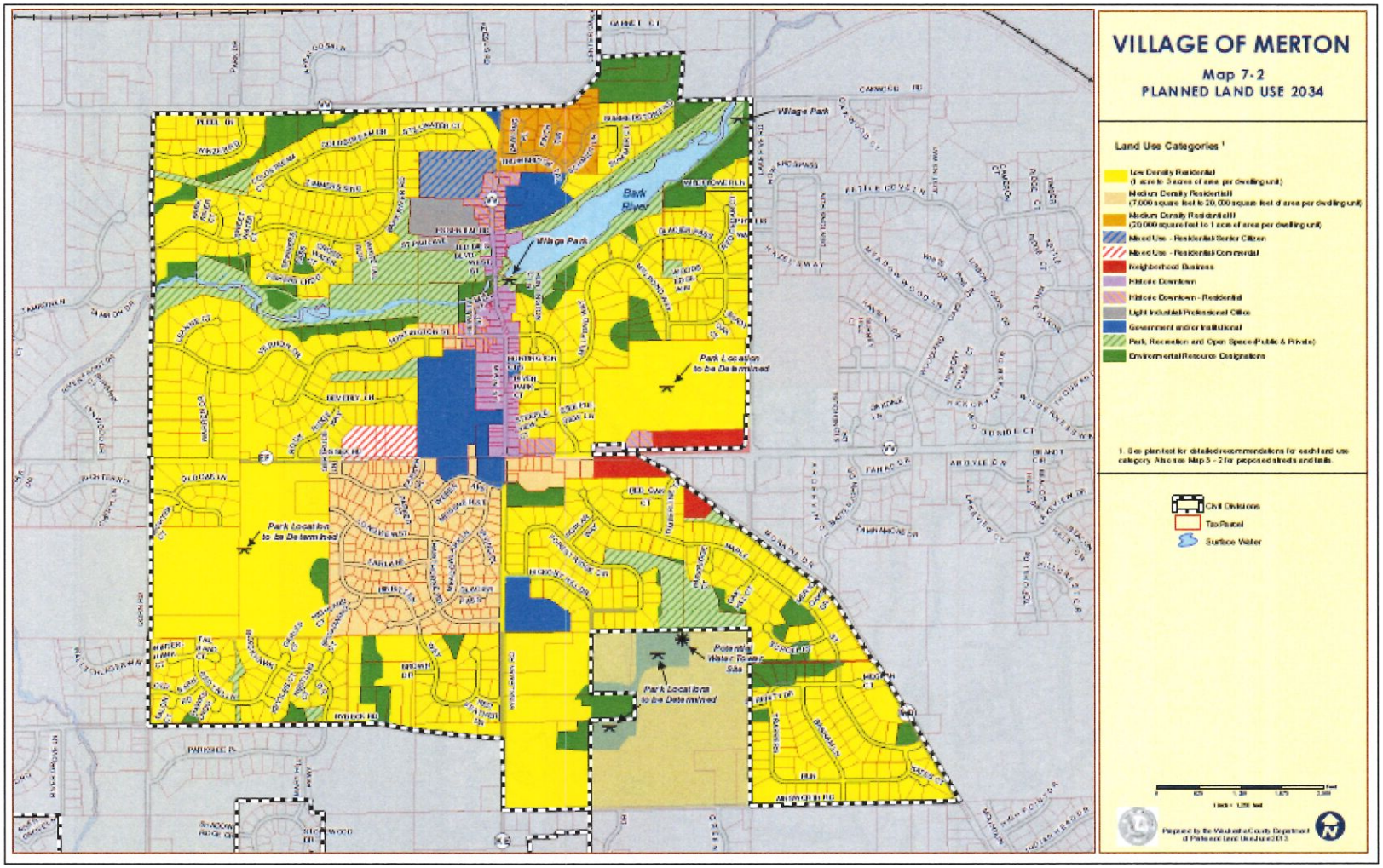
This land use chapter will focus on the approximately 537 acres having potential for new development, redevelopment or expansion of current uses during which the Village will have full planning responsibility within the timeframe of this comprehensive plan. The 537 acres are presented within ten key highlighted locations in addition to a detailed look into planning for the important historic downtown area. This chapter also reviews land use planning within the Village's extraterritorial planning jurisdiction.

Maps included in this chapter to supplement the text are as follows:

- Map 7-1: Village of Merton Key Locations (See page 7-10)
- Map 7-2: Planned Land Use 2034 (See page 7-19)
- Map 7-3: Village of Merton Historic Downtown (See page 7-23)
- Map 7-4: Planned Land Use 2034 Extraterritorial Planning Area (See page 7-27)

Map 7 - 1
VILLAGE OF MERTON
KEY LOCATIONS




VILLAGE OF MERTON
Map 7-2
PLANNED LAND USE 2034
Land Use Categories 1
Low Density Residential
(1 acre to 3 acres of area per dwelling unit)
Medium Density Residential I
(7,000 square feet to 20,000 square feet of area per dwelling unit)
Medium Density Residential II
(20,000 square feet to 1 acre of area per dwelling unit)
Mixed Use - Residential Senior Citizen
Mixed Use - Residential Commercial
Neighborhood Business
Historic Downtown
Historic Downtown - Residential
Light Industrial/Professional Office
Government and/or Institutional
Park, Recreation and Open Space (Public & Private)
Environmental/Resource Designations
1. See plan text for detailed recommendations for each land use category. Also see Map 5 - 2 for proposed streets and traffic.
Civil Divisions
Tax Parcel
Surface Water
Village Park
Bark River
Village Park
Park Location to be Determined
Park Location to be Determined
Potential Water Tower Site
Park Locations to be Determined

CURRENT LAND USES IN THE VILLAGE

Every chapter of this plan recognizes that single family is the predominant use of the 3.3 square miles within the current corporate boundary of the Village of Merton. We know that single family subdivision growth exploded during the past ten years. Nonetheless, a review of current land use patterns provides a picture of today's Merton to compare and guide planned land use growth recommended in this chapter and Village plans prepared decades from now. Table 7-1 presents generalized categories of land uses in the Village as of February, 2013, measured and calculated from aerial photographs through the use of Waukesha County's Geographic Information System, and updated to include the attachment of 80 acres to the Village late in 2013. Each land use category includes public right-of-way (highways, streets and roads) within and adjacent to the land uses. While the measurement methodology and the categories may differ from the existing land use pattern exhibited in the 2002 Village Comprehensive Plan, comparisons of the data remains useful.

Table 7-1
Village of Merton
2013 Generalized Land Uses

Land Use Category	Acres of Land Use	Percent of Village
Residential in Subdivisions	1,160	54
Residential not in Subdivisions	195	9
Residential in Downtown	47	2
Commercial	20	1
Industrial	17	1
Government/Institutional	113	5
Publicly Owned Park and Open Space	189	9
Privately Owned Open Space	53	3
Undeveloped/Agriculture	336	16
Totals	**2,130**	**100**

Source: Bruce S. Kaniewski, Village Planner, February 2013, measurements taken via Waukesha County Geographic Information System. Data in table updated with 80 acres attached to Village in late 2013.
Notes:

1. Acres per land use category includes public right-of-ways within and adjacent to (measured to the centerline) the land use.
2. Residential in downtown includes all residential along Main Street from Sussex Road to north of the Bugline Trail, and residential on land divisions original to the Village along and near Huntington Street.
3. Some percentages are not rounded properly in an effort to equal 100%.

Not surprisingly, 66% of the current Village is covered by land occupied by residences or lots already platted for single family homes. This is a huge increase over the 501 acres of residential land uses that covered the 26% of the 3.0 square mile Village area in 2002, although a portion of residential land uses in 2002 were placed in the woodlands category. Accordingly, the amount of land considered either undeveloped or in an agricultural use

decreased from 1109 acres (58%) in 2002 to 258 acres identified above.

Commercial land use was identified at 9 acres in 2002, and industrial was shown at 15 acres, compared to 20 acres and 17 acres, respectively, in 2013. While there may have been some conversion of buildings from residential to commercial downtown, the difference in the acreage is due to the 2013 data considering commercial the dominant use of a property when the site is mixed with residential.

New subdivisions the past ten years also increased the amount of publicly and privately held open parks and open spaces. The 2002 plan identified 60 acres of public recreational lands. Private recreation acreage was listed as zero. Since then, the Village has added and developed Pollworth Park and through dedication to the Village of environmentally sensitive lands and multi-use trail pathways within subdivisions, the amount of publicly owned parks and open space is now 189 acres. The 53 acres of privately owned open space in 2013 is comprised of storm water management detention ponds and basins, other open spaces owned by subdivision associations and some floodplain and environmental corridor along the Bark River in private ownership. The greater majority of the Bark River floodplain and environmental corridor is owned either by the Village or Waukesha County.

LAND USE PLAN FOR THE VILLAGE OF MERTON

This chapter establishes that the amount of land available for new development in the Village is dwindling. There are only 202 acres available within the designated Village Growth Area (including 80 acres of recent attachment available for new development).

Therefore, it is extremely important that this chapter provide detailed recommendations to current and future Village officials of not only the types of desired land uses in appropriate locations, but how the land uses should be efficiently designed to provide sustainable land uses, both in new development and redevelopment areas. This section starts with a description of the twelve land use categories used as a basis for land use recommendations for the ten key locations presented in the second part of this section. Recommendations for the historic downtown area are described in detail to emphasize the important role the downtown plays in the culture and sustainability of the entire community.

Land Use Categories

The land use plan for the Village has twelve categories of designated land use descriptions crafted to achieve the goals, objectives and policies of this chapter and the entire plan. The land use plan is shown in Map 7-2. The land use categories are summarized in Table 7-2 and their descriptions are as follows:

1. Low Density Single Family Residential

The category is designated for a minimum of one to a maximum of three acres for each single family detached dwelling. The gross density of this category generally ranges from 0.35 to 0.95 dwelling units per acre and the effective net density is in the range of 0.50 to 1.10 dwelling units per acre. Gross density uses the entire original size of the development site as the denominator. Net density reflects the actual amount of land in lots after subtracting public right-of-way and preserved open space from gross acreage. Net density exceeds one

dwelling unit per acre because the existing corresponding Village zoning district (R-1 Residential District) has a minimum lot size requirement of 40,000 square feet, compared to an acre of 43,560 square feet.



A farm field in the Village planned for Low Density Single Family Residential, although this plan supports the continued co-existence of farm use of the parcels with nearby single family subdivisions.

All areas planned for new single family development are designated for Low Density Single Family Residential because of the need for individual on-site septic systems. Existing single family subdivisions developed under this land use category as recommended within previous Village Comprehensive Plans will continue to be designated as such. It is important to note that the recommendation of this plan is to allow up to a maximum of three acres for each single family dwelling if the new land division is approved via a Plat of Subdivision or Certified Survey Map. During preparation of this plan, Village Plan Commissioners identified that all newly approved lots must fit into the lot size range for consistency of neighboring land use intensity. New lots within land divisions should be platted as near to one acre as possible. Larger lots may be allowed along curves of streets or cul-de-sacs, or lots having unique topography or natural areas that must be preserved and not built upon.

2. Medium Density Single Family Residential I

The Medium Density Single Family Residential I category is designated for a minimum lot size range of 7,000 square feet to 20,000 square feet per each single family detached dwelling. The effective gross and net density would range from 2.2 to 6.2 single family dwelling units per acre.

This land use category is intended for small single family lots platted through the Assessors Plat of the Village of Merton that created the original ownership pattern within and surrounding the downtown. No new lots should be approved under this category. The existing corresponding Village zoning district is R-3 Residential District with a minimum lot size requirement of 20,000 square feet, although lots under this land use designation may be less than 20,000 square feet. The Historic Downtown land use designation of this plan recommends the Historic Downtown Zoning District be expanded to include properties under this land use category.

3. Medium Density Single Family Residential II

Designated for a minimum lot size of 20,000 square feet to a maximum of one acre per each single family detached dwelling. The gross density of this category generally ranges from 0.90 to 1.80 dwelling units per acre, or a net density in the range of 1.0 to 2.0 dwelling units per acre.

This land use category is intended for the Merton Terrace Subdivision with Additions 1 through 3, North of the Bark Subdivision and other single family lots that were created prior to Village implementation of a policy of minimum density of one acre lot sizes. No new

lots should be approved under this category. The existing corresponding Village zoning district is the R-2 Residential District with a minimum lot size of 30,000 square feet.

4. Mixed Use-Residential/Senior Citizen Based Housing

Mixed use means a combination of land uses on a single site or within a specific area of the Village. This category of mixed use for residential and senior citizen based housing is intended to address a need for quality housing for the older population of the Village as identified in the Housing Chapter. Senior citizen based housing is generally designed to fit the needs of citizens 55 years and older. The type and design of senior citizen based housing ranges from independent living to critical care of a nursing home. A complex of senior citizen based housing may include side-by-side duplexes, apartments, assisted living and full time nursing care. A senior complex offers a range of living styles to accommodate occupants as they age and their needs change. Senior citizen based housing may include a facility for adults younger than 55 years with Alzheimer's or dementia.

The description of senior citizen based housing within this plan is intentionally broad so any development proposal for any planned location under this category can meet market demand. Nonetheless, if developed as a single facility or a complex of buildings, there must be limited bedroom density and sufficient land area for the facility or each entity within a complex to adequately and safely locate a septic system. For example, one septic system could support a nursing home type facility with a maximum of 20 beds. The existing corresponding Village zoning district is the R-4 Multi-Family Residential District. Chapter 9 will address recommended amendments to the R-4 district to implement this land use category.

5. Neighborhood Business

Neighborhood Business in the Village means low intensity retail, service businesses or professional offices that provide goods and services to the residents of Merton and the immediate surrounding area. This land use category can also be labeled commercial. Because on-site septic systems are needed for sewerage disposal and the historical development pattern of the Village, there is no opportunity for large scale, regional commercial activity. Merton residents have easy access to commercial entities servicing the Lake Country region of Waukesha County via a 15 to 30 minute drive to neighboring communities of Sussex, Pewaukee, Hartland or Oconomowoc.

Current Village retail establishments are easily accessible by walking, bicycling or driving. Village businesses, such as auto repair or home plumbing, and professional offices, such as insurance or real estate agents, provide conveniently located services to Village residents. Within the context of this plan, it is recommended that existing and newly planned neighborhood business areas continue to provide for the same type of hometown needs. The existing corresponding Village zoning district is the B-1 Neighborhood Business District.

