TOWN OF OCONOMOWOC
SINCE 1844
A TOWN FOR ALL SEASONS...

W359 N6812 BROWN STREET OCONOMOWOC WI 53066 PHONE: (920) 474-4449 FAX: (920) 355-4091

March 17, 2022

RECEIVED
April 6, 2022
Municipal Boundary Review
Wisconsin Dept. of Admin.

Joel Brennan
Wisconsin Department of Administration
Office of the Secretary
101 E. Wilson St, 10th Floor
Madison, Wisconsin 53703

RE: Town of Oconomowoc and Town of Merton Cooperative Plan

Dear Secretary Brennan:

Submitted herewith is a Cooperative Plan, adopted by the Towns of Oconomowoc and Merton in accordance with the provisions of Sec. 66.0307, Wis. Stats. The submittal includes the following:

1. Intergovernmental Cooperative Plan between the Town of Oconomowoc and the Town of Merton, together with Exhibit A through R.

2. Resolutions of the Town of Oconomowoc and Merton authorizing participation in the drafting of the Cooperative Plan in accordance with the provisions of Sec. 66.0307(4)(a), Wis. Stats.

3. Affidavits of mailing from the Town of Oconomowoc and the Town of Merton confirming that the authorized Resolutions were sent to the DOA, DNR, DOT, DATCP, County Clerk, County Planning, RPC, and other jurisdictions within 5 miles as required by Sec. 66.0307(4)(a), Wis. Stats.

4. Resolutions of the Towns of Oconomowoc and Merton approving the Cooperative Plan as required by Sec. 66.0307(4)(d), Wis. Stats.

5. Affidavit of Publication confirming that prior the scheduling of the Public Hearing, notice was provided as a Class 3 notice as required by Sec. 6.0307(4)(b), Wis. Stats.

6. Minutes of the Joint Public Hearing of December 20, 2021, as required by Sec. 66.0307 (4)(c), Wis. Stas. (See Exhibit M).

As the Cooperative Plan is reviewed if there are any questions regarding this submittal or the content of the Plan, please feel free to contact the undersigned or Attorney Tracy Murn who represents both the Town of Oconomowoc and Town of Merton.

Sincerely,

Robert C. Hultquist
Oconomowoc Town Chairman

Sincerely,

Tim Klink
Merton Town Chairman

RECEIVED
MAR 25 2022
By_____

Cooperative Plan
Between the
Town of Merton



And the Town of Oconomowoc



January 17, 2022

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Town of Merton/Town of Oconomowoc Cooperative Plan

Under Section 66.0307, Wisconsin Statutes

DATE _____, 2022

The Town of Merton, a Wisconsin municipality with offices located at W314 N7624 Highway 83, North Lake, Wisconsin 53064, and the Town of Oconomowoc, a Wisconsin municipality with offices located at W359 N6812 Brown Street, Oconomowoc, Wisconsin 53066, hereby agree to enter into this Cooperative Plan (Hereinafter "Plan"), subject to the approval of the Wisconsin Department of Administration, under the authority of Wis. Stat, §66.0307.

WHEREAS, Wis. Stat. §66.0307 authorizes municipalities to determine the boundary lines between themselves upon approval of a cooperative plan by the Wisconsin Department of Administration; and,

WHEREAS, the Town of Merton and the Town of Oconomowoc desire to transfer certain lands in the Town of Oconomowoc to the Town of Merton with a newly established Town Boundary line; and,

WHEREAS, the Town of Merton and the Town of Oconomowoc seek to establish terms under which the land will be transferred; and,

WHEREAS, it is the intention of the Town of Merton and the Town of Oconomowoc that this plan shall be a binding and enforceable contract;

NOW THEREFORE, in consideration of the above recitals, the Town of Merton and the Town of Oconomowoc agree to enter into this Plan, which provides as follows:

SECTION 1
GENERAL PROVISIONS

1.1 **Participating Municipalities; Purpose of the Plan**. The Town of Merton and the Town of Oconomowoc, adjacent Towns located in Waukesha County, enter into and agree to be bound by this Plan, pursuant to their authority under Wis. Stat. §66.0307, for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory covered by this plan, consistent with the Comprehensive plan for each Town.

1.2 **Contact Person**. The following contacts for the Town of Merton and the Town of Oconomowoc are authorized to speak for respective municipalities regarding this plan.

Town of Merton:	Tim Klink, Town Chairman
Town of Oconomowoc:	Robert C. Hultquist, Town Chairman
Town of Oconomowoc:	Jeffrey C. Herrmann, Administrator-Planner

1.3 **Term of Plan**. The term of the Plan or planning period as defined in Sec. 66.0307, Wis. Stat., shall continue in perpetuity. Both Towns agree that it is in their mutual best interests not to measure the term of this agreement based upon a specific date and that the plan once adopted by the state will continue in perpetuity.

1.4 **Territory Subject to the Plan**.

1.4.1 **Current Boundary Map**. Exhibit A shows the current jurisdictional boundary of the Town of Merton and the Town of Oconomowoc.

1.4.2 **New Boundary Map**. Exhibit B shows the new boundaries after the two (2) proposed parcels are transferred from the Town of Oconomowoc to the Town of Merton.

1.5 **Joint Planning Area**. The Towns have identified certain undeveloped and developed areas which, when developed or redeveloped, will have an impact on both the Town of Merton and the Town of Oconomowoc (Exhibit C). These areas are referenced as the Joint Planning Area ("JPA"). This Plan addresses how this JPA will be governed by the Towns.

1.6 **Consideration for Mutual Promises Contained in this Plan**.
The Town of Merton and the Town of Oconomowoc agree that this plan represents a political compromise between the parties. Both Towns agree on the transfer of the properties as described in Section 1.4.2. Both Towns agree that should one or both Towns ever incorporate; the existing boundaries shall remain in place and both Towns legally waive their right to expand their territory by annexation of lands located in either respected Town as part of this agreement; and in exchange for the establishment of the new Town boundaries, both Towns agree not to exercise their respective extraterritorial zoning and subdivision control powers over real estate located anywhere within the said adjacent Town unless otherwise agreed to in a separate written document.

1.7 **The Proposed Boundaries are Compact**. Wis. Stat. §66.0307 (3)(d)4 requires that the plan provide a statement explaining how any part of the Plan related to the location of boundaries meets the approval criteria under Wis. Stat. §66.0307(5)(c)5. The new boundary is a compact area. The boundary lines are straight, tight and compact. The transfer of two (2) properties results in the elimination of a Town Island while maintaining the historical boundary for the remaining territory of the Towns.

1.8 **Cooperative Plan is Consistent with Existing Laws**. Wis. Stat. §66.0307(3) (e) requires that the Plan describe how it is consistent with current laws and administrative rules that apply to the territory affected by the Plan. Both properties are currently regulated under the Waukesha County Shoreland and Floodland Protection Ordinance and will continue to be regulated by the above said Ordinance after the transfer.

SECTION 2
DEFINITIONS

2.1 **"Contiguous"** shall mean adjoining, touching, having some significant degree of physical contact. The presence of public roads, railroad or utility rights of way or waterways between two properties shall not, without more, render those properties non-contiguous for purposes of this definition.

2.2 **"Joint Planning Area (JPA)"** An area encompassing a portion of both Towns, which when developed or redeveloped will have an impact upon both the Town of Merton and the Town of Oconomowoc, and depicted on Exhibit C.

2.3 **"Joint Planning Committee (JPC)"** A Committee comprised of two (2) voting members from the Town of Merton and two (2) voting members from the Town of Oconomowoc. ("JPC Member" or "JPC Members").

2.4 **"Joint Planning Committee Member (JPC Member)"** A member appointed by and serving at the discretion of the Town Chairs and confirmed by the Town Boards for their respective municipalities. One of the JPC Members from each municipality shall be a member of the Plan Commission of that municipality. The second JPC Member from each municipality shall be from the governing body of that municipality.

2.5 **"Town Islands"** An area of one municipality that is surrounded on all sides by area located within the boundaries of another municipality.

SECTION 3
TRANSFER OF PROPERTIES FROM THE TOWN OF OCONOMOWOC TO THE TOWN OF MERTON

3.1 **Transfer of Properties**. The Town of Oconomowoc agrees to transfer and the Town of Merton agrees to accept the two (2) described properties and associated road right-of-way of Road O to clean up their boundaries and to eliminate a Town Island as shown on Exhibit D. The Town of Oconomowoc agrees to transfer the following described properties to the Town of Merton and the Town of Merton agrees to accept the following described properties being transferred from the Town of Oconomowoc, in order to eliminate a Town Island:

Parcel: Lot 1 East-Shore, being a subdivision of a part of the NW ¼ of Section 31, T8N, R18E, Town of Merton and a part of Government Lot 5 in Section 36, T8N, R17E, Town of Oconomowoc and all of Lot 36 in Okauchee Bay Park, Waukesha County, Wisconsin. (OCOT 0573.029).

Parcel: Lot 2 East-Shore, being a subdivision of a part of the NW ¼ of Section 31, T8N, R18E, Town of Merton and a part of Government Lot 5 in Section 36, T8N, R17E, Town of Oconomowoc and all of Lot 36 in Okauchee Bay Park, Waukesha County, Wisconsin. (OCOT 0573.030).

3.2 **Property Discussed, but not Transferred**. The Town of Merton and the Town of Oconomowoc have agreed that the property described as Lot 1 Map of Andersens Rest, located in the SW ¼ of Section 31, T8N, R18E, Town of Merton, Waukesha County, Wisconsin (MRTT 0411.001) (Exhibit E), shall remain in the Town of Merton. This property is part of the Andersens Rest Subdivision, which is located entirely in the City of Delafield, except for the above described parcel. In the future, the Town of Merton can discuss with the City of Delafield if this property should be transferred from the Town of Merton to the City of Delafield.

SECTION 4
JOINT PLANNING AREA

4.1 **Joint Planning Area**. The Town of Merton and the Town of Oconomowoc have identified an area encompassing a portion of both Towns, which when developed or redeveloped will have an impact upon both the Town of Merton and the Town of Oconomowoc. These areas, combined, are referenced as the Joint Planning Area ("JPA"). The Towns agree to cooperate on matters relating to the comprehensive land use plans for the territory located within the JPA as shown on Exhibit C.

4.2 **Joint Planning Committee**.

4.2.1 The Joint Planning Committee ("JPC") shall be comprised of two (2) voting members from the Town of Merton and two (2) voting members from the Town of Oconomowoc ("JPC Member" or "JPC Members").

4.2.2 The JPC Members shall be appointed by and serve at the discretion of the Town Chairs and confirmed by the Town Boards for their respective municipalities. One of the JPC Members from each municipality shall be a member of the Plan Commission of that municipality. The second JPC Member from each municipality shall be from the governing body of that municipality.

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

4.2.4 Any two (2) JPC Members may call meetings of the JPC by providing 48 hours written notice thereof to each member of the JPC, in addition to the Town Clerk and Town Board for the Town of Merton and the Town of Oconomowoc.

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

4.2.6 In order to make a recommendation, a majority of the voting JPC Members must join in the recommendation.

4.2.7 The JPC shall receive, consider, and connect upon all applications for Comprehensive plan amendment that arise within the JPA.

4.3 **Following Each Meeting**. 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 of the JPC who were present at the meeting and that list shall identify the municipalities which the members represent. The minutes shall also include a description of actions taken along with identifying which JPC Members voted in favor of and which members opposed any proposed recommendation.

SECTION 5
DEVELOPMENT AND LAND USE CONTROL FOR PROPERTIES TRANSFERRED

5.1 **Development and Land Use Control**. Effective immediately upon approval of this agreement, the Town of Merton shall have control over comprehensive planning, official mapping, and land divisions of the properties transferred. All land divisions shall comply with Chapter 18, Subdivision and Platting, of the Town of Merton Code of Ordinances. In addition, all land divisions are required to comply with the Town of Merton Comprehensive Land Use Plan, Waukesha County Development Plan and the Waukesha County Shoreland and Floodland Subdivision Control Ordinance.

5.2 **Zoning Classification and Enforcement**. Since the properties will be under the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance, the zoning of the properties will remain in the R-3 Residential Zoning Category, allowing single-family residential uses. All zoning issues, permits, and proposed changes will be under the regulation of Waukesha County.

5.3 **Building Permits**. The Town of Merton will be responsible for the issuing of all building permits for construction of structures for the properties transferred. All permits issued shall comply with the Town of Merton Building Code, the Uniform Dwelling Code, and all other applicable State, County, and Local Ordinances, Rules and Regulations.

5.4 **Septic Regulations**. The properties are currently served by private on-site waste disposal systems. Therefore, Waukesha County Environmental Health Division will continue to oversee the operation and inspections of the existing on-site waste disposal systems.

5.5 **Stormwater Management and Erosion Control**. The Town of Merton will assume all stormwater and erosion control responsibilities (single-family residences) for the properties transferred.

SECTION 6
REVENUE SHARING

6.1 **Revenue Sharing for Transferred Property**. The Town of Merton and the Town of Oconomowoc do not anticipate sharing any revenues attributable to the real estate transferred from the Town of Oconomowoc to the Town of Merton. In addition, both Towns agree that no adjustment relating to the division of assets and liabilities are required and waive any such requirement under Wisconsin State Statute.

SECTION 7
SANITARY SEWER AND WATER SERVICES

7.1 **General**. The Town of Merton does not own or operate a public water supply system or a Sanitary/Utility District. The Town of Oconomowoc does not operate a public water system, but does operate a utility district, known as Town of Oconomowoc Utility District No. 1. Utility District No. 1 supplies municipal sewerage services to the area of the Town of Oconomowoc adjacent to the Town of Merton, located on the southwest corner of the Town of Oconomowoc (Exhibit F). The Town of Oconomowoc entered into an agreement with the City of Oconomowoc on September 1, 1999, whereby the City of Oconomowoc agreed to accept and treat wastewater originating from Utility District No. 1 (Exhibit G). The agreement also acknowledges that wastewater from certain lands in the Town of Merton and adjacent to the Town of Oconomowoc is to be conveyed through the District's sewerage system to the City's sewerage system for treatment and disposal. These lands are shown on Exhibit F. The Town of Merton would negotiate with the City of Oconomowoc for sewer service for these lands and the Town of Oconomowoc Utility District No. 1 agrees to allow wastewater from these Town of Merton Lands to utilize Utility District No. 1 sewerage system for conveyance purposes contingent upon equitable agreement for payment of any allocable costs of the Utility District No. 1. Any connections from the Town of Merton to the City of Oconomowoc through the Town of Oconomowoc Utility District No. 1 shall comply with the agreement between the Town of Oconomowoc Utility District No. 1 and the City of Oconomowoc dated September 1, 1999, and any amendments thereto.

SECTION 8
ROADS IN TRANSFER AREA

8.1 **Plowing, Maintenance, Repair and Reconstruction of Roads.**

8.1.1 **Responsibility**. The Town of Merton shall be responsible for the costs of maintenance and repair of roads in the Joint Planning Area that are entirely within the Town of Merton and under control of the Town of Merton. The Town of Oconomowoc shall be responsible for the costs of maintenance and repair of roads in the Joint Planning Area that are entirely within the Town of Oconomowoc and under control of the Town of Oconomowoc.

8.1.2 **Negotiated Responsibility for Plowing.** The plowing responsibility of the roads (Exhibit H) bordering between the Town of Merton and the Town of Oconomowoc is as follows:

Road N and O: The Town of Oconomowoc agrees to plow all of Road O and Road N, from C.T.H. R (Wisconsin Avenue) north along Jaeckles Drive to Road O/Road N and to their terminuses in the Town of Merton.

Breezy Point Road: The Town of Oconomowoc agrees to plow all of Breezy Point Road, from CTH K south to its terminus in the Town of Oconomowoc.

Townline Road: The Town of Merton agrees to plow Townline Road from the northern most point of the Town line of the Town of Merton and the Town of Oconomowoc, south to Jensen Road. In addition, the Town of Merton agrees to plow Bryce Road in the Town of Oconomowoc.

8.1.3 **Negotiated Responsibility for Maintenance, Repair and Reconstruction of Roads.** The maintenance, repair and reconstruction of the roads (Exhibit I) bordering between the Town of Merton and the Town of Oconomowoc is as follows:

Road N and O: The Town of Oconomowoc agrees to maintain, repair and reconstruct all of Road O from C.T.H. R (Wisconsin Avenue) north to a point, where the Town of Merton assumes jurisdiction. The Town of Merton agrees to maintain, repair and reconstruct Road O/Road N from the point of their jurisdiction and to where said roads terminate in the Town of Merton.

Breezy Point Road: The Town of Merton and the Town of Oconomowoc agree to split the costs equally (50/50) associated with all maintenance, repair and reconstruction of Breezy Point Road from CTH K south to its intersection with Lakeview Drive. The Town of Oconomowoc agrees to maintenance, repair and reconstruction of Breezy Point Road from Lakeview Drive south to its terminus.

Townline Road: The Town of Merton agrees to maintenance, repair and reconstruction of Townline Road from the northern most point of the Townline in the Town of Merton south to a point approximately 2,200 feet south of the intersection of Townline Road and C.T.H. CW. Town of Oconomowoc agrees to maintenance, repair and reconstruction of Townline Road from Jenson Road north to a point approximately 3,100 feet north of the intersection of Petersen Road and Townline Road. This road must be maintained, repaired or reconstructed by the Town of Merton within a reasonable amount of time following the request of the Town of Oconomowoc.

8.2 **New Road Construction Costs**. Both Towns agree that if a new road is needed within the JPA, the construction of the new road shall be the responsibility of the Town which has jurisdictional control of that area unless otherwise stated herein. Merton shall be responsible for the area entirely within the Town of Merton and under control of the Town of Merton. The Town of Oconomowoc shall be responsible for the area entirely within the Town of Oconomowoc and under control of the Town of Oconomowoc.

8.3 **Construction Standards**. Roads constructed within the JPA shall comply with the rural cross-section standards as set forth within the road construction standards for each Town at the time of construction. Neither Town shall have the obligation or the requirement to upgrade or reconstruct a road beyond the Town Road standards in effect at the time of the construction.

8.4 **Mutual Aid Agreement**. On January 1, 2008, the Town of Merton and the Town of Oconomowoc entered into a Public Works Emergency Response Mutual Aid Agreement ("Agreement") with the Town of Lisbon, Village of Hartland, Village of Merton and the Village of Chenequa (Exhibit J). The municipalities are geographically vulnerable to a variety of natural and technological disasters and recognizing this vulnerability, have entered into this Agreement for cooperative and reciprocal public works emergency response aid and assistance. The purpose of the Agreement is to:

1. Reduce vulnerability of people and property of this State to damage, injury and loss of life and property;
2. Prepare for prompt and efficient rescue, care and treatment of threatened or affected persons;
3. Provide for the rapid and orderly rehabilitation of persons and restoration of property; and
4. Provide for cooperation and coordination of activities relating to emergency and disaster mitigation, preparedness, response and recovery.

This Agreement provides no right of action for third parties, semi-annual review of the agreement, procedures for requesting assistance, provider's assessment of availability of resources and ability to render assistance, supervision and control, length of time for aid and assistance; renewability; recall, cost documentation and reimbursement, rights and privileges of provider's employees, provider's employees covered at all times by

provider's workers' compensation, immunity, parties agree to hold each other harmless, amendments and additional members, and the duration of agreement. Any amendments to aforementioned Mutual Aid Agreement shall not cause this Plan to be amended. This Plan recognizes the fact that the Mutual Aid Agreement exists and that the Town of Merton and Town of Oconomowoc are members in the Agreement.

SECTION 9
POLICE AND FIRE PROTECTION

9.1 **Police Protection**. The Town of Oconomowoc has a full-time Police Department and the Town of Merton has an agreement with the Waukesha County Sheriff's Department to provide police coverage. Both Towns agree to work together and provide mutual aid when required. Both Towns provide boat patrol coverage on Okauchee Lake, which is 1,210 acres. Although a large portion of the lake extends into the Town of Merton, both Towns patrol the entire lake, promoting safety, enforcing State Laws and Local Ordinances. Large events are handled by both departments with additional assistance from the County or State Agencies all working together in a proactive professional manner. Both Towns have and will continue to work extremely well together and have an excellent working relationship. The Joint Planning Area will continue to be patrolled by the Town who has jurisdictional control. The current police protection and/or agreement may be amended without requiring an amendment to this Plan.

9.2 **Fire Protection**. Fire Protection in the Town of Oconomowoc is provided by the Western Lake Fire District. They cover the entire Town with Fire, EMS and Paramedic Services, while the Town of Merton has agreements with three (3) different Fire Departments (Exhibit J) to provide Fire, EMS and Paramedic Services. The Town of Merton also has an agreement with the Western Lakes Fire District to service an area of the Town of Merton that is adjacent to the Town of Oconomowoc. The Town of Merton and the Town of Oconomowoc jointly own the Stone Bank Fire Station. The Town of Merton owns approximately 60 percent and the Town of Oconomowoc owns approximately 40 percent of the Fire Station. Both municipalities are working together to transfer ownership of the Fire Station to the Western Lake Fire District. The Joint Planning Area will be serviced by the Western Lakes Fire District. Both Towns agree that any changes or amendments to any current fire agreement will not require an amendment to this Plan.

9.3 **Future Shared Services**. The Town of Oconomowoc and the Town of Merton agree that future discussions may take place on mutual aid, police coverage area and/or boat patrol services on Okauchee Lake. Any new or amended shared service agreements between the Town of Merton and the Town of Oconomowoc will not require an amendment or addition to this Plan. The parties agree to meet to address and resolve any issues.

SECTION 10
DISPUTE RESOLUTION

10.1 **Scope**. All disputes over the interpretation or application of this plan or agreement shall be resolved according to the dispute resolution procedures contained in this section.

10.2 **Mediation**. If the dispute cannot be resolved by the personnel directly involved, the parties will conduct the following mediation process:

1. A qualified party shall be appointed by both parties to act as mediator. That party will be Attorney T. Michael Schober of the law firm of Schober, Schober & Mitchell, S.C.

2. Mediation. If the dispute cannot be resolved by the personnel directly involved, the parties will conduct the following mediation process:

   (A) Attorney T. Michael Schober of the law firm of Schober, Schober & Mitchell, S.C. shall be appointed mediator.

   (B) If Attorney T. Michael Schober cannot serve for any reason, a qualified mediator shall be appointed within five days of Attorney T. Michael Schober's failure to accept the responsibility as mediator.

   (C) The mediation sessions shall take place within 45 days of the appointment of the mediator.

   (D) 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 20 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.

   (E) The mediator does not have authority to impose a settlement upon the parties but will attempt to have the parties reach a satisfactory resolution of their dispute. All mediation sessions are private. The parties and their representatives may attend mediation 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 from any mediation session in any 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.

(F) The expense of a mediator shall be borne equally by the parties.

SECTION 11
MISCELLANEOUS TERMS AND CONDITIONS

11.1 **No Third Party Beneficiary**. This Plan is intended to be solely between the Town of Merton and the Town of Oconomowoc. Nothing in this Plan shall be interpreted as giving any person or entity not party to this Plan any legal or equitable rights whatsoever.

11.2 **Amendment**. The procedure for amendment of this plan is found in Wis. Stat. §66.0307 (8).

11.3 **Good Faith & Fair Dealing**. The Town of Merton and the Town of Oconomowoc acknowledge that this Plan imposes on them a duty of good faith and fair dealing.

11.4 **Severability**. The provisions of this Plan, and the individual parts of each such provision, shall be severable. In the event that any provision of this Plan, or any part thereof, is held by a court of competent jurisdiction to be invalid or ineffective, the balance of this Plan shall survive. In such event, the parties shall promptly meet to discuss how they might satisfy the intent of this Plan by alternative means.

11.5 **Invalid or Ineffective Ordinance**. In the event that any ordinance, which the parties are required to enact and/or enforce by this Plan is adjudged by any court of competent jurisdiction to be invalid or ineffective, in whole or in part, the parties shall promptly meet to discuss how they might perform this Plan by alternative means, including, without limitation, enacting another ordinance designed to satisfy the court's objections. The parties shall use their best efforts to find, design and implement a means of successfully performing this Plan. If necessary, the parties shall negotiate appropriate amendments of this Plan to maintain, as closely as possible, the original terms of this Plan. In the event that parties are not able to reach agreement, either party may provide written notice of a dispute to the other, and the dispute resolution process set forth in Section 10 shall apply.

11.6 **Successors**. This plan shall be binding upon all successors and assigns of each party hereto.

11.7 **Implementation**. The Town of Merton and the Town of Oconomowoc shall each take such actions as may be necessary or desirable to implement and effectuate the provisions of this plan.

11.8 **References**. Any references in this Plan to any particular agency, organization or official shall be interpreted as applying to any successor agency, organization or official to which contemplated functions are transferred by statute or ordinance. Any reference in this Agreement to any particular statute or ordinance shall be interpreted as applying to such statute or ordinance as recreated, amended or renumbered from time to time.

11.9 **Paragraph Titles**. Paragraph titles in this Plan are provided for convenience only and shall not be used in interpreting this Plan.

11.10 **Interpretation**. This Plan shall be interpreted as though jointly drafted by the parties.

11.11 **Notices**. All notices required by or relating to this Plan shall be in writing. Each notice shall specifically refer to this Plan by name and shall refer specifically to the number of the paragraph(s) or subparagraph(s) to which the notice relates. Any such notice shall be delivered in person to the clerk of the party receiving the notice or to the person apparently in charge of the clerk's office during normal business hours, or shall be mailed to such clerk by certified mail, return receipt requested (or equivalent private delivery service). Each notice to the Town of Merton shall be addressed to the Town Clerk, Town of Merton, W314 N7624 S.T.H. 83, PO Box 128, North Lake, Wisconsin 53064. Each notice to the Town of Oconomowoc shall be addressed to the Town Clerk, Town of Oconomowoc, W359 N6812 Brown Street, Oconomowoc, Wisconsin 53066. Each party may change its address (or add addresses for facsimile, electronic mail or other communications media), for purposes of this Plan, by written notice to the other party pursuant to this paragraph. Each notice shall be effective upon delivery in person, or mailing upon actual receipt without regard to the method of transmission, whichever occurs first.

SECTION 12
COMPLIANCE WITH STATUTORY REQUIREMENTS

12.1 **Initial Authorizing Resolutions**. Section 66.0307 (4) of Wisconsin Statutes requires that initial authorizing resolutions for the preparation of a cooperative plan shall be approved by each participating municipality before the preparation of a cooperative plan may commence. Authorizing resolutions must be dated and signed by the Chief elected official and attested to by the municipal clerk of each municipality participating in the cooperative plan.

12.2 **Affidavit of Mailing Resolution**. Subsection 66.0307 (4)(a), requires that copies of the authorizing resolutions be sent to the Wisconsin Department of Administration, Wisconsin Department of Natural Resources, Wisconsin Department of Agriculture, Trade and consumer protection and the Wisconsin Department of Transportation; the clerks of any municipality, school district, vocational technical and adult education district, sewer or sanitary district which has any part of its territory within five (5) miles

of a participating municipality; the clerk of each county in which a participating municipality is located; and any county zoning agency or regional planning commission whose jurisdiction includes a participating municipality. Copies of both Town's initial authorizing resolutions, and the affidavits attesting to the mailing of copies of the authorizing resolutions to the above are attached as Exhibit K.

12.3 **Affidavit of Publication of Public Hearing Notice**. Subsection 66.0307 (4)(b), requires that the participating municipalities hold a joint public hearing on the proposed cooperative plan. A copy of the affidavit of publication evidencing that a class 3 notice for the joint public hearing was published is attached as Exhibit L. Both Towns held a Joint Public Hearing on the Plan on December 20th, 2021.

12.4 **Record of Public Participation and Comment**. Subsection 66.0307(4)(c) and (d) require the participating communities to receive and consider public comment prior to adopting the cooperative plan. Public comments were received prior to, at, and following the joint public hearing. All public comments received are attached hereto as Exhibit M. A description of the changes made in response to the public comments is attached hereto as Exhibit N.

12.5 **Record of Comments from County or Regional Planning Commission**. Subsections 66.0307 (4)(c) and (d) require the participating municipalities to receive and consider comments from the County Zoning Agency or Regional Planning Commission on the proposed plan's effect on the master plan adopted by the regional planning commission, or development plan adopted by the county, and on the delivery of municipal services. Copies of the comments received from the county zoning agency and regional planning commission are included in Exhibit O. No comments were provided and no changes were made to the Plan.

12.6 **Resolutions Adopting and Authorizing Transmittal of the Cooperative Plan to the State**. Subsection 66.0307 (4)(d) requires each participating municipality to pass a resolution adopting the final version of the plan. Copies of both Town's resolutions adopting the plan, and authorizing transmittal of the Plan to the Wisconsin Department of Administration for review are attached hereto as Exhibit P. Each resolution is dated and signed by Chief elected official and attested by the Clerk for each participating municipality.

12.7 **Consistency with Comprehensive Plans**. This Plan is consistent with the comprehensive plans for the Town of Merton and the Town of Oconomowoc and serves the interest of both plans.

12.7.1 **Consistency with Town of Merton Comprehensive Plan.** The Town of Merton Comprehensive Development Plan ("Merton Plan") was adopted on May 12, 2009. The Merton Plan is consistent with this Cooperative Plan, as one of the objectives of the Merton Plan is for the Town of Merton to enter into boundary agreements with

neighboring communities to establish permanent boundaries and shared services. The Town of Merton shares many of the same objectives and standards as the Town of Oconomowoc. The Merton plan strives to promote the preservation of open space and cluster type developments. The plan encourages the preservation of environmental corridors and productive agricultural lands (Exhibit Q).

The specific development objectives of the Town of Merton Land Use Plan are as follows:

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.

12.7.2 **Consistency with Town of Oconomowoc Comprehensive Plan**. The Town of Oconomowoc Comprehensive Land Use Plan - 2035 ("Oconomowoc Plan") was adopted on April 24, 2009. The Oconomowoc Plan is consistent with this Cooperative Plan as one of the objectives of the Oconomowoc Plan is for the Town of Oconomowoc to enter into boundary agreements with neighboring communities to establish permanent boundaries and shared services. The Town of Oconomowoc comprehensive plan objectives and standards are consistent with the Town of Merton. In fact, both plans are incorporated into the Development Plan for Waukesha County, and aim to preserve environmental corridors and Farmland; and support the preservation of open space and the rural character of the Town (Exhibit R).

The specific development objectives of the Town of Oconomowoc Land Use Plan - 2035 are as follows:

1. The preservation of productive agricultural lands.
2. To provide a balanced allocation of space to each of the various land use categories, which meets the social, physical, and economic needs of the Town.
3. To provide a spatial distribution of the various land uses that result in a compatible relationship and arrangement between existing and proposed land uses.
4. Protection of the environment and the natural resource base of the Town.
5. The proper distribution of the various land uses as they relate to transportation and public utility systems in order to assure the economical provision of public services.
6. To accommodate a broad range of new residential development with a physical environment that is healthy, safe, convenient, and attractive, while attaining the projected growth of the Town.
7. Establishment of new industrial and commercial sites, while preserving and complimenting the existing industrial and commercial sites.
8. Preservation of open space to enhance the overall quality of the environment.
9. Preservation of the remaining primary environmental corridor lands in the Town and, to the greatest extent practicable, to preserve the remaining secondary environmental corridor lands and isolated natural resource areas in the Town in order to maintain the overall quality of the environment; to protect opportunities for recreational and educational activities; and to avoid serious environmental and development problems.
10. Preservation of economically viable agricultural lands within the Town and to preserve the rural character of the farming areas.
11. The attainment of good soil and water conservation practices to reduce water runoff, control erosion and prevent surface water and groundwater contamination.

EXHIBIT "A"

Current boundaries
Town of Merton | Town of Oconomowoc

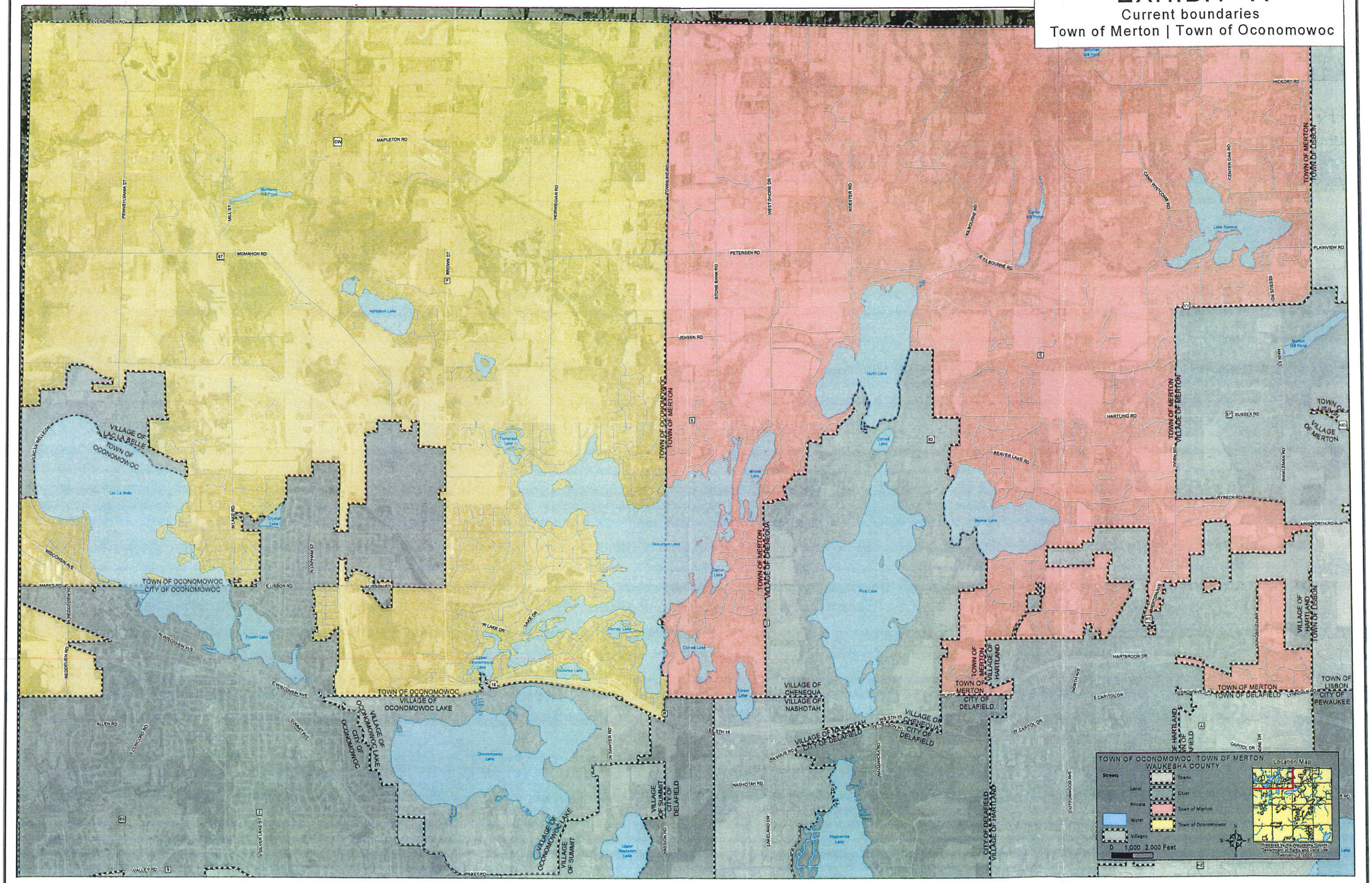


EXHIBIT "B"

Current boundaries
Town of Merton | Town of Oconomowoc

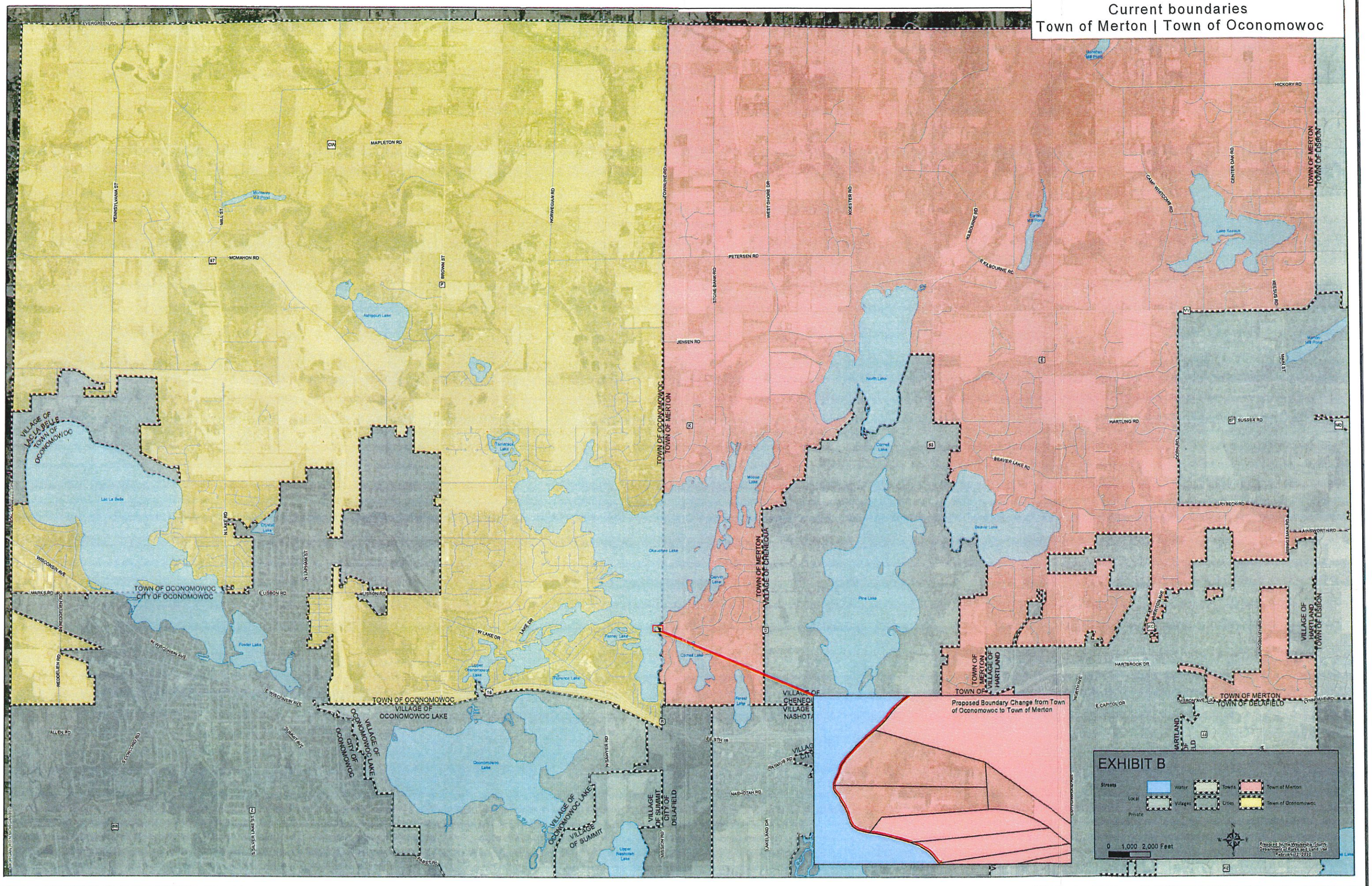


EXHIBIT "C"
Joint Planning Area

NORWEGIAN RD
Ashippun River
MAPLETON RD
CW
TOWNLINE RD
PLEASANT VIEW RD
STONE BANK RD
PRIVATE RD
WEST SHORE DR
Mason Creek
BECKER LN

Joint Planning Area
Tax Parcel

Municipality
TOWN OF OCONOMOWOC
Town of Merton
Water

Streets
Local
Private

0 0.25 0.5 Miles

N W E S

Prepared by Waukesha County Planning and Zoning Division February 18, 2020

EXHIBIT D

Proposed properties being transferred from Oconomowoc to Merton

MRTT0410994

OCOT0573029

OCOT0573030

MRTT0410993

Okauchee Lake

MRTT0410013

MRTT0410014

MRTT0410015

ROAD O

MRTT0410016001

MRTT0410020

MRTT0410021

MRTT0410022001

Proposed Boundary Change

Subject parcels/ROW

Tax Parcel

Municipality

Town of Merton

Water

Streets

Local

Private

N

W E

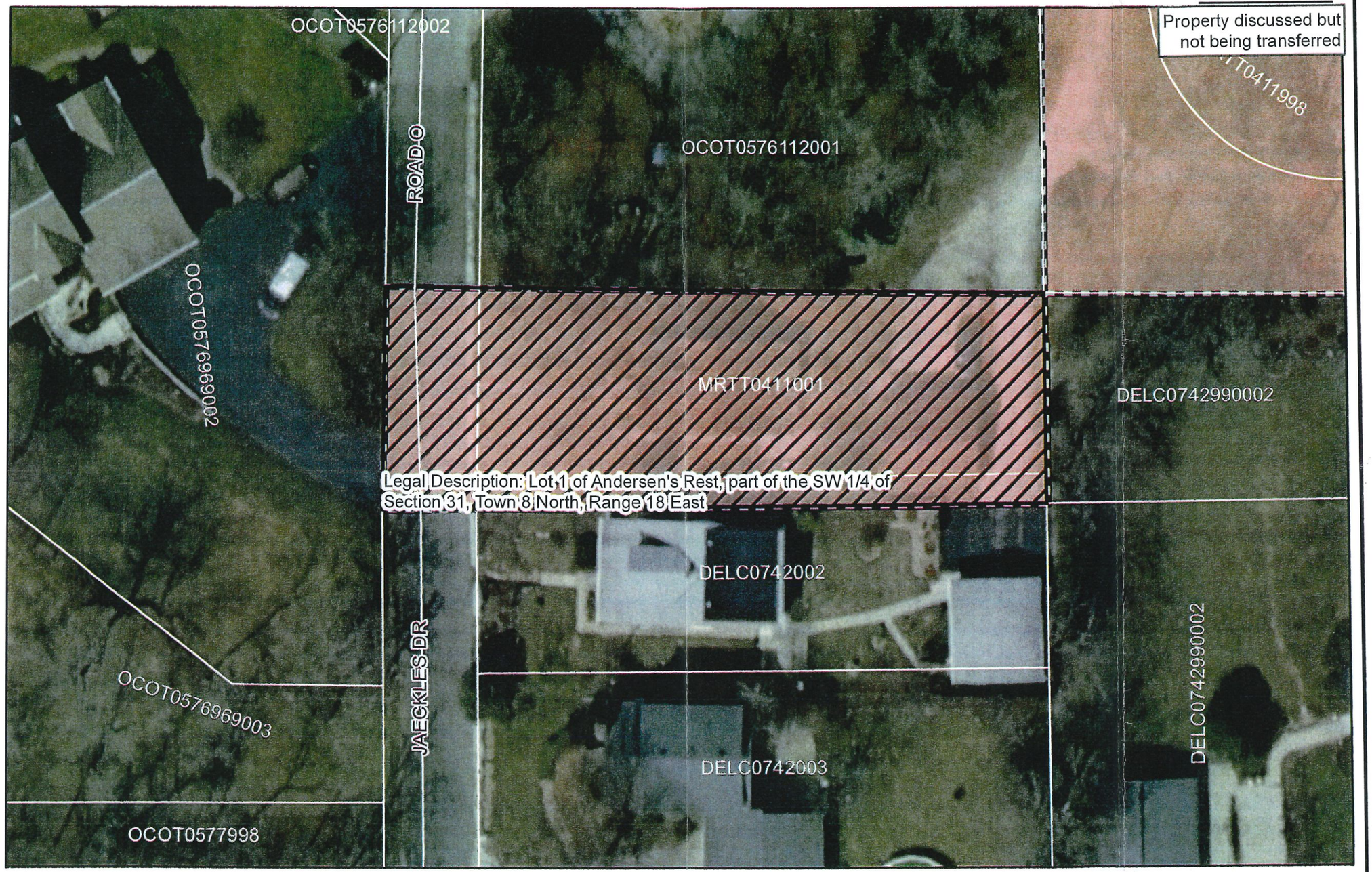
S

Feet

0 50 100

Prepared by Waukesha County Planning and Zoning Division February 18, 2020

EXHIBIT E



N
W E
S

0 25 50 Feet

Tax Parcel
Proposed Boundary Change
Subject Parcel

Municipality
Town of Merton
Water

Streets
Local
Private

Prepared by Waukesha County Planning and Zoning Division February 18, 2020

EXHIBIT F

Existing Town of Oconomowoc
-Sewer Service Area (Utility District No. 1)

Proposed Town of Merton
-Sewer Service Area

Okauchee Lake
Garvin Lake
Tierney Lake
Grass Lake
Florence Lake
Oconomowoc Lake
Forest Lake

Phase 1 Sewer Service Area
Phase 2 Sewer Service Area
Merton Sewer Service Area
Town of Oconomowoc
Town of Merton
Tax Parcel
Streets
Local
Private
Water

N W E S

0 0.25 0.5 Miles

Prepared by Waukesha County Planning and Zoning Division February 20, 2020

EXHIBIT G

SEWER AGREEMENT

AGREEMENT FOR THE TREATMENT OF WASTEWATER BETWEEN
TOWN OF OCONOMOWOC UTILITY DISTRICT NO. 1, TOWN OF OCONOMOWOC,
AND THE CITY OF OCONOMOWOC
(Sec. 66.30 Wis. Stats.)

The AGREEMENT, entered into this 1st day of September by and between the Town of Oconomowoc Utility District No. 1, created pursuant to Section 60.71 Wis. Stats., hereinafter called the "District", the Town of Oconomowoc, hereinafter call the "Town", and the City of Oconomowoc, a Municipal Corporation organized and existing under the laws of the State of Wisconsin with principal offices at 174 E. Wisconsin Avenue, Oconomowoc, Wisconsin, hereinafter called the "City", is as follows:

WITNESSETH

WHEREAS, the City owns and operates a wastewater treatment facility which has capacity for the treatment of wastewater originating in the District, and

WHEREAS the District has agreed to construct and own, and the City has agreed to operate and maintain, a wastewater collection system and interceptor located principally in the District and connecting to the City's existing North Interceptor in Lisbon Road; and

WHEREAS, the District has no wastewater treatment capabilities and has expressed a desire that the City treat the wastewater originating in the District; and

WHEREAS, the Town recognizes the need to provide for orderly and planned development which can occur with the availability of sewers; and

WHEREAS, the requirement for public sewer service is consistent with the Town's Land Use Plan for the Highway P corridor which has as a purpose the preservation of the environmental corridor along Rosenow Creek; and

WHEREAS, the District does not have the personnel, equipment, or facilities necessary to operate and maintain a wastewater collection system and interceptor capable of serving the District and would need to acquire or create same at great cost to the District; and

WHEREAS, the City has agreed to accept and treat wastewater originating in the District without annexation, notwithstanding a long standing policy of requiring annexation before extending sewer service, and has also agreed to provide the required personnel, equipment, and facilities necessary to maintain and operate a wastewater collection system and interceptor capable of serving the District under the terms and conditions of this Agreement; and

WHEREAS, the wastewater to be treated and disposed of by the City from the District shall be only of the type and nature presently being collected and treated by the City; and

WHEREAS, wastewater of the District to be treated and disposed of by the City will originate from various land uses, including residential dwellings, commercial businesses and industrial areas within the boundaries of the District, which uses are hereinafter referred to as "users"; and

WHEREAS the District has expressed willingness to enter into a contract for wastewater treatment pursuant to Section 66.30 Wis. Stats.,

NOW, THEREFORE, in consideration of the payment of One Dollar ($1.00) and other good and valuable consideration to each in hand paid by the other, receipt of which is hereby acknowledged, and in further consideration of the covenants herein contained and the benefits derived by each, the District, the Town and the City contract and agree as follows:

A. GENERAL INTENT

(1) The District will construct a wastewater collection and transportation system within the District and connecting to the City's sewerage system, for the purpose of collecting and transporting to the City the wastewater of users located within said District. The City intends to accept, treat and dispose of such wastewater at its wastewater treatment facility. The service area limits for the treatment of wastewater from the District shall include those lands shown as "Service Area" on Exhibit A and described in the legal description in Exhibit B attached hereto. Any future additions to this original "Service Area" by the District must be first approved by the City Common Council. In addition thereto, the wastewater treatment contracted for herein is limited to the treatment of wastewater for the type of land uses and development density which exist as of the signing date of this Agreement. Any changes to the approved service area, land uses, densities or types of proposed users must be approved by the City Common Council before

sewer service will be provided. The service area, existing land uses, and existing densities shall be provided with adequate service sufficient to serve all such users in the "Service Area". Exhibit A also defines an area the Town agrees will not be allowed to develop without the provision of public sewer service provided by the City, because of the presence in the defined area of primary environmental corridors and other environmentally sensitive areas that may be adversely impacted if the lands were developed with the use of on-site septic disposal systems.

(2) The City and the District acknowledge that wastewater from certain lands in the Town of Merton and adjacent to the Town of Oconomowoc is to be conveyed through the District's sewerage system to the City's sewerage system for treatment and disposal. These lands are indicated on Exhibit E of this agreement. The City retains the right to negotiate with the Town of Merton for sewer service for these lands and the District agrees to allow wastewater from these Town of Merton lands to utilize District's sewerage system for conveyance purposes contingent upon an equitable agreement for payment of any District oversizing and other allocable costs of the District's sewers and the assurance that such connection will not interfere with the District's service needs for the District's residents.

B. DISTRICT COLLECTION SYSTEM

(1) Except as otherwise provided in this Agreement, the District shall be responsible for the construction and ownership of the wastewater collection system located within the District boundaries and for the provision of wastewater collection service to the users in the District. The District shall be responsible for all costs associated with the planning, design and construction of the wastewater collection system, and interceptor connection to the City's sewerage system. All plans and specifications for the District sewers shall be submitted to and approved by the City prior to their submittal to the DNR. The District shall be responsible for the Town of Oconomowoc granting any necessary Wis. Stats. SS 60.52 permits or easements over public roads or lands for said construction. Upon completion of the construction of the District's sewerage system and acceptance by the District and the City, the City shall take over the responsibility for the operation and maintenance of the District collection system. Easements obtained by the District shall allow the City to enter onto private property for purposes of operation and maintenance of the system. The City's operating and maintenance responsibility shall apply only to the collector system components owned by the District and shall not include responsibility for maintenance of any service laterals or of any facilities located on privately owned property not located in easements. Upon the retirement of the Clean Water Fund loans for the sewer project, the City will be required to assume ownership of the public sewerage system within the District.

Any future expansion of the District's sewerage system or extensions within the "Service Area" will be constructed and paid for by the District, and subsequently operated and maintained by the City upon acceptance of the newly constructed sewers by the City.

(2) Wastewater collected from the "Service Area" shall be transmitted to the City's sewerage system at the established connection point, which shall be identified by the City Engineer. Any proposed substitute connection point must be approved by the City.

(3) After construction of the wastewater collection system and the interceptor is completed by the District, and after all Clean Water Fund loan debt incurred by the District for construction of same has been paid by the District, ownership of said collection system and interceptor shall be transferred and conveyed to the City without charge and the City shall be required to accept the ownership of the system. The City shall thereafter be obligated and required to operate and maintain the collection system and interceptor pursuant to and in compliance with the terms of this Agreement.

C. DISTRICT FLOW METERING

(1) As part of the District wastewater collection system, the District shall install necessary measuring devices or meters, which accurately measure the total volume of wastewater which is collected within the District and transmitted to the

City. Measuring devices or meters shall be located so that all wastewater transmitted to the City shall pass through such measuring device. The measuring devices or meters shall measure the flow rate in quantities of gallons per minute and totalize flow in a non-resettable flow totalizer. The City shall have the devices or meters calibrated every four months with the cost for calibration and adjustment being paid by the District. The City shall provide documentation of such calibrations to the District upon request.

(2) The District shall also install equipment and alarm monitoring instrumentation at all main District pumping stations.

(3) To facilitate the proper monitoring of the flowmetering stations and pump stations, the District shall install all necessary telemetering equipment to connect these stations to the City's SCADA system at the Wastewater Treatment Facility located at 900 South Worthington Street. The equipment shall be compatible with the equipment presently used in the Oconomowoc collection system. All initial costs associated with the telemetering including the programming and configuring of the City's SCADA system shall be paid by the District.

D. FLOW VOLUMES AND CHARACTERISTICS

Wastewater flows shall be accepted only from properties within the "Service Area" as defined in Exhibit A. The parties agree that the wastewater generated by all connections within the District shall be of normal domestic strength as defined in Chapter 13 of the

City's Municipal Code. Flows with strength characteristics higher than the stated limits shall be pretreated or corrected at the source prior to entry into any interceptor sewer or collector sewer connected to the City's sewerage system. For purposes of billings to the District, flow volumes shall be based on the master flow meter(s) described in Section C. Measurements of wastewater flow will be based upon monthly flow meter readings.

E. CONSTRUCTION COSTS

All costs for the planning, design and construction of the collection system and interceptor shall be paid by the District. Upon completion of the construction of the wastewater collection system and interceptor by the District, the City shall thereafter be obligated and required to operate, maintain and repair the collection system and interceptor pursuant to and in compliance with the terms of this Agreement.

F. SEWERAGE SERVICE

(1) The District hereby agrees to comply with Chapter 13 of the City's Municipal Code now in existence or enacted or amended at any time during the existence of this agreement or any extension thereof. The City agrees that any sewer use ordinance enacted or to be enacted or amended will treat users in the District the same as users in the City, except as otherwise specifically provided herein.

(2) District shall adopt, as soon as practicable, a sewer use ordinance substantially in conformance with Chapter 13 of the City's Municipal Code. Such sewer ordinance shall require all users of the District's system to comply with all

applicable ordinances, rules and regulations of the City and District shall strictly enforce said regulations.

(3) The parties agree that the City shall have the right to inspect all users within the District and if, from any inspection, it is determined by the City that any deleterious waste is improperly entering the system, or that either the District or an individual user is violating any ordinance rule or regulation or this agreement, the user and the District will be notified in writing and shall be required to cease and desist such discharge immediately in the case of deleterious waste and within five days if some other violation. In the event the District or user fail to take corrective action (or in the alternative to satisfactorily assure the City that corrective action will be taken within a specified period of time), the City shall pursue any and all remedies available to achieve compliance. District agrees that federal, state and local regulations regarding pretreatment of those industrial wastes demanding such pretreatment shall be rigidly monitored and enforced upon the applicable industrial dischargers by the District.

G. SEWER SERVICE CONNECTIONS

(1) No connections shall be made to the District collection system without prior written notice to the City. The Town agrees that it will ensure that no plumbing permits are issued for any improvement which involves new connections to the

sewerage system unless the applicant first pays applicable fees and written notice has been given to the City.

(2) The City shall have the right to inspect the District and Town building permit records to ensure compliance with this agreement. The City shall also have the right to inspect any work performed relating to sewer service connections. All connections to the system shall meet the requirements of Section 13 of the Municipal Code of the City.

H. BILLING DATES AND PROCEDURES

(1) The City is providing wastewater treatment and collection and interceptor system operation and maintenance services to the District and the District shall be liable for payment of all charges relating to these services. The District will be billed for sewer service as provided for in Section I of this agreement. In addition, the District shall be billed for Sewer Availability Charges and North Interceptor Connection Fees as provided for in Section L and License Fees as provided for in Section J. The City shall bill the District on a monthly basis for all charges, except for License Fees, which will be billed on an annual basis. All invoices shall be paid in full within 20 days after the date of billing. If payments are not made as required, the account shall be considered delinquent. Delinquent payments shall be subject to the same penalties and charges assessed by the City to City residents who are delinquent in the payment of sewer charges. The City

shall have the right to withhold approval of any sewer extensions or new connections to the system while bills are delinquent.

(2) The District shall provide, on a monthly basis, a customer billing summary, which shows the number of customers being served by the District. The City shall have the right to inspect the District customer billing records to ensure compliance with this agreement.

I. SEWAGE TREATMENT RATES

(1) Sewage treatment rates have been set by mutual agreement of the City and the District after consideration by the District of its desire to obtain service for the District residents notwithstanding their inability to do so, and the City's agreement to provide service to the District, all for the protection of area ground water, preservation of water resources, public health, safety and welfare, and for the continued improvement of the environment in the Oconomowoc area. Of specific and paramount importance in arriving at the sewage treatment rates, the District acknowledges that by providing outside sewage service to the District, the City is diminishing the prospects of growth to the east of its present boundary. In addition, the City will be allowing competing businesses and industries to be served by sanitary sewer.

(2) The District and City users shall each pay a proportionate share, based on flow, for the operation and maintenance costs, including DNR-mandated replacement

fund expenses, for the entire system including the City's wastewater treatment facility, collector sewers and interceptor system and the District's collector sewers and interceptor system.

(3) The sewer user charge rate shall be applied to the total wastewater flow as metered at the District connection point.

(4) For the recovery of the capital costs associated with the City's wastewater treatment facility, collector sewers, and interceptor system, the District shall pay a capital cost recovery rate. This rate represents the District's equitable and proportionate share of depreciation and rate of return on the City's wastewater treatment facility, collection system and interceptor system. The capital cost recovery rate shall be computed in accordance with the methodology outlined in Exhibit C. The City shall not charge the District for any capital costs, including but not limited to those associated with the City's wastewater treatment facility collector system, and interceptor system, by use of any method other than that set forth in Exhibit C and Section I (2) of this Agreement without the consent of the District.

J. LICENSE FEES

(1) In recognition of the receipt of sanitary sewerage service without requiring annexation to the City, the District shall pay the City an annual license fee for the consideration of service.

(2) The annual license fee for 2000 shall be $65.51 per residential equivalent connection (REC) and shall escalate by 4% per year. The District shall report to the City by January 31 of each license year period the number of customers and corresponding residential equivalent connections, the determination of which shall be based on the methodology described in Chapter 13 of the City's Municipal Ordinances.

(3) The license fees shall be due and payable to the City by March 31 of the calendar year for which the license fee applies. Any payment that is not made shall be subject to the same interest and penalties the City may impose against City residents.

K. TREATMENT PLANT EXPANSION AND TREATMENT PROCESS IMPROVEMENTS

(1) It is understood by the District that the City's wastewater treatment facility is considered a regional facility and accordingly the potential exists for future agreements by the City for treatment of wastewater originating in other municipalities, or sanitary and utility districts created therein. Additions to the capacity of the wastewater treatment facility or interceptors, consistent with upgraded treatment processes as required by Department of Natural Resources and the Environmental Protection Agency (EPA) or caused by growth, may be necessary in the future.

(2) Inasmuch as the City is not reserving capacity for the District or any other entity to be served, and is therefore not intending to sell reserve capacity, any wastewater treatment facility expansion or interceptor extension shall be financed by the City. The District capital contribution towards future capital requirements will be done in accordance with the methodology specified in Exhibit C. Notwithstanding any other provision of this agreement, the City shall not be permitted to levy or collect any charges against the District or the property therein based upon property value.

(3) If improvements to the wastewater treatment facility or the addition of a specific process for treating wastewater is required due to the treatment of wastewater from a user within the District, the total of such expense shall be paid for by the District.

L. SEWER AVAILABILITY CHARGES AND NORTH INTERCEPTOR CONNECTION FEES

(1) Sewer availability charges shall be levied pursuant to City of Oconomowoc Ordinances. It is agreed that the City shall establish a Residential Equivalent Connection Schedule so that charges and fees may be properly allocated to all non-residential users. The basis for the schedule shall be average residential water consumption, with the standard being one (1) REC per single family residential user. The Residential Equivalent Connection Schedule is attached hereto and

incorporated herein by reference as Exhibit D. Notwithstanding any other provision of this Agreement, the City shall not be permitted to levy or collect any charges against the District or the property therein based upon property value.

(2) A North Interceptor Connection Fee shall also be levied on all new connections to the sewer system. The fee shall be set at an amount equal to that of the North Interceptor Impact Fee as established Chapter 13 of the City's Municipal Ordinances.

(3) Each month, the District shall provide records to the City of all plumbing permits issued in the previous month for connection to the District's sewerage system. The Sewer Availability Charges and North Interceptor Connection Fees for all new connections within a given month will be billed to the District at the end of the month and shall be paid by the District according to the billing dates and procedures set forth in Section H of this Agreement.

M. DISPUTES

The parties hereto agree to be bound by the provisions of Section 66.076(9) of the Wis. Stats. in the resolution of any dispute concerning the interpretation of this agreement or the rates, rules and practices of the parties.

N. PENALTIES

District agrees that in the event of any violation of this agreement or the City's Municipal Ordinance, and after notice as provided in Section F, penalties may be assessed as allowed by Chapter 13 of the City's Municipal Code for each violation, with each day of continued violation considered as a separate "offense" for which an additional penalty assessment would be due. All such penalties shall be paid at the time the next monthly billing is due and payable.

O. BOOKS AND RECORDS

The District and the City shall keep accurate books, records, and accounts of costs, expenses, expenditures, and receipts as they pertain to this Agreement. Upon reasonable notice, either party shall be entitled to examine any and all such books and records. Either party may request an annual certified audit report of the books and records of the other party.

P. EFFECTIVE DATE

The effective date of this Agreement shall be the date upon which it is executed by the parties.

Q. TERM OF CONTRACT; REMEDIES

(1) This contract shall be in effect for three year periods commencing on the 1st day of January, 2000 and automatically renewed on January 1st of each three year increment thereafter, unless the contract is terminated by mutual agreement.

(2) In addition to the penalties provided herein, and in the event of violation of the terms of this Agreement or of any rule and regulation of the Wisconsin Department of Natural Resources or the United States Environment Protection Agency, or other authority having legal jurisdiction in these matters, either party may sue in any court of record for declaratory judgment or other relief as may be provided by law.

R. EFFECT OF AGREEMENT

The City and District recognize that this Agreement is the product of a unique set of circumstances. Accordingly, it is mutually acknowledged that many of the provisions contained herein are unique unto themselves and should not be seen as precedent for any future agreement between the City and other entities.

S. SEVERABILITY

If any clause, provision, or section of this Agreement be declared invalid by any Court of competent jurisdiction, the invalidity of such clause, provision or section shall not affect any of the remaining provisions.

T. BINDING AGREEMENT

This Agreement is binding upon the parties hereto and their respective successors and assigns.

Signed by the City of Oconomowoc this 17 day of Aug., 1999

CITY OF OCONOMOWOC

By: J. Thomas Foti
Mayor

ATTEST:

Jennifer J. Staude
Deputy Clerk

Signed by the Town of Oconomowoc Utility District No. 1 this 25th day of August, 1999.

TOWN OF OCONOMOWOC
UTILITY DISTRICT NO. 1

By: [signature]
President

ATTEST:

Nancy Lien

Signed by the Town of Oconomowoc this 25th day of August, 1999.

TOWN OF OCONOMOWOC

By: _____
Chairman

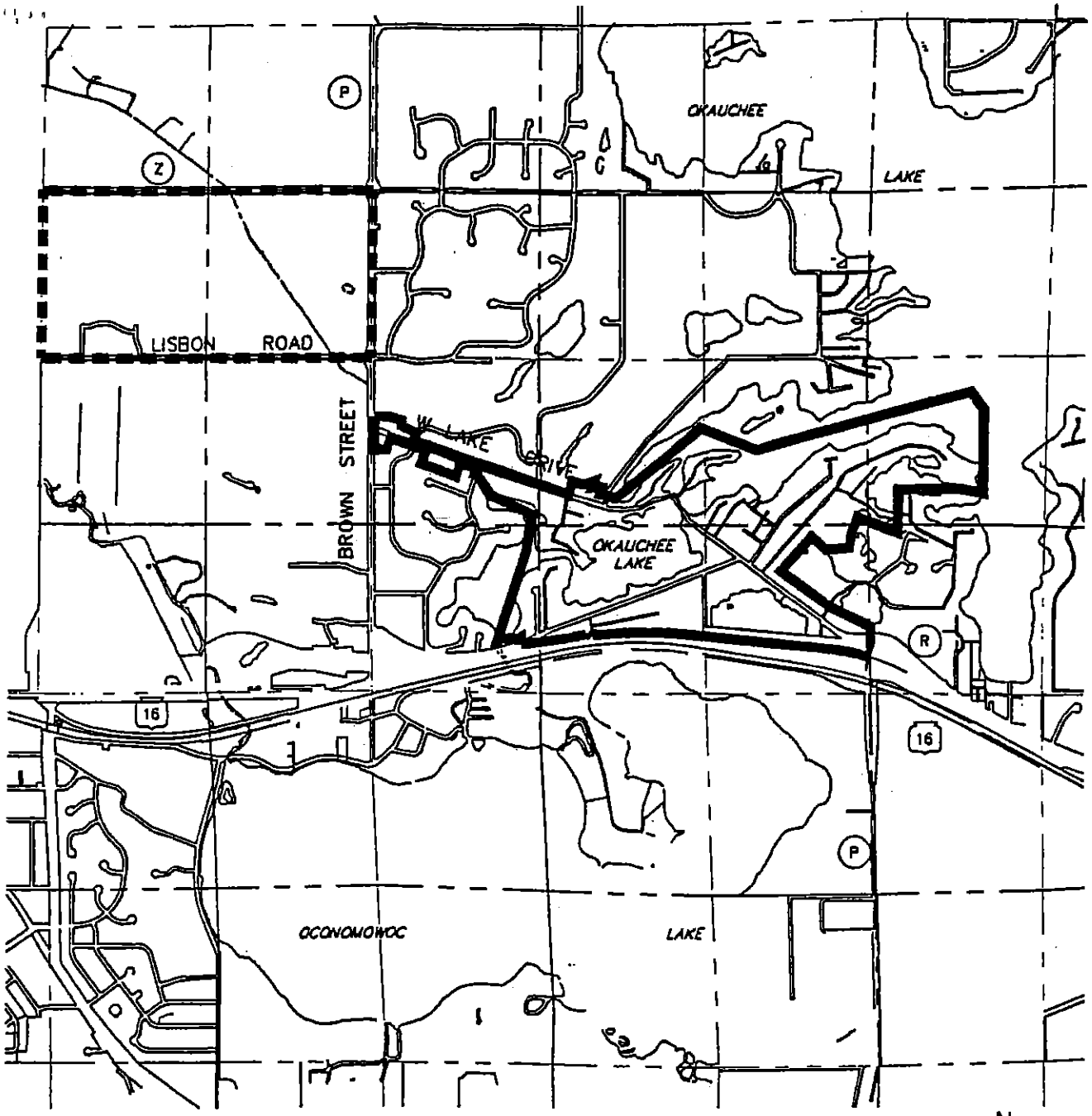
ATTEST:

_____

Contract approved by the City of Oconomowoc by action of the Common Council on August 17, 1999.