Table 7-2
Summary of Land Use Categories
Village of Merton

Land Use Category	Description	Recommended Zoning
1. Low Density Single Family Residential	Lot size of 1 to 3 acres for each single family detached home	R-1 Residential District
2. Medium Density Single Family Residential I	Lot size range of 7,000 square feet to 20,000 square feet for each single family detached home	R-3 Residential District, but no new lots created
3. Medium Density Single Family Residential II	Lot size of 20,000 square feet to a maximum of one acre per each single family detached home.	R-2 Residential District, but no new lots created
4. Mixed Use-Residential/Senior Citizen Based Housing	Mixed use for residential and senior citizen based housing	Amendment to R-4 Multi-Family Residential District
5. Neighborhood Business	Low intensity retail, service businesses or professional offices that provide goods and services to the local area	B-1 Neighborhood Business District.
6. Mixed Use-Residential /Commercial	Mixture of residential and commercial uses on the same property	R-4 Multi-Family Residential District or B-1 Neighborhood Business District
7. Historic Downtown	Mixed Use of residential and commercial to preserve downtown	HD Historic Downtown District
8. Historic Downtown-Residential	Continued use of older residential structures within downtown environs	New HD-R Historic Downtown—Residential District
9. Light Industrial/Professional Office	Light industrial and professional office uses	I-1 Limited Industrial District
10. Government and/or Institutional	Village use properties, schools and churches	P-1 Public and Semi-Public District
11. Park, Recreation and Open Space	Parks, recreation and other open spaces	P-1 Public and Semi-Public District
12. Environmental Resource Designations	Natural resource features to be preserved and/or protected	C-1 Wetland Conservancy Overlay District, C-2 Upland Conservancy Overlay District, or the FW, FF, GFD or FSD Flood Zone Districts

6. Mixed Use-Residential /Commercial

Several locations in the Village are appropriate for a mixture of residential and commercial uses either within the same property or within a cluster of properties. The residential component of the mixture can be either a stand-alone single family dwelling or a dwelling on the second floor above or on the first floor behind a commercial establishment. Both the residential and commercial uses in a mixed use setting would be low intensity. A residential/commercial mix would be appropriate for a commercial proprietor that desires to live on-site. Chapter 9 will address zoning implementation for this land use category within the R-4 Multi-Family Residential District and the B-1 Neighborhood Business District.

7. Historic Downtown

The historic downtown corridor of the Village has the same description as the above Mixed Use-Residential/Commercial land use designation. The historic downtown is provided its own separate designation to highlight its historical, cultural and development importance within the context of plan implementation. The corresponding Village zoning district is the HD Historic Downtown District.

8. Historic Downtown-Residential

Properties within the Historic Downtown land use designation located north of the Bugline Trail and just west of the downtown along Huntington Street are currently zoned R-3 Residential District. This plan recommends creating a new Historic Downtown—Residential District for the two portions of the historic downtown now controlled by the R-3 district.

This plan also recommends expanding the area of the Historic Downtown—Residential and use designation and zoning district to include existing developed properties along Sussex Road (CTH VV) east of Main Street. This includes the existing developed portion of land attached to the Village in late 2013 pursuant to the boundary agreement with the Town of Lisbon. These properties same age and lot size characteristics as residences north and west of the heart of downtown.

Details of the new district are discussed in Chapter 9.

9. Light Industrial/Professional Office

There is one location consisting of two neighboring properties adjacent to downtown that is currently occupied by light industrial uses and will remain designated as light industrial/professional office. Another light industrial use is within the downtown. These properties are the only sites designated in the Village for industrial. If either of the properties adjacent to downtown is separately or jointly redeveloped, the properties are to remain designated for light industrial/professional office. Current and future low intensity uses must be compatible to neighboring residential uses. The existing corresponding Village zoning district is the I-1 Limited Industrial District.

10. Government and/or Institutional

Government uses include Village owned properties of the Merton Community Center, Village Hall/Fire Department and the Public Works garage along the edge of Fireman's Park. The Merton Community School District property with district offices and the elementary and intermediate schools can be considered either a government or institutional land use.

Locations of churches and other religious organizations are considered institutional land uses. While the there are two existing churches and one proposed church location in the Village, it is extremely difficult to anticipate if and when other churches or religious organizations may desire a new facility. Therefore, this land use plan does not recommend any sites for additional churches or religious organizations. If a church or similar facility is proposed, then it is recommended the facility be located on a property designated for Low Density Single Family Residential and designed with the following minimum criteria:

- Good ingress/egress point or points of access with a County Trunk Highway
- Adequate parking lot and external lighting buffers from neighboring residential uses.
- Proper soil and site conditions for on-site sewerage disposal system able to handle the intensity of the use.
- Appropriate storm water management and water quality practices.

The corresponding Village zoning district for government and/or institutional land uses is the P-1 Public and Semi-Public District.

11. Park, Recreation and Open Space

Both the Village of Merton and Waukesha County own land that currently provides public park, recreation and open space to Village residents. The amount and description of the current holdings are provided in Table 4-1, within the Utilities and Community Facilities Chapter 4. The main properties providing recreation facilities owned by the Village are Fireman's Park, Pollworth Park and properties adjacent to the Merton Mill Pond.

There are several plots of land within single family subdivisions utilized as passive recreation, open space or storm water management facilities that are owned and maintained by subdivision property owners. These spaces add to the compliment of recreation and open spaces owned by the Village and County.

The Land Use Plan Map recommends locations of proposed parks, recreation and open spaces within areas planned for new single family residential development. There may be other locations also worthy of preservation for park, recreation or open space that will be identified a part of the review process of new development, especially within areas designated for Low Density Single Family Residential.

The corresponding Village zoning district for park, recreation and open space is the P-1 Public and Semi-Public District.

12. Environmental Resource Designations

The land use plan map shows natural resource features that identify areas of the Village that must be either preserved or can be developed with careful consideration to protect the

resources. Most of the resources shown on the map are within environmental corridors delineated by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Corridors include concentrations of important natural resources based on the presence of one or more of the following elements: 1) lakes, rivers and streams and adjacent floodplains and habitats, 2) wetlands, 3) woodlands, 4) prairies, 5) wildlife habitat areas, 6) areas of soils not suitable for development, and 7) steep slopes or significant terrain.

There are three types of corridors identified by SEWRPC, which are as follows:

- Primary Environmental Corridor: At least 400 acres in size, two miles long and 200 feet in width.
- Secondary Environmental Corridor: At least 100 acres in size and one mile long, but if connected to a Primary Environmental Corridor there is not any minimum size requirement.
- Isolated Natural Resource Areas: Areas not meeting the minimum size requirements of the preceding corridor categories at least five acres in size and 200 feet wide.

The 2009 Comprehensive Development Plan for Waukesha County recommends SEWRPC guidelines that development within a Primary Environmental Corridor should be limited to one single family residence for every five acres. Secondary Environmental Corridors and Isolated Natural Resource Areas may be developed on a limited basis with preservation of the most significant natural resource features on a site.



The playground and covered shelter in Fireman's Park.

Within the Village the majority of identified Primary Environmental Corridors include bodies of water (Merton Mill Pond and the Bark River) and the floodplains and wetlands adjacent to bodies of water. The Federal Emergency Management Agency updated the floodplain mapping for all of Waukesha County in 2008. Floodplain in the Village is either the Floodway (the body of water) or the Flood Fringe. This plan recommends protection and preservation of floodplains and wetlands.

Not all wetlands may be shown as part of corridors on the plan map. Isolated wetlands may be located across the Village which should be identified and protected as part of the review process of new development.

Key Locations

The introduction of Chapter 7 states there are approximately 537 acres having potential for new development, redevelopment or expansion of current uses within the Village boundaries and the Village Growth Area. The 537 acres are presented within ten key locations to provide detailed recommendations and considerations for development to Village officials throughout the twenty year time frame of this plan.

A summary of the key locations is presented within Table 7-3 at the end this section and the Key Locations are presented on Map 7-1. The table includes information regarding the projected timeframe of land use

implementation. A requirement of comprehensive planning in Wisconsin is that within a 20 year planning horizon, the plan must provide 5-year incremental growth and population projections. The 5-year incremental projections allow the Village to plan accordingly to adequately provide services to the additional community growth. Therefore, careful consideration has been given to both the recommended land use pattern and anticipated timing of new development or redevelopment

Location A

Location A is comprised of a vacant parcel 16.5 acres in size with a narrow frontage along Main Street (CTH VV). It is adjacent to an existing light industrial use and was designated as Light Industrial/Professional Office within the 2002 Comprehensive Plan. Because of low site development intensity due to the lack of public sanitary sewer and the site being surrounded on three sides by single family residences, the potential for attracting a viable industrial use to the property is limited. Therefore, the site is designated as Mixed Use for Residential/Senior Citizen Based Housing within parameters outlined within the description of this land use category. The mixed residential use could be a combination of single family condominium and typical senior citizen based housing or all single family condominiums. The single family condominiums could be designed for and marketed toward the senior citizen population.

On the other hand, should the neighboring light industrial use desire expansion, this plan does not exclude Location A as a whole or partial light industrial site. A potential development scenario could have the southern half of Location A added to the neighboring use with access through the existing industrial site, and the northern half of Location A developed as mixed use residential use or senior housing with access through the narrow frontage along Main Street. On the other hand, should the neighboring industrial use expand, the industrial use could gain second access to Main Street through Location A.

The intensity of development for senior housing will be limited due to the single access point to Main Street and the requirement for on-site septic systems. A typical senior housing facility with a septic system should be a maximum of 20 beds on a minimum site of two acres. Other mixed residential senior housing combinations, such as single family condominiums or even side-by-side townhomes, would necessitate careful consideration of the area of land needed per dwelling unit to maintain a properly functioning septic system. Should the entire site develop as senior housing, it is anticipated the maximum number of residents would be 160 people, but the likely scenario would be 60 to 80 residents.

Key factors regarding the development of Location A are as follows:

- Site development intensity may be dictated by the number of vehicle trips created by the development as ingress/egress access will be limited to a drive intersection with Main Street (CTH VV) opposite of Trowbridge Trail.
- The type and style of mixed residential use and/or senior housing will require a decision by Village officials if internal access should be either a public street or a private drive (a private drive is the preferred option).
- Sufficient open space must be provided for an on-site septic system or systems, and storm water management and water quality facilities.
- Sufficient building setbacks and landscaping must be provided on the site to buffer the mixed residential use and/or senior housing from the adjacent industrial use.

- Sufficient building setbacks and landscaping must be provided on the site to buffer adjacent single family residential from the new development.
- Access through the existing industrial property should be considered if the entire site is developed as industrial, with the Location A Main Street frontage serving as secondary access.

An ancillary point to the key factors of Location A is the status of the neighboring industrial uses. They have been a strong part of the community for many decades and all indicators point to continuation of the excellent relationship between the businesses and the Village. However, should a change in use or redevelopment proposal ever occur, Village officials and the property owners should work closely together to identify new use or uses for the properties that are sustainable to both the property owners and the Village and that do not negatively impact neighboring uses.

Location B

Location B is a 14 acre property on the east side of Main Street (CTH VV) south of Trowbridge Trail. The property has a narrow frontage along Main Street and is adjacent to the southern terminus of Trowbridge Trail. There is a home and several accessory buildings on the property. The site is the proposed location for Northpoint Community Church, and is designated for an institutional land use. The corresponding zoning would be the P-1 Public and Semi-Public Zoning District.

However, should the church not proceed with an institutional use of the property, then an appropriate alternative use would be Low Density Single Family Residential via the extension of Trowbridge Trail. Location B could sustain 10 to 15 lots under the R-1 Residential Zoning District. In addition if the property is not developed as a church, the Main Street frontage of the property should be placed in the Historic Downtown--Residential Zoning District to be consistent with the recommendation of this plan for the downtown.

Location C

Location C is three adjacent parcels totaling just less than 12 acres on the north side of Sussex Road (CTH EF) west of Merton Intermediate School. One property is residential and agricultural, another property is a current commercial use and the third property is a mixed use residential/commercial property. This plan recommends continuation of the Mixed Use-Residential/Commercial land use designation as provided for in the 2002 Comprehensive Plan. In the long term, each of the three parcels has the potential to increase land use intensity through expansion or redevelopment either individually or in an assemblage of properties.

Key factors regarding the potential expansion and/or redevelopment of Location C are as follows:

- The eastern most property will need to dedicate additional right-of-way to complete a full width right-of-way for Sussex Road (CTH EF).
- Increasing site intensity may require combining or sharing ingress/egress points.
- Cross access between individual parking lots is encouraged.
- Shared parking between individual users and/or properties is encouraged.
- Increasing site intensity is dependent upon providing sufficient area and location for on-site septic and storm

water management and water quality facilities.

- Increasing site intensity may require providing sufficient building/parking setbacks and landscaping to buffer the neighboring single family residences.
- Site design is encouraged to incorporate a multi-use trail along the frontage of the properties, either within the property or safely within the Sussex Road (CTH EF) right-of-way that will eventually connect Merton Elementary and Intermediate Schools and Dorn Road.
- Site design is encouraged to connect interior sidewalks and pedestrian patterns to the multi-use trail.

Location D

Location D is a 5.7 acre property on the south side of Sussex Road (CTH VV) at the intersection with Moraine Drive (CTH MD). Via the 2002 Comprehensive Plan and previous neighboring land divisions, Location D was appropriately set aside for a Neighborhood Business land use designation. The property has good accessibility and visibility, and is adjacent to other proposed and existing commercial land uses in the Village (Location E) and in the Town of Lisbon. In a typical suburban business design, Location D could yield up to 80,000 square feet of business space.

Two neighboring sites at the future intersection of Timberland Trail and Moraine Drive were previously planned as Neighborhood Business, but this plan recommends a Low Density Single Family Residential land use for the lots forming the entrance to a future residential subdivision.

Key factors regarding the development of Location D are as follows:

- The 5.7 acre property should be developed as one unified commercial site that benefits from shared ingress/egress points, shared parking and shared signage.
- Ingress/egress points must be carefully planned in coordination with other access points, located a safe distance from the Sussex Road (CTH VV) and Moraine Drive (CTH MD) intersection.
- Ingress/egress points must be coordinated with the Waukesha County Department of Public Works.
- Sufficient area and location for on-site septic and storm water management and water quality facilities must be provided.
- Sufficient building/parking setbacks and landscaping to buffer the neighboring single family residences must be provided.
- Architectural design is encouraged to incorporate four-sided architecture, meaning all four sides of the commercial buildings should be finished with quality materials.
- Architectural design is encouraged to incorporate residential-style roof lines.
- Site design is encouraged to incorporate a multi-use trail along the frontage of the property, either within the property or safely within the CTH VV right-of-way that will eventually connect between the existing trail south on CTH MD and the Main Street (CTH VV) sidewalks.
- Site design is encouraged to connect interior sidewalks and pedestrian patterns to the multi-use trail.
- Architectural design should be compatible with a residential style building, with four sided architecture attractive in all directions surrounding the development.