Contract approved by the Town of Oconomowoc Utility District No. 1 by action of the Utility District on August 25, 1999.

Contract approved by the Town of Oconomowoc by action of the Town Board on August 25, 1999.



TOWN OF OCONOMOWOC UTILITY DISTRICT #1 SEWER SERVICE AREA

LANDS AGREED NOT TO BE DEVELOPED WITHOUT A PUBLIC SEWER SYSTEM

N
W E
S

Ruekert | Mielke
Professional Engineers
Registered Land Surveyors
W239 N1812 Rockwood Drive
Waukesha, Wisconsin 53188 (414) 542-5733

EXHIBIT A

SEWER SERVICE AREA

TOWN OF OCONOMOWOC
WAUKESHA COUNTY, WISCONSIN

© COPYRIGHT 1999 RUEKERT & MIELKE INC

DESIGNED BY WJM	DRAFTED BY JJD	CHECKED BY	SCALE NONE	DATE AUG. 1999	FILE NAME ZCPLSYS4	PROJ NO 80-35001

Kuekert | Mielke

Professional Engineers
& Registered Land Surveyors since 1946

EXHIBIT B

Revised September 22, 1998
August 27, 1998

LEGAL DESCRIPTION
Town of Oconomowoc Utility District No. 1

For: Town of Oconomowoc

All that part of the, Northeast one quarter of Section 34, Northwest one quarter of Section 35, Northeast one quarter of Section 35, Southwest one quarter of Section 35, Southeast one quarter of Section 35, Northwest one quarter of Section 36, Northeast one quarter of Section 36, Southwest one quarter of Section 36 and Southeast one quarter of Section 36, Township 8 North, Range 17 East, Town of Oconomowoc, Waukesha County, Wisconsin, being bounded and described as follows:
Commencing at the Northwest corner of said Section 35; thence South 00°39'47" East, along the West line of the Northwest one quarter of Section 35 and centerline of CTH "P", 908.05 feet to the point of beginning of lands, hereinafter described; thence North 89°20'13" East, 50.00 feet to the Easterly right-of-way CTH "P" said point being the Northwest corner of lands designated (Tax Key No. OCOT 0570.996); thence East along the North line of said lands and lands designated by Tax Key No. OCOT 0570.995, 207.02 feet; thence Southeasterly along the Northerly line of lands designated by Tax Key No. OCOT 0570.994 and Tax Key No. OCOT 0570.993, 230.63 feet to a point on the West line of Lot 2 in "Imperial Point", a recorded plat; thence South, 85.01 feet to the Northwest corner of Lot 1 in said plat; thence South 62°06'00" East along the Northeasterly line of said Lot 1 and the Southeasterly extension thereof of, 321.32 feet to the Easterly right-of-way line of Hill Road; thence Southwest along the Easterly right-of-way line of Hill Road and the arc of a curve to the left 17.02 feet, radius of 127.54 feet and chord bearing South 24°04'30" West; thence South 20°15'00" West, 95.00 feet to the Northeasterly right-of-way line of West Lake Drive; thence South 69°45'00" East along the Northeasterly right-of-way line of West Lake Drive, 636.21 feet to the West line of Lot 16 in "Holmestead Country Estates", a recorded plat; thence continuing along the Northeasterly right-of-way of said road the following described courses: South 70°17'39" East, 14.47 feet; South 71°59'39" East, 977.67 feet; and South 73°10'39" East, 422.22 feet to the Easterly right-of-way line of Nelson Drive; thence South 00°32'28" East along the Easterly right-of-way line of Nelson Road, 15.72 feet to the Northeasterly right-of-way line of West Lake Drive; thence South 72°25'48" East, along said Northeasterly highway right-of-way line on a line lying 24.75 feet Northeast, as measured normal to the centerline of said road, 460 feet more or less to the Southwesterly extension of Lot 1 on CSM No. 6618 as recorded in Volume 55, Pages 97 to 99, inclusive of Certified Survey Maps as Document No. 1689922; thence North 17°34'12" East, 15.25 feet to the most Westerly corner of Lot 1 on CSM No. 6618; thence continuing North 17°34'12" East along the Westerly line of said Lot 1, 200.00 feet; thence South 72°25'48" East, along the Northerly line of said Lot 1, 180.00 feet, to the most Easterly corner of said Lot 1; thence North 73°52'00" East, 180.28 feet to a point on the Westerly line of Lot 1, CSM No. 4976

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recorded in Volume 40, Pages 237 to 239, inclusive of Certified Survey Maps as Document No. 1357244; thence South 17°34'12" West, along said Westerly line, 100.00 feet; thence North 81°54'48" East, 87.18 feet; thence South 74°28'48" East, 60.00 feet; thence South 15°43'40" West, 112.88 feet; thence South 73°59'00" East, 145.50 feet to the Easterly right-of-way line of North Lake Drive; thence Northeasterly along said right-of-way line to a point which lies North 16°30'00" East, 213.84 feet of the Northerly right-of-way line of West Lake Drive, said point being the Northerly corner of lands as recorded on Reel 2357, Image 829 as Document No. 2177713 (Tax Key No. OCOT 0569.989.001); thence South 70°15'00" East along the Northeasterly line of said lands, 182.16 feet to the West line of the East one half of the Northeast one quarter of Section 35 located at the West end of Okauchee Lake; thence across the waters of Okauchee Lake the following described courses: North 51°30'00" East, 1800.00 feet; South 70°00'00" East, 1050.00 feet; North 77°30'00" East, 3600.00 feet; South, 1540.00 feet; and North 80°00'00" West to a point along the centerline of the channel into Tierney Lake, 500.00 feet; thence North 89°00'00" West, 850.00 feet to a point on the waters of Tierney Lake; thence Southerly 50 feet more or less to the Northeast corner of lands recorded on Reel 374, Image 1250, (Tax Key No. OCOT 0573.998); thence South along the East line of said lands, 435.6 feet to a point on the Easterly extension of the Southerly right-of-way line of Peterson's Drive as platted in Tierney Subdivision; thence North 87°00'00" West along said extension and the Southerly right-of-way of Peterson's Drive, 300.00 feet to the Northeast corner of Lot 20 in Tierney's Subdivision; thence South 18°00'00" East, along the Easterly line of said Lot 20, 167 feet to the Southeast corner of Lot 20 in said plat; thence Southeast, 75.00 feet more or less to the most Northerly corner of lands recorded on Reel 583, Image 504 (Tax Key No. OCOT 0576.998); thence South 19°14'00" West, 299.37 feet; thence North 64°00'00" West, 465 feet more or less to a point at the most Easterly corner of lands designated by Tax Key No. OCOT 0575.997; thence South 10°30'00" West, 220.00 feet; thence South 87°30'00" West, 385 feet more or less to the Southwesterly line of lands designated by Tax Key No. OCOT 0575.998; thence North 47°00'00" West along said Southwesterly line, 295.00 feet to the Southeasterly line of "State Road Addition", a recorded plat; thence South 43°00'00" West along said subdivision line, 630.00 feet; thence South 45°45'00" West, 82.50 feet to the most Northerly corner of Lot 25 in said plat; thence South 52°15'00" East along the Northeasterly line of Lots 25 to 43, inclusive in said plat, 936.50 feet to the Westerly right-of-way line of Road "P" (Gietzen Road); thence Northeasterly along the Northwesterly and Northerly right-of-way line of Road "P" (Gietzen Road) 605.00 feet; thence Southeast, 30.00 feet to the Northeast corner of lands designated by Tax Key No. OCOT 0575.956; thence Southeast across a portion of School Pond to a point on the East line of the Southwest one quarter of said section 36, said point lying North 00°57'13" West, 1400 feet from the South one quarter corner of Section 36; thence South 00°57'13" East along the East line of the Southwest one quarter of Section 36 (South one quarter line) 550.00 feet; thence Northwesterly and Southwesterly along the Northwesterly right-of-way line of STH "16", 5290 feet more or less to the West line of the Southeast one quarter of said Section 35 (South one quarter line); thence North 00°37'40" West, along the West line of the Southeast one quarter of Section 35; 158 feet more or less to a point on the Northeasterly extension of the Northwesterly right-of-way line of Wisconsin Avenue; thence Southwesterly on said Northeasterly extension, 70.4 feet more or less to

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the Westerly right-of-way line of Lakeview Court; thence Southwesterly along the arc of a curve and the Northwesterly right-of-way of Wisconsin Avenue 253 feet more or less to the West line of Lot 3 on Certified Survey Map No. 882 recorded in Volume 6, Page 8 and 9 of Certified Survey Maps as Document No. 722624 (except that part of Lot 3 acquired for additional highway purposes); thence North 00°11'21" East along the West line of Lot 3, 60 feet more or less; thence South 57°33'21" West, 83.00 feet; thence North 65°15'46" West along the Southwest line of said Lot 3 and extension therefore, 175.00 feet to a point on the waters of Upper Oconomowoc Lake; thence across the waters of Upper Oconomowoc Lake the following courses: due North, 700.00 feet; North 21°30'00" East, 1250 feet and Northwesterly 790 feet more or less to the Northwesterly shore line of Upper Oconomowoc Lake, said point being the Southerly corner of Lot 7 in "Upper Oconomowoc Lake Subdivision", a recorded plat; thence Northwest along the Southwesterly line of said Lot 7, 323.51 feet to the Southeasterly right-of-way line of Lakeshore Drive; thence Northeast along the Southeasterly line of Lakeshore Drive, 82.00 feet to the Southwesterly right-of-way line of West Lake Drive; thence Northwest along the Southwesterly right-of-way line of West Lake Drive, 330.00 feet to the Northeast corner of Lot 77, in "West Addition To Upper Oconomowoc Lake", a recorded plat; thence Southwest along the Southeasterly line of said Lot 77, 213.00 feet; thence Northwest along the Southwesterly line of Lots 77, 78, 25 and 26 in said plat, 585.52 feet; thence Northeast along the Northwesterly line of Lot 26 in "West Addition To Upper Oconomowoc Lake", 213.00 feet to the Southwesterly right-of-way line of West Lake Drive; thence Northwest along said right-of-way line, 587.00 feet to the Northeast corner of Lot 22 in said plat; thence Southwest, 188.24 feet along the Southeasterly line of Lot 22; thence Westerly along the South line of Lot 22 and the Westerly extension thereof, 385.00 feet to the Westerly right-of-way line of CTH "P"; thence North 00°39'47" West along the Westerly right-of-way line of CTH "P", 521.13 feet; thence North 89°20'13" East, 50.00 feet to the East line of the Northeast one quarter of said Section 34 (centerline of CTH "P") and the point of beginning.

Richard C. Guenther

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Fax (414) 542-5631

EXHIBIT C
CITY OF OCONOMOWOC
CAPITAL RECOVERY FORMULA FOR CONTRACT COMMUNITIES

RECOVERY OF INTEREST COSTS

1. Subtract from the investment in fixed assets the amount of contribution in aid of construction (net amortized state and federal grants plus net amortized contract community capital contributions-see Item 17) to yield the amount of investment in fixed assets.

2. Determine the amount of existing long term debt.

3. Divide the amount of long term debt by the net local investment in fixed assets to yield a percentage of long term debt.

4. Determine annual interest cost on long term debt.

5. Determine the composite interest rate on debt by dividing interest cost (4) by existing long term debt (2).

6. Multiply the percentage ratio of long term debt (3) times the composite interest rate on debt (5) to determine the rate of recovery of long term debt.

7. Determine Net Investment Rate Base from step 18.

8. Determine recovery of interest costs by multiplying the rate of recovery of long term debt (6) by the Net Investment Rate Base (7).

RETURN ON DEBT FREE EQUITY

9. Determine Debt Free Equity by subtracting long term debt (2) from Investment in fixed assets (local funds) (1).

10. Divide the amount Debt Free Equity (9) by the Investment in fixed assets (local funds) (1) to yield a percentage ratio of debt free equity to assets.

11. Debt free equity rate of return is fixed for the term of the contract at 8.50%.

12. Determine the rate of return on debt free equity by multiplying the ratio of debt free equity (10) by 8.50% (11).

13. Determine Net Investment Rate Base from step 18.

14. Determine the return on debt free equity by multiplying the rate of return on debt free equity (12) by the Net Investment Rate Base (13).

15. Total Rate of Return is the sum of rate of recovery of interest costs (6) and rate of return on debt free equity (12).

RATE BASE DETERMINATION

16. Determine the City's total investment in fixed assets including construction work in process for which payments to the contractor have been made.

17. Deduct from this amount the sum of:
    a. Accumulated depreciation (net of accumulated DNR designated replacement funds)
    b. Contributions in aid of construction
        1. State and federal grants net of amortization.
        2. Contract community capital contributions net of amortization.

    NOTE: Amortization all be based upon average annual WWTF depreciation rate.

18. Subtract the sum of the deductions from the facilities cost to yield a Net Investment Rate Base.

19. Total Rate of Return from line 15.

20. Multiply the total rate of return (15) times the rate base (18) to yield a total return on investment.

21. Determine the annual depreciation of fixed assets.

22. Determine the estimated number of gallons to be treated by the City WTF during the budget year.

23. Divide the total return on investment (20) by the amount of gallons treated (22) to yield a cost per thousand gallons. Divide the total depreciation (21) by the amount of gallons treated (22) to yield a cost per thousand gallons. Add the two rates to yield a total rate per thousand gallons to be charged to the contract communities based on the number of gallons each community discharges to the City.

24. Bill a community for their flow times the rate per thousand gallons. The flow rate per thousand gallons for wastewater treatment and interceptors only would be applied to the community's flow. Blackhawk Sanitary District would be billed the collection system flow rate as the sewage from the District is conveyed to the wastewater treatment plant through the City's collection system.

EXHIBIT "D"

RESIDENTIAL EQUIVALENT CONNECTION TABLE

FOR EXTRATERRITORIAL CUSTOMER CONNECTION CHARGES

For unmetered users of the sewerage system the following table shall be used to determine the Residential Equivalent Connection (REC) or estimated gallons of wastewater discharged to the sewerage system.

RESIDENTIAL USERS	REC
Condominium	1.0
Single family home	1.0
Duplex	2.0
Multiple Family (2 bedrooms)	1.0/unit
Multiple Family (1 bedroom or less)	0.75/unit

For unmetered commercial and industrial users of the sewerage system their wastewater flow shall be determined from the following table unless the City of Oconomowoc Director of Public Works determines that the information in the tables does not accurately reflect the users wastewater discharge to the sewerage system in which case the Director of Public Works will assign a wastewater flow to the user. The REC may be determined by dividing the wastewater flow obtained from the table by the flow of the average residential user. The average residential user is defined as contributing 73.000 gallons of wastewater per year with a BOD and suspended solids concentration of 250 mg/l and 270 mg/l. respectively. For non-residential type wastes which have a BOD or suspended solids concentration in excess of domestic wastes the REC shall be established by the Director of Public Works taking into account the strength of the wastes. The minimum REC for any account shall not be less than 1.00 REC. Upon completion of the REC computations all REC's will be rounded up to the nearest 0.25 REC.

SIC CODE	DESCRIPTION	GALLONS PER EMPLOYEE HOUR
0742	Veterinary Services for Animal Specialities	20.0
0752	Animal Specialty Services	16.0
0782	Lawn and Garden Services	10.0
1446	Industrial Sand	5.0
1521	General Contractors - Residential	2.3
1541	General Contractors - Ind. Bldgs. & Warehouses	2.3
1611	General Contractors - Public Works	2.3
1711	Plumbing, Heating & Air Conditioning	2.3
1731	Electrical Work	2.3
1761	Roofing and Sheet Metal Work	2.3
1799	Special Trade Contractors, N.E.C.	2.3
2013	Sausage & Other Prepared Meats	110.0

SIC CODE	DESCRIPTION	GALLONS PER EMPLOYEE HOUR
2065	Candy and Other Confectionery Products	50.0
2087	Flavoring Extracts & Syrups, N.E.C.	75.0
2394	Canvas and Related Products	2.3
2431	Millwork	5.0
2434	Wood Kitchen Cabinets	5.0
2522	Metal Office Furniture	2.3
2721	Periodicals: Publishing & Printing	10.0
2731	Books: Publishing & Printing	10.0
2751	Commercial Printing, Letterpress & Screen	10.0
2752	Commercial Printing, Lithographic	10.0
2789	Bookbinding and Related Work	10.0
2795	Lithographic Platemaking & Related Services	25.0
2819	Industrial Inorganic Chemicals, N.E.C.	10.0
2834	Pharmaceutical Preparations	10.0
2841	Soap & Other Detergents	15.0
2893	Mfg. of Printing Ink	30.0
2899	Chemicals & Chemical Preparations, N.E.C.	10.0
3079	Misc. Plastics Products	85.0
3111	Leather Tanning & Finishing	345.0
3272	Concrete Products, Except Block & Brick	35.0
3273	Ready-Mixed Concrete	90.0
3293	Gaskets, Packings, and Sealing Devices	2.3
3325	Steel Foundries, N.E.C.	115.0
3341	Secondary Smelting and Refining of Nonferrous Metals	2.7
3441	Fabricated Structural Metal	25.0
3442	Metal Doors, Sash, Frames, Molding and Trim	2.3
3444	Sheet Metal Work	40.0
3451	Screw Machine Products	10.0
3462	Iron and Steel Forgings	5.0
3469	Metal Stampings, N.E.C.	5.0
3471	Electroplating, Plating, Polishing, Anodizing, etc.	50.0
3479	Coating, Engraving and Allied Services, N.E.C.	100.0
3495	Wire Springs	2.3
3498	Fabricated Pipe & Fittings	2.3
3499	Fabricated Metal Products, N.E.C.	25.0
3531	Construction Machinery & Equipment	5.0
3544	Spec. Dies & Tools, Die Sets, Jigs & Fixtures, Molds	10.0
3562	Ball and Roller Bearings	5.0
3565	Industrial Patterns	5.0
3569	General Industrial Machinery & Equipment, N.E.C.	4.0
3576	Scales and Balances, Except Laboratory	2.3
3599	Machinery, Except Electrical, N.E.C.	10.0
3613	Switchgear & Switchboard Apparatus	5.0
3632	Household Refrigerators and Home and Farm Freezers	2.3
3694	Electrical Equipment for Internal Combustion Engines	2.3
3714	Motor Vehicle Parts & Accessories	75.0
3999	Manufacturing Industries, N.E.C.	2.3
4141	Local Passenger Transportation Charter Service	2.3
4151	School Buses	2.3
4212	Local Trucking Without Storage	10.0
4213	Trucking, Except Local	2.3

SIC CODE	DESCRIPTION	GALLONS PER EMPLOYEE HOUR
4225	General Warehousing and Storage	2.3
4311	U.S. Postal Service	2.3
4722	Travel Agency	2.3
4811	Telephone Communication	2.3
4832	Radio Broadcasting	2.3
5042	Toys and Hobby Goods & Supplies	2.3
5063	Electrical Apparatus & Equipment	2.3
5064	Electrical Appliances	2.3
5072	Hardware - Wholesale Distribution	2.3
5082	Construction and Mining Machinery and Equipment	2.3
5084	Industrial Machinery & Equipment	2.3
5142	Frozen Foods	10.0
5149	Wholesale Groceries & Related Products, N.E.C.	10.0
5199	Wholesale Non-Durable Goods, N.E.C.	10.0
5211	Lumber & Other Building Materials Dealers	2.3
5231	Paint, Glass, Wallpaper	2.3
5251	Hardware - Retail Sales	2.3
5261	Retail Nurseries Lawn & Garden Supply Stores	10.0
5271	Mobile Home Dealers	2.3
5311	Department Stores	2.3
5331	Variety Stores	2.3
5411	Grocery Stores with Meat & Produce Dept.	16.0
5412	Grocery Stores without Meat & Produce Dept.	6.0
5441	Candy, Nut, and Confectionery Stores	10.0
5462	Retail Bakeries - Baking and Selling	10.0
5499	Miscellaneous Food Stores	2.3
5511	Motor Vehicle Dealers	5.0
5531	Auto and Home Supply Stores	2.3
5541	Gasoline Service Stations	15.0
5551	Boat Dealers	5.0
5611	Clothing Stores	2.3
5661	Shoe Stores	2.3
5681	Furriers & Fur Shops	5.0
5711	Furniture, Floor Coverings, Appliances	2.3
5812	Eating Places (Restaurants)	20.0
5813	Drinking Places (Taverns)	45.0
5912	Drug Stores and Proprietary Stores	2.3
5921	Liquor Stores	2.3
5931	Used Merchandise Stores	2.3
5941	Sporting Goods Stores & Bicycle Shops	2.3
5942-9	Miscellaneous Stores	2.3
5992	Florists	10.0
5999	All Other Retail Stores	2.3
6022-59	Banks	2.3
6122-63	Savings & Loans	2.3
6311	Insurance Companies	2.3
6411	Insurance Agents	2.3
6512	Operators of Nonresidential Buildings	2.3
6515	Operators of Residential Mobile Home Sites	2.3
6531	Real Estate Agents and Managers	2.3
6553	Cemetery Subdividers and Developers	2.3

SIC CODE	DESCRIPTION	GALLONS PER EMPLOYEE HOUR
6722	Management Investment Offices	2.3
7211	Power Laundries, Family & Commercial	105.0
7212	Cleaning & Laundry Pick-up Stations	2.3
7215	Fac. Coin-Op Laundries & Dry Cleaning	910.0
7221	Photographic Studios	2.3
7231	Beauty Shops	16.0
7241	Barber Shops	10.0
7261	Funeral Service & Crematories	15.0
7299	Miscellaneous Services, N.E.C.	2.3
7311	Advertising Agencies, Employment Services	2.3
7332	Blueprinting and Photocopying Services	2.3
7361	Employment Agencies	2.3
7391	Research and Development Laboratories	10.0
7395	Photofinishing Labs	10.0
7512	Passenger Car Rental & Leasing, w/o Drivers	10.0
7531	Top and Body Repair Shop	5.0
7534	Tire Retreading & Repair Shops	20.0
7538	General Automotive Repair Shops	5.0
7542	Car Washes	115.0
7622	Radio & Television Repair	2.3
7699	Repair Shops and Related Services, N.E.C.	2.3
7832	Motion Picture Theatres, not Drive-Ins	20.0
7911	Dance Halls, Studios, and Schools	20.0
7922	Theatrical Producers	20.0
7933	Bowling Alleys	50.0
7992	Public Golf Courses	45.0
7997	Membership Sports & Recreation Clubs	75.0
7999	Roller Rinks, Gymnasiums, Museums	20.0
8011	Offices of Physicians	10.0
8021	Offices of Dentists	10.0
8031	Offices of Osteopaths	10.0
8041	Offices of Chiropractors	10.0
8051	Skilled Nursing Care Facilities	20.0
8091	Health and Allied Services, N.E.C.	10.0
8111	Attorneys	2.3
8211	Elementary & Secondary Schools	20.0
8221	Colleges, Universities & Prof. Schools	25.0
8231	Libraries, & Information Centers	20.0
8249	Vocational Schools, N.E.C.	20.0
8421	Aboreta, Botanical & Zoological Gardens	45.0
8621	Professional Membership Organizations	2.3
8641	Civic, Social and Fraternal Associations	15.0
8661	Religious Organizations (hours occupied only)	20.0
8699	Membership Organizations, N.E.C.	2.3
8911	Engineering, Architectural & Surveying Services	2.3
8931	Accountants	2.3
9199	General Government, N.E.C.	2.3
9221	Police Protection	2.3
9224	Fire Protection	2.3
9451	Administration of Veteran's Affairs	2.3
9999	All Offices, N.E.C.	2.3

NOTE: Parsonages should be regarded as single family residences.

AGREEMENT MODIFYING THE AGREEMENT FOR THE TREATMENT OF WASTEWATER BETWEEN TOWN OF OCONOMOWOC AND THE CITY OF OCONOMOWOC (§66.0301, formerly §66.30, Wis. Stats.)

This Agreement, entered into this 1st day of July, 2003, pursuant to §60.0301, Wis. Stats., by and between the Town of Oconomowoc, located in Waukesha County, Wisconsin, with principal offices located W359 N6812 Brown Street, Oconomowoc, Wisconsin 53066 (hereinafter called the "Town"), and the City of Oconomowoc, a municipal corporation organized and existing under the laws of the State of Wisconsin with principal offices located at 174 East Wisconsin Avene, Oconomowoc, Wisconsin 53066 (hereinafter called the "City").

WITNESSETH:

WHEREAS, the City and the Town entered into an intermunicipal agreement in September of 1999, which agreement was approved by the City on August 17, 1999, and by the Town on August 25, 1999, whereby the City agreed to provide sanitary sewer service to an area of the Town known as the Town of Oconomowoc Utility District No. 1 (Okauchee Area), hereinafter called the "District," located within the Town; and

WHEREAS, the sewer service area for which service was to be provided pursuant to said agreement was limited to said District as constituted in September of 1999 and as shown on Exhibit A and B of said original agreement;

WHEREAS, the September 1999 agreement provides that any change to the approved service area, land uses, densities or types of proposed users must be approved by the City of Oconomowoc Common Council; and

WHEREAS, the City did, by an additional intermunicipal agreement with the Town dated June 4, 2001, agree to the expansion of said service area and did agree to provide sewer service to the additional lands described on Exhibits A and B of said agreement dated June 4, 2001; and

WHEREAS, the City did, by an additional intermunicipal agreement with the Town dated June 18, 2002, agree to the expansion of said service area and did agree to provide sewer service to the additional lands described on Exhibit 1 and Map 1 of said agreement dated June 18, 2002; and

WHEREAS, the City has agreed to also provide sewer service to additional properties referenced in Exhibit 1 of this Agreement.

NOW THEREFORE, in consideration of the payment of One Dollar and other good and valuable consideration, to each in hand paid by the other, receipt of which is hereby acknowledged, and in further consideration of the covenants herein

contained and the benefits derived by each, the Town and the City contract and agree pursuant to §66.0301, Wis. Stats., as follows:

1. As provided in paragraph A of the September 1999 agreement titled General Intent, and amendments, modifications and addictions thereto, it is hereby agreed that the service area limits for the treatment by the City of wastewater from the Town of Oconomowoc and the Town of Oconomowoc Utility District No. 1 shall include the properties depicted on Exhibit 1 of this Agreement; and the Town is authorized and permitted to extend sewer service to properties within the area so depicted at such time and under such terms and conditions, and by means of a utility district or such other method, as the Town, in its sole discretion, shall determine; all subject, however, to the following:

A. The sewer service area has been expanded. Which properties receive sewer service within the expanded sewer service area shall be solely a Town decision. Extension of sanitary sewer within the expanded sewer service area, however, is subject to the limitations set forth in paragraph A.(1) of the September 1999 intermunicipal agreement and subsequent agreements between the Town and the City with regard to types of land uses and development density which existed as of the signing date of the September 1999 agreement.

B. The City grants one thousand one hundred fifty (1,150) residential equivalent connections (RECs) to serve the expanded sewer service area delineated on Exhibit 1 hereof. Any decision as to whether or not to grant additional REC's shall be made at the sole discretion of the City regardless of Wastewater Treatment Plant capacity.

C. Pursuant to this agreement and the aforementioned agreements, the areas now being served or contemplated to be served with sewer service and which the City agrees to serve and grants permission to be served, subject to the 1,150 limit on REC's, are as follows.

- The properties and uses existing at the time of the September 1999 agreement within the original Town of Oconomowoc Utility District No. 1 boundaries.
- The Bay Pointe Condominium development for which service was agreed to be extended by agreement dated June 4, 2001.
- The five properties lying north of West Lake Drive which the City agreed to serve by agreement dated June 18, 2002.
- The West Shore Drive single-family residential subdivision.
- The proposed Mission Lakes Condominium development, which is the former St. Joan of Arc property.
- The area depicted on Exhibit 1 of this agreement as the expanded sewer service area.

2. In all other respects, the terms and provisions of the September 1999 agreement and amendments, additions and modifications thereto shall remain in full force and effect.

3. Effect of Agreement. The City and the Town recognize that this Agreement is the project of a unique set of circumstances, as was the September 1999 sewer service agreement and amendments and additions thereto. Accordingly, it is mutually acknowledged that many of the provisions contained herein are unique unto themselves and should not be seen as precedent for any future agreement between the city and any other entities. Further, this Agreement is an intermunicipal agreement, authorized and made pursuant to Wisconsin law between the City of Oconomowoc and the Town of Oconomowoc only, and shall operate to establish and determine certain rights, duties and obligations only between the Town and the City. This Agreement shall not create in or convey any right or entitlement of any kind to any third party including, but not limited to, the owners of the lands referenced or encompassed herein.

4. All of the provisions of the preamble of this Agreement are incorporated herein and made a part of this Agreement by reference as though fully restated.

5. Effective Date. The effective date of this Agreement shall be the date upon which it is executed by the parties.

6. Binding Agreement. This Agreement is binding upon the parties hereto and their respective successors and assigns.

CITY OF OCONOMOWOC

By: _____
Gary Kohlenberg, Mayor

Attest: _____
Ardyce Senfleben, City Clerk

Dated: July 1, 2003

TOWN OF OCONOMOWOC

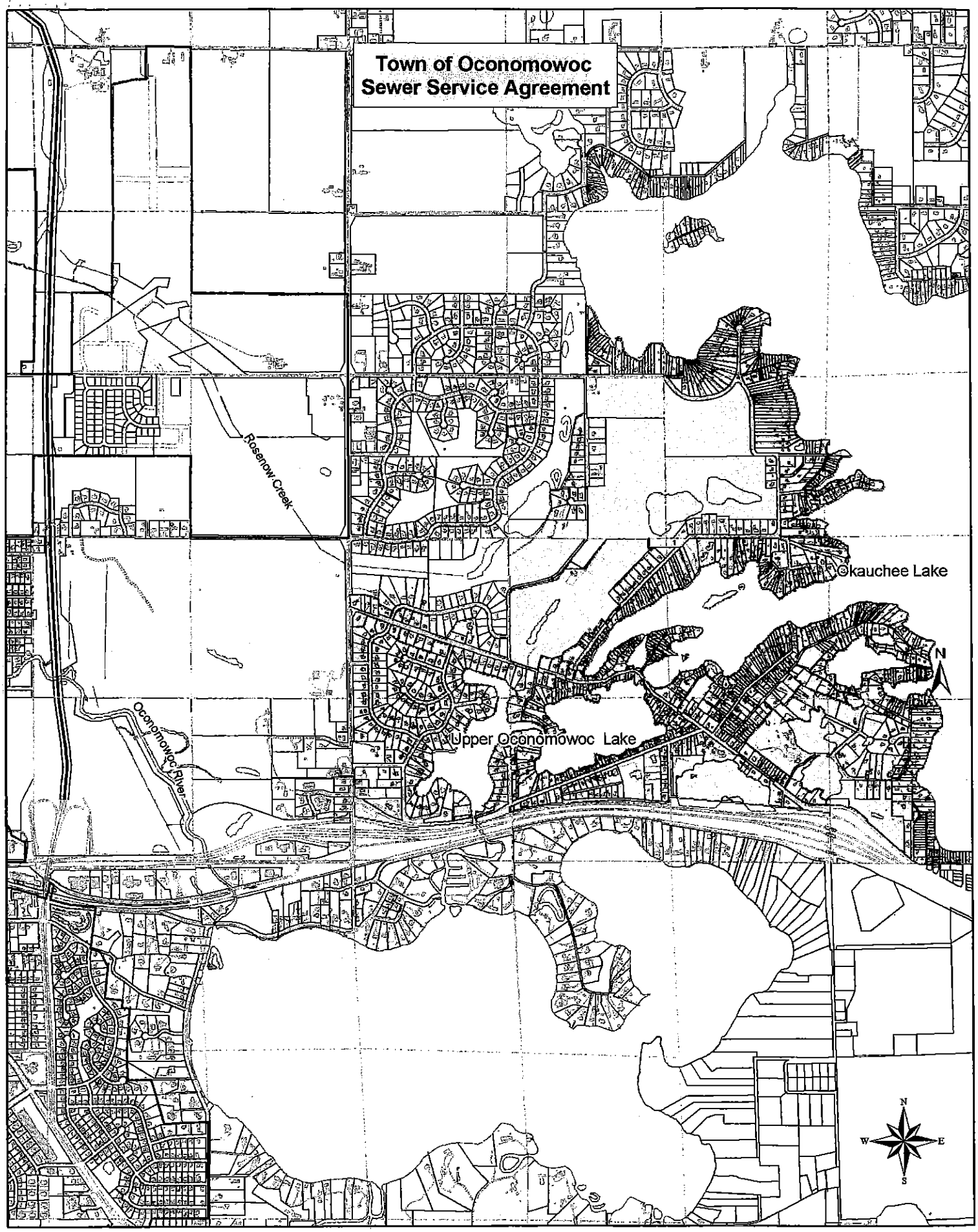
By: _____
Joseph St. Thomas, Chairman

Attest: _____
Christine Lemley, Town Clerk

Dated: July 7, 2003

Contract approved by the City of Oconomowoc by action of the Common Council on July 1, 2003.

Contract approved by the Town of Oconomowoc by action of the Town Board on July 7, 2003.



EXPANDED SEWER SERVICE AREA
"Exhibit 1"

CITY RESOLUTION NO. 03-R1607

TOWN RESOLUTION NO. 03-07-01

JOINT RESOLUTION OF THE CITY OF OCONOMOWOC AND TOWN OF OCONOMOWOC

WHEREAS, the Common Council of the City of Oconomowoc did on the 17th day of June, 2003 adopt a resolution with the same subject matter as this resolution, which resolution should now be repealed; and

WHEREAS, the City of Oconomowoc and Town of Oconomowoc have adopted resolutions expressing intent to prepare and agree upon a cooperative plan to set boundary lines between the municipalities pursuant to §66.0307, Wis. Stats.; and

WHEREAS, there have been preliminary discussions only concerning the proposed cooperative plan, and the cooperative plan has not yet been prepared; and accordingly, there has been no joint public hearing as is required under §66.0307, Wis. Stats.; and

WHEREAS, because there has been no cooperative plan prepared nor a joint public hearing, there has been no cooperative plan submitted to the Wisconsin Department of Commerce; and

WHEREAS, only after the joint public hearing required by §66.0307, Wis. Stats., are other boundary procedures for the alteration of municipal boundaries prohibited; and

WHEREAS, the parties hereby express their continued desire to prepare a cooperative plan for boundary adjustments between

themselves; and

WHEREAS, the property described on Exhibit A attached hereto is acknowledged by the Town of Oconomowoc to be within the future growth area of the City of Oconomowoc, and the annexation thereof by the City would be consistent with discussions to date on ultimate boundaries, notwithstanding the adoption by the City and Town of Joint Resolution No. 01-R1431 (City Resolution records), which at the time said resolution was adopted, specified that said property was to remain in the Town; and

WHEREAS, said property is located at the southwest corner of the intersection of CTH "P" and CTH "Z" and is now, by way of previously Town-approved annexations, surrounded by properties that have been annexed to the City; and

WHEREAS, good planning would dictate that said lands be annexed to the City; and

WHEREAS, the Town has requested the City to agree to enlarge and expand the areas of the Town to which the City will extend sewer service without annexation, in addition to the Town of Oconomowoc Utility District No. 1 and other areas of the Town to which the City has previously agreed to extend said services.

NOW THEREFORE, BE IT HEREBY RESOLVED:

1. The owner of the property described on Exhibit A has filed a petition for annexation to the City, upon adoption of this resolution, the boundary adjustments may proceed as though

said lands were never included within the proposed cooperative plan.

2. The City of Oconomowoc agrees to the extension of sanitary sewer, without annexation, to the areas of the Town depicted on the expanded sewer service area attached hereto as Exhibit B.

3. The total residential equivalent connections (RECs) granted to the Town shall be limited to 1,150 (1,150) within that expanded sewer service area, which includes the boundaries of the Town of Oconomowoc Utility District No. 1 and the other areas which the City has previously agreed shall be served in the lands referenced in Exhibit B attached hereto. The Town shall determine which properties shall be served within the areas to which the City has agreed to extend sewer service, and when and under what terms and conditions said service shall be provided or made available, and the Town shall also determine the number of RECs that shall be allowed or assigned to each property.

4. The limitation of 1,150 RECs for the aforementioned expanded sewer service area may only be increased at the sole discretion of the City of Oconomowoc.

5. As requested by the Town, the City of Oconomowoc hereby agrees to amend the City of Oconomowoc and Town of Oconomowoc intermunicipal agreement for sanitary sewer service entered into in September 1999 in order to expand the sanitary sewer service

area of the Town as described above, and to provide for entitlement of not more than 1,150 RECs for the Town including the Town of Oconomowoc Utility District No. 1, which RECs shall be determined according to the aforementioned Intermunicipal Agreement. This resolution, however, is conditioned and contingent upon the following:

A. The adoption by the City of Oconomowoc of an ordinance annexing the property described on the attached Exhibit A.

B. The execution of an amendment to the Intermunicipal Agreement pursuant to §66.0307, Wis. Stats., between the City of Oconomowoc and the Town of Oconomowoc wherein the City would agree to the expansion of the area to be served by sanitary sewer to include the property so designated and described on Exhibit B and setting forth the terms for such service.

C. In the event the Town contests said annexation ordinance this resolution shall be null and void.

6. This resolution is a joint resolution, which resolution is authorized by the City of Oconomowoc and the Town of Oconomowoc only and shall operate to establish and determine certain rights, duties and obligations only between said parties. This resolution shall not create in or convey any right or entitlement to sewer service to any third party including, but not limited to, the owners of the lands referenced herein.

7. All provisions contained in the preamble to this resolution are incorporated into and made a part of this resolution by reference.

BE IT FURTHER RESOLVED that efforts toward the completion of a proposed cooperative boundary plan shall proceed pursuant to the provisions of §66.0307, Wis. Stats., except for the property described on Exhibit A.

BE IT FURTHER RESOLVED that the resolution adopted by the common council of the City of Oconomowoc on June 17, 2003, which is resolution No. 03-R1599 be and the same is hereby repealed.

CITY OF OCONOMOWOC

By: _____
Gary Kohlenberg, Mayor

Attest: _____
Ardyce Senfleben, Clerk

Dated: July 1, 2003

TOWN OF OCONOMOWOC

By: _____
Joseph St. Thomas, Chairman

Attest: _____
Christine Lemley, Clerk

Dated: July 7, 2003

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL OF LOTS 1 AND 2 OF PROPOSED CSM LOCATED IN THE SE ¼ OF SECTION 27, T.8N, R.17E, IN THE TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WI

See attached Exhibit B

EXHIBIT B

BADGER BLUEPRINT COMPANY, INC. (262) 542-8200

FORM BBC-1

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 27, T.8N., R.17E., TOWN OF OCONOMOWOC AND CITY OF OCONOMOWOC, WAUKESHA COUNTY, WI.

SURVEYOR

MARK A. POWERS, RLS 1701
LAKE COUNTRY ENGINEERING, INC.
W364 N7401 COTTONWOOD COURT
OCONOMOWOC, WI. 53066
(262)662-9331

SURVEY FOR

ROSENOW CREEK, L.L.C.
1200 N. MAYFAIR RD, SUITE 150
MILWAUKEE, WI. 53226



Mark A. Powers
August 26, 2002
Revised 11/18/02
Revised 2/25/03

GENERAL NOTES :

1) WITHIN THE AREA OF THE VISION CORNER EASEMENTS, THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING OR SIGNS OR ANY OTHER STRUCTURES SHALL BE LIMITED TO 24" ABOVE THE CENTERLINE ELEVATION.

2) SEE PAGE 2 OF 6 FOR CURVE DATA TABLE

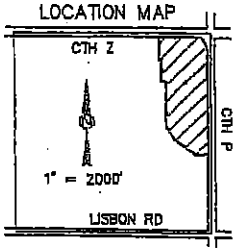
3) THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO C.T.H. P FROM ANY LOT ON THIS MAP.

4) ACCESS TO C.T.H. Z FROM LOT 1 SHALL BE LIMITED TO THE WEST 151' OF SAID LOT.

LEGEND

◉ – CONC MON W/ BRASS CAP
○ – 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS/LIN. FT.
_____ – CITY LIMITS LINE

LOCATION MAP



SE 1/4, SEC 27-8-17



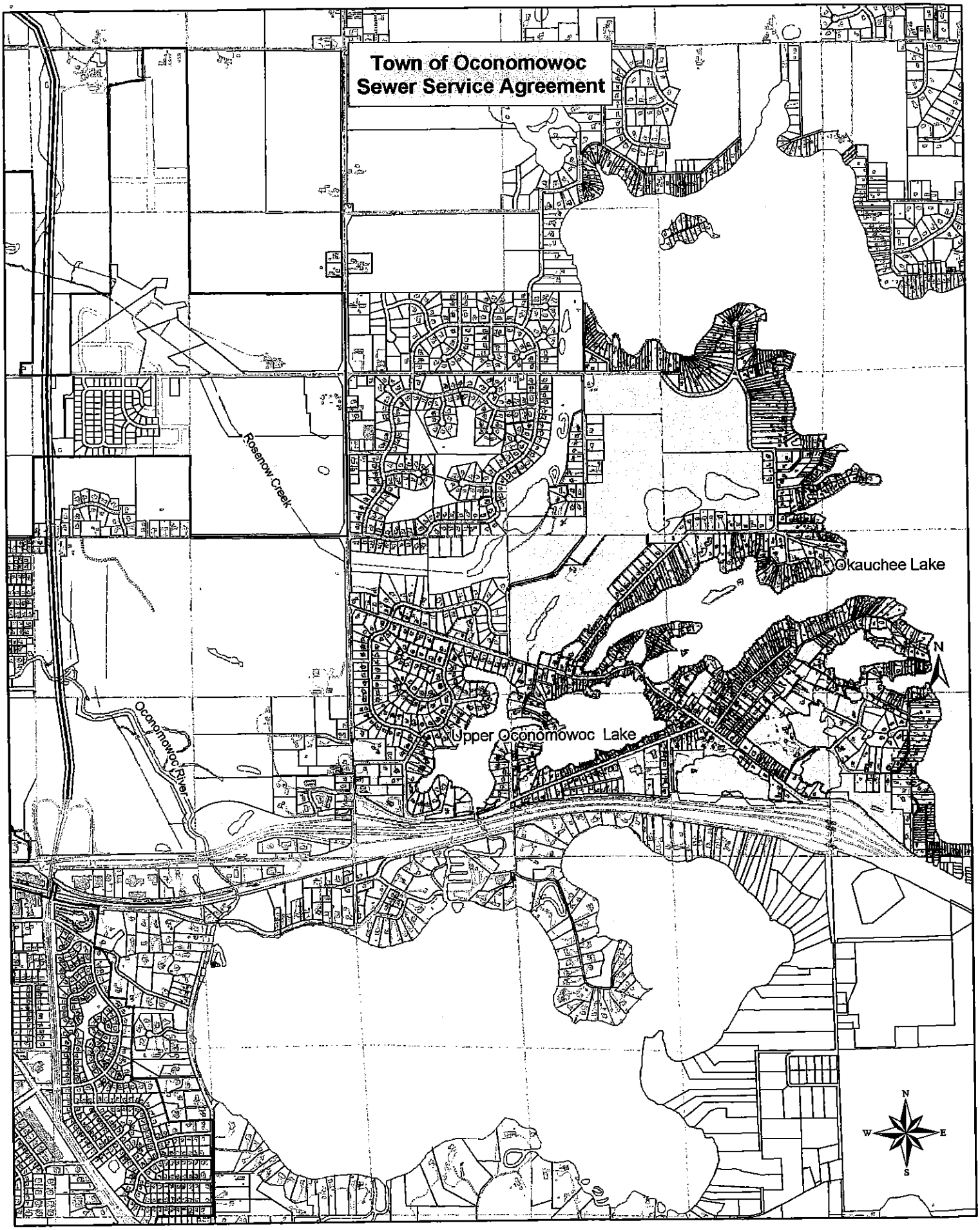
SCALE : 1" = 200'

0 100 200 300 500

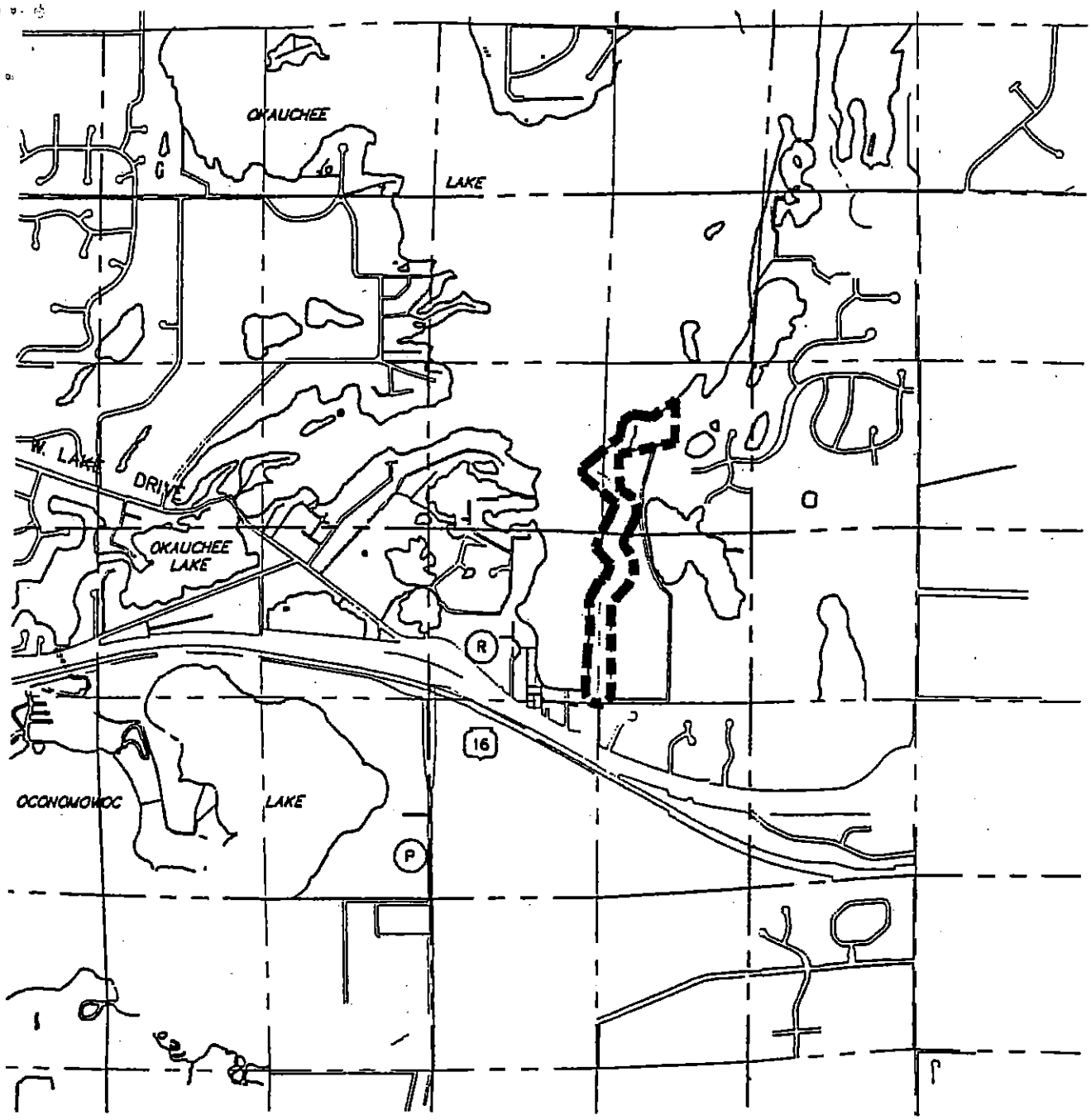
BEARINGS REFERENCED TO STATE PLANE COORDINATES, SOUTH ZONE, ON THE EAST LINE OF THE SE 1/4 OF SECTION 27-8-17, AS BEARING S00°06'46"E

PROJECT NO. 01-208 THIS INSTRUMENT DRAFTED BY MARK A. POWERS

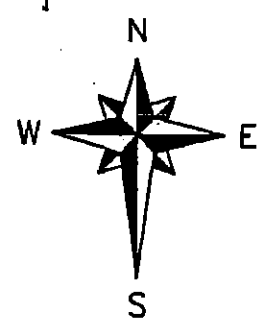
EXHIBIT B



EXPANDED SEWER SERVICE AREA



SEWER SERVICE AREA TRIBUTARY TO TOWN OF OCONOMOWOC UTILITY DISTRICT NO. 1



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Ruekert | Mielke

Professional Engineers
Registered Land Surveyors

W239 N1812 Rockwood Drive
Waukesha, Wisconsin 53188 (414) 542-5733

EXHIBIT E

SEWER SERVICE AREA

TOWN OF MERTON
WAUKESHA COUNTY, WISCONSIN

© COPYRIGHT 1999 RUEKERT & MIELKE INC	DESIGNED BY JWE	DRAFTED BY: JJD	CHECKED BY	SCALE NONE	DATE AUG. 1999	FILE NAME ZCPLSYS5	PROJ. NO 80-35001

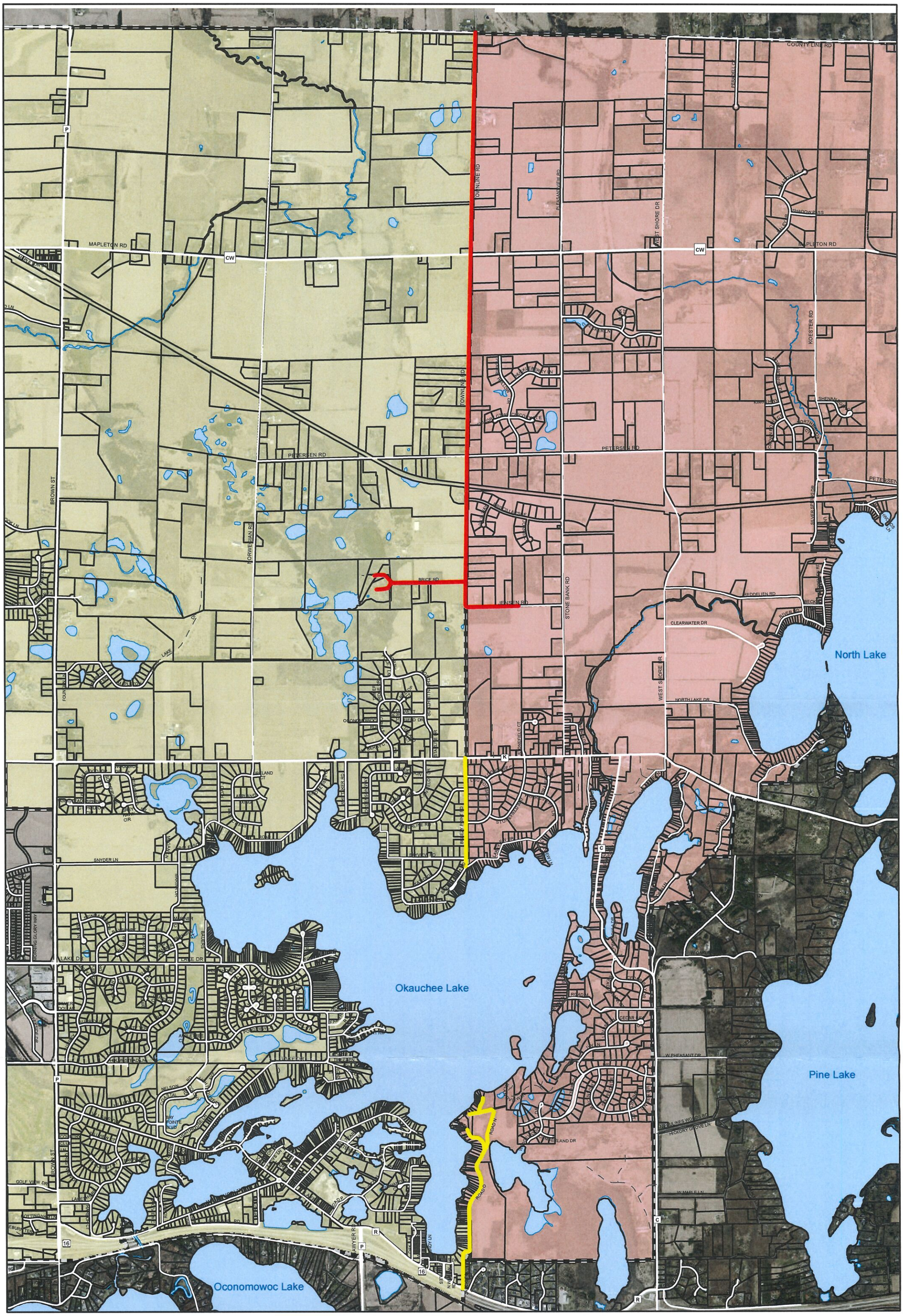

EXHIBIT H

Negotiated Plowing Area

0 0.25 0.5 Miles

N W E S

Prepared by Waukesha County Planning and Zoning Division February 21, 2020

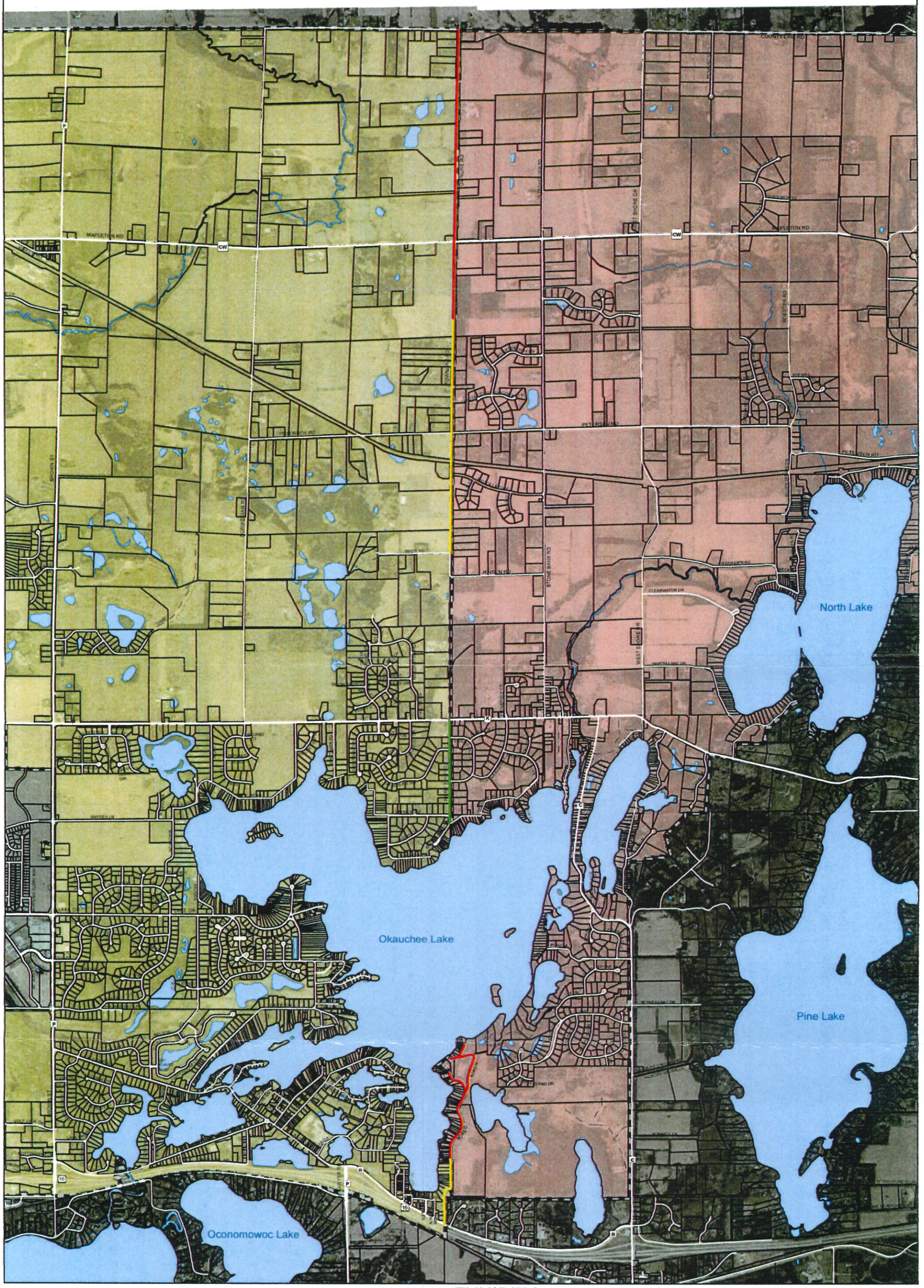

EXHIBIT I

Negotiated Maintenance, Repair, and Reconstruction Area

0 0.25 0.5 Miles

N
W E
S

Prepared by Waukesha County Planning and Zoning Division February 21, 2020

EXHIBIT J

PUBLIC WORKS EMERGENCY RESPONSE MUTUAL AID AGREEMENT

PUBLIC WORKS
EMERGENCY RESPONSE
MUTUAL AID AGREEMENT

This Public Works Emergency Response Mutual Aid Agreement (hereinafter "Agreement") dated the _____ day of _____, 20___, is entered into by each of the entities that executes and adopts the understandings, commitments, terms, and conditions contained herein:

WHEREAS, §66.0301 of the Wisconsin Statutes authorizes municipalities to cooperate with other municipalities to make the most efficient use of their powers on a basis of mutual cooperation; and

WHEREAS, municipalities are geographically vulnerable to a variety of natural and technological disasters and recognizing this vulnerability, this Agreement's intended Purpose is to:

(1) Reduce vulnerability of people and property of this State to damage, injury and loss of life and property;
(2) Prepare for prompt and efficient rescue, care and treatment of threatened or affected persons;
(3) Provide for the rapid and orderly rehabilitation of persons and restoration of property; and
(4) Provide for cooperation and coordination of activities relating to emergency and disaster mitigation, preparedness, response and recovery; and

WHEREAS, the parties of this Agreement and the State of Wisconsin have recognized the importance coordination and cooperation between local governments; and

WHEREAS, pursuant to §66.0302(2) of the Wisconsin Statures, entities entering into cooperative mutual aid and assistance agreements may include provisions for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and

WHEREAS, the entities which have chosen to become signatories to this Agreement wish to provide mutual aid and assistance among one another during times of disaster or public works emergencies.

THEREFORE, pursuant to §66.0301 of the Wisconsin Statutes, the undersigned entities agree to enter into this Agreement for cooperative and reciprocal public works emergency response aid and assistance, with this Agreement embodying the understandings, commitments, terms and conditions for said aid and assistance, as follows:

SECTION I

DEFINITIONS

The following definitions will apply to the terms appearing in this Agreement.

A. "AID AND ASSISTANCE" includes, but is not limited to personnel, equipment, facilities, services, supplies and any other resources needed to respond to a disaster.

B. 'AUTHORIZED REPRESENTATIVE" means a party's employee who has been authorized in writing by that party to request, to offer or to otherwise provide aid and assistance under the terms of this Agreement. This list of Authorized Representatives for each party shall be attached to the executed copy of this Agreement. (In the event of a change in personnel, unless otherwise notified the presumption will be that the successor to the employee's position will be the authorized representative.)

C. "DISASTER" means a calamitous event threatening loss of life, or significant loss or damage to property, including but not limited to flood, hurricane, tornado, dam break or other naturally occurring catastrophe or man-made accidental, military or paramilitary event.

D. 'MUTUAL AID RESOURCE LIST' means the list provided by each party and attached to this Agreement listing the equipment, personnel and other resources a party has available for aid and assistance.

E. 'PARTY" means a governmental entity which has adopted and executed this Agreement.

F. "PROVIDER" means the party, which has received a request to furnish aid and assistance from another party in need (the "Recipient") and has agreed to provide the aid and assistance requested. The Provider shall be represented by the authorized representative or the local agency charged with recovery and repair activities including, but not limited to, opening of public ways; removal of debris; building of protective barriers; management of physical damage to structures and terrain; transportation of persons, supplies and equipment; and repair and operation of municipal utilities.

G. "RECIPIENT" means the party setting forth a request for aid and assistance to another party (the "Provider"). The Provider shall be represented by the authorized representative or the local agency charged with recovery and repair activities including, but not limited to, opening of public ways; removal of debris; building of protective barriers; management of physical damage to structures and terrain; transportation of persons, supplies and equipment; and repair and operation of municipal utilities.

SECTION II

INITIAL RECOGNITION OF PRINCIPLE BY ALL PARTIES; AGREEMENT PROVIDES NO RIGHT OF ACTION FOR THIRD PARTIES

A. As this is a reciprocal contract, it is recognized that any party to this Agreement may be requested by another party to be a Provider. It is mutually understood that each party's foremost responsibility is to its own citizens. The provisions of this Agreement shall not be construed to impose an unconditional obligation on any party to provide aid and assistance pursuant to a request from another party. Accordingly, when aid and assistance have been requested, a party may in good faith withhold the resources necessary to provide reasonable and adequate protection for its own community, by deeming itself unavailable to respond and so informing the Recipient.

B. Given the finite resources of any jurisdiction and the potential for each party to be unavailable for aid and assistance at a given point in time, the parties mutually encourage each other to enlist other entities in mutual aid and assistance efforts and to enter into such agreements accordingly. Concomitantly, the parties fully recognize that there is a highly meritorious reason for entering into this Agreement, and accordingly shall attempt to render assistance in accordance with the terms of this Agreement to the fullest extent possible.

C. All functions and activities performed under this Agreement are hereby declared to be governmental functions conducted pursuant to the powers conferred in §61.34(1), §62.11(5), §60.22(1), §60.22(3). Functions and activities performed under this Agreement are carried out for the benefit of the general public and not for the benefit of any specific individual or individuals. Accordingly, this Agreement shall not be construed as or deemed to be an agreement for the benefit of any third parties or persons shall have any right of action under this Agreement for any cause whatsoever. All immunities provided by law shall be fully applicable as elaborated upon in Section XI of this Agreement.

SECTION III

SEMI-ANNUAL REVIEW

The authorized representatives of each party shall meet semi-annually to review the Agreement and if applicable, discuss recommendations to be made to their respective governing bodies for amendments to the Agreement pursuant to Section XIII of this Agreement.

SECTION IV

PROCEDURES FOR REQUESTING ASSISTANCE

Mutual aid and assistance shall not be requested, unless Recipient deems its resources available within the stricken area, inadequate. When Recipient becomes affected by a disaster and deems its resources inadequate to rectify the given situation, it may request mutual aid and assistance by communicating the request directly to one or more Providers on the Mutual Aid Resource List, indicating the request is made pursuant to this Agreement. The request shall be followed as soon as practicable by a written confirmation of that request. All requests for mutual aid and assistance shall be transmitted as set forth below.

A. METHOD OF REQUEST FOR MUTUAL AID AND ASSISTANCE:
Recipient shall directly contact Provider's authorized representative, setting forth the information in paragraph B of this Section. All communications shall be conducted directly between Recipient and Provider. Recipient shall be responsible for the costs and expenses incurred by all Providers providing aid and assistance pursuant to the provisions of this Agreement as noted in Section VII of this Agreement.

B. REQUIRED INFORMATION: Each request for aid and assistance shall be accompanied by the following information, in writing or by any other available means, to the extent known.

(1) Stricken Area and Status: A general description summarizing the condition of the community (i.e., whether the disaster is imminent, in progress, or has already occurred) and of the damage sustained to date;

(2) Services: Identification of the service function(s) for which assistance is needed and the particular type of aid and assistance needed;

(3) Infrastructure Systems: Identification of the type(s) of public infrastructure system for which aid and assistance is needed (water/sewer, storm water systems, streets) and the type of aid and assistance needed;

(4) Aid and Assistance: The amount and type of personnel, equipment, materials and supplies needed and a reasonable estimate of the length of time they will be needed;

(5) Facilities: The need for sites, structures or buildings outside Recipient's geographical limits to serve as staging areas for incoming emergency goods and services; and

(6) Meeting Time and Place: An estimated time and a specific place for a representative of Recipient to meet the personnel and resources of any Provider.

C. STATE AND FEDERAL ASSISTANCE: If the severity of the emergency is expected to exhaust the reasonably available resources on the Mutual Aid Resource List, then the Recipient shall be responsible for notifying the appropriate agencies or coordinating requests for state and/or federal assistance.

SECTION V

PROVIDER'S ASSESSMENT OF AVAILABILITY OF RESOURCES AND ABILITY TO RENDER ASSISTANCE

A. When contacted by a Recipient in need, the Provider's authorized representative shall assess Provider's own local situation in order to determine available personnel, equipment and other resources. If the Provider's authorized representative determines that the Provider has available resources and agrees to provide the aid and assistance requested, the Provider's authorized representative shall so notify the Recipient. The Provider shall complete a written acknowledgment regarding the aid and assistance to be rendered (or a rejection of the request) and shall transmit it by the most efficient practical means to the Recipient for a final response. Provider's acknowledgement shall contain the following information:

(1) In response to the items contained in the request, an acknowledgement of the personnel, equipment, and other resources to be sent;

(2) The projected length of time such personnel, equipment and other resources will be available to serve Recipient, particularly if the period is projected to be shorter than one week (as provided in Section VII of this Agreement);

(3) The estimated time when the aid and assistance provided will arrive at the location designated by the authorized representative of the Recipient; and

(4) The name of the person(s) to be designated as Provider's supervisory personnel (pursuant to Section VI of this Agreement).