Location E

Location E is an area of about 83 acres comprised of a large 80 acre property in an agricultural use and four smaller properties fronting Sussex Road (CTH VV) occupied by three houses and one business. The location is on the north side of Sussex Road and west of Lake Five Road. In late 2013 the 80 acre property and one of the smaller properties were attached to the Village from the Town of Lisbon. The remaining properties within Location E are currently within the Town of Lisbon. Location E is within the Village Growth Area pursuant to the Merton-Lisbon Boundary Agreement.

Consistent with the Waukesha County Land Use Plan map for the Town of Lisbon, this plan recommends a Neighborhood Business land use designation along the currently undeveloped Sussex Road frontage at a depth of approximately 300 from the highway. The Sussex Road frontage has good accessibility and visibility, and is adjacent to other proposed and existing commercial land uses in the Village (Location D) and in the Town of Lisbon. The other four small and developed properties are recommended for the Historic Downtown—Residential land use category as they have the same age and property size characteristics as the downtown residential. However, the small sites has business land potential if redevelopment via an assemblage of properties. This Neighborhood Business Planned land use could result in 10 acres of business uses, or up to 120,000 square feet of business space if all the properties are assembled together.

The remainder of Location E is designated for Low Density Single Family Residential consistent with subdivisions within the Village to the north and west. Single family yield could range from 40 to 50 lots. Village streets currently terminating at the north and west property lines (Mill Pond Way and Steeple View Lane) must continue through the property consistent with policy recommended in the Transportation Chapter (Chapter 3) for proper design of connectivity, and as shown within Map 7-1. New business fronting Sussex Road would gain access via a single point intersecting with Sussex Road. Cross access easements would be required to provide access to all potential commercial lots to and from the single access point.



Location E provides an opportunity to create another solid neighborhood similar to this other Village neighborhood shown above.

Connectivity of streets and trails through Location E to surrounding neighborhood allows access to parks and recreation west of downtown. However, the eastern most section of the potential residential subdivision of Location E would result in a long one mile biking and walking distance to the nearest active recreation area within Fireman's Park or on Merton Community School District property. Therefore, this plan recommends an active recreation park site within Location E be created, potentially combined with a storm water management facility.

Key factors regarding the development of the commercial portion of Location E are as follows:

- The current agricultural use portion of the commercial property should be developed as one unified commercial site that benefits from the shared

ingress/egress point, shared parking and shared signage.

- The commercial ingress/egress point must be carefully planned in coordination with other access points, located a safe distance from the Sussex Road (CTH VV) and Moraine Road (CTH MD) intersection.
- The ingress/egress point must be coordinated with the Waukesha County Department of Public Works.
- Sufficient area and location for on-site septic and storm water management and water quality facilities must be provided.
- Sufficient building/parking setbacks and landscaping to buffer the neighboring single family residences must be provided.
- Architectural design is encouraged to incorporate four-sided architecture.
- Architectural design is encouraged to incorporate residential-style roof lines.
- Site design is encouraged to incorporate a multi-use trail along the frontage of the properties, either within the property or safely within the Sussex Road (CTH VV) right-of-way that will eventually connect Location E with the Main Street (CTH VV) sidewalks.
- Site design is encouraged to connect interior sidewalks and pedestrian patterns to the multi-use trail and trails within the single family portion of Location E.
- Cross access between individual parking lots is encouraged, especially if the existing four smaller properties are redeveloped.
- Shared parking between individual users and/or properties is encouraged.
- Three of the smaller properties will need to dedicate additional right-of-way to complete a full width right-of-way for Sussex Road (CTH VV).

Key factors regarding the low density single family residential development portion of Location E are as follows:

- Street extensions and connectivity is encouraged.
- The intersection of a Village street or streets with Lake Five Road should be coordinated with the Merton/Lisbon Joint Planning Commission.
- Additional right-of-way dedication will be required along Lake Five Road with subdivision for residential.
- Internal and external multi-use trails must be provided for connectivity to the Village trail system and potential internal active recreation park.
- An active recreation park is encouraged to be provided.

Location F

Location F is an area of 190 acres north of Ainsworth Road and east of Winkleman Road (CTH KE). The western one-third of the area along Winkleman Road is within the Village, and the eastern two-thirds of the area along Ainsworth Road are within the Town of Lisbon, but is part of the Village's Growth Area. The area has nine different properties ranging in size from one acre to 93 acres. Homes are located on four of the properties.

The land use plan for Location F is Low Density Single Family Residential consistent with neighboring newer subdivisions in the Village that have been constructed within the past ten years. Village streets currently terminating at the north and east sides of the area (Hickory Hill Drive and Serenity Drive) must continue through the property for connectivity.

Potential new single family subdivisions within Location F present several challenges. The four properties with homes will most likely remain in

their current use and configuration. Street and subdivision lot layout will need to be designed around the remaining properties, but with long-term street connectivity into the remaining properties. In all likelihood sometime in the future, the remaining properties will be re-divided for additional single family lots.

Challenges to develop Location F include high ground water, underground springs and steep slopes. It is known many springs populate the area creating pockets of high ground water and surface wetness. All or part of five kames or conical hills, the glacial feature described in the Agricultural, Natural and Cultural Resources Chapter (Chapter 5), are prevalent features of Location F. Kames created the highest elevation points in the Village and the steep slopes. Several of the steep slopes in the area are heavily wooded. Within the Woodland Ridge and Merton Oaks Subdivisions to the north, the Village has obtained ownership of the steep slopes and wooded area. This plan recommends the steep slopes and wooded area adjacent to the current Village owned property to the north be dedicated to the Village as part of the subdivision plat approval. In addition, an active recreation park site is suggested to be part of Location F. Steep slopes may also present challenges for properly locating individual septic systems and wells.

In addition, the Utilities and Community Facilities Chapter (Chapter 4) recommends the Village obtain a site at one of the highest elevation points for a future water tower, should the Village ever provide a municipal water supply. Several high points in the middle of Location F or within the north wooded area of Location F would be suitable locations for a water tower.

It is not practical to preserve all of the steep slopes within Location F in public ownership. Therefore, street and lot design must be carefully considered to protect the integrity of glacial features while meeting Village standards for maximum street and lot grades. On the other hand Location F has the potential to offer excellent scenic views.

Given the development challenges within Location F, the expected long-term yield should be between 60 to 120 single family lots.

Key factors regarding the development of Location F are as follows:

- Street extensions and connectivity is encouraged.
- The intersection of a Village street or streets with Winkleman Road (CTH KE) should be coordinated with the Waukesha County Department of Public Works.
- The intersection of a Village street or streets with Ainsworth Road should be coordinated with the Merton/Lisbon Joint Planning Commission.
- Internal and external multi-use trails must be provided for connectivity to the Village trail system and potential internal active recreation park.
- Wooded steep slopes should be dedicated to the Village with subdivision plat approvals.
- An active recreation park is encouraged to be provided near the north central part of Location F.
- Steep slope topography must be preserved within the context of street and lot design meeting Village standards.
- Extreme due diligence is necessary before designing streets and lots to determine if the slopes and soil conditions are suitable for properly functioning private septic and well systems.
- The Village must reserve a site for a potential water tower.

Location G

Location G is an area totaling 30 acres on the north side of Rybeck Road between Winkleman Road (CTH KE) and Dorn Road. Location G is comprised of six separate properties, five with homes, ranging in size from 1.7 to 10.7 acres. Two lots have narrow Rybeck Road frontages while the other lots have normal frontages. An identified Isolated Natural Resource Area extends through the site in a north-south direction. Extensive trees within the six properties extend beyond the Isolated Natural Resource Area.

The recommended land use designation for Location G is Low Density Single Family Residential consistent with neighboring subdivisions. Given the configuration of the properties, it is unlikely Location G will be redeveloped or re-divided to create more single family lots within the larger properties. However, if re-division does occur, then it is recommended it occurs with land assemblage and access to the new lots (and the existing homes if possible) via a single public right-of-way entering Location G from Rybeck Road, and then connecting to the current terminus of Brown Drive adjacent to the east side of the area.

The expected long-term yield of Location G should be between 10 and 24 lots, including the five existing homes.

Key factors regarding the potential re-division of Location G are as follows:

- Any re-division of Location G should include land assemblage and access via a single public right-of-way from Rybeck Road and Brown Drive.
- The intersection of a Village street with Rybeck should be coordinated with the Town of Merton.
- Street and lot layout should be designed to preserve significant trees within Location G.
- Internal and external multi-use trails must be provided for connectivity to the Village trail system.

Location H

Location H is an area of 129 acres in a reverse L-shape with frontage along Sussex Road (CTH EF) and Dorn Road. Comprised of four properties ranging in size from 6 acres to 74 acres, the area is the site of the last remaining active farm in the Village and a tree nursery. Although the Village supports the continued agricultural use of Location H, the economics of farming on a small scale may dictate the need of the property owners to sell for new development.

Consistent with surrounding subdivisions, the recommended land use designation for Location H is Low Density Single Family Residential. There are six existing Village streets within neighboring subdivisions that will provide connectivity and easy routes to Merton Elementary and Intermediate Schools, Village Hall and downtown. The relatively flat topography of the majority of the site provides an opportunity for efficient street and lot layout, but designing around steep slopes along the eastern side of the area will be a challenge. With development, steps should be taken to preserve significant trees located on the steep slopes.



Although it may appear there is plenty of land available for future Village growth, it is a limited resource that must be wisely utilized with sustainable development practices.

The Village should anticipate a yield of between 80 to 110 lots within Location H. Existing property ownership allows a portion of Location H to be subdivided with connectivity of streets without assemblage of the entire area for new development. The eastern part of the area could be subdivided while retaining the tree nursery. The subdivision streets are designed to be extended for potential development of the business property.



Cattle graze within a portion of Location H. Since Location H remains agriculturally productive, development as single family will most likely occur later in the timeframe of this plan.

Key factors regarding the development of Location F are as follows:

- Street extensions and connectivity is encouraged.
- Development of portions of Location H must include the design of streets for future extension when other portions of Location H are developed.
- External Village street intersections must be carefully planned in coordination with other existing access points.
- External Village street intersections with Sussex Road (CTH EF) must be coordinated with the Waukesha County Department of Public Works.
- External Village street intersections with Dorn Road must be coordinated with the Town of Merton.
- Internal and external multi-use trails must be provided for connectivity to the Village trail system and potential internal active recreation park.
- Consideration should be given to preserve the wooded steep slope via dedication to the Village with subdivision plat approvals.
- Subdivision design is encouraged to incorporate a multi-use trail along or within the CTH EF right-of-way properties to connect the subdivision with Merton Elementary and Intermediate Schools, Village Hall and downtown.

Table 7-3
Summary of Key Locations
Village of Merton

Location Letter	Approxi-mate Size in Acres	General Proximity of Key Location	Recommended Land Use or Uses	Projected Timeframe of Land Use Implementation	Approximate Single Family Residential Density
A	16.5	West side of Main St., north of downtown	Mixed Residential Use and/or Senior Citizen Based Housing with option of Industrial/Office on all or a portion of the location.	10+ years	NA
B	14	East side of Main St., north of downtown	Institutional, or alternative of Low Density Single Family Residential and Historic Downtown along Main Street frontage	Within 5 years if Institutional, 5 to 10 years for single family	10 to 15 New Lots
C	12	North side Sussex Rd. west of schools	Mixed Use-Residential/Commercial	10+ years	NA
D	5.7	South side of Sussex Rd. at Moraine Dr.	Neighborhood Business	5+ years	NA
E	83	North side of Sussex Rd. west of Lake Five Rd.	Neighborhood Business along vacant Sussex Rd. frontage, and Low Density Single Family Residential and Park	Commercial: 10+ years; Residential: 5 to 15 years	40 to 50 New Lots
F	190	North of Ainsworth Rd., east of Winkleman Rd.	Low Density Single Family Residential, Open Space and Park, Potential Water Tower Site	15+ years	60 to 120 New Lots
G	30	North side of Rybeck Rd.	Low Density Single Family Residential	15+ years	10 to 24 New Lots
H	129	Sussex Rd. and Dorn Rd.	Low Density Single Family Residential, Open Space and Park	5 to 15 years	80 to 110 New Lots
J	22	Bark River Rd. and Dorn Rd.	Low Density Single Family Residential, Open Space	10+ years	10 to 15 New Lots
K	20	Center Oak Rd.	Remain Large Lots, preserve environmental corridor	20+ years if ever re-subdivided	NA

Location J

Location J is a 22 acre area comprised of several properties north and south of Bark River Road at the intersection with Dorn Road. The properties in an agricultural use on the opposite sides of Bark River Road keep horses and are under the same ownership. An identified Primary Environmental Corridor is located at the far northwest corner of the area. The Bark River flows through the southern property of Location J resulting in floodplain and wetlands along the river classified as Primary Environmental Corridor. There are three existing single family homes on the properties.

The properties could be redeveloped into smaller lots with the land use designation of

Low Density Single Family. Assemblage of the properties would be advantageous, but redevelopment could occur within a portion of Location J without reducing the ability of the remaining properties to redevelop at a later time. Redevelopment of the entire area could result in an additional 10 to 15 new lots, given the amount of environment features within Location J that must be preserved.

Key factors regarding the redevelopment of Location J are as follows:

- Redevelopment of the two properties south of Bark River Road should be coordinated.
- Assemblages of all properties of Location J are encouraged if redeveloped.
- Access to the redeveloped lots should be limited to Bark River Road, and not Dorn Road, except to the northern most property of Location J if not redeveloped as part of properties abutting Bark River Road.
- Planning for redevelopment must carefully consider and protect the natural environmental features of the area.

Location K

Location K is a 20 acre area comprised of three homes on lots ranging from 2 to 11 acres on the east side of Center Oak Road. All three properties are heavily wooded and are part of an identified Primary Environmental Corridor that extends from the Bark River corridor. It is recommended that these properties remain as three large lots and preserve the environmental corridor within the time frame of this plan.

Other Locations and Sites

The ten key locations previously reviewed are the areas of the current Village and Village Growth Area with the most potential of development or redevelopment l occurring over the next 20 years. During the time frame of this plan, other properties may become the focus of a proposal to create new development or redevelopment. If that occurs, then the land use designations shown on Map 7-1 should guide land use using the same principals of site design highlighted as key factors regarding development for the aforementioned ten key locations.

A summary of those factors include:

- Buffers between different land uses.
- Connectivity for vehicles and pedestrians.
- Safe and properly located access points.
- Protection of environmental features.
- Adequate space for septic systems.

The Historic Downtown

Merton's historic downtown is a very important component of land use, and rightfully deserves this section within Chapter 7 to highlight its importance within the Village. The downtown serves as the business and cultural center for Village residents. It provides citizens with moderately priced housing options while living in a historical, very walkable environment of a mixture of businesses and homes. A good mixture of businesses serves the local residents and attracts revenue to the local economy from the Lake Country Region of Waukesha County. Merton Mill Pond, Fireman's Park, schools and other Village facilities within and surrounding

the main downtown corridor greatly enhance its overall cultural importance to the community and region. All Village neighborhoods can easily access downtown via walking, bicycling or by vehicle, making it a true focal point of the community.

Map 7-3 shows a detail of recommended land use designations for the Historic Downtown and environs.

Chapter 6, the economic development portion of this plan, also highlights the importance of the downtown area. Because of Village historic and planned growth policies, the downtown represents a major portion of the non-residential tax base today and in the future. Therefore, it is vital that recommended policies of Chapter 6 and Chapter 7 be carefully deliberated regarding land use and zoning decisions of the historic downtown.

The historic downtown along Main Street is a corridor of nearly one mile (4,200 feet) extending from the intersection with Sussex Road on the south approximately 900 feet north of the portion of the Bugline Trail east of Main Street. Several properties not abutting the corridor are also considered integral components of the downtown. The Merton Subdivision and Pawlings Addition to Merton, both dated May 20, 1893, platted this original part of the Village. Through the years property divisions have been updated with the Plat of Fullers Addition to the Village of Merton (June 3, 1914), the Assessors Plat of the Village of Merton (January 15, 1930) and several minor land divisions.

The concentration of businesses in downtown Merton is centered where Main Street passes over the Bark River. The downward slope of Main Street toward the river provides an aesthetically picturesque setting in which to live or visit.

The Village's Comprehensive Plan adopted in 2002 recommended a land use designation of Mixed Use-Residential/Commercial for the historic downtown. This plan recommends a new land use category of Historic Downtown to highlight the downtown's historical, cultural and developmental importance within the context of plan implementation. The Historic Downtown land use category remains a recommended mixture of residential and commercial. The residential can be within detached structures or located above business establishments in the same building.

The current HD Historic Downtown Zoning District and the proposed HD-R Historic Downtown—Residential Zoning District implements the Historic Downtown designation. This plan recommends the HD-R district be assigned to the downtown area north of the Bugline Trail and west of downtown along Huntington Street to be consistent with the recommended land use plan map (See Map 7-3). These areas were part of the original land divisions and including the properties within the historic downtown zoning will allow quality adaptive update and reuse of existing structures instead of potential redevelopment with structures that do not integrate with the Main Street corridor.

A task recommended in Chapter 6 for the continued health of the downtown is to annually review the standards of the zoning district and other regulations of the zoning and municipal code to make sure they are equitable to allow downtown businesses and homes to co-exist and be successful. One such standard is the minimum required lot size of 20,000 square feet within the historic downtown zoning district. Many of the originally platted downtown properties are much smaller than 20,000 square feet. While the 20,000 square foot standard protects against subdividing the already small lots into even smaller lots, the standard may be a legal impediment to allow upkeep and improvements to existing buildings. Village officials should consider amending the minimum lot size standard to assist continued use of smaller properties while not allowing



A banner on a downtown street light pole in 2012 provided by and installed by the Village.

new land divisions with smaller lot sizes that would compromise the density and unique historical value of the downtown.



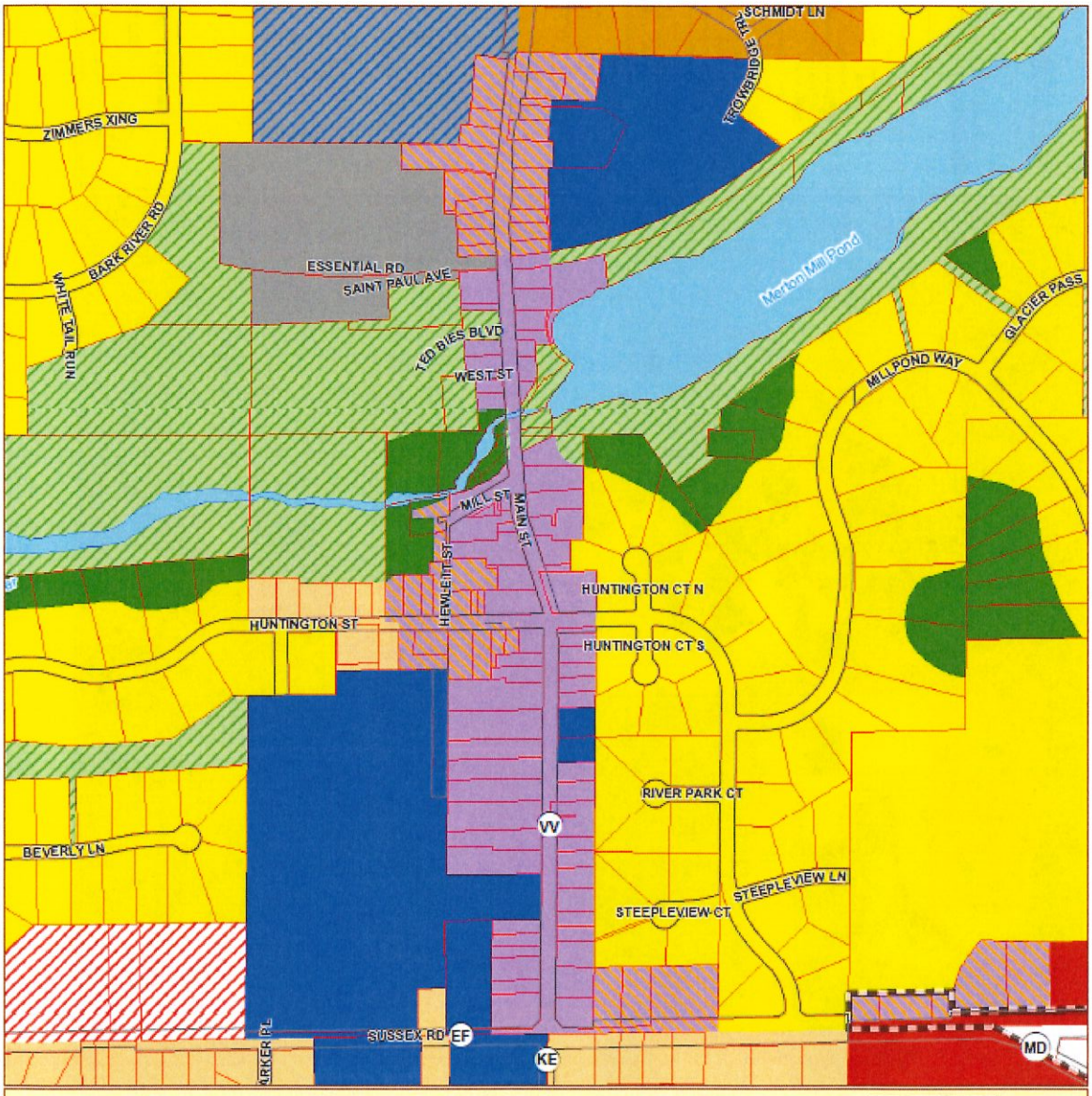
A view of a portion of the downtown looking southward. The health of the downtown must be continually monitored to ensure its sustainable future.

Historic downtown Merton has been a mixture of residential, commercial and quasi-industrial uses since the original settlement of the area in the early 1840's. The extensive history; however, does not negate the natural conflict arising from residents who desire a serene setting in which to live and business owners who desire customer traffic from which to run profitable businesses. The Village zoning policy requiring a public review of each new business proposal through a Conditional Use approval process provides an appropriate forum to resolve differences. Village officials should emphasize to both residents and business owners that within the intent statement of the Historic Downtown District it states "... that preserving and maintaining this area is vital for enhancing the Village's economy and small-town character", meaning that everyone must understand that co-existence of all entities is in everyone's best interest. Beyond reviewing and potentially updating zoning and other code standards as previously stated, Village officials may consider making available a written set of guidelines businesses will be expected to follow to gain Conditional Use approvals. The guidelines will provide potential business owners with a checklist of community standards from which to prepare a business plan while providing neighboring residents and Village officials with consistent criteria from which to evaluate a potential business.

A summary of key factors regarding land use and the continued prosperity of the historic downtown are as follows:

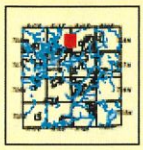
- Consider a zoning district boundary change to HD, Historic Downtown District, of the properties within the original section of the Village north of the Bugline Trail.
- Annually review the standards of the Historic Downtown District and other standards of the Zoning and Municipal Code to make sure they are equitable to allow business and homes of the downtown to co-exist and be successful, within the role of ensuring public safety.
- Consider written guidelines to evaluate potential businesses.

Map 7 - 3
VILLAGE OF MERTON
HISTORIC DOWNTOWN



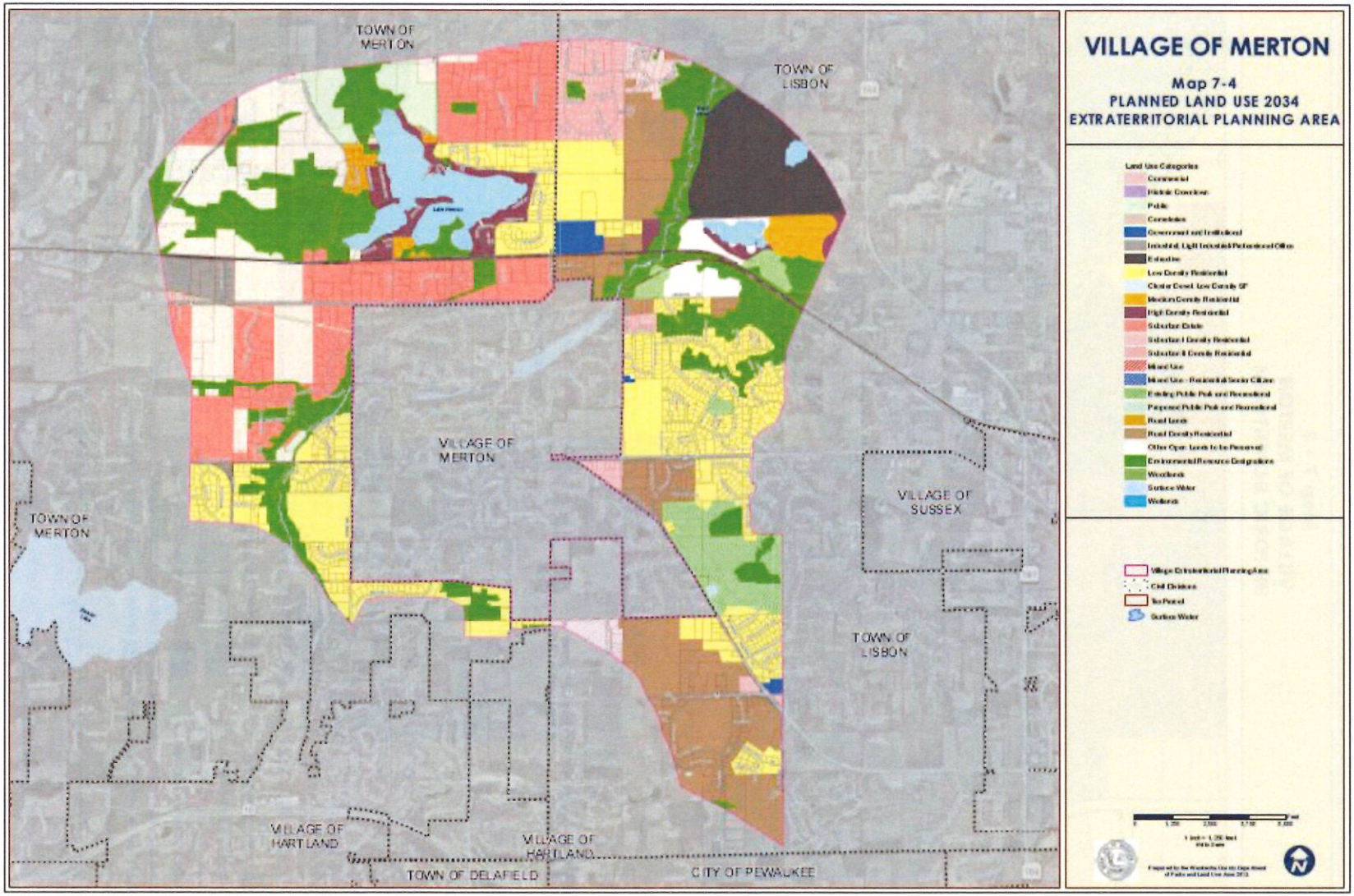
Planned Land Use 2034

- Low Density Residential
- Medium Density Residential I
- Medium Density Residential II
- Mixed Use - Residential/Commercial
- Mixed Use - Residential/Senior Citizen
- Neighborhood Business
- Historic Downtown - Residential
- Historic Downtown
- Light Industrial/Professional Office
- Government and/or Institutional
- Park, Recreation and Open Space (Public & Private)
- Environmental Resource Designations



0 600 1,200 Feet

Prepared by the Waukesha County Department of Parks and Land Use August 2013.


TOWN OF MERTON
TOWN OF LISBON
VILLAGE OF MERTON
TOWN OF MERTON
VILLAGE OF SUSSEX
TOWN OF LISBON
VILLAGE OF HARTLAND
VILLAGE OF HARTLAND
TOWN OF DELAFIELD
CITY OF PEWAUKEE
VILLAGE OF MERTON
Map 7-4
PLANNED LAND USE 2034
EXTRATERRITORIAL PLANNING AREA
Land Use Categories
Commercial
Public
Government and Institutional
Extractive
Low Density Residential
Medium Density Residential
High Density Residential
Mixed Use
Other Open Lands to be Preserved
Environmental Resource Designations
Woodlands
Surface Water
Wetlands
Civil Division
Surface Water

LAND USE PLANS OF THE EXTRATERRITORIAL PLANNING AREA

Wisconsin statutes allow incorporated Villages to designate land uses for Town properties within 1.5 miles of their corporate boundaries, called the extraterritorial planning area. Village review of land use within 1.5 miles also extends to review of Town Subdivision Plats and Certified Survey Maps, called extraterritorial plat review jurisdiction. When the distance between two incorporated municipalities is less than three miles, the extraterritorial planning and plat review areas extend to one-half of the distance between the communities, as is the case between the Villages of Merton and Hartland southwest of the Village. This case also applies to the east and southeast when Village boundaries are within 1.5 miles of the Village of Sussex and the City of Pewaukee.