B. Nothing in this section shall be deemed to unconditionally require any party to this Agreement to provide aid and assistance to any Recipient. Each party has the right to reject any request for aid and assistance.

C. Public Works Mutual Aid Agreement Request Form will be on file with each community.

SECTION VI

SUPERVISION AND CONTROL

A. Provider shall designate contact persons/coordinators among its employees sent to render aid and assistance to Recipient. As soon as practicable, Recipient shall assign work tasks to Provider's contact persons coordinators, and unless specifically instructed otherwise, Recipient shall have the responsibility for coordinating communications between Provider's contact persons/coordinators and Recipient.

B. Based upon such assignments set forth by Recipient, Provider's contact persons/coordinators shall:

(1) Have the authority to assign work and establish work schedules for Provider's personnel. Provider should be prepared to furnish communications equipment sufficient to maintain communications among its respective operating units, and if this is not possible, Provider shall notify Recipient accordingly;

(2) In accordance with Section VIII of this Agreement, maintain a log of daily personnel time records, material records, equipment hours and other expenses;

(3) Report work progress to Recipient at mutually agreed upon intervals.

C. Recipient is ultimately in control of supervising personnel of both Recipient and Provider as necessary to comply with the workers compensation laws of Wisconsin and Section X of this Agreement.

SECTION VII

LENGTH OF TIME FOR AID AND ASSISTANCE; RENEWABILITY; RECALL

A. Unless otherwise provided, the duration of Provider's aid and assistance shall be presumed to be for an initial period of twenty-four (24) hours. Thereafter, assistance may be extended as the situation warrants for periods agreed upon by the authorized representatives of Provider and Recipient. The twenty-four hour period and any other agreed upon time periods shall start when the aid and assistance departs from Provider's location with the intent of going to Recipient's location. The aid and assistance shall end when the aid and assistance returns to Provider's location and no further expectation of aid and assistance exists between Provider and Recipient.

B. In accordance with Section II of this Agreement, Provider's aid and assistance shall remain subject to recall by Provider to provide for its own citizens if circumstances so warrant. Provider shall make a good faith effort to provide at least twenty-four (24) hours advance notification to Recipient of Provider's intent to terminate portions of or all aid and assistance, unless such notice is not practicable, in which case as much notice as is reasonable under the circumstances shall be provided.

SECTION VIII

COST DOCUMENTATION AND REIMBURSEMENT

A. *PERSONNEL* - Provider shall continue to pay its employees according to its then prevailing ordinances, rules, regulations and collective bargaining agreements. At the conclusion of the period of aid and assistance, the Provider shall document all direct and indirect payroll costs plus any taxes and employee benefits which are measured as a function of payroll (i.e., FICA, unemployment, retirement etc.).

B. *PROVIDER'S TRAVELING EMPLOYEE NEEDS* - Provider shall document the basic needs of Provider's traveling employees, such as reasonable out-of-pocket costs and expenses of Provider's personnel, including without limitation transportation expenses for travel to and from the stricken area during the period of aid and assistance.

C. *EQUIPMENT* - Provider shall document the use of its equipment during the period of aid and assistance including without limitation all repairs to its equipment as determined necessary by its on-site supervisor(s) to maintain such equipment in safe and operational condition, fuels, miscellaneous supplies, and repairs directly caused by provision of the aid and assistance.

D. *MATERIALS AND SUPPLIES* - Provider shall document all materials and supplies furnished by it and used or damaged during the period of aid and assistance.

E. *REIMBURSEMENT OF COSTS* - Recipient as documented in this Section shall reimburse Provider's costs within sixty (60) days of Provider submitting an invoice for such costs to Recipients.

SECTION IX

RIGHTS AND PRIVILEGES OF PROVIDER'S EMPLOYEES

Whenever Provider's employees are rendering aid and assistance pursuant to this Agreement, such employees shall retain the same powers, duties, immunities, privileges they would ordinarily possess if performing their duties within the geographical limits of Provider.

SECTION X

PROVIDER'S EMPLOYEES COVERED AT ALL TIMES BY PROVIDER'S WORKERS' COMPENSATION POLICY

Recipient shall not be responsible for reimbursing any amounts paid or due as benefits to Provider's employees due to personal injury or death occurring during the period of time such employees are engaged in the rendering of aid and assistance under this Agreement. It is mutually understood that Recipient and Provider shall be responsible for payment of such workers' compensation benefits only to their own respective employees. Further, it is mutually understood that Provider will be entirely responsible for the payment of worker's compensation benefits to its own employees.

SECTION XI

IMMUNITY

All activities performed under this Agreement are hereby declared to be governmental functions and Wisconsin law shall govern the liability of both provider and Recipient, and all grants of immunity pursuant to §893.80 of the Wisconsin Statutes shall apply.

SECTION XII

PARTIES MUTUALLY AGREE TO HOLD EACH OTHER HARMLESS

Each party (as indemnitor) agrees to protect, defend, indemnify, and hold all other parties (as indemnities), and other officers, employees, and agents, free and harmless from and against any and all losses, penalties, damages, assessments, costs, charges, professional fees, and other expenses or liabilities of every kind including, but not limited to: attorney's fees and costs of litigation arising out of or relating to any and all claims, liens, demands, obligations, actions, proceeding, or causes of action of every kind in connection with or arising out of indemnitor's negligent or intentional acts and errors and/or omissions. Indemnitor further agrees to investigate, handle, respond to, provide defense for, and defend any such claims, etc. at indemnitor's sole expense and agrees to bear all other costs and expenses related thereto. To the extent that immunity does not apply, each party shall bear the risk of is own actions, as it does with its day-to-day carry. Each party understands and agrees that any insurance protection obtained shall in no way limit the responsibility to indemnify, keep, and save harmless the other parties to this Agreement.

SECTION XIII

AMENDMENTS; ADDITIONAL MEMBERS

A. *MANNER* - This Agreement may be amended at any time by (1) unanimous consent of the parties as determined by the governing units of the parties, or (2) upon the mutual written consent of the Recipient and Provider; however any such amendment shall not be binding upon the other parties unless said parties provide written consent thereto.

B. *ADDITION OF OTHER ENTITIES* - additional entities may become parties to this Agreement upon; (1) acceptance and execution of this Agreement, (2) sending the executed Agreement to all parties, and (3) sending a copy of its completed Mutual Aid Resource List to each of the other parties.

SECTION XIV

INITIAL DURATION OF AGREEMENT; RENEWAL; TERMINATION

This Agreement shall be binding for not less than one (1) year from its effective date. Thereafter, this Agreement shall automatically renew annually. However, any party may withdraw from the Agreement at any time by written notification served personally or by registered mail upon all parties. The withdrawal shall not be effective until sixty (60) days after notice thereof has been served upon or sent to all other parties. A party's withdrawal from this Agreement shall not affect a party's liability or obligation from the terms of this Agreement incurred hereunder. Once the withdrawal is effective, the withdrawing entity shall no longer be a party to this Agreement, but this Agreement shall continue to exist among the remaining parties. The Agreement may be terminated at any time after the initial duration of the Agreement by unanimous consent of the parties as determined by the governing units of the parties.

SECTION XV

HEADINGS

The headings of various sections and subsections of this Agreement have been inserted for convenient reference only and shall not be construed as modifying, amending, or affecting in any way the express terms and provisions of this Agreement or their interpretation.

SECTION XVI

SEVERABILITY - EFFECT ON OTHER AGREEMENTS

Should any clause, sentence, provision, paragraph, or other part of this Agreement, be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Agreement. Each of the parties declares

that it would have entered into this Agreement irrespective of the fact that any one or more of this Agreement's clauses, sentences, provisions, paragraphs, or other parts have been declared invalid. Accordingly, it is the intention of the parties that the remaining portions of this Agreement shall remain in full force and effect without regard to the clause(s), sentence(s), paragraphs(s), or other part(s) invalidated.

SECTION XVII
EFFECTIVE DATE

This Agreement shall be effective upon proper approval and execution hereof by at least two parties. The effective date shall be the date upon which the second party executed the Agreement. As to all subsequently added parties, the effective date shall be the date upon which the newly added party properly executed the Agreement.

NOW THEREFORE, in acknowledgment of the acceptance of this Agreement, each of the parties have caused this Public Works Emergency Response Mutual Aid Agreement to be duly executed in its name and behalf by its chief executive officer, who has signed accordingly with seals affixed and attested with concurrence of a majority of its governing board, as of the date set forth in this Agreement.

TOWN OF LISBON

By: _____ Attest: _____
Michael Reed, Chairman Jeffrey Musche, Clerk

Dated: _____

TOWN OF MERTON

By: _____ Attest: _____
Richard Morris, Chairman Susan J. Oman, Clerk

Dated: _____

TOWN OF OCONOMOWOC

By:_____ Attest: _____
Robert C. Hultquist, Chairman Terry A. Leaman, Clerk

Dated: _____

VILLAGE OF CHENEQUA

By: _____
Bruce Styza, President

Attest: _____
Bonita Zimdars, Clerk

Dated: _____

VILLAGE OF HARTLAND

By:_____
David Lamerand, President

Attest: _____
Connie Casper, Clerk

Dated: _____

VILLAGE OF MERTON

By:_____
Robert Weber, President

Attest: _____
Tom Nelson, Administrator/Clerk

Dated: _____

PUBLIC WORKS
MUTUAL AID EQUIPMENT LIST
9-20-07

TOWN OF LISBON	
ASPHALT SAW	1987 WACKER
ASPHALT SAW	2007 NORTON
BACKHOE	2008 - CASE 1085-B CRUZ-AIR BACKHOE
CHIPPER	1990 VERMEER WOOD CHIPPER 1250
COLD PLANNER	2003 APX450
COMPACTOR	2007 WACKER
GRAPPLE	ROTO-BEC HYDRAULIC FOR CRUZ-AIR
LOADER	1995 CASE 621-B WHEEL LOADER W/ W/2-1/2 YD BUCKET
LOADER	1983 CASE 850-C CRAWLER LOADER W/ 1-1/2 YD BUCKET
PAVER	1997 NEAL DM-3000 ASPHALT PAVER
PLOW/WING	FOR 621 LOADER
POLE SAW	RACINE HYDRAULICS
POST DRIVER	2007 HYDRAULIC TRACTOR MOUNTED
POST DRIVER	1996 STANLEY HYDRAULIC HAND HELD
POST HOLE DIGGER	ARPS PHD-103
POWER BROOM	8' MB - TRUCK MOUNTED HYDRAULIC
PRESSURE WASHER	1994 HOTSY 550 B HOT WATER
PUMPS	1974 HOMELITE TRASH PUMP
PUMPS	1983 DAYTON 3" TRASH PUMP
PUMPS	1970 2" CH & E TRASH PUMP
ROLLER	2001 BW 900 BOMAG
SHOP PRESS	1982 OTC HYDRAULIC
SKID LOADER	2001 NEW HOLLAND/ BUCKET-FORKS
TRACTOR	1993 MASSEY FERGUSSON TRACTOR/MOWER
TRACTOR	2007 KUBOTA 4-WD TRACTOR/MOWER
TRAILER	2001 TOWMASTER T-24
TRUCK	1979 OSHKOSH V PLOW & WING PLOW
TRUCK	2007 STERLING PLOW/WING
TRUCK	STERLING ACTERRA PLOW/WING
TRUCK	2001 STERLING PLOW/WING
TRUCK	2006 STERLING PLOW/WING
TRUCK	1999 FORD -F450 1-TON DUMP/PLOW
TRUCK	1996 FORD L-8000 PLOW/WING
TRUCK	2006 CHEVY 1 -TON PLOW/SPREADER
TRUCK	2003 FREIGHTLINER FL-80 PLOW/WING

PUBLIC WORKS
MUTUAL AID EQUIPMENT LIST
9-20-07

TRUCK	2006 CHEVY PICKUP
TRUCK	2001 FREIGHTLINER FL-80 PLOW/WING
WELDER	1970 WESTINGHOUSE PORTABLE
WELDER	1996 MILLERMATIC 250 MP - WIRE
WELDER	1976 HOBART R400
TOWN OF MERTON	
BROOM	2008 FOR PLOW TRUCK
CHAIN SAW	STIHL TS 760 CUTQUIK SAW/CART
CHAIN SAW	STIHL 046
CHAIN SAW	PRO MAC 700
CHAIN SAWS	2-STIHL 026
CHAIN SAWS	2- STIHL HT 101 STICK
CHIPPER	2002 VERMEER BC 1230A
LOADER	1996 JOHN DEERE 4 IN 1 BUCKET
POSTHOLE	DIGGER FOR 3-PT HITCH
ROLLER	2000 HYPAC C 330 B
SKIDSTEER	2002 NEW HOLLAND LS 180
TRACTOR	2001 MASSEY FERGUSON/ALAMO MOWER W/WING
TRACTOR	1997 MASSEY FERGUSON ALAMO MOWER W/WING
TRACTOR	1999 KUBOTA 6800 W/BLADE AND BROOM
TRASH PUMP	MIDLAND MT SERIES W/HOSE
TRUCK	1976 INTERNATIONAL WING
TRUCK	1995 FORD 800 PLOW/WING
TRUCK	2000 STERLING L7501 PLOW/WING
TRUCK	2001 STERLING L7501 PLOW/WING
TRUCK	2004 STERLING L7501 PLOW/WING
TRUCK	2006 STERLING L7501 PLOW/WING
TRUCK	2007 STERLING L7501 PLOW/WING
TRUCK	2008 STERLING L7501 PLOW/WING
TRUCK	1997 CHEVY PICKUP 4 X 4
TRUCK	2002 FORD 350 ONE TON
WACKER	2007 WT1550
WELDER	LINCOLN ARC W/GENERATOR FITS IN BACK OF PICKUP
WELDER	MIGMASTER 25 AMP

PUBLIC WORKS
MUTUAL AID EQUIPMENT LIST
9-20-07

TOWN OF OCONOMOWOC	
LOADER	2007 VOLVO L70E W/GRAPPLE/BROOM
MOWER	1999 NEW HOLLAND 770 W/ SNOW BLOWER ATTACHMENT
SKID LOADER	1992 MUSTANGE 960 W/BUCKET/FORKS/PLOW
TRUCK	1975 INTERNATIONAL PLOW/WING/V-PLOW
TRUCK	1992 INTERNATIONAL DUMP/PLOW/WING/SALTER
TRUCK	2000 INTERNATIONAL DUMP/PLOW/WING/SALTER
TRUCK	2003 INTERNATIONAL DUMP/PLOW/WING/SALTER
TRUCK	2003 INTERNATIONAL DUMP/PLOW/WING/SALTER
TRUCK	2006 INTERNATIONAL DUMP/PLOW/WING/SALTER
TRUCK	2000 FORD F-550 3YD DUMP/PLOW/SALTER
TRUCK	2006 FORD F-550 3YD DUMP/PLOW/SALTER
WATER PUMP	WACKER 3" 220 GPM, 600' HOSE

VILLAGE OF CHENEQUA	
CHIPPER	1991 VERMEER MODEL 1250
TANK/PUMP	300 GALLON
TRACTOR	2006 JOHN DEERE LAWN TRACTOR
	W/FLAIL, BROOM AND SNOW BLOWER
TRACTOR/LOADER	1987 JOHN DEERE - GRADER/TREE SPADE/AUGER
TRAILER	2007 UTILITY GVWR 2990
TRUCK	2007 FORD 450 4 X 4 DUMP PLOW/SANDER
TRUCK	1990 INTERNATIONAL DUMP PLOW/SANDER
TRUCK	2001 FORD 250 4 X 4 W/PLOW
TRUCK	2002 FORD 250 4 X 4 W/PLOW

EXHIBIT K

AFFIDAVIT OF MAILING RESOLUTIONS

TOWN OF OCONOMOWOC
SINCE 1844
A TOWN FOR ALL SEASONS...

W359 N6812 BROWN STREET OCONOMOWOC WI 53066 PHONE: (920) 474-4449 FAX: (920) 355-4091

AFFIDAVIT OF MAILING

I hereby state that I am authorized by the Town of Oconomowoc to certify the attachment of a Resolution was approved by the Town Board and was also published/delivered via postal mail on October 8th, 2019 to list provided.

Kathryn A. Klawes
Legal Clerk

10/8/19
Date Signed

State of Wisconsin

County of Waukesha

Sign and sworn before me
Lori Opitz

Notary Public State of Wisconsin, County of Waukesha

My Commission Expires 8-12-22

LORI L OPITZ NOTARY PUBLIC STATE OF WISCONSIN

RESOLUTION NO. 2019-18

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 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 Oconomowoc 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 Oconomowoc and the Town of Merton; and,

NOW THEREFORE, BE IT HEREBY RESOLVED that the Town Board of the Town of Oconomowoc does resolve 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 Town of Merton, which Cooperative Plan shall be prepared in compliance with the content and procedure of Section 66.0307, Wisconsin Statutes, with the goal of possible submission 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 Administrator or Clerk/Treasurer, 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)(a), Wis. Stats.

DATED: 10-7-19

TOWN OF OCONOMOWOC

By: _____
Robert C. Hultquist, Chairman

ATTEST:

_____
Lori Opitz, Clerk

School Board President Robert J Rosch
Arrowhead Union High School District
700 North Avenue
Hartland, WI 53029

School Board President Monique Henry
Lake Country School District
1800 Vettelson Road
Hartland, WI 53029

School Board President Dean Dobbertin
Merton Community School District
PO Box 15
Merton, WI 53056

School Board President Susan Schultz
North Lake School District
PO Box 188
North Lake, WI 53064

School Board President Jessica Karnowski
Oconomowoc Area School District
915 E Summit Avenue
Oconomowoc, WI 53066

School Board President Kurt Prange
Stone Bank School District
N68W33866 Highway K
Oconomowoc, WI 53066

School Board President
Johnson Creek School District
455 Aztalan Street
Johnson Creek, WI 53038

School Board President
Fort Atkinson School District
201 Park Street
Fort Atkinson, WI 53538

School Board President
Jefferson School District
206 S Taft Avenue
Jefferson, WI 53549

School Board President
Hartford School District
402 W Sumner Street
Hartford, WI 53027

School Board President
Hustisford School District
845 Lake Street
Hustisford, WI 53034

School Board President
Watertown Unified School District
111 Dodge Street
Watertown, WI 53094

School Board President Val Wisniewski
Hartland-Lakeside School District
800 North Shore Drive
Hartland, WI 53029

School Board President Gary Vose
Kettle Moraine School District
563 A.J.Allen Circle
Wales, WI 53183

School Board President John Stahl
Swallow School District
W299N5614 County Road E
Hartland, WI 53029

President Kaylen Betzig
Waukesha County Technical College
800 Main Street
Pewaukee, WI 53072

Madison Area Technical College
1300 W Main Street
Watertown, WI 53098

Moraine Park Technical College
235 N National Avenue
Fond du Lac, WI 54935

Town Clerk Michelle Liesener
Town of Ashippun
PO Box 206
Ashippun, WI 53003

Town Clerk Nancy Zastrow
Town of Ixonia
W1195 Marietta Avenue
PO Box 109
Ixonia, WI 53036

Town Clerk Mary Elsner
Town of Delafield
W302N1254 Maple Avenue
Delafield, WI 53018

Town Clerk Donna Hann
Town of Merton
W314N7624 Highway 83
PO Box 128
North Lake, WI 53064

Town Clerk Brian Neumann
Town of Concord
W1095 Concord Center Drive
Sullivan, WI 53178

Town Clerk Debbie Behl
Town of Lebanon
PO Box 24
Lebanon, WI 53047

Town Clerk
Town of Erin
1846 State Highway 83 South
Hartford, WI 53027

City Clerk Michelle Luedtke
City of Delafield
500 Genesee Street
Delafield, WI 53018

City Clerk Diane Coenen
City of Oconomowoc
PO Box 27
Oconomowoc, WI 53066

Village Clerk Debra Michael
Village of Summit
37100 Delafield
Summit, WI 53066

Village Clerk Michele Cannariato
Village of Oconomowoc Lake
35328 W Pabst Road
Oconomowoc, WI 53066

Village Clerk Lori Boyer
Village of Lac LaBelle
PO Box 443
Oconomowoc, WI 53066

Village Clerk Penny Nissen
Village of Dousman
118 S Main Street
Dousman, WI 53118

Village Clerk Pamela Ann Little
Village of Chenequa
31275 W County Road K
Chenequa, WI 53029

Village Clerk Darlene Igl
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Village Clerk Tom Nelson
Village of Merton
PO Box 13
Merton, WI 53056

Village Clerk Cynthia Pfeifer
Village of Nashotah
PO Box 123
Nashotah, WI 53058

Waukesha County Clerk Margaret Wartman
Court House
Administration Center, Rm 120
515 W Moreland Blvd.
Waukesha, WI 53188

Chairman Roger Mayer
Mary Lane Area Sanitary District
PO Box 151
Oconomowoc, WI 53066

Chairman George Stumpf
Lac LaBelle Sanitary District
PO Box 443
Oconomowoc, WI 53066

President Gerald Peterson
Blackhawk Sanitary District
N60 W38463 Hawthorne Drive
Oconomowoc, WI 53066

Town Chairman Perry Goetsch
Ixonia Utility District #2
PO Box 109
Ixonia, WI 53036

Debra Michael, Village Administrator
Siler Lake Utility District
37100 Delafield Road
Oconomowoc, WI 53066

Village Administrator Andy Helwig
Village of Oconomowoc Lake South Beach Road
35328 W Pabst Road
Oconomowoc, WI 53066

Kevin Ferber
City of Oconomowoc Sanitary District
808 S Worthington Street
Oconomowoc, WI 53066

Scott Luczak, General Manager
Delafield-Hartland WPCC Treatment Plant
416 Butler Drive
Delafield, WI 53018

Mr. Dale Shaver
Waukesha County Parks & Land Use
515 W Moreland Blvd.
Waukesha, WI 53188

Mr. Kevin Muhs
Southeast Wisconsin Regional Planning Commission
W239N1812 Rockwood Drive
Waukesha, WI 53188

Secretary Joel Brennan
WI Dept of Administration
PO Box 7864
Madison, WI 53707-7864

Secretary Preston D Cole
Department of Natural Resources
101 S Webster Street
PO Box 7921
Madison, WI 53707-7921

Secretary Brad Pfaff
WI Dept of Agriculture, Trade and Consumer Protection
2811 Agricultural Drive
PO Box 8711
Madison, WI 53708-8911

Designee Secretary Craig Thompson
Department of Transportation
Room S906 Hill Farms
4822 Madison Yards Way
Madison, WI 53705

TOWN OF MERTON WISCONSIN

RECEIVED
OCT 15 2019
Town of Oconomowoc
Clerks Office

October 11, 2019

Town Clerk Lori Opitz
Town of Oconomowoc
W359N6812 Brown Street
Oconomowoc, WI 53066

RE: Notice of Authorization to Participate in a Cooperative Plan

Dear Town of Oconomowoc:

In accordance with the provisions of Sec. 66.0307(4), Wis. Stats., notice is hereby given that the Town Board of the Town of Merton has authorized the participation in the preparation of a Cooperative Plan involving territories in the Town of Merton and Town of Oconomowoc. A copy of the Notice is enclosed.

Sincerely,

Donna Hann
Town of Merton, Clerk/Deputy Treasurer
Waukesha County
clerk@townofmerton.com

PUBLIC OFFICIAL GOVERNANCE CERTIFICATE

Proud Member of the WMCA

W314N7624 Hwy 83 P.O. Box 128 North Lake, WI 53064
Telephone: (262) 966-2651 Fax: (262) 966-2801
clerk@townofmerton.com
www.townofmerton.com

RESOLUTION NO. 100919

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 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 Merton 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 Merton and the Town of Oconomowoc; and,

NOW THEREFORE, BE IT HEREBY RESOLVED that the Town Board of the Town of Merton does resolve 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 Town of Oconomowoc, which Cooperative Plan shall be prepared in compliance with the content and procedure of Section 66.0307, Wisconsin Statutes, with the goal of possible submission 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 Administrator or Clerk/Treasurer, 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)(a), Wis. Stats.

DATED: 10-9-19

TOWN OF MERTON

By: Tim Klink
Tim Klink, Chairman

ATTEST:
Donna Hann
Donna Hann, Clerk

AFFIDAVIT OF MAILING OF NOTICE
OF RESOLUTION AUTHORIZING PARTIIPATION
IN THE PREPARATION OF A COOPERATIVE PLAN
WITH THE TOWN OF OCONOMOWOC

STATE OF WISCONSIN

COUNTY OF WAUKESHA

I, Donna Hann, duly sworn accordingly by law, do hereby depose and say:

I am the Clerk for the Town of Merton, and on 11th day of the month of October, in the year 2019, I personally deposited copies of the Resolution by the Town of Merton Authorizing Participation in the Preparation of a Cooperative Plan with the Town of Oconomowoc to all the governmental agencies within a 5 mile radius described on the following page.

Donna Hann, Clerk

Sworn to before me this 14th

day of October, 2019.

Holly R Claas
Notary Public

Commission Expires 5/13/2024

NOTARY PUBLIC
HOLLY R. CLAAS
STATE OF WISCONSIN

School Board President Robert J Rosch
Arrowhead Union High School District
700 North Avenue
Hartland, WI 53029

Village Clerk Tom Nelson
Village of Merton
PO Box 13
Merton, WI 53056

Town Clerk Mary Elsner
Town of Delafield
W302N1254 Maple Avenue
Delafield, WI 53018

School Board President Monique Henry
Lake Country School District
1800 Vettelson Road
Hartland, WI 53029

Village Clerk Cynthia Pfeifer
Village of Nashotah
PO Box 123
Nashotah, WI 53058

Town Clerk Lori Opitz
Town of Oconomowoc
W359N6812 Brown Street
Oconomowoc, WI 53066

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Merton Community School District
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Merton, WI 53056

School Board President Val Wisniewski
Hartland-Lakeside School District
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Hartland, WI 53029

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Village of Chenequa
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Chenequa, WI 53029

School Board President Susan Schultz
North Lake School District
PO Box 188
North Lake, WI 53064

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Village of Hartland
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Hartland, WI 53029

Village Clerk Michele Cannariato
Village of Oconomowoc Lake
35328 W Pabst Road
Oconomowoc, WI 53066

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Oconomowoc Area School District
915 E Summit Avenue
Oconomowoc, WI 53066

School Board President John Stahl
Swallow School District
W299N5614 County Road E
Hartland, WI 53029

Town Clerk
Town of Erin
1846 State Highway 83 South
Hartford, WI 53027

School Board President Kurt Prange
Stone Bank School District
N68W33866 Highway K
Oconomowoc, WI 53066

President Kaylen Betzig
Waukesha County Technical College
800 Main Street
Pewaukee, WI 53072

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City of Delafield
500 Genesee Street
Delafield, WI 53018

City Clerk Kelly Tarczewski
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Waukesha County Clerk Margaret Wartman
Court House
Administration Center, Rm 120
515 W Moreland Blvd.
Waukesha, WI 53188

City Clerk Diane Coenen
City of Oconomowoc
PO Box 27
Oconomowoc, WI 53066

Town Clerk Dan Green
Town of Lisbon
W234N8676 Woodside Road
Lisbon, WI 53089

Scott Luczak, General Manager
Delafield-Hartland WPCC Treatment Plant
416 Butler Drive
Delafield, WI 53018

Mr. Dale Shaver
Waukesha County Parks & Land Use
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Waukesha, WI 53188

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City of Oconomowoc Sanitary District
808 S Worthington Street
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Secretary Joel Brennan
WI Dept of Administration
PO Box 7864
Madison, WI 53707-7864

Secretary Preston D Cole
Department of Natural Resources
101 S Webster Street
PO Box 7921
Madison, WI 53707-7921

Mr. Kevin Muhs
Southeast Wisconsin Regional Planning Commission
W239N1812 Rockwood Drive
Waukesha, WI 53188

School Board President Cindy Milgram
Richmond School District
N56W26530 Richmond Road
Sussex, Wi 53089

Village Administrator Jim Healy
Village of Richfield
4128 Hubertus Road
Hubertus, WI 53033

Secretary Brad Pfaff WI Dept of
Agriculture, Trade and Consumer
Protection
2811 Agricultural Drive
PO Box 8711
Madison, WI 53708-8911

Washington County Clerk Ashley
Reichert
Government Center
432 East Washington Street
Suite 2027
West Bend, Wi 53095

Chairman Roger Mayer
Mary Lane Area Sanitary District
PO Box 151
Oconomowoc, WI 53066

Chairman George Stumpf
Lac LaBelle Sanitary District
PO Box 443
Oconomowoc, WI 53066

Village Clerk Debra Michael
Village of Summit
37100 Delafield
Summit, WI 53066

Village Clerk Lori Boyer
Village of Lac LaBelle
PO Box 443
Oconomowoc, WI 53066

Designee Secretary Craig Thompson
Department of Transportation
Room S906 Hill Farms
4822 Madison Yards Way
Madison, WI 53705

Village Admin Sam Liebert
Village of Susses
N64W23760 Main Street
Sussex, Wi 53089

EXHIBIT L

AFFIDAVIT OF PUBLICATION OF JOINT PUBLIC HEARING NOTICE

COMMUNITY CNI NEWSPAPERS

AFFIDAVIT OF PUBLICATION

Order #: 0005003886

TOWN OF OCONOMOWOC - LEGAL
W359N6812 BROWN ST
OCONOMOWOC, WI, 53066-1108

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 printed and published in the **MJS-Lake Country NOW** in editions dated on **11/24/2021, 12/01/2021, 12/08/2021**; that said printed copy was taken from said printed newspaper(s).

Nicole Jacobs

Legal Clerk

State of Wisconsin

County of Brown

Subscribed and sworn to before on December 8, 2021

Notary Public State of Wisconsin, County of Brown

7/27/25

My Commission Expires

# of Affidavits: 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

Notice is hereby given that a that a joint public hearing between the Town Board of the Town of Merton and the Town Board of the Town of Oconomowoc will be held on December 20th, 2021, beginning at 6:00 p.m. at the Town of Oconomowoc Town Hall, W359 N6812 Brown Street, Oconomowoc, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Merton and the Town of Oconomowoc, enacted pursuant to Section 66.0307, Wis. Stats., which the Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

A copy of the Cooperative Plan can be found on the Town of Merton website at **www.townofmerton.com** and the Town of Oconomowoc website at **www.townoconomowoc.com** as well as a hard copy at the Town of Merton Town Hall and the Town of Oconomowoc Town Hall. For additional information concerning this public hearing, please contact Donna Hann, Clerk for the Town of Merton at 262-966-2651, Lori Opitz, Clerk/Treasurer for the Town of Oconomowoc or Jeffrey Herrmann, Administrator-Planner for the Town of Oconomowoc at 920-474-4449.

Written comments may be submitted to the Town of Merton Clerk by email at **Clerk@townofmerton.com** or by mail to W314 N7624 S.T.H. 83, PO Box 128, North Lake, WI 53064 or the Town of Oconomowoc Clerk by email at **Clerk@townoconomowoc.com** or by mail to W359 N6812 Brown Street, Oconomowoc, Wisconsin 53066. Comments may be submitted before, at or within twenty (20) days following the public hearing.

All interested parties will be heard.

Town of Merton Board of Supervisors
Tim Klink, Chairman

Town of Oconomowoc
Board of Supervisors
Robert C. Hultquist, Chairman
Nov.24,Dec.1,8,2021 WNAXLP

NOTICE OF PUBLIC HEARING

Notice is hereby given that a that a joint public hearing between the Town Board of the Town of Merton and the Town Board of the Town of Oconomowoc will be held on December 20th, 2021, beginning at 6:00 p.m. at the Town of Oconomowoc Town Hall, W359 N6812 Brown Street, Oconomowoc, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Merton and the Town of Oconomowoc, enacted pursuant to Section 66.0307, Wis. Stats., which the Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

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Written comments may be submitted to the Town of Merton Clerk by email at Clerk@townofmerton.com or by mail to W314 N7624 S.T.H. 83, PO Box 128, North Lake, WI 53064 or the Town of Oconomowoc Clerk by email at Clerk@townoconomowoc.com or by mail to W359 N6812 Brown Street, Oconomowoc, Wisconsin 53066. Comments may be submitted before, at or within twenty (20) days following the public hearing.

All interested parties will be heard.

Town of Merton Board of Supervisors
Tim Klink, Chairman

Town of Oconomowoc Board of Supervisors
Robert C. Hultquist, Chairman

Legal notice to be published in the Waukesha Freeman and the Lake Country Now, on November 24th, December 1st , and December 8th, 2021.

TOWN OF OCONOMOWOC BOARD OF SUPERVISORS
REGULAR BOARD MEETING
To be held at the Town of Oconomowoc Town Hall
W359N6812 Brown Street, Oconomowoc, WI 53066

Monday, December 20, 2021.

6:00 P.M.