The Village of Merton and the neighboring Towns of Merton and Lisbon have a strong history of good intergovernmental cooperation, and the arena of cooperative land use planning is no exception. The 2002 "Boundary Stipulation and Intergovernmental Cooperation Agreement Between the Town of Lisbon and the Village of Merton" is a process to jointly review land use considerations within the Village growth and extraterritorial areas via a Joint Planning Committee. The agreement is reviewed in Chapter 8, Intergovernmental Cooperation. Cooperation amongst the Villages of Merton and Hartland and the Town of Merton created the 2004 "Hartland-Merton Cluster Development Plan" that recommends cluster-style single family development within the unincorporated region between the two Villages.

The 2009 Comprehensive Development Plan for Waukesha County included land use plans for all Cities, Villages and Towns. The land use plan of the Village's 2002 Comprehensive Plan was adopted as part of the County plan. In addition, the Advisory Committee of the 2009 Comprehensive Development Plan for Waukesha County instituted a policy that the County plan will incorporate municipal land use plans within areas that will ultimately be incorporated through a boundary agreement. That means the Village land use designations within the Village Growth Areas of the Merton-Lisbon Boundary Agreement will be recognized by the County plan.

Land Use Plan for the Town of Merton

The Town of Merton's Land Use Plan immediately adjacent to the Village promotes the continuation of single family residential on large lots as exist in the Town and the Village. Within the narrow swath of properties in the Town between the Villages of Merton and Hartland, the plan calls for slightly higher single family densities than the Village, with lots of 20,000 square feet to 1.4 acres of area per dwelling. However, this area is addressed within the joint planning effort of the Hartland-Merton Cluster Development Plan which means that the clustering of lots with open space between the clusters will provide densities similar to the Village's Low Density Single Family land use category.

Next to the Village on the west side of Dorn Road, south of CTH EF, the Town's plan designates properties for single family densities of 1.5 to 2.9 acres per dwelling. Just north of CTH EF and south of the Bark River, planned single family densities are a combination of 20,000 square feet to 1.4 acres and 1.5 to 2.9 acres per dwelling.

The Town's plan north of the river and adjacent to Dorn Road calls for lower single family densities with 3.0 to 4.9 acres needed for each dwelling. This same land use category extends north of the Village to the Union Pacific Railroad Line. North of the rail line, slightly higher single

family densities are designated for the existing subdivisions surrounding Lake Keesus.

At the northwestern edge of the Village's extraterritorial planning jurisdiction between CTH VV and the rail line, the Town's plan designates lands as the Commercial and Office Park, and the Industrial land use districts. These land use designations are an extension of current land uses of that location near the unincorporated community of North Lake.

Of course, the Town's plan identifies many acres of land as environmentally sensitive requiring preservation. The lands include corridors along the Bark River, undeveloped areas mostly west and north of Lake Keesus, and isolated natural areas. Town owned parks and open space, and other private recreational lands are planned as recreational.

Land Use Plan for the Town of Lisbon

Through the Joint Planning Committee via the boundary agreement, the Village of Merton and the Town of Lisbon have a vehicle to discuss land use matters of mutual interest within the Village's extraterritorial planning jurisdiction.

The Town of Lisbon's current and planned land uses within the Joint Planning Area are more diversified than the Town of Merton, reflecting the proximity of the Village of Merton, Village of Sussex and the City of Pewaukee. The Town's land use plan recommends continued commercial activity immediately adjacent to the east side of the Village within the triangle formed by CTH VV, CTH MD and Lake Five Road. The commercial land use is consistent with the Village's plan for Neighborhood Business within Key Locations D and E.

Key Location E, part of the Village Growth Area, is shown on the Town's plan with recommended land uses consistent with the Village plan with commercial partially fronting CTH VV and Low Density Residential (20,000 square feet to 1.4 acres of area per dwelling unit per the Town plan). The other location within the Village Growth Area, part of Key Location F, has a Town land use designation of Low Density Residential with preservation of the location's environmental features. Other sections of the Town's plan adjacent to Village borders are planned for a mix of single family and rural uses ranging from Low Density Residential to Rural Density and Other Agricultural Land (5.0 to 34.9 acres of area per dwelling). The ranges of land use densities are consistent with existing single family subdivision or agricultural uses of the properties.

The Town's plan shows the protection of environmental corridors on each side of the Bugline Trail northeast of the Village. On the other side of the trail and corridor away from the Village along STH 164 the Town's plan recommends a mixture of Median Density Residential, High Density Residential and Commercial land uses. The western portion of this mixed use area is within the Joint Planning Area.

The far northeast section of the Joint Planning Area shows lands in current use and planned for quarry operations, or non-metallic mining. State comprehensive planning law requires that non-metallic mining locations be identified within the plan so the natural resource of stone and gravel remains accessible for infrastructure and building construction.

Recommended Land Uses within the Extraterritorial Planning Area

This plan recommends the land use plans for the neighboring Towns of Merton and Lisbon within the extraterritorial planning jurisdiction of the Village be included with the Village plan, as depicted on Map 7-4. All existing and planned land uses adjacent to the Village

corporate boundary are consistent with uses and planned uses within the Village. (This paragraph will be expanded after the JPC meets to review this chapter.)

POPULATION AND THE LAND USE PLAN

With the establishment of recommended land uses within this chapter, Village officials are now able, with a strong level of certainty, to provide population projections at five year increments throughout the 20 year planning timeframe. Table 7-4 presents the projections and the assumptions formulated to calculate anticipated population in five year increments. The projections use the 2013 State of Wisconsin estimated population of 3,413 as the base number, with a projected 2034 population of 4,519.

Table 7-4
Village of Merton Population Projections

Year	Assumption of New Housing Starts within 5 preceding years	Additional Population	Projected Village Population	5-year Percentage Increase	Accumulative Percentage Increase
2019	70	228	3,641	6.7%	6.7%
2024	70	228	3,869	6.4%	11.9%
2029	100	325	4,194	8.4%	22.9%
2034	**100**	**325**	**4,519**	**7.7%**	**32.4%**
Ultimate	50 lots remaining	163	4,682	NA	NA

Assumptions Utilized in Calculation the Population Projection:

1. Assume the 2013 estimated population of 3,413 as the base population.
2. Projections use average household size of 3.25; assuming current high rate (3.28) will continue throughout planning timeframe.
3. Projections do not include potential senior housing, which will not be significant toward overall population.
4. Projections do not include potential increase in density within dwellings of the Historic Downtown, which will not be significant toward overall population.
5. As of January 1, 2013, there are 70 lots not yet built upon within improved subdivisions and 23 lots approved but not yet improved with street access.
6. Seventeen new housing starts occurred in 2013. Assume the number of new housing starts will slightly increase the next five years.
7. Comprehensive Plan indicates potential of 210 to 334 new lots within areas planned for single family. Projection uses upper range of anticipated number of new lots, in addition to 88 existing lots not yet built as of January 1, 2014.
8. Ultimate build out has the potential of 390 lots.
9. Assume not all areas planned for single family will develop in 20 year planning timeframe.

A population of 4,519 is projected for 2034. It is anticipated that not all new development or redevelopment recommended in this chapter will occur before 2034. Therefore, the ultimate population is projected to be 4,682.

Future comprehensive plans for the Village of Merton will adjust the recommended land uses and the population projections as conditions and needs of the community potentially change.

GOALS, OBJECTIVES AND POLICIES

Goals are statements to provide long term end results desired by the Village. Objectives are specific and sometime measurable statements that mark progress toward a goal, while policies are principles creating a course of action, or a task, to achieve a goal or objective. Goals, objectives and policies must be addressed for each Comprehensive Plan element, but must coincide with the policy direction provided in all elements for a cohesive planning document.

Village officials have prepared the following goals, objectives and policies to guide land use development and redevelopment policy in the Village pursuant to the analysis, considerations and community needs expressed in this chapter.

Goal 1

Goal 1: Village officials will continue proper and appropriate management of land use in the Village of Merton to maintain community character and seek to improve the quality of life for all residents and businesses.

Goal 1 Objectives:

1. With each new development or redevelopment proposal ensure the land use recommendations of this Chapter 7 are implemented.
2. Follow the recommendations of previous chapters leading to the land use recommendations of this chapter when considering a new development or redevelopment proposal.
3. Periodically review the recommendations of previous chapters and this chapter regarding recommended land use to ensure they continue to maintain community character and improve the quality of life for all residents and businesses.
4. Periodically review the status of current Village population versus the 2034 population projection of 4,519 to ensure land use decisions are not outpacing the Village's ability to maintain community character and quality of life.

Goal 1 Policies:

1. Review the land use category description recommended for the property when reviewing a new development or redevelopment proposal.
2. Utilize the Key Factors described in this chapter for each Key Location to ensure each new development or redevelopment proposal is designed with proper and acceptable design standards.
3. Demand proper urban design principles be implemented within all new development or redevelopment proposals.
4. Periodically review the goals, objectives and policies of previous chapters to ensure land use decisions implement the recommendations of the entire plan, for example continued expansion of the local multi-use trail network.
5. Use the Zoning Code, Land Division Ordinance and other regulations available for use by the Village to implement the land use recommendations.
6. Periodically review the regulations of the Zoning Code, Land Division Ordinance and other regulations to ensure they are properly managing land use as recommended in this plan.
7. Periodically review enforcement of Village codes and ordinances to ensure

properties continue with the proper and planned land use.

8. If a property owner or developer requests an amendment to the recommended land use, utilize the goals, objectives and policies of all chapters of this plan to ensure the change in land use maintains community character and improves the quality of life.
9. Continually coordinate land use policy with other governmental units, such as Waukesha County Highway Department for access to local highways, to ensure the policies of the Village and the other governmental units are compatible to implement the recommendation of this plan.

Goal 2

Goal 2: Village officials will continue to be good stewards of land use by preserving, protecting and enhancing natural environmental features within existing developed areas and proposed new developments.

Goal 2 Objectives:

1. Preserve land identified as Environmental Resource on the Planned Land Use Map during consideration of new development or redevelopment.
2. Preserve all land identified as floodplain, wetland, significant woodlands or steep slopes on all properties within the Village regardless of the recommended land use of this chapter.
3. Coordinate with the Wisconsin Department of Natural Resources in regard to establishing protection boundaries and standards to protect environmentally sensitive lands.

Goal 2 Policies:

1. Establish guidelines for applicants of new development or redevelopment proposals to identify on-site environmental resources to be protected before preparing a development plan.
2. Identify a policy within the Village's Comprehensive Park and Recreation Plan regarding the recommended ownership and maintenance of environmentally sensitive lands within new development or redevelopment.
3. During review of new development or redevelopment proposals establish proper buffers to protect environmentally sensitive lands while allowing users of the built environment to enjoy visibility and/or access of the protected area.



Reminders of its agricultural heritage remain throughout the Village that co-exists with new subdivisions.

4. Properly maintain and manage Village owned land with environmentally sensitive features.
5. Educate private owners of properties containing environmentally sensitive features to properly maintain and manage the protected area.
6. Periodically review the Zoning Code, Land Division Ordinance and other municipal codes and ordinances to

ensure the regulations preserve, protect and enhance natural environmental features and that the codes implement Federal and State protection standards.

Goal 3

Goal 3: Village officials will continue to encourage proper and appropriate management of land within the extraterritorial planning area of the Village in cooperation with the surrounding Towns of Merton and Lisbon.

Goal 3 Objectives:

1. Regularly communicate with officials of the Towns of Merton and Lisbon regarding matters of land use, prospective developments near common borders and other mutual concerns.
2. Meet with the Town of Lisbon through the Joint Planning Committee and the Shared Services Committee, as established via the boundary agreement with the Town.
3. Utilize the Village's extraterritorial review authority to object to proposed land uses within the Towns of Merton or Lisbon when the proposal does not properly manage the use of land, but first attempt to resolve the conflict through dialogue between Village and Town officials.

Conclusion

It is with these two goals, the objectives of the goals and policies of Goals 1 and 2, that the Village of Merton has established quality land use policy to guide appropriate growth while providing a quality environment to current and future residents and business in which to live and prosper.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 8
Intergovernmental Cooperation

Cooperation between governments in Southeastern Wisconsin has become a major instrument to share and provide cost effective services to local constituents, especially after experiencing the nationwide economic slowdown starting in 2008 resulting in local property tax controls. For officials, property owners and citizens of the Village of Merton, intergovernmental cooperation has been part of the government tool box for a much longer time. In the Village, cooperation between governments is not a trend, but a commonplace function of government.

Through the use of shared services and the use of part-time employees and contract services, the Village is able to maintain a relatively low municipal property tax rate without having an extensive amount of non-residential uses. The low property tax rate is one reason why the Village is an attractive place for families to live.

Chapter 66 of the Wisconsin Statutes, and specifically Section 66.0301, provides the authority to local governments to enter intergovernmental cooperative agreements with each other in matters such as boundary agreements, shared services or a government providing a specific service to another government.

The Village has taken full advantage of the ability to cooperate with its neighbors as provided for in state statutes. Prior chapters of this plan identify the many agreements in place to provide and share services with other units of government. This Intergovernmental Cooperation chapter reviews those agreements along with discussing other ways the Village has cooperated with its neighbors, in addition to looking at other forms of cooperation that might arise within the 20 year time frame of this plan.

CURRENT AGREEMENTS

Several functions of Village of Merton government depend on other units of government to provide necessary services to Village residents and properties. The Merton Fire Department provides fire and Emergency Medical Service to portions of the Town of Merton. From the important standpoint of land use, economic growth and development, the Village has a boundary agreement with the Town of Lisbon.

Merton/Lisbon Boundary Agreement

The eastern one-third of the Village shares a common border with the Town of Lisbon. In March 2002 the Village entered into an agreement with the Town of Lisbon called the "Boundary Stipulation and Intergovernmental Cooperation Agreement between the Town of Lisbon and the Village of Merton." The agreement resolved annexation, boundary, land use and service issues between the two municipalities by establishing a Village Growth Area, a Joint Planning Committee and a Shared Services Committee. Beside the main points of the agreement that are highlighted in the following paragraphs, the agreement has provisions covering dispute resolution and the sharing of costs to upgrade Ainsworth Road.

1. Village Growth Area.

The Village Growth Area and other stipulations of the agreement set a perpetual boundary between the Village and Town. The perpetual boundary is generally Lake Five Road north of Sussex Road (CTH VV), Moraine Drive (CTH MD) south of Sussex Road, and Ainsworth Road as the southern border. Please see Map 8-1 showing the Village Growth Area.

The Village Growth Area allows the Village to expand with a natural extension of streets and services. Over one-half of the Village Growth Area established in the 2002 agreement has been attached to the Village and developed or proposed to be developed with single family subdivisions. Portions of the Village Growth Area remaining in the Town cover approximately 111 acres and are described within Key Locations E and F in Chapter 7, Land Use.

Any land division or development of land in the Village Growth Area initiates the process of the Town detaching the land and then the Village approving attachment of the land to its corporate boundaries. The Town is prohibited from allowing a land division or development of land within the Village Growth Area, and likewise the Village is prohibited from annexing property within the Town and outside of the Village Growth Area.

2. Joint Planning Committee

A Joint Planning Committee was established in the agreement to review matters of land use planning in a Joint Planning Area.

The Joint Planning Area includes lands within the 1.5 mile Extraterritorial Planning Jurisdiction extended from the Village borders adjusted to the half-way point between the edges of the Villages of Merton and Sussex. Within the Joint Planning Area, the Joint Planning Committee considers and comments upon applications for zoning district boundary changes, conditional use approvals, Planned Unit Developments and subdivision plats. The four member committee is comprised of one member of the elected body and one member of the Plan Commission appointed by the Village Board President and the Town Board Chairman for the respective municipality. The recommendations of the committee are not binding.

From time to time the committee has met to discuss land use planning matters of the Joint Planning Area. However, most recent discussions were held in 2007 as Town Officials have been occupied with proposals to consolidate governments with Sussex and coordinating other land use and development matters with Sussex. This plan recommends the committee continue with land use considerations that began in 2007.

3. Shared Services Committee

A Shared Services Committee was established in the agreement to consider the feasibility of combining municipal services. Committee appointments are made similar to the Joint Planning Committee—one member from each elected body and one member from each Plan Commission. All decisions of the committee are advisory to the respective municipality.

A result of the committee has been a contract with the Town for Village street and facility snow plowing and ice control services. The committee should periodically meet to review whether there are other municipal functions that could be more efficiently provided through shared use.

Police Protection

The Village contracts with the Waukesha County Sheriff's Department for police protection. The Sheriff's Department assigns Sheriff's Deputies to patrol the Village for an eight hour shift five days a week for speed enforcement, federal and state laws enforcement, and enforcement of local nuisance and public safety ordinances. Deputies respond to emergency calls at all times. The Sheriff Dispatch office handles all emergency calls for service, especially via the 9-1-1 emergency telephone number. A benefit of using Sheriff's Deputies is the support staff that is available in emergencies, including back-up officers and detectives. Back-up officers and support are always available with the Towns of Merton and Lisbon, and the Village of Sussex using the same County service and with Sheriff's Deputies patrolling the County Highways in and around Merton. Contracting for the services since the 1990's, the Village is satisfied with the arrangement.

Fire and Rescue Services

The Merton Volunteer Fire Department, an independent corporation, provides firefighting, rescue and emergency medical services (EMS) to protect people and property of the Village of Merton and the Town of Merton. The Waukesha County Sheriff's Department handles dispatch for firefighting and emergency medical and rescue services. The department is headquartered within the Village Hall building on Sussex Road. Please see Chapter 4, Utilities and Community Facilities, for additional information about the fire department.

Firefighting, and rescue and EMS response is provided to properties and citizens in the Town of Merton covering an area of approximately four square miles with an estimated population of 1,853. This fire and EMS coverage area involves about 130 acres just south of the Village on each side of Winkleman Road (CTH KE), about 700 acres adjacent to the Village on the west side of Dorn Road, and about 1,800 acres exactly north of the Village extending to the Waukesha and Washington County line.

EMS only response is provided to an area approximately six square miles in size west of the combined fire and EMS area, extending to the center of the Town. The estimated population of the EMS response only area is 1,366.

The service is provided via agreement with the Town of Merton. Properties within the respective response areas are taxed for the service through a special taxing district, with a levy applied to the annual property tax bill.
The Merton Fire Department partners with the Lake Country Fire Department for paramedic service intercept.

Local Streets

As previously mentioned in Chapter 4, the Village has a contract with the Town of Lisbon for winter snow and ice control of Village streets. In addition, the Village has an agreement with the Town of Merton to share maintenance responsibilities for Dorn and Ryback Roads that form between that forms a large portion of the boundaries between the municipalities. The Town maintains Dorn and Rybeck Roads. The Village maintains Ainsworth Road.

Storm Water Management/Water Quality and Erosion Control

Each new development is required to install storm water management facilities to make sure post-development storm water run-off does not exceed pre-development run-off, in addition to ensuring the run-off does not pollute neighboring properties, the Bark River and other downstream environments. In addition, each construction site is to conform to proper soil erosion practices. The Village contracts with Waukesha County to complete storm water management and erosion control inspections.

Library Services

The Village contracts with the Waukesha County Federated Library System to give its residents full access to the system's 16 independent member public libraries. The Village pays a fee to the system for the service. The nearest member libraries to Merton are the Town Hall Library in the Town of Merton, and libraries in the Villages of Hartland and Sussex.

OTHER COOPERATIVE EFFORTS

During the course of normal municipal activities and service to properties and citizens, Village Officials enlist many forms of cooperation with other units of government. The following paragraphs present examples of the cooperative efforts. In no case is the list complete as the Village always seeks to cooperate with its neighbors that provide efficiencies of services. In fact, the Village is a member of the statewide Towns Association. The Village has dynamics similar to Town governments due to its small size and relationship to the surrounding Towns of Merton and Lisbon. Village representatives regularly attend the Waukesha County meetings of the association.

Town of Merton

Two-thirds of the Village's border abuts the Town of Merton. The absence of a boundary agreement between the Village and the Town of Merton does not preclude intergovernmental cooperation. Village and Town officials regularly communicate regarding matters of mutual interest, especially when a land division is submitted within the Village's 1.5 mile extraterritorial plan and plat review jurisdiction. Within every new residential development, the Town enforces the Village's requirement for installation of a tank to reserve water to fight fires. Another example of cooperation was in 2012 when the Town repaved Dorn Road; the Village added funds to the project to construct a wider paved shoulder as part of the Village's, County and Town's multi-use trail system. The paved shoulder, on the east side of Dorn Road, is marked as a bike path.

Without a boundary agreement, there is no permanent boundary between the Village and Town of Merton, such as exists between the Village and the Town of Lisbon. Any owner of property immediately adjacent to the Village in the Town of Merton may request annexation to the Village. However currently, Village officials do not have a desire to actively increase the size of the Village into the Town. If a property owner desires annexation, Village officials should require the Town property owner to first gain concurrence of the Town Board before approaching the Village with an annexation petition.

The Village participated in the preparation of the Hartland-Merton Cluster Development Plan with the Town of Merton and the Village of Hartland. Completed in 2004 for an area

adjacent to the Village's southwest side, the plan recommended cluster designed single family subdivisions with common open space, buffering and connectivity of streets and multi-use trails. Plan recommendation for multi-use trails has been extended by the implementation of the trail system throughout the Village.

Composting with Town of Lisbon

In cooperation with the Town of Lisbon, Village residents have the ability to obtain an annual permit to take yard waste to the Town of Lisbon Compost Site on Plainview Road. Please see Chapter 4 for more detail.

Waukesha County

Constant coordination occurs between the Village and functions of Waukesha County, none more so than with the Division of Environmental Health of the Waukesha County Department of Parks and Land Use. Since all Village developed properties have an on-site sewerage waste disposal system (either a septic or mound system), the Division of Environmental Health issues permits and inspects new and replacement systems and provide inspections of systems that may not be working properly. As referenced in Chapter 2, Housing, the division will now be notifying all property owners with an on-site disposal system of the need for proper maintenance.

The Division of Environmental Health also issues permits and regularly inspects premises that serve and sell food. Village officials and especially the building inspector regularly coordinate with the division during zoning and building permit review of food oriented businesses.

Other coordination with the Parks and Land Use Department includes County owned lands the department oversees and maintains in the Village, especially the Bugline Trail. The Parks and Land Use Department also oversees the county-wide recycling program, through which the Village participates via waste hauler Advanced Disposal.

County Trunk Highways EF, KE, MD and VV are the major arterials moving traffic in the Village. The Waukesha County Department of Public Works is responsible for maintenance and for review and approval of access points to the highways. Village officials routinely coordinate with the department regarding matters of maintenance and when a property is developed or redeveloped needing access to one of the County highways.

POTENTIAL COOPERATIVE EFFORTS

While no new intergovernmental cooperation efforts are under consideration, cooperative ideas might arise within the time frame of this plan that Village officials should be aware of and prepared to address. The following paragraphs summarize some of the ideas that might surface.

Fire Department Consolidation

Within the past few years there have been several fire department consolidations within the Lake Country Region of Waukesha County for both efficiencies of cost and service delivery. The Merton Volunteer Fire Department has been involved in preliminary merger considerations; therefore, the potential exists that it could be requested to merge with a neighboring department. A likely merger partner is the North Lake Fire Department. Both the Merton and North Lake departments are private corporations. Should merger discussions continue, the Village Board should be a partner in preparation of the merger agreement to ensure continued quality fire protection and emergency rescue to serve the needs of Village properties and residents.

Public Sanitary Sewer System

It is the stated policy of this comprehensive plan that the Village is satisfied with the current use of private on-site sanitary waste disposal systems and does not have any plans to provide a public sanitary sewer system. The reasoning for the policy is stated in Chapter 4, Utilities and Community Facilities.

However, should a need ever arise to provide a public sanitary system to Village property owners, an alternative could be connection to the Delafield-Hartland Water Pollution Control Commission's (Del-Hart) sewage treatment facility in Delafield, via the Village of Hartland sewer system. The Village could realize a cost saving by not constructing a separate wastewater treatment facility. Another option would be to connect to the Village of Oconomowoc system that already serves parts of the Town of Lisbon.

Public Water System

Village properties obtain a potable water supply through the use of private on-site wells. During the time frame of this comprehensive plan, it is not anticipated the Village will implement a municipal public water system, as stated in Chapter 4, although a location for a potential water tower site is identified. However, should a need arise to provide a public water system, entering into an agreement to connect to the Village of Hartland water system could be an viable and economical option.

Village and Town Consolidations

Village of Merton residents and businesses enjoy the benefits of an efficient local government through well managed Village operations and existing cooperative agreements for shared services. There are no current identifiable needs to consider consolidating all Village functions with a neighboring municipality. On the other hand, Village officials may be presented with decisions regarding municipal consolidations, either directly or indirectly. If faced with those decisions, Village officials must consider the cost and benefit of the actions and if the consolidations improve the quality of life for Village residents.

A more likely scenario that could occur is the Town of Lisbon consolidation with the Village of Sussex. If that scenario occurs, Village officials must ensure the integrity of the Merton/Lisbon boundary agreement is retained, especially the attachment of lands within the Village Growth Area of the boundary agreement. Current State Law in cases of consolidations requires that

agreements already in place with other governments be continued or renegotiated. The same would hold true if either the Towns of Lisbon or Merton would propose to incorporate as a City or Village. If the Town of Merton would incorporate, State Law mandates a boundary agreement with neighboring municipalities before incorporation is initiated.

GOALS, OBJECTIVES AND POLICIES

The Village of Merton is a community functioning within the greater Lake County Region of Waukesha County that provides resources for its citizens to live, learn and play while understanding how regional cooperation benefits its citizens. Therefore, the goals, objectives and policies to guide the planning for intergovernmental cooperation recognize the cooperation that already exists between the Village and its neighbors.

Goals are statements to provide a long term end result desired by the Village. Objectives are specific and sometime measurable statements that mark progress to a goal, while policies are principles creating a course of action, or a task, to achieve a goal or objective. Goals, objectives and policies must be addressed for each Comprehensive Plan element, but must coincide with the policy direction provided in all elements for a cohesive planning document.

Village officials have prepared the following goals, objectives and policies to guide policy regarding utilities and community facilities.

Goal 1

Goal 1: Village officials will continue current intergovernmental agreements for shared services to provide cost effective municipal services to Village property owners.

Goal 1 Objectives:

1. Village officials should be aware of sunset and/or renewal dates for existing shared services agreements.
2. Village officials should endeavor to fully utilize the intergovernmental cooperation provisions available through the Merton/Lisbon boundary agreement.

Goal 1 Policies:

1. Village officials should annually review the status of existing shared services agreements.
2. In advance of sunset and/or renewal dates of existing shared services agreements, Village officials should evaluate the cost efficiencies provided by the agreements, and if beneficial, should seek to continue the agreements and expand the shared services if beneficial to the Village.
3. Village officials should request annual meetings, at a minimum, of the Joint Planning Committee and the Shared Services Committee with the Town of Lisbon.

Goal 2

Goal 2: Village officials will continue to maintain and improve upon dialogue between area municipalities and Waukesha County regarding shared concerns and services.

Goal 2 Objectives:

1. Village officials should continue the open dialogue and regular communication with other governmental agencies that regularly assist with providing services to Village property owners.
2. Village officials should annually review if there are other municipal services that can be shared with or provided to neighboring governments.
3. Village officials should monitor matters of shared services and municipal consolidations within the Lake Country Region of Waukesha County that could impact existing agreements or necessitate negotiation of other agreements.

Goal 2 Policies:

1. Village officials should regularly communicate with departments and individuals of Waukesha County government that provide services to Village property owners.
2. Village officials should negotiate agreements for additional shared services if a need arises to provide cost effective services to Village property owners.
3. Should the Town of Lisbon consider incorporation or consolidation with another unit of government, Village officials should commence negotiations with the Town to ensure continuation of the Village's rights within the current boundary agreement.
4. Should the Town of Merton consider incorporation or consolidation with another unit of government, Village officials should commence negotiations with the Town to ensure continuation of current share services agreements.
5. Should any property within the Town of Merton request annexation to the Village, the property owner should first gain concurrence to annex from the Town Board.

Conclusion

It is with these two goals and the objectives and policies of each goal, that the Village of Merton has the available tools to provide cost efficient services and provide quality of life needs to Village citizens and businesses.

Implementation of the goals, objectives and policies will be further addressed in the Implementation element of Chapter 9.

YEAR 2034 COMPREHENSIVE PLAN FOR THE VILLAGE OF MERTON
Chapter 9
Implementation

Implementation of a comprehensive plan means putting the plan into action by using the goals, objectives and policies of the first eight chapters. Very often a community spends lots of equity in completing a comprehensive plan only to have the plan sit on the shelf. Not so in the Village of Merton; therefore, this Implementation Chapter outlines tools available to assist with plan implementation and lists specific implementation steps.

PLAN ADOPTION AND AMENDMENTS

Section 66.1001 of State of Wisconsin Statutes sets the process to adopt a Comprehensive Plan. After a recommendation from the Village Plan Commission to the Village Board to adopt the plan, the Village Board schedules a public hearing to take public comments. Prior to the hearing; however, general notification of the public hearing is published via Class 2 notice. In addition, neighboring units of government, Waukesha County, and various State agencies must be allowed a minimum of 30 days to review and comment.

After receiving comments, the Village Board has the option to adopt the plan as presented, change aspects of the plan prior to adoption or refer the plan to the Plan Commission for consideration of revisions pursuant to public comments. Approval of the Comprehensive Plan must be through action of the Village Board with an ordinance clearly stating the action taken.