A Joint Public hearing between the Town Board of the Town of Merton and the Town Board of the Town of Oconomowoc will be held at 6:00 p.m. for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Merton and the Town of Oconomowoc, enacted pursuant to Section 66.0307, Wis. Stats., which the Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

Call to Order
Pledge of Allegiance
Approve Minutes from regular Board meeting December 6, 2021.
Correspondence.
Comments from the Floor on Agenda items or any other items.

NEW BUSINESS:

1. Introduction of new Police Officer Austin Gholson.
2. Consider and Act on the Cooperative Plan with the Town Merton.
3. Chief Bowen's presentation.
4. Consider and Act on Resolution 2021-11; A resolution to combine wards
5. Consider and Act on Resolution 2021-12; A resolution for the Town of Oconomowoc 2022 Fee Schedule
6. Consider and Act on Resolution 2021-13; A resolution establishing 2022 Sewer Service Charges
7. Chairman Hultquist
8. Supervisor Reports
    a. John Koepke
    b. Terry Largent
    c. Rosie Rutkowski
    d. John Roelandts
9. Public Works Superintendent Salzman
10. Chief Wraalstad
11. Administrator/Planner Herrmann
12. Clerk/Treasurer Opitz.
13. Approve Vouchers and Checks.
14. Adjourn

Note: At times items on agenda may not be taken in the same order as they appear.
Members of other governmental bodies (boards, commissions, committees, councils, etc.) may attend the above noticed meeting of the Town Board to gather information. The only action to be taken at the above noticed meeting will be actions by the Town Board.

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the Town Clerk prior to the meeting at 920-474-4449 to request adequate accommodations.

Notice of Public Hearing

Notice is hereby given that a joint public hearing between the Town Board of the Town of Merton and the Town Board of the Town of Oconomowoc will be held on December 20th, 2021, beginning at 6:00 p.m. at the Town of Oconomowoc Town Hall, W359N6812 Brown Street, Oconomowoc, Wisconsin for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Merton and the Town of Oconomowoc, enacted proposed to Section 66.0307, Wis. Stats., which the Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

A copy of the Cooperative Plan can be found on the Town of Merton website at www.townofmerton.com as well as a hard copy at the Town of Merton Town Hall, W314N7624 Hwy 83, North Lake. For additional information concerning this public hearing, please contact Donna Hann, Clerk for the Town of Merton at 262-966-2651.

Town of Merton
PO Box 128
North Lake, WI 53064

On Monday, December 20th, the Town of Merton Town Board and the Town of Oconomowoc Town Board will meet immediately following the public hearing for a joint Town Board Meeting at the Town of Oconomowoc Town Hall, W359N6812 Brown Street, Oconomowoc, Wisconsin.

- Call to Order
- Pledge of Allegiance
- Consider and Act on approving the Cooperative Plan between the Town of Merton and the Town of Oconomowoc and submitting it to the Department of Administration for review and approval.
- Presentation from Mueller Communications on Fire/EMS staffing and funding needs of Western Lakes Fire Department.
- Adjourn

Donna Hann, Town Clerk

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town of Merton @ 262-966-2651

AGENDA
Town Board Meeting
Monday, January 24, 2022, @ 6:30
W314N7624 Hwy 83, North Lake WI

NOTICE IS HEREBY GIVEN that the Town Board, County of Waukesha, will conduct a meeting for the transaction of business as is by law required or permitted at such meeting pursuant to the notice requirements of Wisconsin Statute 19.84 public notices for its regular meeting.

- Call to Order
- Pledge of Allegiance
- Minutes of January 10- Town Board Meeting

Citizen Comments and Concerns:

Old Business:

- Consider/Act on any updates on 2022 Merton Fire Department Contract.
- Consider and Act on approving the resolution for the Cooperative Plan between the Town of Merton and the Town of Oconomowoc.

New Business:

- Consider/Act on setting 2022 mileage rate @ 58.5 cents
- Consider/Act on Outdoor Event Permit for Valley Rod & Gun Club on February 5, for the 13th Annual Ice Fishing Jamboree
- Consider/Act on Outdoor Event Permit for Valley Rod & Gun Club on March 26, for the 11th Annual Chicken Shoot
- Discussion on Bark River Cemetery and Cemetery Lot Prices.
- Discussion on New Park Committee for Town Owned Parks

Clerk, Board, Highway, Treasurer and Attorney Reports -

- Vouchers as Presented - Action
- Budget Amendments Resolution as Presented -Action
- Library Budget Amendments Information Only
- Adjourn

Donna Hann, Town Clerk

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town of Merton @ 262-966-2651

EXHIBIT M

RECORD OF PUBLIC PARTICIPATION AND COMMENT

TOWN OF OCONOMOWOC BOARD OF SUPERVISORS
REGULAR BOARD MEETING MINUTES

December 20, 2021.

Acting Chairman John Roelandts called the meeting to order at 6:00 p.m. Supervisor's present included John Koepke, Rosie Rutkowski and Terry Largent. Chairman Robert C. Hultquist was excused. Also in attendance included Town of Merton Town Board and Clerk Donna Hahn, Police Chief Kristen Wraalstad, Highway Superintendent Sam Salzman, Attorney Tracy Murn, Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign-in sheet.

A Joint Public hearing between the Town Board of the Town of Merton and the Town Board of the Town of Oconomowoc will be held at 6:00 p.m. for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Merton and the Town of Oconomowoc, enacted pursuant to Section 66.0307, Wis. Stats., which the Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

Acting Chairman John Roelandts called the public hearing to order at 6:01 p.m.

Administrator/Planner Herrmann explained this has been worked on before COVID started and both Boards were unable to meet due to COVID. He said nothing has changed and briefly went over some key points of the plan.

No public comments were made.

Acting Chairman John Roelandts closed the public hearing at 6:05 p.m.

The regular Town Board meeting was called to order at 6:06 p.m.

Those present stood to recite The Pledge of Allegiance

Approve Minutes from regular Board meeting December 6, 2021. – Supervisor Koepke made the motion to approve the December 6, 2021 meeting minutes as presented. Supervisor Largent seconded the motion. Motion carried by unanimous voice vote.

Correspondence. – None

Comments from the Floor on Agenda items or any other items. - None

NEW BUSINESS:

1. **Introduction of new Police Officer Austin Gholson**. – Office Austin Gholson was introduced and sworn in by Acting Chairman John Roelandts.
2. **Consider and Act on the Cooperative Plan with the Town Merton**. – No action was taken due to waiting for public comments for up to 20 days after the hearing; this will be on the January 17th agenda
3. **Chief Bowen's presentation**. – Chief Bowen gave an overview of the department for the month and spoke about the firm that will be doing the study and the research regarding the referendum.
4. **Consider and Act on Resolution 2021-11; A resolution to combine wards**. – Supervisor Koepke made the motion to approve Resolution 2021-11; A resolution to combine wards. Supervisor/Acting Chairman John Roelandts seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on Resolution 2021-12; A resolution for the Town of Oconomowoc 2022 Fee Schedule**. – Supervisor Koepke made the motion to approve Resolution 2021-12; A Resolution for the Town of Oconomowoc 2022 Fee Schedule. Supervisor/Acting Chairman John Roelandts seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on Resolution 2021-13; A resolution establishing 2022 Sewer Service Charges**. – Supervisor Koepke made the motion to approve Resolution 2021-13; A resolution establishing 2022 Sewer Service Charges. Supervisor/Acting Chairman John Roelandts seconded the motion. Motion carried by unanimous voice vote.
7. **Chairman Hultquist**. - Excused
8. **Supervisor Reports**.

c. **Rosie Rutkowski**. – Nothing to report
d. **John Roelandts**. – Thanked the highway department for the fast clean up from the storms and getting the trees out of the road.

9. **Public Works Superintendent Salzman**. – Gave the Board an update regarding the roof on the highway department building.
10. **Chief Wraalstad**. – Stated her department is now fully staffed and Officer Rob Kassen will be moving to the position of detective.
11. **Administrator/Planner Herrmann**. – Nothing to report
12. **Clerk/Treasurer Opitz**. – Nothing to report
13. **Approve Vouchers and Checks**. – Supervisor Largent made the motion to approve vouchers and checks subject to Administrator/Planner Herrmann's approval. Supervisor/Acting Chairman John Roelandts seconded the motion. Motion carried by unanimous voice vote.
14. **Adjourn**. – Supervisor Rutkowski made the motion to adjourn at 6:48 p.m. Supervisor Koepke seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer

EXHIBIT N

CHANGES MADE IN RESPONSE TO PUBLIC COMMENTS

Town of Merton and Town of Oconomowoc Cooperative Plan

No changes were made to the Town of Merton and Town of Oconomowoc Cooperative Boundary Plan. No comments were received at the Public Hearing or 20 days subsequent to the Public Hearing.

EXHIBIT O

COMMENTS FROM COUNTY AND/OR REGIONAL PLANNING COMMISSION

Town of Merton and Town of Oconomowoc Cooperative Plan

The Town of Oconomowoc and the Town of Merton did not receive any comments from Waukesha County or the Southeast Wisconsin Regional Planning Commission.

EXHIBIT P

RESOLUTIONS ADOPTING AND AUTHORIZING TRANSMITTAL OF THE COOPERATIVE PLAN TO STATE

STATE OF WISCONSIN TOWN OF MERTON WAUKESHA COUNTY

RESOLUTION 2022-1

RESOLUTION TO ADOPT THE COOPERATIVE BOUNDARY AGREEMENT WITH THE TOWN OF OCONOMOWOC AND TO TRANSMIT THE COOPERATIVE BOUNDARY AGREEMENT TO THE STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION

WHEREAS, the Town Board of the Town of Merton pursuant to Wisconsin Statute §66.0307(4)(a) adopted Resolution No. 100919 to authorize the preparation of a Cooperative Boundary Plan between the Town of Oconomowoc and the Town of Merton; and

WHEREAS, Wisconsin Statute §66.0307 authorizes adjoining municipalities to establish the boundaries between and amongst themselves upon adopting and having approved by the Wisconsin Department of Administration, a Cooperative Plan in accordance with the procedures and requirements of Wisconsin Statute §66.0307(4)(c); and

WHEREAS, a Cooperative Boundary Plan has the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory covered by the Plan in order to best promote the public health, safety and general welfare, together with the future needs of the Town of Oconomowoc and the Town of Merton; and

WHEREAS, a Cooperative Boundary Plan is in the best interest of the Town of Oconomowoc and the Town of Merton; and

WHEREAS, as a result of the authorization set forth in Resolution 2019-18, a Cooperative Boundary Plan was drafted pursuant to Wisconsin Statute §66.0307 and is hereinafter referred to as the "Cooperative Boundary Plan"; and

WHEREAS, the proposed Cooperative Boundary Plan was the subject of a joint public hearing held on December 20, 2021 at the Town of Oconomowoc Town Hall and both the Town of Oconomowoc Town Board and the Town of Merton Town Board ("Joint Public Hearing") were present for said Joint Public Hearing as required by Wisconsin Statute §66.0307(4)(b); and

WHEREAS, in advance of the Joint Public Hearing, notice of the Joint Public Hearing was provided by publication in the Lake Country Now on November 24, 2021, December 1, 2021, and December 8, 2021, in compliance with the statutory requirements of Wisconsin Statute §66.0307(4)(b); and

WHEREAS, at the Joint Public Hearing the Town of Oconomowoc Town Board and the Town of Merton Town Board heard comments about the proposed Cooperative Boundary Plan from the public and for twenty (20) days after the Joint Public Hearing, the Clerks of the Town of Oconomowoc and the Town of Merton did not receive comments about the proposed Cooperative Boundary Plan under Wisconsin Statute §66.0307(4)(c); and

WHEREAS, the proposed Cooperative Boundary Plan was made available to the public prior to the Joint Public Hearing as provided for the Notices of Publication. Comments made at the Joint Public hearings, as well as for twenty (20) days subsequent thereto have been considered by the Town of Oconomowoc Town Board and the Town of Merton Town Board, respectively; and

WHEREAS, the proposed Cooperative Boundary Plan, with the comments received attached as Exhibit A, constitutes the final Cooperative Plan that should be sent to the State of Wisconsin Department of Administration for final review and approval; and

WHEREAS, the purpose of the Resolution is to approve the Cooperative Boundary Plan as described in Wisconsin Statute §66.0307.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Merton does hereby adopt and approve the Cooperative Boundary Plan with the Town of Oconomowoc.

BE IT FURTHER RESOLVED that the Town Clerk is directed to cooperate with the Town Clerk for the Town of Oconomowoc to include the executed version of this Resolution, as well as the Resolution of the Town of Oconomowoc, indicating adoption of the Cooperative Boundary Plan and authorizing transmittal of the Cooperative Boundary Plan to the State of Wisconsin Department of Administration.

BE IT FURTHER RESOLVED that the Town Chairman of the Town of Merton and the Town Clerk are authorized to execute the Cooperative Boundary Plan on behalf of the Town of Merton and the appropriate Town Officials are hereby authorized to take all other necessary and appropriate action consistent with the approval of this Resolution and the provisions of Wisconsin Statute §66.0307.

BE IT FURTHER RESOLVED, that the Town Clerk is directed to cooperate with the Town Clerk of the Town of Oconomowoc to submit the Cooperative Boundary Plan to the State of Wisconsin Department of Administration for approval pursuant to Wisconsin Statute §66.0307(4)(b) and (5)(a).

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to take such steps are necessary to effectuate the intention of these resolutions.

DATED: 2-24-2022

TOWN OF MERTON

By: Timothy Klink
Timothy Klink, Chairman

ATTEST:
Donna Hann, Clerk/Deputy-Treasurer

STATE OF WISCONSIN TOWN OF OCONOMOWOC WAUKESHA COUNTY

RESOLUTION 2022-3

RESOLUTION TO ADOPT THE COOPOERATIVE BOUNDARY AGREEMENT WITH THE TOWN OF MERTON AND TO TRANSMIT THE COOPERATIVE BOUNDARY AGREEMENT TO THE STAE OF WEISCONSIN DEPARTMENT OF ADMINISTRATION

WHEREAS, the Town Board of the town of Oconomowoc, pursuant to Wisconsin Statue §66.0307(4)(a) adopted Resolution No. 2019-18 to authorize the preparation of a Cooperative Boundary Plan between the Town of Oconomowoc and the Town of Merton; and

WHEREAS, Wisconsin Statue §66.0307 authorizes adjoining municipalities to establish the boundaries between and amongst themselves upon adopting and having approved by the Wisconsin Department of Administration, a Cooperative Plan in accordance with the procedures and requirements of Wisconsin Statute §66.0307(4)(c); and

WHEREAS, a Cooperative Boundary Plan has the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory covered by the Plan in order to best promote the public health, safety and general welfare, together with the future needs of the Town of Oconomowoc and the Town of Merton; and

WHEREAS, a Cooperative Boundary Plan is in the best interest of the Town of Oconomowoc and the Town of Merton; and

WHEREAS, as a result of the authorization set forth in Resolution 2019-18, a Cooperative Boundary Plan was drafted pursuant to Wisconsin Statue §66.0307 and is hereinafter referred to as the "Cooperative Boundary Plan"; and

WHEREAS, the proposed Cooperative Boundary Plan was the subject of Joint Public Hearing held on December 20, 2021 at the Town of Oconomowoc Town Hall and both the Town of Oconomowoc Town Board and the Town of Merton Town Board were present for said Joint Public Hearing as required by Wisconsin Statute §66.0307(4)(b); and

WHEREAS, in advance of the Joint Public Hearing, Notice of the Joint Public Hearing was provided by publication in the Lake Country Now on November 24, 2021, December 1, 2021 and December 8, 2021, in compliance with the statutory requirements of Wisconsin Statute §66.0307(4)(b); and

WHEREAS, at the Joint Public Hearing the Town of Oconomowoc Town Board and the Merton Town Board heard comments about the proposed Cooperative Boundary Plan from the public and for twenty (20) days after the Joint Public Hearing, the Clerks of the Town of Oconomowoc and the Town of Merton did not receive comments about the proposed Cooperative Boundary Plan as required under Wisconsin Statute §66.0307(4)(c), and

WHEREAS, the proposed Cooperative Boundary Plan was made available to the public prior to the Joint Public Hearing as provided for the Notices of Publication. Comments made at the Joint Public hearings, as well as for twenty (20) days subsequent thereto have been considered by the Town of Oconomowoc Town Board and the Town of Merton Town Board, respectively; and

WHEREAS, the proposed Cooperative Boundary Plan, with the comments received from are attached to the final Cooperative Boundary Plan as Exhibit A respectively, constitutes the final Cooperative Plan that should be sent to the State of Wisconsin Department of Administration for final review and approval; and

WHEREAS, the purpose of the Resolution is to approve the Cooperative Boundary Plan as described in Wisconsin Statue §66.0307.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Oconomowoc does hereby adopt and approve the Cooperative Boundary Plan with the Town of Merton.

BE IT FURTHER RESOLVED that the Town Clerk is directed to cooperate with the Town Clerk for the Town of Merton to include the executed version of this Resolution, as well as the Resolution of the Town of Merton, indicating adoption of the Cooperative Boundary Plan and authorizing transmittal of the Cooperative Boundary Plan to the State of Wisconsin Department of Administration.

BE IT FURTHER RESOLVED that the Town Chairman of the Town of Oconomowoc and the Town Clerk are authorized to execute the Cooperative Boundary Plan on behalf of the Town of Oconomowoc and the appropriate Town Officials are hereby authorized to take all other necessary and appropriate action consistent with the approval of this Resolution and the provisions of Wisconsin Statute §66.0307.

BE IT FURTHER RESOLVED, that the Town Clerk is directed to cooperate with the Town Clerk of the Town of Merton to submit the Cooperative Boundary Plan to the State of Wisconsin Department of Administration for approval pursuant to Wisconsin Statute §66.0307(4)(b) and (5)(a).

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to take such steps are necessary to effectuate the intention of these resolutions.

DATED: 2-21-22

TOWN OF OCONOMOWOC

By: _____
Robert C Hultquist, Chairman

ATTEST:

_____
Lori Opitz, Clerk/Treasurer

EXHIBIT Q

TOWN OF MERTON
COMPREHENSIVE PLAN

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CHAPTER 1

INTRODUCTION & COMMUNITY HISTORY

INTRODUCTION

In 2004, the Town Board and the Planning Commission of the Town of Merton, recognizing an increased need to exert greater control and oversight to changing land uses and the land development process, appointed a Land Use Plan Update Committee to update the existing 1998/1974 Master Land Use Plan to address new issues and challenges. The Land Use Plan Update Committee was directed to work with the Town Planner, seek assistance from Waukesha County Parks and Land Use, Southeastern Regional Planning Commission and other planning consultants as needed. The Committee consisted of a Town Board Member, two (2) Plan Commission Members, the Town Clerk, six (6) citizen members, and a representative from the Town Highway Department. The committee participated in a number of working meetings with planning staff, conducted a brief diagnostic review of the existing plan to identify the extent of necessary updating; participated in an Issues and Concerns Visioning Session, including map visioning, facilitated by an outside planning consultant, reviewed various data including summary from 2 focus groups and survey results from the Spring 2004 Parks and Open Survey mailed to over 800 households. The staff worked with Waukesha County Parks and Land Use to obtain updated maps of various resources and land uses in the Town and Southeastern Wisconsin Regional Plan Commission for land use information. The staff conducted an inventory and analysis of existing land uses in the Town, drafted the final Land Use Plan document, including ways to implement said plan, which was then presented at a public hearing for Town approval.

The Town of Merton was aware that it would be necessary for the Town of Merton to update their Land Use Plan to comply with Smart Growth Law by 2010. The Smart Growth Law, which went into effect in October of 1999, requires that a comprehensive plan contain the following nine (9) elements:

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

Under the new law, a governing body must adopt written procedures for public participation, must provide wide distribution of proposed comprehensive plan and must hold at least one (1) public hearing. The smart growth law also requires that the governing body adopt the plan as an ordinance.

The Town of Merton agreed to work with the participating 28 municipalities (villages, cities, towns, within Waukesha County,) Waukesha County Parks and Land Use, SEWRPC to update the Waukesha County Development Plan and to incorporate local plans within the County Plan to comply with Smart Growth Legislation. Chapters of the Waukesha County Land Development Plan were presented at noticed Plan Commission Meetings throughout the advisory planning timeline.

In addition, in the Spring and Summer of 2008, the Town of Merton Planning Work Group met in various open sessions to review the existing Town Plan 2020 adopted in 2005, the existing Land Use Map and the Waukesha County Recommended Land Use Plan Map. The Plan Commission reviewed and commented on the work of the Planning work group. The chapters and land use plan map were presented and discussed at numerous Plan Commission Meetings in 2008.

COUNTY PARTNERSHIP

The Town of Merton was one of the twenty-nine of the 37 local government units in Waukesha County that 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.

HISTORY

Community History

In 1837, a Yankee named Ralph Allen staked his claim just north of what is now the Village of Hartland. He shared his cabin with two other bachelors while they cleared their own land, and was Merton Township's first white settler. The area had previously been populated by Native Americans, who camped along the rivers and lakes during their journeys north and south.

In 1841, another settler, a young man from Sweden, Gustav Unonius, accompanied by his wife, her maid and a fellow Swede they had met in Milwaukee, was looking for land in Waukesha County. He staked a claim on the east shore of Pine Lake, calling it the "most lovely lake we had ever seen." He called the settlement New Uppsala after a Swedish university town, and pursued his dream to establish a Swedish cultural and intellectual center on the frontier. He attracted an assortment of nobles, theologians, merchants, teachers and military officers.

His choice of land was not a practical location for a settlement. The lake shore was stony and the soil unproductive. The colony failed almost as soon as it was started. The people who were accustomed to luxury ended up feeding the straw from their mattresses to their horses. Noblemen worked for blacksmiths, and one baron was hired as a cook.

Unonious himself became the Nashotah House Seminary's first graduate and was ordained an Episcopal priest, leading some of his countrymen away from the Lutheran Church. Within a decade or two of its inception, "New Uppsala" had vanished.

During the struggle of Unonious and his colony, the rest of the township was filling in with settlers from other countries. European immigrants formed a high percentage of the population. Norwegians settled across Pine Lake from the Swedes, and they did not function as a Scandinavian unit. The lake divided them as did the Dovre Mountains in Sweden. Irish farmers dominated the northern section of the township, with twenty-one Irishmen staking their claims in 1842. The claims averaged 80 acres each near the northern boundary of the county. The reason the Irish passed over all the available land between their claims and Milwaukee seems best summed up by Father Lincoln Whelan, an Irish priest who wrote, "They may have been misled by a land speculator, a fellow Irishman, who was said to have "enough mouth for two rows of teeth." Father Whelan went on to say, "They somewhere got the notion that stones are a sign of fertile soil...As farmers, the Irish were no good for king or county."

The central and southeastern sections of the township were settled by a mixture of Yankees and Englishmen with a few Scots and Dutchmen, and a large number of Danes.

The villages that served the settlers were located where water power was available. Mills were built on the Oconomowoc River at Monches, North Lake, Stone Bank and Merton. North Lake was the last because it was located on "school land." The sixteenth section of every township was withheld from the original market and sold later to provide funding for school construction.

The villages were more ethnically mixed than the rural areas. The Scots in the Stone Bank area started a Presbyterian Church. The Monches miller was a Swiss immigrant, and a Dane built the brewery in North Lake.

Railroads played a large role in developing the township with the Milwaukee and Watertown Railroad on the south in the Delafield Township. The Danes and Norwegians around Pine Lake cleared timber and sold it to the railroad for fuel. Merton Township got its own railroad in 1899, when the Milwaukee and Superior Railroad came through Merton to North Lake. The railroad was facetiously referred to as the Misery and Suffering Railroad. The line was originally intended to go all the way to Superior, Wisconsin, but never got any further than North Lake. A grain elevator was constructed just before the railroad arrived, and North Lake became an important shipping point for area farmers. Many of the area students road the train to the high school in Menomonee Falls every day. The line was eventually taken over by the Milwaukee Road, and in 1972 it was sold to a group of railroad buffs. They ran an excursion line between Merton and North Lake during the summer months until 2002, when the business was shut down.

In 1910, the Chicago and North Western Railroad was extended through central Merton Township. North Lake was the only village with a depot on the line. This railroad and the Superior line provided shipping outlets for North Lake's two largest industries in the early twentieth century; the huge gravel quarry just north of the village and the ice harvest on North Lake itself. Much of the ice was used to refrigerate railroad cars.

The Merton Township has many beautiful lakes, and the hotels and cottages on them provided a summer haven for the wealthy. Pine Lake even provided a steam launch to carry guests around the lake. Beaver Lake and North Lake had large hotels and resorts such as Interlachen Resort and Idlehaven. The early development on the lakes was rather exclusively wealthy, but some of the early resorts served a clientele of more modes means. Many Milwaukeans rented cottages for a weekend and returned to Milwaukee to work. It was said that on Sunday night, the train had standing room only all the way from Okauchee to Milwaukee. The conductor couldn't cover the whole train before the trip was over.

The growing popularity of the automobile opened up the lake region to non-exclusive residential development, and in the 1920's, the shores of North Lake, Keesus, Moose Lake and Okauchee Lake began to fill in with small cottages. The wealthier lake communities viewed this trend with alarm. They objected to what they considered the "exploitation" of the lake region and took steps to prevent it from happening on their lakes. Pine Lake residents put restrictions on the deeds to the lands saying "No public boat or aeroplane landing or livery, dance hall, or place of public amusement of any kind shall be permitted on said land, and not more than one house per acre or per 150' of lake frontage." Since 1928 the Village of Chenequa has had no problem with growth. The other lakes were seeing an opposite trend with cottages springing up on every 50' lot. Those cottages have since been replaced by large, imposing year round homes, a trend that began after World War II. In 1970, 20% of the area's housing was still seasonal. Today it is less than 1%.

Subdivision growth was strong in the 1960's, but in the 1990's it exploded. When the farmers realized that their children wanted to go to college and get off the farms, they sold the properties to developers, who in turn built subdivisions. At one time farming was a way of life in the Merton Township, but today there are only a handful of working farms left, and many of those are operated by last generation farmers.

The unincorporated Villages of Monches, North Lake and Stone Bank are clannish, dominated by a few old-line family names, and made up of blue collar workers, historically resistant to change. The core of the villages is the church, and the social gathering place is the local tavern. These small villages were laid out in small lots, usually 66' x 165', with residences and businesses mixed throughout, leaving little room for growth. The growth has taken place all around the villages in the subdivisions, but due to the closing of some outlying schools and expansion of others, the people still form a community. The churches also tend to bring people together, as do the festivals and summer events in the area.

In conclusion, Merton Township is a collection of distinctly different communities, each independent, each with strong interests. Although the "newcomers" constitute a majority of the area's population, the long-established communities have remained cohesive, and all of the groups co-exist in what approximates an equilibrium. Development is likely to continue, and whether or not the Township will be able to retain its heterogeneity in the face of continued change remains to be seen.

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 inter-municipal cooperation on land use issues.

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

COMPREHENSIVE PLAN PURPOSE

The Town of Merton Comprehensive Plan is intended to guide the short-range and long-range growth and development of the Town over the next 25 years. The plan sets forth a vision of what the community wishes to become. It identifies areas to be developed and/or preserved, recommends types of uses for specific areas of the Town, identifies needed transportation and community facilities needed to serve future land uses and provides strategies to implement the plan. Ultimately, the plan will be used by the community in making decisions relating to the use of land.

The comprehensive plan is prepared in conjunction with the "Development Plan for Waukesha County". The Town of Merton is part of an intergovernmental cooperation effort led by Waukesha County. The Town has been an active member of the Waukesha County Advisory Committee and is working in coordination with Waukesha County to prepare a comprehensive plan under the State of Wisconsin's "Smart Growth" Planning Law as outlined in Chapter 66.1001 Wisconsin State Statutes. The comprehensive planning law requires local units of government complete and adopt a comprehensive plan by January 1, 2010.

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.
4. Various meeting of the Town of Merton Plan Work Group

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 demographics of the Town of Merton and surrounding municipalities in Waukesha County. 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

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 Merton experienced over 90% population increase from 1970 to 2005, an additional 3,923 people. (TableII-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.

In reviewing the municipalities surrounding the Town of Merton, consisting of the Village of Chenequa, Village of Merton, Village of Hartland, the area population growth from 1970 –2005 was over 132% with Village of Merton experiencing the highest growth of 263%. The Village of Hartland grew by over 200%, the Village of Chenequa declined by 11% and the Town of Merton grew by 90%. The Town population increased by 3,923 persons.

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. According to the 2000 Census, the Town of Merton had 2,706 owner occupied living units, which was 92.3 % of the households and 226 rental units, which was 7.7% of the households. The owner occupied residences were approximately 16% higher the Waukesha County average and the rentals were 16% lower than the county average.

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

Household Size

In 2000, the average household size in the Town of Merton was 2.95 persons. However, the average household in the County ranged from 2.05 in the Village of Butler to 3.26 in the Village of Merton (Table II-4). Household size 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.

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 median age in the Town of Merton is 38.3 which is similar to the County average median age. 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.

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. In reviewing the 2000 Census for the Town of Merton 20% of the population was between 35 and 44 years and 17% was between 45 and 54 years. These trends appear to be consistent with Waukesha County and the surrounding communities with the exception of the village of Chenequa with an older population.

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. The median household income for the Town of Merton was $78,937 which was higher than the County. The median household income in Waukesha County communities ranged from $33,883 in the Village of Butler to over $160,000 in the Village of Chenequa.

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

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-9). It should be noted that 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-11). 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-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

TOWN OF MERTON EDUCATIONAL ATTAINMENT – II-11 a

Subject	Town of Merton Number	Town of Merton Percent	Waukesha County Number	Waukesha County Percent
Population 25 years and over	5,086	100.0	241,299	100.0
Less than 9th grade	85	1.7	5,537	2.3
9th to 12th grade, no diploma	173	3.4	13,873	5.7
High school graduate (includes equivalency)	1,294	25.4	66,651	27.6
Some college, no degree	1,252	24.6	54,483	22.6
Associate degree	456	9.0	18,492	7.7
Bachelor's degree	1,317	25.9	57,050	23.6
Graduate or professional degree	509	10.0	25,213	10.4
Percent high school graduate or higher	94.9%	--	92.0%	--
Percent bachelor's degree or higher	35.9%	--	34.1%	--

LAND USE

Planners rely 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.

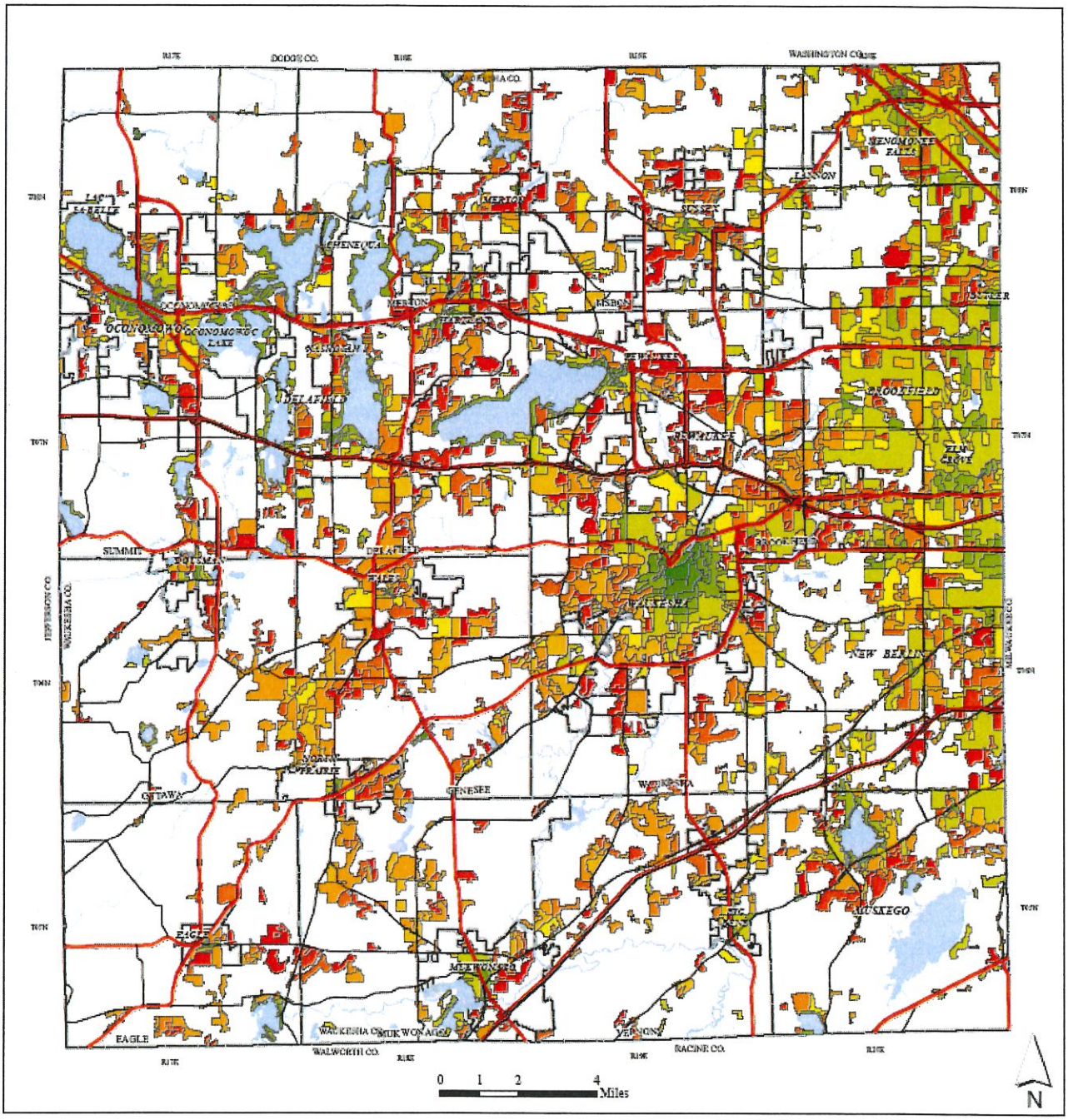
As part of the urban growth ring analysis, urban growth for the years prior to 1940 was identified using a variety of sources, including the records of local historical societies, land subdivision plat records, farm plat maps, U. S Geological Survey maps, and Wisconsin Geological and Natural History 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	1940	1985
1880	1950	1990
1900	1963	1995
1920	1970	2000
	1975	
	1980	

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.