Plan Amendments

Any planning and decision making process is a progression of re-evaluation. This Comprehensive Plan is based on conditions and trends known at the time of plan preparation, meaning that after adoption changing conditions or new information may necessitate re-evaluation of any aspect of this plan. The Village Board, Plan Commission and any Village official may propose a plan amendment at any time. In addition, any property owner or any person with an interest in a property in the Village may request an amendment. An amendment may be considered by the Village Board after recommendation by the Plan Commission and receipt of public comment at a public hearing. Similar to adoption of the entire plan, a plan amendment takes place by action of the Village Board with an ordinance.

Planning Timeframe

This Comprehensive Plan was prepared to anticipate how Village functions will advance the quality of life of citizens and businesses within the next 20 years, which matches the parameters for comprehensive planning put forth by State administrative rules via Section 66.1001. The 2002 Comprehensive Plan was prepared with a 20 year planning horizon, but is replaced by this new Comprehensive Plan approximately ten years later.

Realistically, a major Comprehensive Plan revision should occur at least every ten years to keep pace with changing conditions and new

information. If there are frequent requests to amend this plan, then a major plan revision should be considered.

Factors outside the control of the Village and unknown at this time could require the need to prepare a major revision. Some of those factors include a change in the State of Wisconsin's Comprehensive Planning Law or a change in status of neighbors to the Village which could impact boundaries and planning jurisdiction.

Nonetheless, Village Officials must continue to remain aware of forces that could impact implementation of the recommended goals, objectives and policies of this plan, and then amend the recommendations accordingly.

ZONING ORDINANCE

State Statutes provide local municipalities with several tools to implement a comprehensive plan. Adoption and use of a municipal zoning ordinance is the most important and visible implementation tool, although there are other tools available, as well.

The relationship between this Comprehensive Plan and the Village's Zoning Ordinance has taken on added importance since 1999, when the State Comprehensive Planning Law (Section 66.1001) was approved by the State Legislature and signed into law by Governor Tommy Thompson. The law requires consistency between the plan and land use decisions, or in other words the local codes and ordinances at the Village's disposal to implement the plan.

Current Zoning Districts

The Zoning Ordinance regulates the use of properties through the use of nine main zoning districts allowing buildings and active uses. There are six districts designed to preserve environmentally significant lands. All current zoning districts are summarized in Table 9-1.

The A-1, Agricultural District is assigned to properties when annexed and/or attached to the Village. It is considered a zoning district to maintain current agricultural or open space use of properties until developed to a use in accordance with the land use recommendations of Chapter 7.

Three residential zoning districts regulate the majority of the Village. The R-1, Residential District is the predominant district regulating subdivisions designed for a minimum lot size of 40,000 square feet consistent with past and current planning policy. The minimum 40,000 square foot lot size is appropriate to support on-site sewerage disposal systems. R-2 and R-3, the other residential districts for single family use are in place to regulate subdivisions and older single family lots existing before the policy of 40,000 square foot lots was implemented.

There are no properties zoned as R-4, Multi-Family Residential District. However, there are several residential buildings with two and three units within the HD, Historic Downtown District.

The Historic Downtown District allows mixed uses that provide regulation for the center of retail, offices and service businesses. Retail, offices and service businesses are also allowed in the B-1, Neighborhood Business District, which is designed to be small scale and compatible with surrounding residential neighborhoods.

Table 9-1
Summary of Zoning Districts in the Village of Merton

District Designation	District Intent	Principle Uses Allowed	Minimum Required Lot Size for Principal Uses
A-1 Agricultural District	Continuation of farming uses for potential transition to other uses	General farming; single family dwellings	5 Acres
R-1 Residential District	Quiet single family neighborhoods	Single family dwellings; private and public parks	40,000 Square Feet
R-2 Residential District	Quiet single family neighborhoods with density higher than R-1	Single family dwellings; private and public Parks	30,000 Square Feet
R-3 Residential District	Preserve existing small lot neighborhoods	Single family dwellings; private and public parks	20,000 Square Feet
R-4 Multi-Family Residential District	Medium density residential developments with central sanitary sewer and water systems	2-family and multiple-family dwellings; private and public parks	15,000 Square Feet
HD Historic Downtown District	Preserve and maintain the mixture of lot sizes and mixed uses of the downtown	Detached single family dwellings; Retail, office and service businesses with conditional use approval	20,000 Square Feet
B-1 Neighborhood Business District	Establish business areas serving a small area or neighborhood of the Village	Small scale retail, office and service businesses with conditional use approval	1 Acre
I-1 Limited Industrial District	Establish business areas for low impact industrial	Light industrial, offices and limited retail with conditional use approval	2 Acres
P-1 Public and Semi-Public District	Preserve and establish areas for public and institutional uses	Public buildings, schools, churches; parks and open spaces	20,000 Square Feet
C-1 Wetland Conservancy Overlay District	Preserve and protect ponds, streams and wetlands	Passive recreational enjoyment of open space; agriculture	No Minimum Lot Size
C-2 Upland Conservancy Overlay District	Preserve and protect steep topography next to bodies of water	Passive recreational enjoyment of open space; agriculture	No Minimum Lot Size
Flood Zone Districts FW Floodway FF Floodfringe GFP General Floodplain FSD Flood Storage	Preserve flood prone areas and prohibit construction with flood zones	Passive recreational enjoyment of open space; agriculture	No Minimum Lot Size

Source: Village of Merton Zoning Ordinance, January 2011 Edition
Please be advised the summary information within this table is not to be used for zoning administration. See the Zoning Ordinance for the official regulations.

Typical of municipalities the size of Merton, the I-1, Limited Industrial District is the only district regulating the use of land for industrial and manufacturing uses.

Publicly owned properties are regulated through the P-1, Public and Semi-Public District. All properties owned by the Village, whether for Village functions, parks or open space, the Merton Community School District property, and lands owned by Waukesha County are all assigned the P-1 district. In addition, the P-1 district allows religious institutions.

The six districts designed to preserve environmentally significant lands include two overlay districts protecting wetland conservancy areas and upland conservancy areas, such as steep slopes and woodlands. Four flood zone districts preserve the four levels of flood prone areas, with the floodway district being the normal flowage route of the Bark River. All four of the flood zone districts are regulated in the Village in accordance with State standards.

The conservancy and flood zone districts are designed as overlay zones. An overlay zone means district regulations are placed on properties in another zoning district, called the base zoning district. However, the regulations of the overlay district takes precedent over the base zoning district, while outside of the overlay on the same property the base zoning district remains the regulation.

Village Officials administering the Village Zoning Ordinance must remain aware of the regulations of the Waukesha County Shoreland and Floodland Protection Ordinance. Pursuant to current Wisconsin Department of Natural Resources Administrative Rules Chapter 115 (known as NR 115), Waukesha County is able to regulate land use through zoning within 300 feet of a navigable waterway or 1,000 feet of a body of water, on lands annexed and/or attached to the Village after May 7, 1982. These distances are commonly known as the shoreland corridor.

The most important part of the County regulation is the requirement of a 75 foot building setback from the edge of any wetland or flood zone within the shoreland corridor. Several locations in the Village are under the jurisdiction of County shoreland zoning. When the rules apply, Village Officials should coordinate with County staff of the Department of Parks and Land Use.

Consistency between the Plan and Zoning

Each Village land use category presented in Chapter 7, Land Use, is designed to correspond to a current zoning district. Table 9-2 compares the land use categories of Chapter 7 with the recommended corresponding zoning district. Most existing land uses are already regulated by the proper zoning district.

Although plan implementation does not recommend the creation of new zoning districts, this plan proposes several recommendations to amend standards within the zoning districts to aid in plan implementation. Table 9-2 highlights recommended changes to the zoning district or districts for each land use category.

Table 9-2
Comparison of Land Use Categories and Zoning Districts
For Buildings and Active Uses

Land Use Category	Corresponding Zoning District(s)	General Recommendations
Low Density Single Family Residential	R-1 Residential District	Add standard all new land lots shall be between 40,000 square feet and 3 acres
Medium Density Single Family Residential I	R-3 Residential District	No new subdivisions created under this category
Medium Density Single Family Residential II	R-2 Residential District	No new subdivisions created under this category
Mixed Use—Residential/Senior Citizen Based Housing	R-4 Multi-Family Residential District	Add Conditional Use category for Senior Housing
Neighborhood Business	B-1 Neighborhood Business District	Keep current the list of uses allowed by Conditional Use
Mixed Use-Residential/Commercial	R-4 Multi-Family Residential District or B-1 Neighborhood Business District	Add Conditional Use category to allow Mixed Use Development in each zoning district on sites so designated for mixed use
Historic Downtown	Historic Downtown District	Expand HD district to include lands along Sussex Road, east of Main Street
Historic Downtown—Residential	Historic Downtown—Residential District	New district to be created to include lands currently zoned R-3 abutting Main Street north of Bugline Trail and west of downtown.
Light Industrial/Professional Office	I-1 Limited Industrial District	Keep current the list of uses allowed by Conditional Use
Government and/or Institutional	P-1 Public and Semi-Public District	No changes recommended
Park, Recreation and Open Space	P-1 Public and Semi-Public District	No changes recommended
Environmental Resource Designations	C-1 Wetland Conservancy Overlay District, C-2 Upland Conservancy Overlay District and the FW, FF, GFP and FSD Flood Zone Districts	No changes recommended, but revise if needed to conform to Federal or State Law

Each recommendation shown in Table 9-2 and other proposals to consider in each zoning district are presented in the following paragraphs. Each recommendation is accompanied by a recommended priority of high, medium or low suggesting an order to consider the recommendations to implement this plan. While all the recommendations are important, it is impossible for all to be immediately considered and acted upon with proper vetting and review.

- *R-1 Residential District:* Early in the process of preparing this plan, the

Village Plan Commission identified a desire to require that any newly created lot should fit within a suitable lot size range so that neighborhoods have consistency and can be appropriately designed. Therefore, the R-1 district should be amended to add a requirement that all new lots be divided in a size range from the minimum of 40,000 square feet to a maximum of three acres. Before enacting the change, Village Officials should consider if there could be conditions where granting an exception can be justified and appropriate. *(Medium Priority)*

- *R-2 and R-3 Residential Districts:* Provisions should be considered that no additional lands shall be given an R-2 or R-3 district. It is the stated intent of this plan that any new single family development or lots should be allowed only with the R-1 zoning district since a minimum of 40,000 square foot lot size is needed to support on-site waste water treatment. *(Low Priority)*

- *R-4 Multi-Family Residential District:* Chapter 7 recommends a new land use category to create a mixed use area of residential for senior citizen based housing. Senior citizen based housing is generally designed to fit the needs of citizens 55 years and older. The type and design of senior citizen based housing ranges from independent living to critical care of a nursing home. A complex of senior citizen based housing may include side-by-side duplexes, apartments, assisted living and full time nursing care. A senior complex offers a range of living styles as the occupants' age and needs change. Senior citizen based housing may include a facility for adults younger than 55 years with Alzheimer's or dementia.

  This plan recommends consideration of creating an R-4 Conditional Use category to allow senior citizen based housing on the area designated for the land use in Chapter 7. Since there is a wide range of senior housing types that could be appropriate in the Village, the standards to allow senior housing as a Conditional Use must be carefully crafted to be specific so as not to allow non-senior housing, but written with flexibility to allow the wide range of housing types for senior housing. The standards should be written to allow a variety of senior housing types in a cluster, or mixed use of styles. *(Medium Priority)*

  To support on-site waste water treatment, the lot size for each senior housing facility should be not less than two acres. A limit on the maximum number of beds in a group senior facility should be 20 beds.

  While considering standards for senior housing, all standards of the R-4 zoning district should be reviewed for consistency with policies of this plan. If inconsistencies are identified, the R-4 standards should be amended. *(Medium Priority)*

- *R-4 Multi-Family Residential District and B-1 Neighborhood Business District:* There is not any current zoning district allowing residential/commercial mixed use, except for the Historic Downtown District that should remain as its own distinct entity. In lieu of creating new zoning district standards, this plan recommends creating new and specific Conditional Use categories and standards in R-4 and B-1 to allow for the land use category for Mixed Use—Residential/Commercial. Appropriate minimum lot sizes and building setbacks are already set in these districts.

Whichever portion of the mixed use is the predominant use—either residential or commercial—would determine which zoning district would be assigned to the mixed use property. Wording of the standards must ensure that a mixed use property is only allowed on properties designated for mixed use in Chapter 7. *(Medium Priority)*

- *HD Historic Downtown District:* This plan recommends extending the boundary of the HD district eastward to include older developed properties facing the north side of Sussex Road, east of Main Street. The properties in question are currently regulated by the R-3 district, but they have either lot size or historical characteristics similar to the properties in the existing boundaries of the HD district. Placement of the properties in the HD district would allow opportunities for the property owners to appropriately use their properties consistent with all of Main Street. The Village can initiate the process of changing the zoning district boundaries by proper notification and scheduling of a public hearing. *(High Priority)*

  In addition, Village officials should review the uses allowed by Conditional Use in the HD district to make sure the list remains appropriate to achieve the goals, objectives and policies outlined for the downtown, as stated in Chapter 6, Economic Development, and Chapter 7, Land Use. *(High Priority with periodic evaluation)*

- *HD-R Historic Downtown—Residential District:* This plan recommends enlarging the Historic Downtown land use designation to the north and west of downtown to include all properties that were part of the original land divisions creating the Village. The enlarged area would be along Main Street north of the Bugline Trail to the intersection with the Trowbridge Trail right-of-way, and to the west of downtown along Huntington Street. While these properties have lot size and historical characteristics similar to the properties in the existing boundaries of the HD Historic Downtown zoning district, the areas are distinct from the downtown core as they are all residential without any mix of commercial and business uses.

  The properties in question are currently regulated by the R-3 Residential District with minimum lot size and building setback requirements much greater than the current and historical property sizes and building placements on the lots. Continued administration of the R-3 district on these historical properties creates a nonconforming zoning status contrary to the intent of the Historic Downtown land use designation to preserve and maintain the historical integrity of the properties.

  Therefore, the creation of a new Historic Downtown—Residential zoning district is recommended. After a review of existing conditions, regulations of the new HD-R district should be established to allow and encourage continued use of and improvements to the residential—only buildings without zoning providing an impediment to the improvements. The new district standards that should be crafted to be consistent with existing conditions include minimum lot size, building setbacks, maximum height, and maximum ground coverage. Special standards may also be created for the size and placement of accessory structures. The Village can initiate the process of changing the zoning district

boundaries by proper notification and scheduling of a public hearing. (High Priority)

- *B-1 Neighborhood Business District and I-1 Limited Industrial Districts:* The list of uses allowed in both the B-1 and I-1 districts should be reviewed for appropriateness. Uses and business types constantly change. The lists of allowable businesses should reflect the changing business climate while eliminating any potential new business type that would not fit into the intent of each district. *(High Priority with periodic evaluation)*

Other zoning ordinance considerations not connected directly to a land use category or any specific zoning districts are listed below. Again, suggested priorities are provided.