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
Town of Merton	8,729	9,062	9,397	9,804	10,162	10,546

Source: SEWRPC and Department of Administration

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.

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.

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.

FORMULATION OF OBJECTIVES

The formulation of objectives is an essential task that must be undertaken before the participation of a Land Use Plan can proceed. A set of Land Use Development objectives, principles and standards were formulated as part of the Waukesha County Comprehensive Development Plan. These objectives, principles and standards were reviewed, modified and updated by the advisory committee to meet the vision set forth for the Town of Merton. This Chapter sets forth those objectives together with supporting principles and standards. The Land Use Development objectives relate primarily to the allocation and distribution of various land uses and the provision to those land uses of essential community facilities and services required to meet the needs of the existing and probable future resident population of the Town through the year 2035.

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 reviewed and reaffirmed by the Town of Merton for use in the preparation of the Comprehensive Development Plan for the Town; 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 with the Town.

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 Town of Merton Comprehensive Plan, 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 in the Appendix.

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 High-ways	Utility Lines and Related Facilities	Engineered Stormwater Manage-ment Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camp-ing[d]	Swim-ming 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 pre-construction 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 Town 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. 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.
c. The County should acquire or otherwise protect land and establish Greenways along the following waterways: the Ashippun, Bark, Fox, Oconomowoc and Pewaukee Rivers and Mill.
d. 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.

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 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 residents of the Town.

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

Standards
1.

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
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

Land Use Development Objective No. 2

A spatial distribution of the various land uses 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. 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 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 low-density residential use should be located in areas serviceable by an existing or planned public sanitary sewerage system and water supply.
6. Mixed use development should be encouraged to accommodate multi-purpose trips, including pedestrian trips, as a matter of convenience and efficiency.
7. 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.

Land Use Development Objective No. 4

The development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.[1]

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,

[1] *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.*

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.[2]

b. Where appropriate residential subdivisions should accommodate a mix of housing sizes, structure types, and lot sizes, resulting in an over density that is within the planned density range.,
c. Conservation subdivision design concepts should be incorporated into high-, medium-, and low-density neighborhoods, as appropriate.[3]
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 where applicable in the Town of Merton, land should typically be allocated as follows:

Land Use Category	Percent of Area in Land Development Category			
	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	76.5	82.0	85.0	6.0
Streets and Utilities	20.0	18.0	15.0	4.0
Parks and Playgrounds	1.5	--	--	--
Public Elementary Schools	0.5	--	--	--
Other Governmental and Institutional	1.0	--	--	--
Retail and Service	0.5	--	--	--
Nonurban	--	--	--	90.0
Total	100.0	100.0	100.0	100.0

Principle B

Residential development in a mixed-use setting 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 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.

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[2] *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.*

[3] *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.

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 appropriately integrating the site with adjacent land uses.

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.

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 Town population and economy should be met through the renewal or redevelopment as appropriate of older, underutilized areas that are in need of revitalization.

Transportation Objective No. 1

A multi-modal transportation system which, though its location, capacity, and design, will effectively serve the existing region, county and Town land use pattern and promote the implementation of the regional land use plan and the County comprehensive development plan, 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 Town and County 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 Town 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.

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
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

2. Bicycle and Pedestrian Facilities
   a. All County Trunk streets and highways (including their bridge and underpass facilities) except freeways should provide accommodation for bicyclists upon construction or reconstruction, if possible.
   b. 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.

Community Facilities Objective No. 1

To provide police, fire and other emergency service facilities necessary to maintain high-quality protection throughout the Town.

Principle
The adequacy of police, fire and other emergency protection in the Town 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

To provide for an adequate stock of decent and safe housing to meet the Town's total housing requirement. The requirement should meet the market demand and the needs for the different types of housing, to the extent possible.

Principle
Increases in the total number of households within the Town 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 an increase in housing units.

Standards
1. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover.

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, from local governmental agencies as necessary.
3. The Town should consider allowing for some condominium type developments.
4. The Town should consider providing for housing needs of an aging population.
5. The Town should consider providing for smaller housing types to meet a broad range of needs.

Housing Objective No. 2

Encourage residential development maintaining the open space of the Town and avoid the need for urban facilities and services.

Standard
Encourage Planned Unit Developments, Residential Cluster Designs or Conservancy Developments.

CHAPTER 3

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

This chapter presents an inventory and analysis of the agricultural, natural and cultural resource base of the Town of Merton and Waukesha County. Included is descriptive information pertaining to climate, air quality, physiography, bedrock geology, topography, soils, groundwater resources, surface-water resources, wetland, woodlands, natural area and critical species habitat sites, park and open space sites, environmental corridors, historic and cultural resources and agricultural lands.

The natural resource base of the Town is one of the most important factors influencing the development potential of the County. It is the natural resource base, which makes the Town an attractive location for residential and small commercial 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 development in the Town of Merton and Waukesha County must be consistent with 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 resources in the Town are susceptible to damage through inappropriate land use, transportation, and public facility development, especially in the Town, where a considerable proportion of the population reside in close proximity to environmentally sensitive inland lakes and waterways. A sound and meaningful planning effort must therefore acknowledge that natural resources are limited, and that rural and urban development should be properly adjusted to the natural resource base so that the serious and costly environmental problems can be avoided. The directives of the existing Town of Merton Plan are as follows:

Protect areas having concentrations of natural resources deserving protection from premature development.

Provide a balanced distribution of land uses, which meet the projected social, physical and economic needs of the residents.

Encourage residential development to maintain the open space of the Town and avoid need for urban facilities and services.

Preserve the primary environmental corridors, which maintain ecological balance, natural beauty and economic well-being.

Protect groundwater aquifers in order to preserve and conserve this valuable resource.

Protect the natural resource base of the area, including soils, lakes and streams, floodlands, wetlands woodlands, wildlife, groundwater and significant geological formations from development.

Preserve, to the greatest extent practicable, lands best suited for agricultural use within the town so as to protect both the rural character and agricultural land and discourage premature development of remaining agricultural areas.

Preserve remaining undeveloped lands within the designated primary and secondary environmental corridors.

Promote integrated town parks and parkway systems with hiking trails; and access to scenic views, lakes and streams, and local recreational areas.

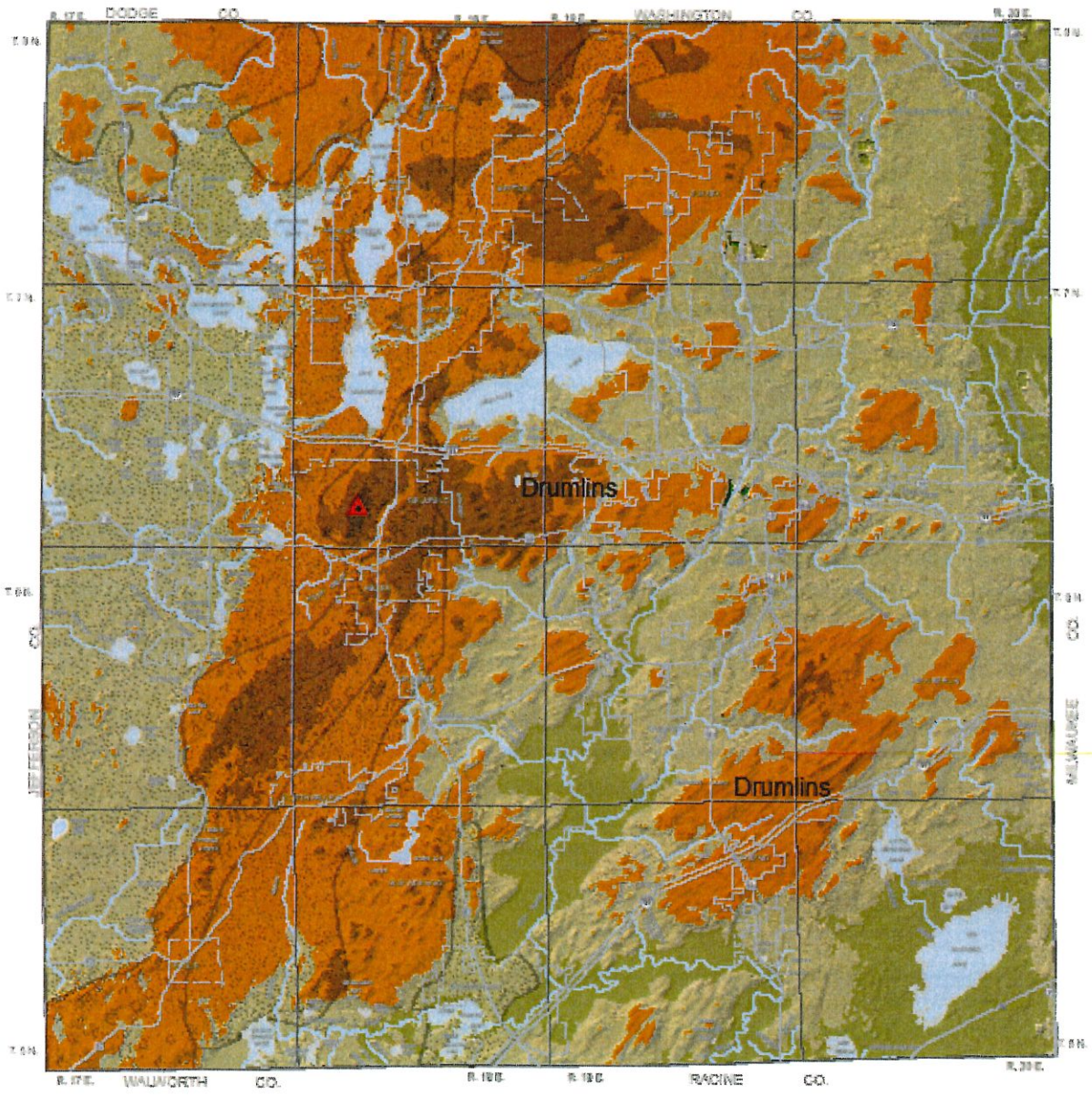
GEOLOGY AND PHYSIOGRAPHY

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. The combined thickness of unconsolidated glacial deposits, alluvium and marsh deposits overlying bedrock exceeds 100' throughout most of the country. Thicknesses are greatest where glacial materials fill the bedrock valleys and in areas of topographic highs formed by end moraines.

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 3 Miles

0 4,000 8,000 12,000 16,000 Feet

Source: Waukesha County

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.

The topography, or relative elevation of the land surface in the Town of Merton is determined generally by the configuration of bedrock geology which underlies the glacial deposits left by meltwater from retreating glaciers thousands of years ago. The major physiographic feature of the Town is the inter-lobate kettle moraine embracing an area east of the Bark River westerly to a line lying west of the Oconomowoc River. Gently sloping ground moraine lies to the west and nearly level outwash lies to the east of the inter-lobate kettle moraine.

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. North Lake Sand and Gravel continues to quarry in the Town of Merton.

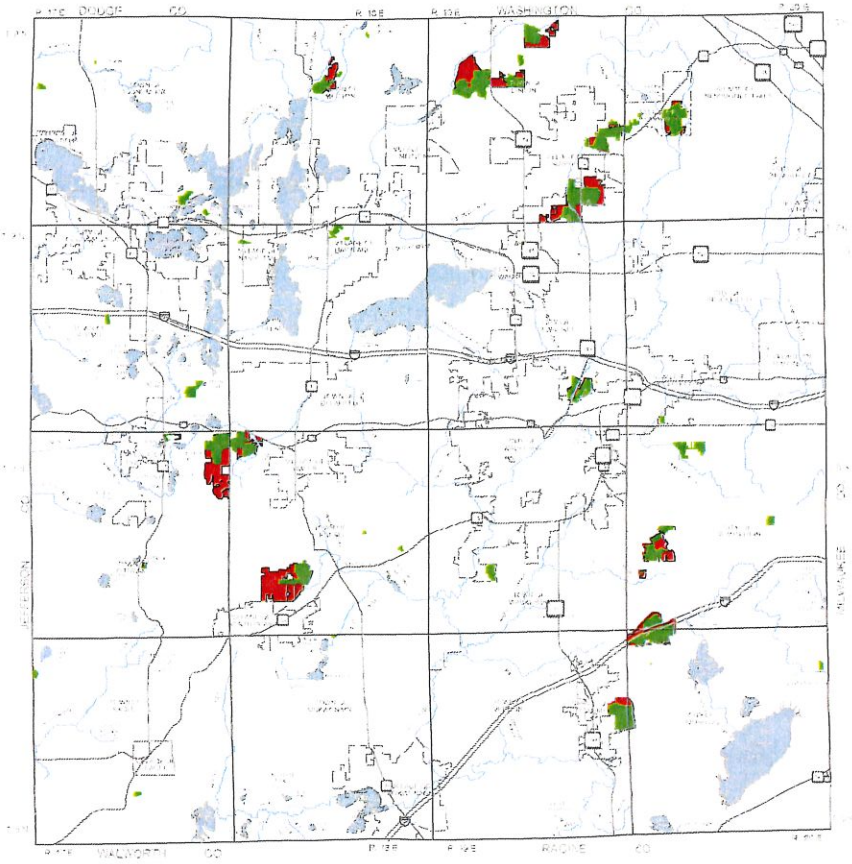
Extractive land use in the County totaled about 4,000 acres, or about 1 percent of the total area of the County. This area consists primarily of lands devoted to the extraction of sand, gravel, and stone but also includes lands formerly used for such purposes and which lay idle. Areas devoted to extractive 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



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.

There are three (3) general soils associations present in the Town of Merton. The three broad soils associations include:

Rodman-Casco Association. These soils are excessively drained to well-drained soils that have a subsoil of gravely, sandy loam and clay loam. They are shallow and lie over gravel and sand in the Kettle Moraine region of the Town.
The Hochheim-Theresa Association. These are well-drained soils that have a subsoil of clay loam and silty clay loam and are formed in thin loess and loam glacial till, on ground moraines.
The Fox-Casco Association. These soils are well-drained soils that have a subsoil of clay loam, with moderately deep to shallow horizons over sand and gravel and are found on outwash plains and stream terraces.

Suitability for Agriculture and Development

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.

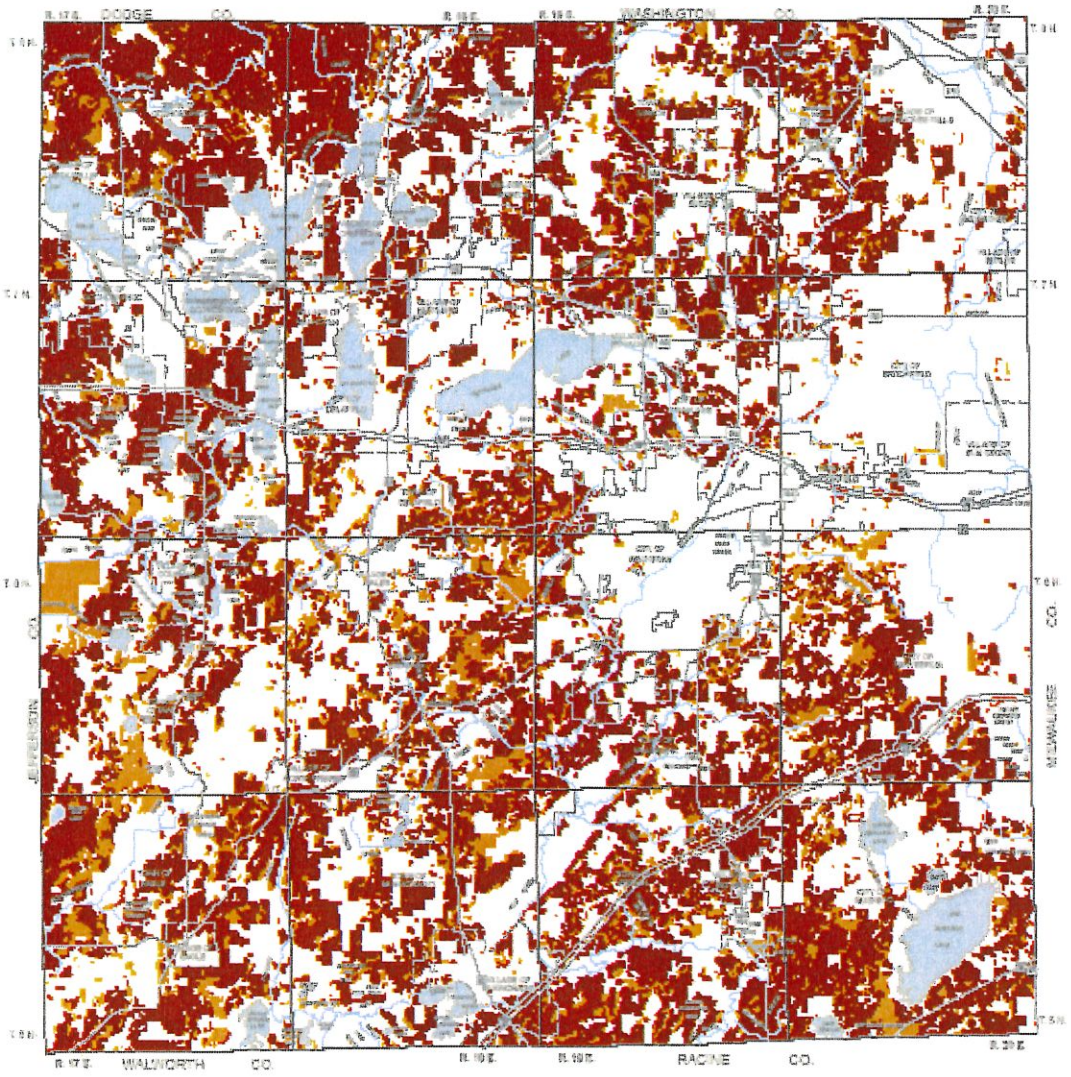
As shown on Map III-3, approximately 28% of the land in Waukesha County (104,475 acres) was in agricultural uses in 2005. Of those lands, 77% is covered by soils that are classified as National prime farmland by NRCS, and 23% is classified as farmland of statewide importance.

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.

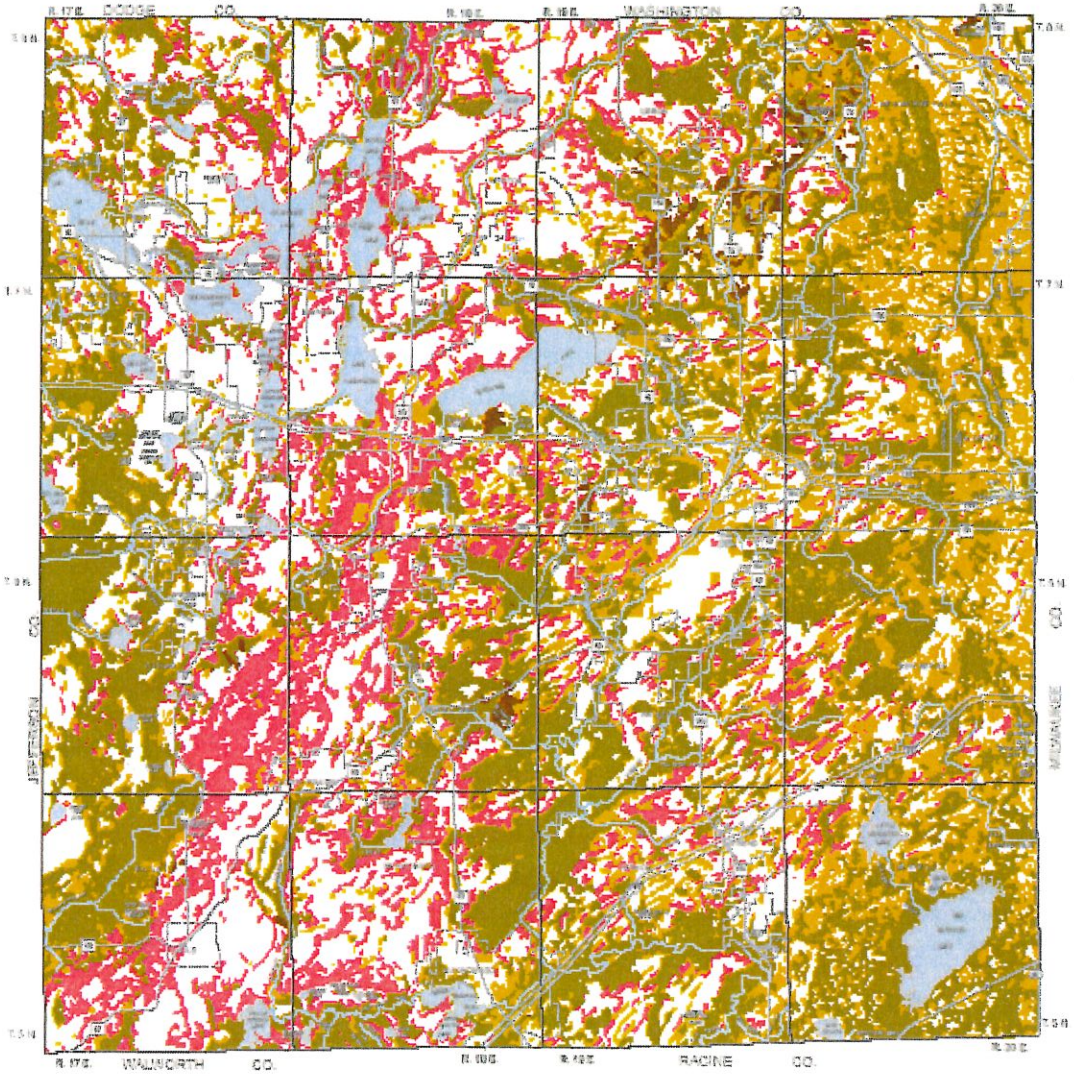
Source: NRCS, SEWRPC & Waukesha County

N

0 1 3 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

Source: NRCS, SEWRPC & Waukesha County

Groundwater Aquifers

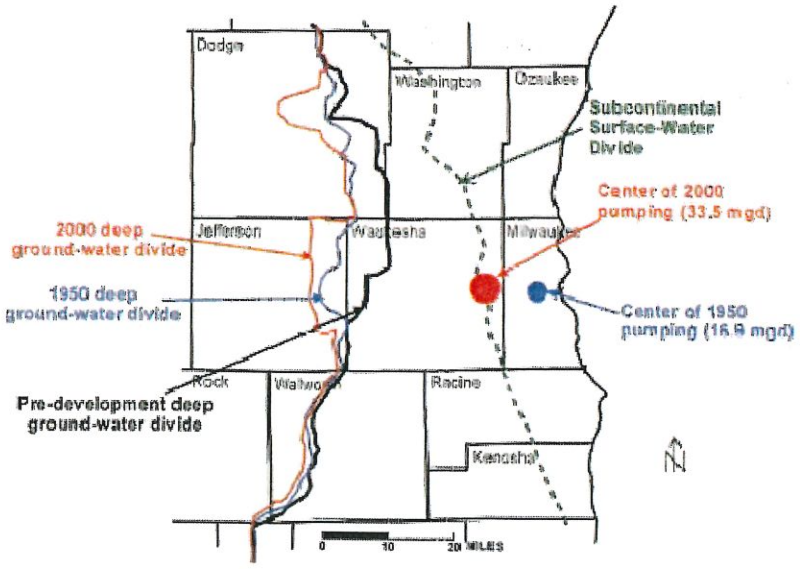
Groundwater is present within three major aquifers that underlie the County. From the land's surface downward, they are: 1) the sand and gravel deposits in the glacial drift; 2) the shallow dolomite strata in the underlying bedrock; and 3) the deeper sandstone, dolomite, siltstone, and shale strata. 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. That shale layer is absent in the far western portion of the County. All residential homes in the Town of Merton are served by private water supply systems. A large part of the Town of Merton is contained within an area designed as a "High Contamination Potential" (Map III-5).

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. 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. 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.

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). 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

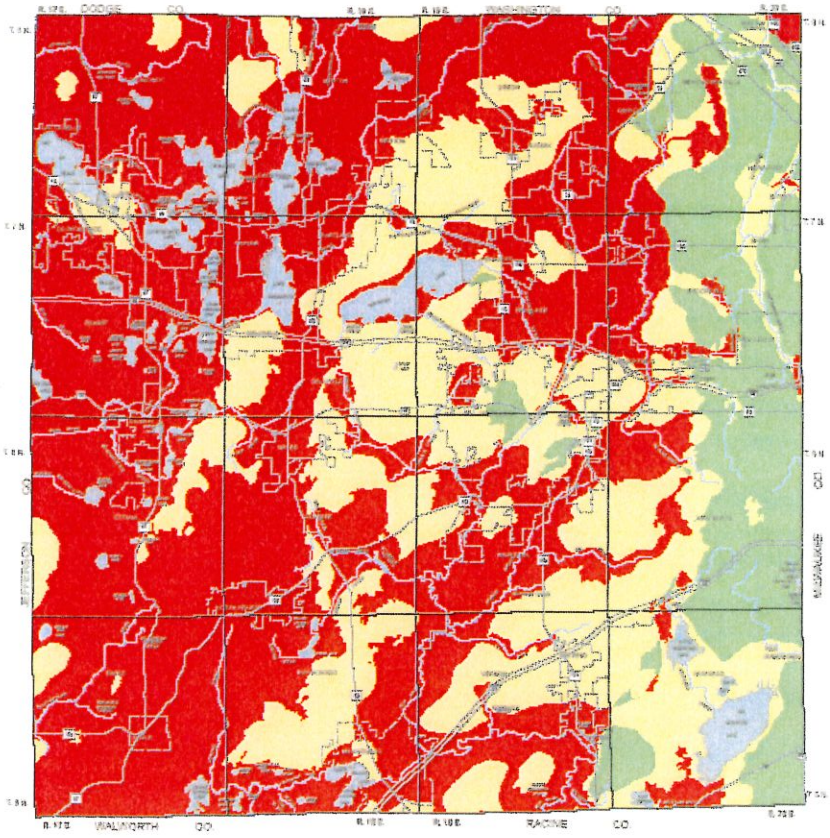
Vulnerability to Contamination

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 ground-water 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



Legend

- High Contamination Potential
- Medium Contamination Potential
- Low Contamination Potential

N

Source: 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.

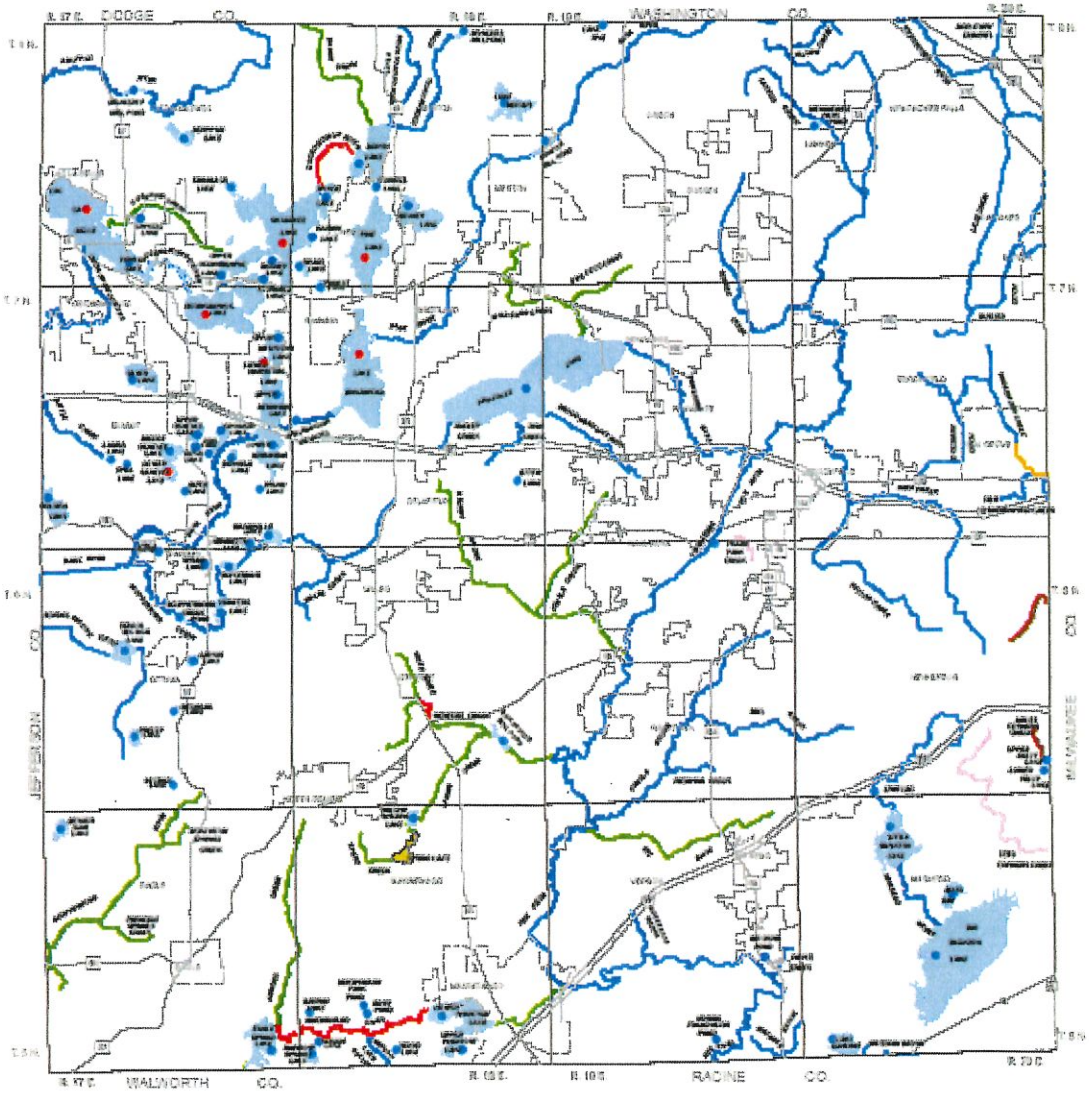
SURFACE WATER RESOURCES

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
There are thirteen (13) identified lakes in Merton Town. The largest lake is North Lake at 437 acres of surface area and the smallest in Monches Mill Pond at 10 acres. In the regional planning commissions scheme of classification Beaver, Keesus, Moose, North, Okauchee, and Pine Lakes exceed 50 acres each and qualify as major lakes. The others are classified as minor lakes having surface waters less than 50 acres in area.

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-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)

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

Source: WDNR, SEWRPC & Waukesha County

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.

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.

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.

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.