- *Review of and potential amendment of Zoning Ordinance standards that allow fences, home occupations and swimming pools.* During preparation of this plan matters were raised concerning the location and size of fences allowed on properties, the types of occupations that can be operated out of homes and the allowance of temporary full sized swimming pools on residential properties---all within the responsibility of the Village to consider review of standards and regulations effecting the health, safety and welfare of residents. *(High Priority)*

- *Changing Zoning District Boundaries for Consistency between Plan and Zoning:* Most of the Key Locations of new development or redevelopment identified in Chapter 7, Land Use, have a zoning district designation of A-1, Agricultural District. The consistency requirement of the State Comprehensive Planning Law has different interpretations across Wisconsin—either immediately assigning zoning districts to properties to conform to planned land use designations, or waiting to assign the correlating zoning district when requested by the property owner.

  In Waukesha County most municipalities are adhering to the policy direction of the 2009 Comprehensive Development Plan for Waukesha County. The policy states that properties will be assigned a zoning district or districts consistent with the planned land use designation for the property when requested by the property owner. The request normally occurs with a proposal to develop or redevelop property. This plan recommends that Village Officials accept the same policy. *(High Priority when requested by property owner or an agent for a property owner)*

  Of course, if a property owner requests a zoning district boundary change that is inconsistent with the recommendation of this plan, the Village must deny the request. If the inconsistent zoning request is considered appropriate and beneficial, then the Village must consider a Comprehensive Plan amendment before changing the zoning district. The process for a Comprehensive Plan amendment is referenced earlier in this chapter.

- *Assigned Zoning Districts of Annexed or Attached Properties.* Several properties of the Key Locations within the Village Growth Area will automatically receive A-1 Agricultural District zoning when attached to the Village from the Town of Lisbon. The attachment process means the property owner has a plan to develop or subdivide the property. Therefore, it

would be in the best interest of the property owner and the Village to consider a zoning district consistent with the recommended land use category for the property. The Village Board can establish a zoning district or districts with adoption of an ordinance attaching a property. The Plan Commission should review and make a recommendation of the zoning of an attached property to conform to the recommendations of this plan. *(High Priority with attachment of property within the Village Growth Area)*

A situation might arise when a property owner in the Town of Merton requests annexation to the Village. If annexed, the property receives an A-1 zoning district. The immediacy of the need to change the zoning district from A-1 to a district consistent with this plan depends if there is a request by the property owner to develop or redevelop the annexed property. Of course, prior to this situation occurring, the Village will request that the property owner consult with the Town of Merton, as recommended in Chapter 8, Intergovernmental Cooperation. *(Low Priority)*

- *Flood Zone Districts:* In 2012 the Federal Emergency Management Agency published new maps for the Bark River Floodplain. While the Village adopted the new maps in conjunction with an amendment to the floodplain regulation of the zoning ordinance, prior flood zones are shown on the current Village Zoning District Map. While the text of the flood zone districts of the Zoning Ordinance correctly references the new maps and the reference is legally binding allowing enforcement of the new maps, this plan recommends updating the zoning map. Updating the map will make information regarding the new flood zones more readily available to the public. *(Low Priority)*

Statements throughout this Comprehensive Plan suggest the zoning ordinance should be reviewed periodically. Changing needs of citizens and society in general, and new Federal and State Laws most likely will necessitate evaluation and amendment to the many standards in the zoning ordinance that implements this plan. Review of all zoning standards should receive medium priority to ensure the standards continue to work toward improving the quality of life for Village citizens and businesses.

OTHER IMPLEMENTATION TOOLS

Municipal zoning is the most widely known implementation tool of a Comprehensive Plan, but it is not the only tool. Other equally important implementation tools are provided in the following paragraphs.

Land Division Ordinance

The ability to regulate and create standards for land divisions by municipalities is granted through State of Wisconsin Statute Chapter 233. State Comprehensive Planning Law specifically states the standards relating to land use in the municipal land division ordinance must be consistent with the Comprehensive Plan. While the Village's Land Division Ordinance sets very specific engineering design standards for new subdivisions, a medium range priority of Village Officials should be to periodically review the ordinance. A periodic review will identify if policies of this plan, and especially zoning recommendations of the

previous chapter, conflict with any provision of the Land Division Ordinance. Conflicts should be corrected.

An example of the consistency between the plan, zoning and land division is the recommendation to limit the size of newly created lots in the R-1 Residential District. The same standard should be added to the Land Division Ordinance.

Another reason to periodically review and adjust the ordinance is because Chapter 233 is amended from time to time by the State Legislature. Certain provisions of Chapter 233 must be carried over to the Village's ordinance, especially land division approval timeframes.

Official Map

An Official Map is another implementation tool specifically identified within State Comprehensive Planning Law. By Wisconsin State Statute Section 66.23 (6), an Official Map shows existing and planned streets, highways, historic districts, parks and other areas and planned facilities to reserve land for those facilities or show areas already protected by law. A building permit cannot be issued where a future local street is proposed on the map. If adopted, any person can petition the Village to amend the map.

The Village should consider adoption of an Official Map. The map can reserve the proposed Village street and multi-use trail system presented in Chapter 3, Transportation, and the potential water tower site identified on the Land Use Plan Map of Chapter 7. Planned streets and facilities within the Village's extraterritorial planning jurisdiction can be shown and reserved on the map.

Comprehensive Park and Open Space Plan

Recommendations in the Village's 1998 Comprehensive Park and Open Space Plan have been fully completed. A stated policy direction of this Comprehensive Plan in Chapter 4, Utilities and Public Facilities, is that the Village should immediately prepare a new park plan. Preparation and completion of a new plan will specify detailed direction regarding park acquisitions and development.

The plan must be prepared in accordance with the criteria of the Wisconsin Department of Natural Resources to make the Village eligible to apply for Stewardship Grants from the State to assist with park acquisitions and development. The plan should be updated every five years to remain eligible to apply for grant assistance, in accordance with current State requirements.

Annual Budget

Each year during the fall, the Village Board with assistance from Village staff prepares an annual budget for the following calendar year. The budget matches projected sources and amounts of revenue through fees and charges for services, shared revenues and municipal property taxes with projected expenditures. The projected expenditure levels set the priorities of the Village Board for the fiscal year.

Village Officials are proud of the strong history of fiscal restraint and prudence, exemplified by the many ways the Village shares services with other units of government,

The annual budget preparation season is an appropriate time for the Village Board to review the goals, objectives and policies, and other recommendations of this plan. Activities to implement this plan should be considered for

completion in the next budget cycle or placed on the list to be considered in subsequent years. Current and potential cooperative agreements to share services should be examined to continue or expand service efficiencies. The Village Board should take advantage of the planning and zoning knowledge of the Plan Commission to recommend priorities set through the budget.

Capital Improvement Budgeting

Capital improvements are normally large expense items such as purchase of public works or firefighting equipment, or infrastructure acquisition or improvements such as parkland purchases or street repaving projects. Often monies to fund capital improvements are obtained through issuance of municipal bonds with debt service retired over the long useful life of the equipment or improvement. Federal and State grants for specific items or activities are also sources of revenue to fund capital improvements.

The process of Capital Improvement Budgeting consists of two parts. One part is the annual capital budget that sets the priority for equipment acquisition and/or infrastructure improvement during the calendar year. The other part is a Capital Improvement Budget Plan that projects large expenditures over a period of time, such as three, five, seven or even ten years. A Capital Improvement Budget Plan allows the Village Board to spread and plan large expenditures over a period of years in conjunction with a borrowing plan instead of all the expenditures occurring at the same time, placing a burden on the Village's borrowing capacity.

The Village Board should take full advantage of the projections of Village growth potential of Chapter 7, Land Use, and other policies of this plan to assist with the preparation of a Capital Improvement Budget Plan. Village Officials are proud that strong standards of the Land Division Ordinance requiring the installation of quality public improvements within subdivisions constructed in the past ten to 15 years will not burden the Village in the near future with major replacement costs in the capital budget. Continued use and re-evaluation of this plan along with other planning processes available to the Village Board, such as the Comprehensive Park and Open Space Plan, will add to the stability of capital budgeting.

SPECIFIC IMPLEMENTATION ACTION STEPS

Prior sections of this chapter outlined many recommended actions available to Village Officials to implement this Comprehensive Plan. Each plan chapter provides tremendous insight into the ideals the Plan Commission and Village Board have for the future of the Village of Merton. This section provides a guide to implementation through stated Immediate, Short Term and Long Term Action Steps. Village Officials should utilize this checklist to pursue adequate consideration of each action item. Undertaking too many implementation actions at once will overwhelm the decision making process.

Each of the three steps has individual action items. There is no set timeframe to complete each step or each action item within a step. Some action steps require continuous consideration and review, but each action item should be reviewed and deliberated in a timely manner. Consideration of an action item may conclude the recommendation is not in the Village's best interest at that time. In every case, the final decision regarding an action item should be documented as a public record to prove the Village has pursued plan implementation if the merits of the plan are

ever challenged by anyone. Repeated decisions to not pursue approval of plan recommendations should be a signal that aspects of this plan, or the entire plan, have not kept up with changing conditions, and amendment to this plan should be considered.

The suggested implementation action steps are as follows:

Immediate Steps

- Prepare and adopt a Comprehensive Park and Open Space Plan (this park plan will present its own implementation action steps).
- Pursue amendments to the Zoning Ordinance identified as "High Priority" in this chapter.
- Coordinate with the Town of Lisbon to schedule periodic meetings of the Joint Planning Committee, to meet at least once each calendar year.
- Complete a checklist and a policy statement regarding the process and review of Conditional Use applications for use by the Plan Commission, Village Board, applicants and the general public.
- When presented with a development proposal, ensure the development conforms to the land use designation and the design criteria for the proposed land use; the property has the proper zoning district, and compliance with all development standards of Village ordinances.
- When presented with a development proposal or a new business application, coordinate with other governmental agencies having additional review authority over the proposal.

Short Term Steps

- Pursue amendments to the Zoning Ordinance identified as "Medium Priority" in this chapter.
- Coordinate with the Town of Lisbon to schedule periodic meetings of the Shared Services Committee, to meet at least once each calendar year.
- Pursue amendments to the Land Division Ordinance for consistency with standards in the Zoning Ordinance.
- Annually review the goals, objectives and policies, and other recommendation of every chapter within this plan, and take appropriate actions to pursue implementation of those items if action is appropriate.
- Annually review the status of current shared services cooperative agreements and consider other Village functions that could benefit or be shared through expanded use of cooperative agreements.
- Make use of the annual budget process and Capital Improvement Budgeting to assist with implementation of this plan.
- At least annually communicate with all business owners in the Village to learn of issues and matters the Village can pursue to assist them and keep them in the Village.

Long Range Steps

- Pursue amendments to the Zoning Ordinance identified as "Low Priority" in this chapter.
- Periodically review the entire Zoning Ordinance and Land Division Ordinance for potential updates that assist with implementation of the goals, objectives and policies of this plan.
- Consider implementation of an Official Map.
- Periodically review changing conditions of the Village and surrounding area that

may compel the need to pursue an amendment of this plan or impact the effectiveness of Village services.

- Continue awareness of changes in State Law that impact the Village's ability to implement this plan and provide efficient services to citizens and businesses, and adjust accordingly to the impact.

Future elected representatives comprising the Village Board and their future appointees to the Plan Commission must understand and have a working knowledge of all goals, objectives and policies of each chapter so that the quality of life experienced by citizens and property owners within the Village can be sustained and continually advanced.

OVERALL PLAN CONCLUSION

This Comprehensive Plan for the Village of Merton represents continuation of past and successful planning policy while recognizing the need to properly manage limited opportunities for future growth and expansion to sustain a healthy and well governed community. Recommendations within each of the nine chapters are all designed to assist current and future leaders with sustainable tools to continually enhance community character and the quality of life for all residents and businesses. Current and future Village officials should use all the resources provided in this plan to guide the Village into the second and third decades of the millennium—and the citizens should demand no less of their elected representatives.

To properly implement and justify the many recommendations, every Village official must fully comprehend the 11 overall Village planning goals stated in the first chapter.

Those goals are as follows:

GOAL: To cost effectively provide, preserve and rehabilitate Village infrastructure and services, including working with other jurisdictions of Waukesha County, neighboring municipalities, schools, police, fire and emergency services to accommodate the changing needs of the population of the Village and planning area.

GOAL: To preserve and enhance the Village's quality of life including its unique, small town charm, its parks, recreational areas and open spaces.

GOAL: To preserve and enhance the pedestrian-scale downtown and the balance of traditional mixed uses in the downtown area, both residential and businesses to meet the needs of a variety of age groups.

GOAL: To continue to provide for and maintain housing that supports the general needs of the citizens of the area within the confines of infrastructure constraints, while providing for and maintain housing at appropriate locations that supports special residential needs of Village citizens.

GOAL: To provide recommendations and incentives for the long-term economic sustainability of the Village.

GOAL: To continue sustainable practices incorporated with other Village goals, objectives and policies for the preservation of natural and cultural resources of the Village and surrounding areas; including parks, open spaces, recreational areas, topographically and geologically unique land formations,

woodlands, prairies, wetlands, streams, lakes and ponds, the Mill Pond, historical structures, archeological sites and natural buffers.

GOAL: To continue the development of a balanced vehicular and pedestrian transportation system throughout the Village and surrounding area based on an orderly hierarchy of local, county and state roads and highways, and a series of bicycle and pedestrian trials linking residential, business, institutional and park and recreational land uses.

GOAL: To continue quality intergovernmental cooperation with surrounding municipalities to promote cost-efficient sharing of public services and infrastructure and continue the use of mutually beneficial boundary agreements or shared service agreements.

GOAL: To maintain and enhance the Village's ability to provide and sustain excellent governmental services and facilities.

GOAL: To provide a series of recommendations for implementing this comprehensive plan and the land use policies and other governmental policies here-in.

GOAL: To continue public awareness of the effects and interrelationships between land use, resources, transportation and infrastructure and to increase public participation in all planning discussions for the future of the Village and surrounding areas.

These 11 goals form the strong foundation to the specific topic goals, objectives and policies in Chapters 2 through 8, and which to continually strive to build a better and sustainable Village of Merton.



Community pride is exhibited throughout the Village as this above example or remembering past heroes, while continuing the great quality of life for future generations.