Map III-7
Watersheds of Waukesha County

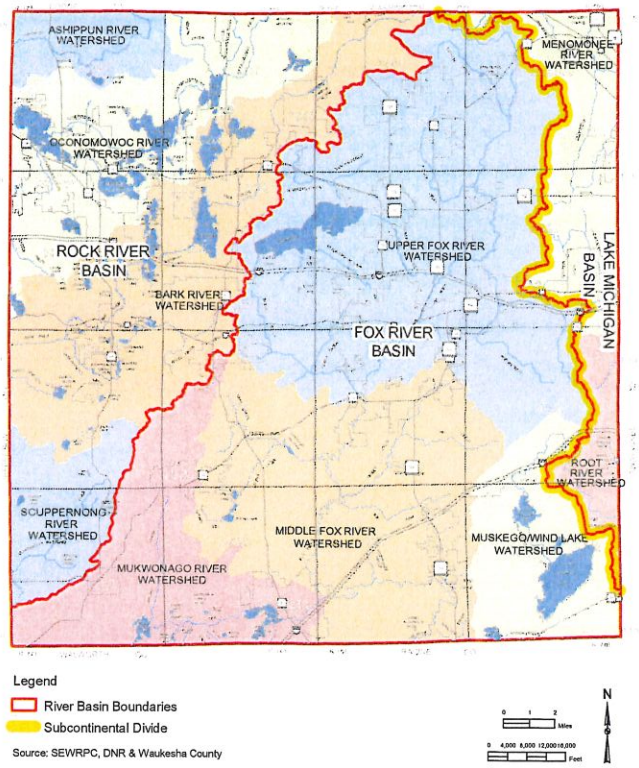


Table III-6
MAJOR STREAMS IN WAUKESHA COUNTY

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
Pewaukee River	Upper Fox	Pewaukee	6.4	FAL, AQ-3 (RSH)
Poplar Creek	Upper Fox	Brookfield	8	FAL, 303(d), AQ-3 (RSH)

Stream Name	Watershed	Township	Length (miles)	Classification Code(s)
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

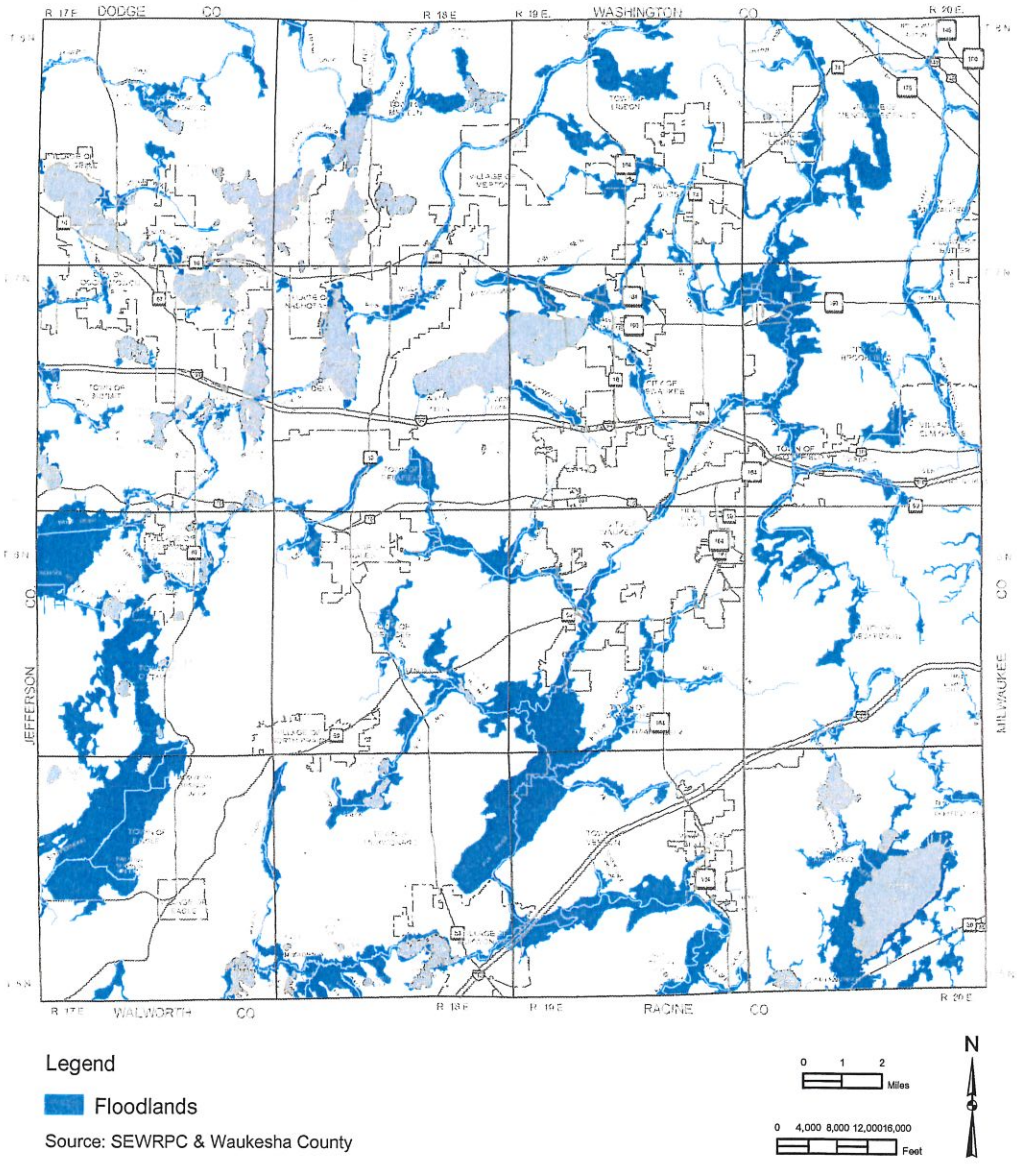
Floodlands

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.

Map III-8
General Floodlands of Waukesha County



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 can be viewed in Chapter 3, Waukesha County Comprehensive Development Plan..

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.

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. The preservation of these corridors is considered essential to the overall environmental quality of the town 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

The current town master plan and zoning ordinance preserve the primary environmental corridor's natural and open spaces. The preservation of these corridors is considered essential to the overall environmental quality of the town.

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.

Wetlands

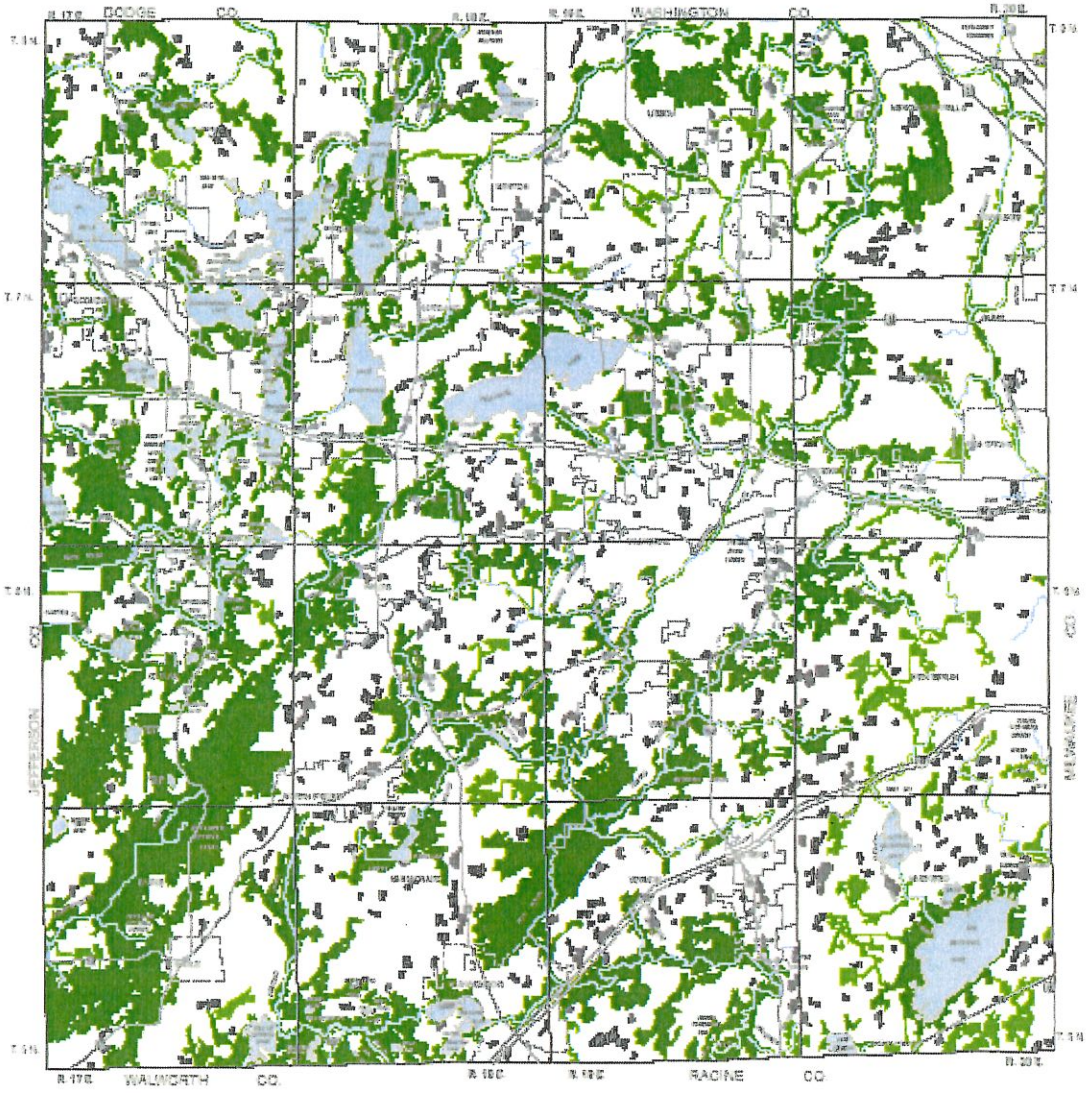
Wetlands perform an important set of natural functions, which make them particularly valuable resources lending to overall environmental health and diversity. Some wetlands provide seasonal groundwater recharge or discharge. Those wetlands that provide groundwater discharge often provide base flow to 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)

Source: SEWRPC & 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.

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.

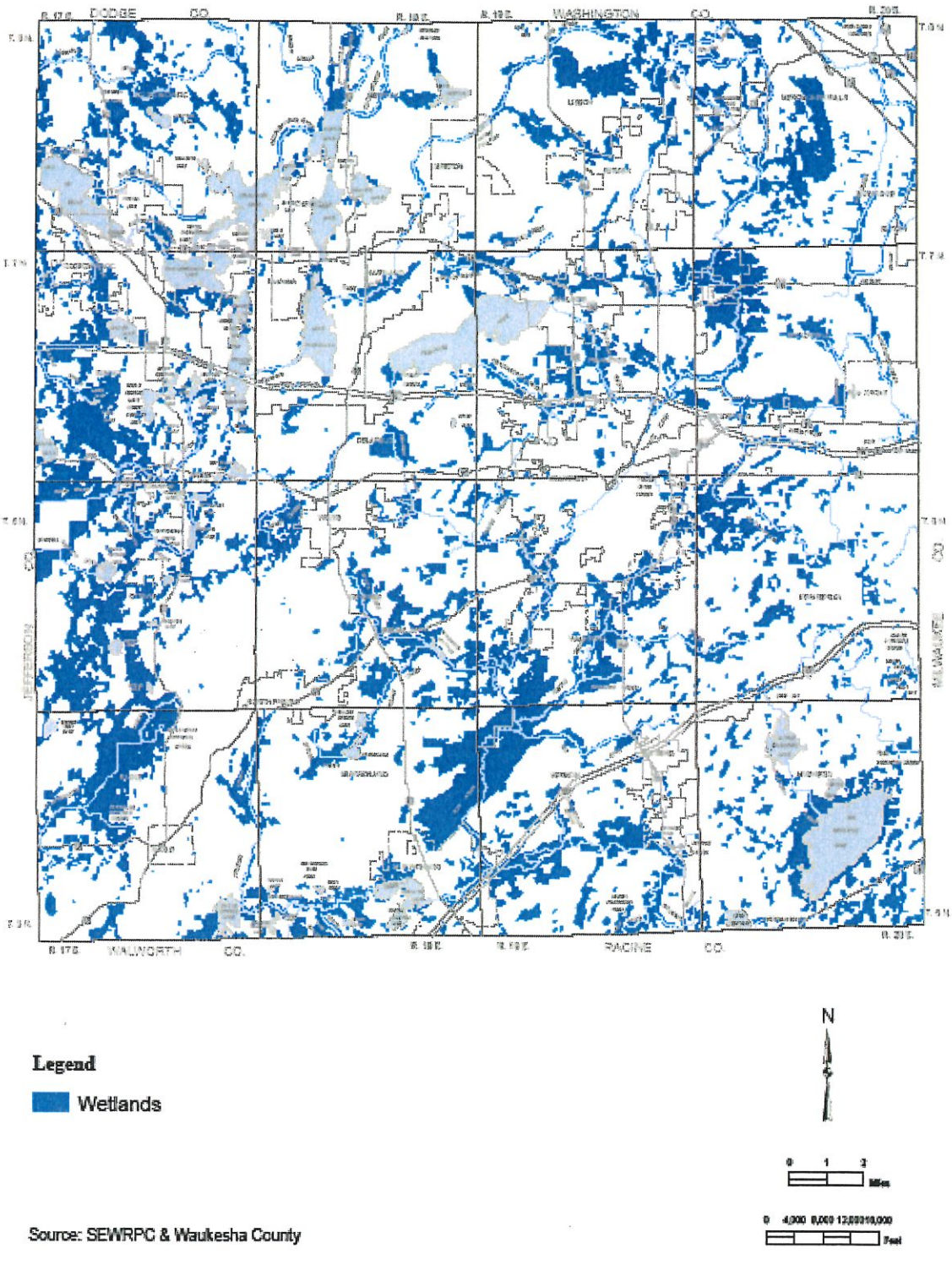
Prairies

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.

In 2007 the Town of Merton planted plants and prairie grasses on 14 acres in the Town of Merton Oconomowoc River Conservancy.

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.

Map III-10
General Wetlands of Waukesha County



Source: SEWRPC & Waukesha County

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.

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. Wildlife in the Town of Merton includes upland game such as rabbit, fox, white-tailed deer, raccoon, opossum, and squirrel; upland game birds, including turkey, Hungarian partridge, and pheasants; and waterfowl. The remaining wildlife habitat areas provide valuable recreational opportunities, constituting an invaluable aesthetic asset for the Town. The variety of wildlife species has undergone significant alteration since pre-settlement times. These alterations were very much influenced by land clearing and draining the naturally poorly drained areas of the Town along with the implementation of less soil conserving agricultural practices and development of rural residential uses.

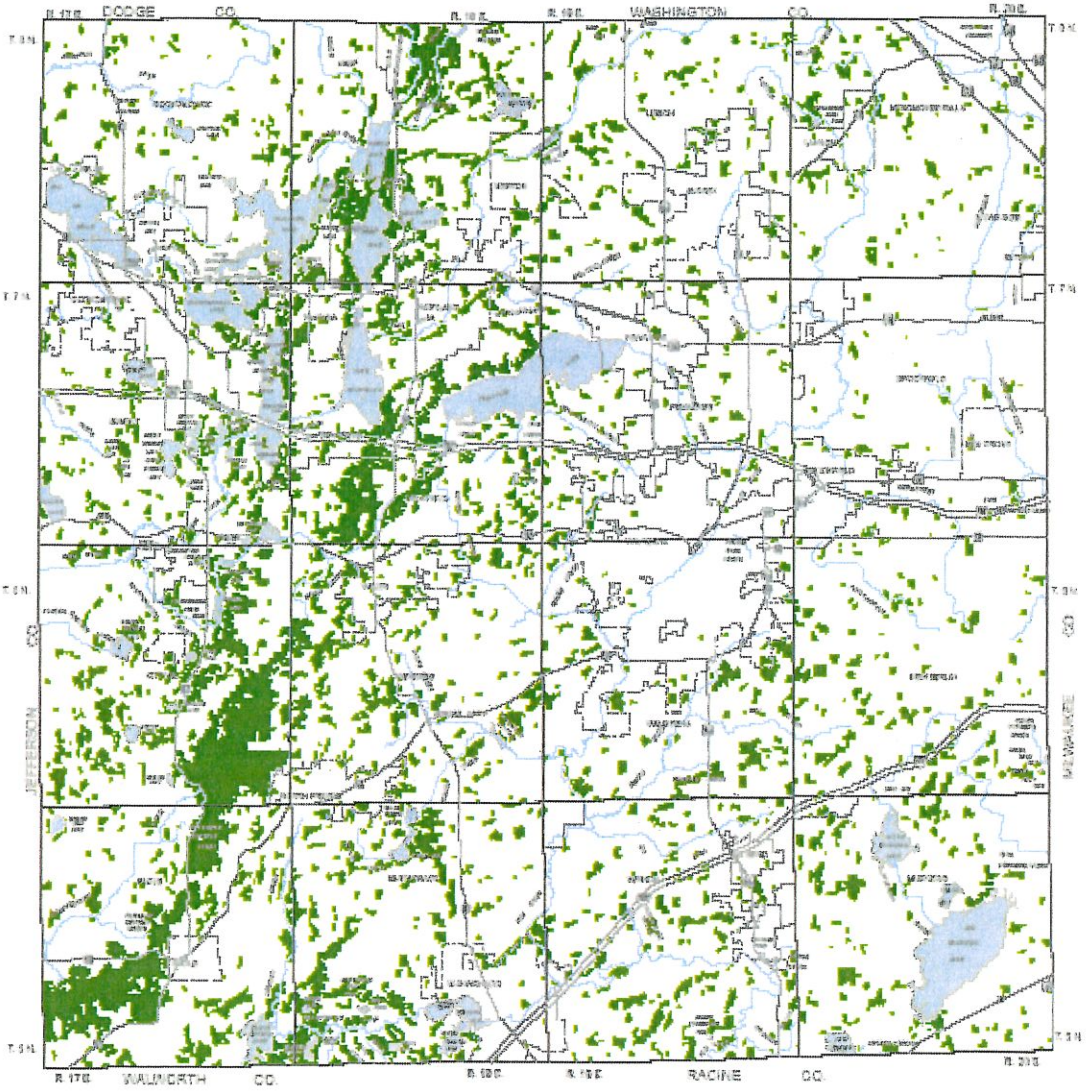
One of the problems experienced generally in urbanizing areas is areas is a proliferation of the deer population and coyote sightings.

Land management practices in both rural and urban areas continue to effect wildlife and thus, wildlife habitat. In agricultural areas, land management practices affecting wildlife and habitat include land drainage by ditching and tiling as well as the increased use of inorganic fertilizers and pesticides. Most of the remaining wildlife habitat areas coincide with primary, secondary environmental corridors, and isolated natural areas.

Aquatic Plants and Fishery Resources

Of the thirteen (13) lakes that exist in Merton Town, Okauchee Lake, Lake Keesus, Beaver Lake, and North Lake provide good environments for desirable forms of plant and animal life in addition to other recreation opportunities. Rooted aquatic plants and algae play an important role in the ecology of these lakes. Such plants as pond weeds, rushes, cattails, coontails, and water milfoils provide valuable food and shelter for fish, other aquatic life and for wildlife including game species. Thus, land management practices surrounding the lakes should be managed carefully.

Map III-11
Major Woodlands of Waukesha County: 2000



Legend

Woodlands

N

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 of the updated Waukesha County Development plan.

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.

PARKS, RECREATION 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.

In 2002, the Town of Merton hired a consultant to broadly reassess the needs for park and public land acquisition and improvements. The specific purpose of this effort was then to evaluate the feasibility and benefits of implementing impact fees to fund improvements to its park, recreation and public lands facilities. As part of the consultants' recommendations, it was suggested that a more comprehensive parks, recreation and open space plan be prepared to complement the needs assessment. A steering committee was formed in 2003; a consultant was retained to work with the town planner and committee. Key issues were identified through a community survey and focus groups. The Town of Merton Parks, Recreation and Open Space Plan, 2004 was adopted in December 2004. (Copy of Town of Merton, Parks, Recreation and Open Space Plan, available in the town hall) The mission of the Town of Merton Parks system is to provide neighborhood/ community scale recreation facilities as well as natural resource-oriented parks to complement other jurisdictions' resource oriented parks and environmental corridors; and to integrate volunteer, civic and Town efforts in maintaining and expanding a parks system for the health and enjoyment of Town of Merton residents.

Waukesha County continues 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.

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. 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 should be minimized.
    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.

5. 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.

6. 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, 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.
    b. 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

Within Waukesha County and the Town of Merton, community facilities and utilities are important in providing high quality services to enhance the safety and welfare of its citizens. 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.

As part of the update of the Waukesha County Development Plan which the Town of Merton participated in, the Community Facilities and Utilities Element Sub-Committee expressed the following strengths, concerns and weaknesses which have been reviewed by the Town.

COMMUNITY FACILITIES AND UTILITIES 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. The Town of Merton currently contracts with the Waukesha County Sheriff's Department a police officer for a 5 day, 2 shift and 4 day, 2 shift, each 8 hour shifts. The Town has 12 lake patrol officers, during the boating season.
- **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. Currently, all development in the Town of Merton is on private sewage systems, with the exception of the Arrowhead High School which is served by Hartland sewer and water.
- **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. The Town currently operates a transfer station recycling center.
- **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. In the Town of Merton, 8 elementary schools, K-8, provide education to students in the Town. In addition, the Town is served by the Arrowhead High School with Oconomowoc K-12 School serving a limited population on the western edge of the Town.
- **Private electric, gas, phone and cable systems are in place to meet projected county growth**

Community Facilities and Utilities Concerns and Weaknesses

- **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.
- **Community facilities for fiber optics and wireless infrastructure are limited because of the rural areas of the Town.**

- **School district boundaries should be a consideration in the Town's Land Use Planning.**
- **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:

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, the Internet, ATM-Frame Relay, and third generation (3G) cellular wireless networks.
3. Multimedia Services, including video, imaging, streaming video, data, and voice.
4. Broadcast Services, AM/FM terrestrial radio, satellite radio & television, terrestrial radio & television, terrestrial television, and cable television.

There are 276 cellular tower antenna sites located in Waukesha County. 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. There are 3 towers in the Town of Merton.

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 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

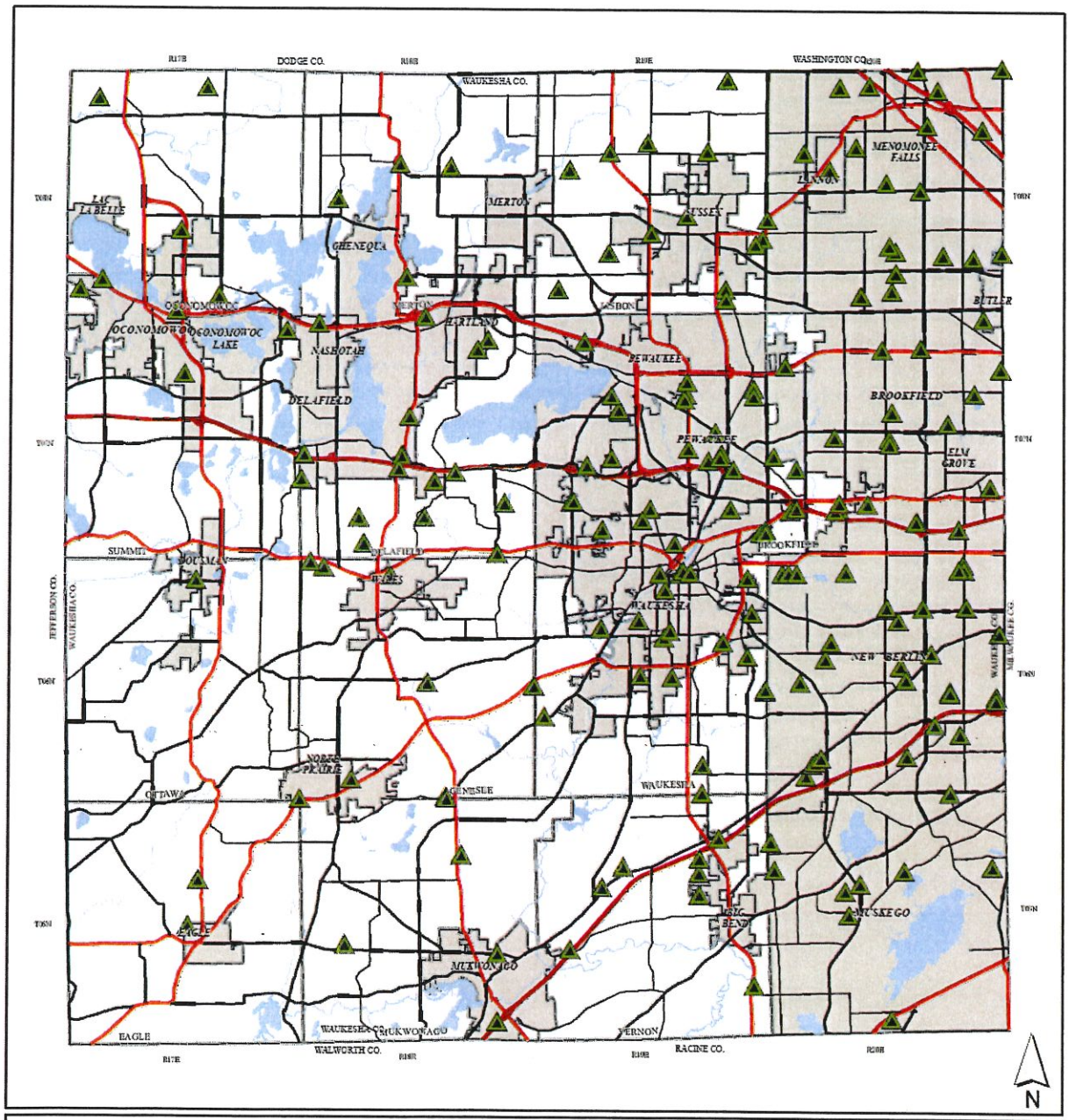
two levels of wireless networks—a wireless (WiMAX) backhaul network plan, and a pilot, community level, wireless (WiFi) access network plan.

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.

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

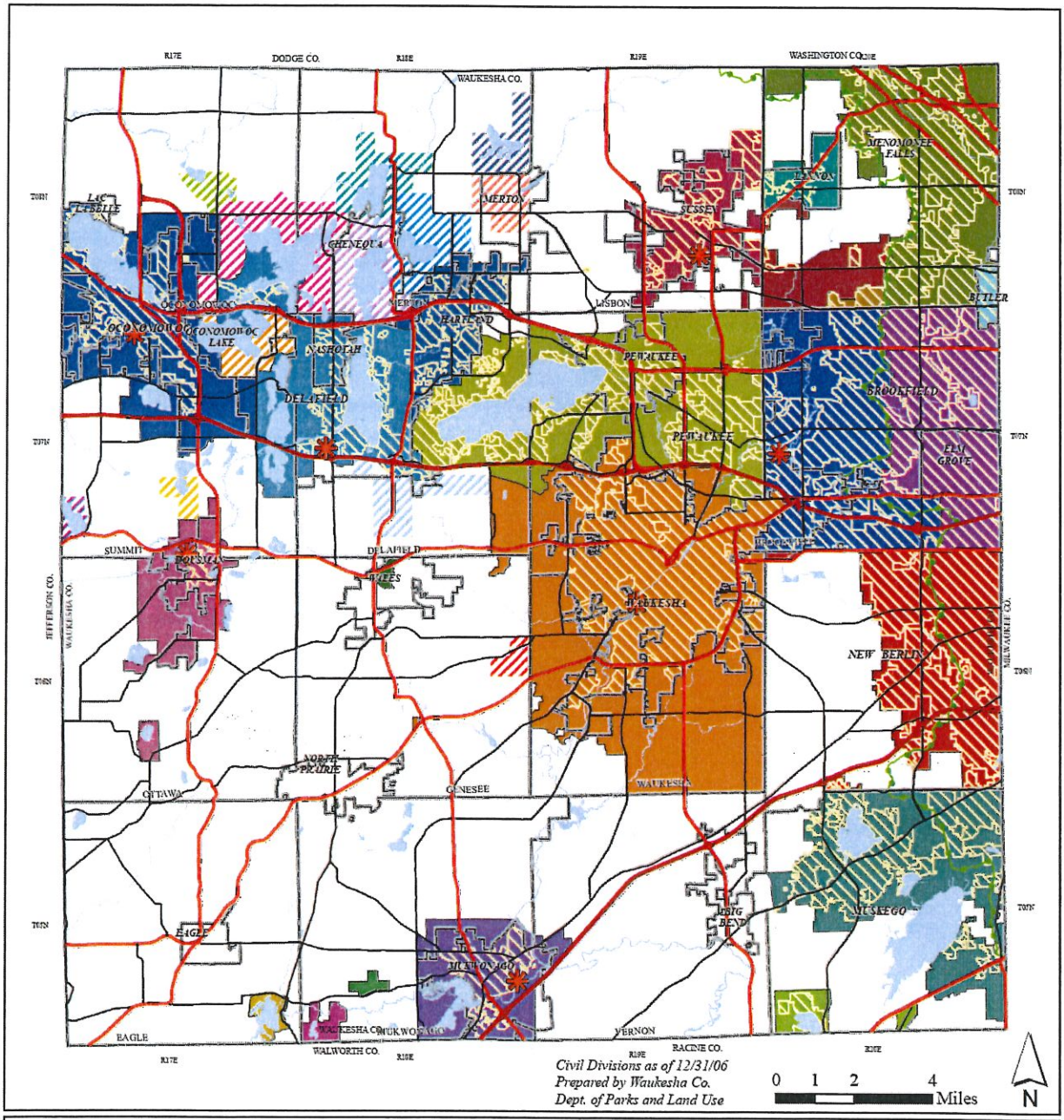
Sanitary Sewerage Facilities

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.

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 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.

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.

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.

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. A precious chapter contains a complete discussion of ground and surface water supplies.

Within the Town of Merton, none of the developed areas are currently served by a public water supply system and all uses in the Town are currently served by private wells, with the exception of the Arrowhead High School and Swallow School which are served by municipal sewer and water from the Village of Hartland.

Radium in the Water Supply

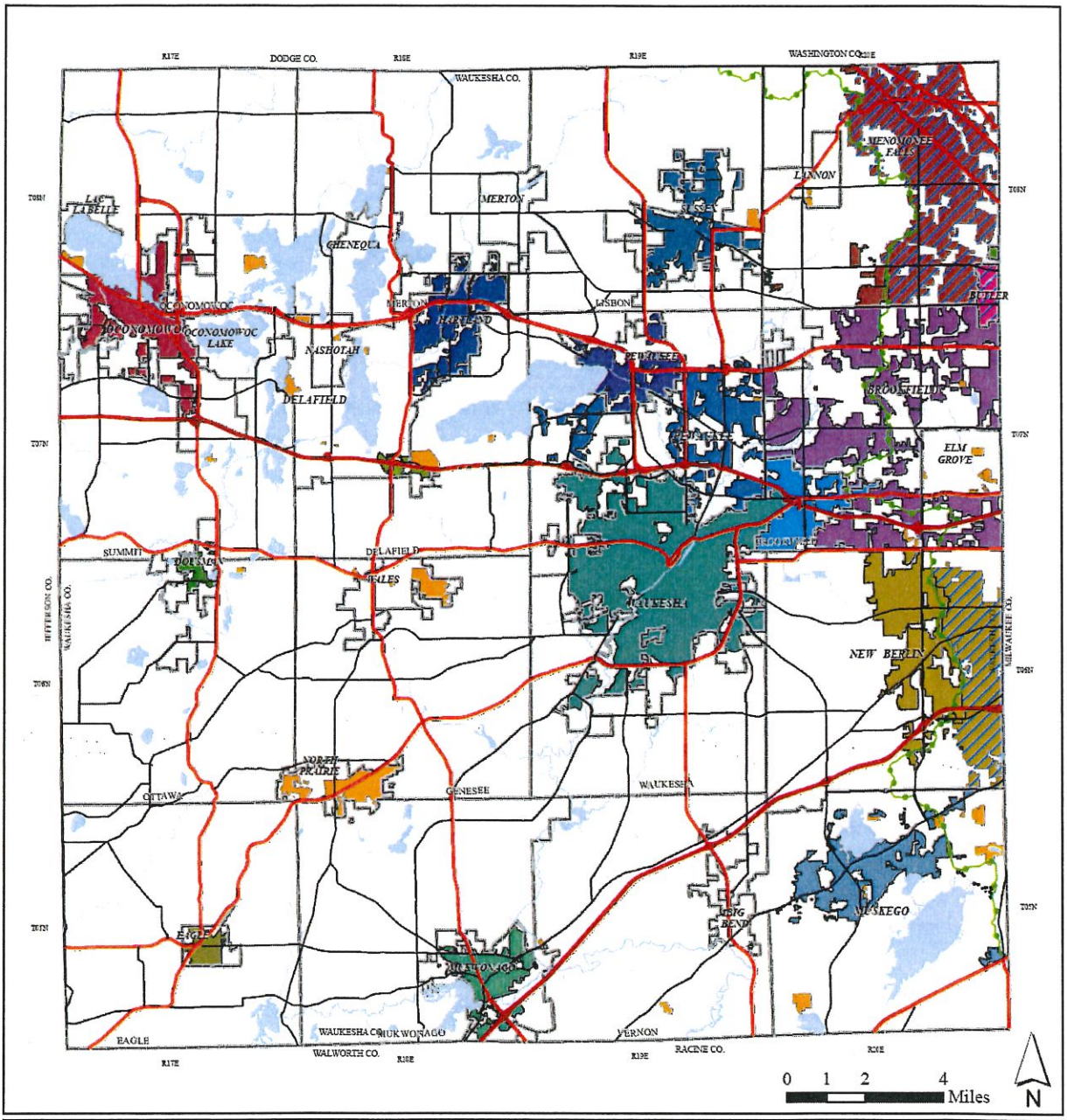
Over the past few years, naturally occurring radium in groundwater has created some public health concerns. Radium in groundwater is derived from naturally occurring radioactive isotopes radium-226 and radium-228 in certain types of rock. Radium enters groundwater by dissolution of aquifer materials, 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.

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*

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.

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).

The Town of Merton currently is an active participant in the Re-cycling Program, trash and yard waste collection. The Town operates a trash and recycling program at the Town Transfer Station located on Petersen Road.

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.

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. The Town of Merton operate theirs own yard waste processing and composting facility.

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.

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.

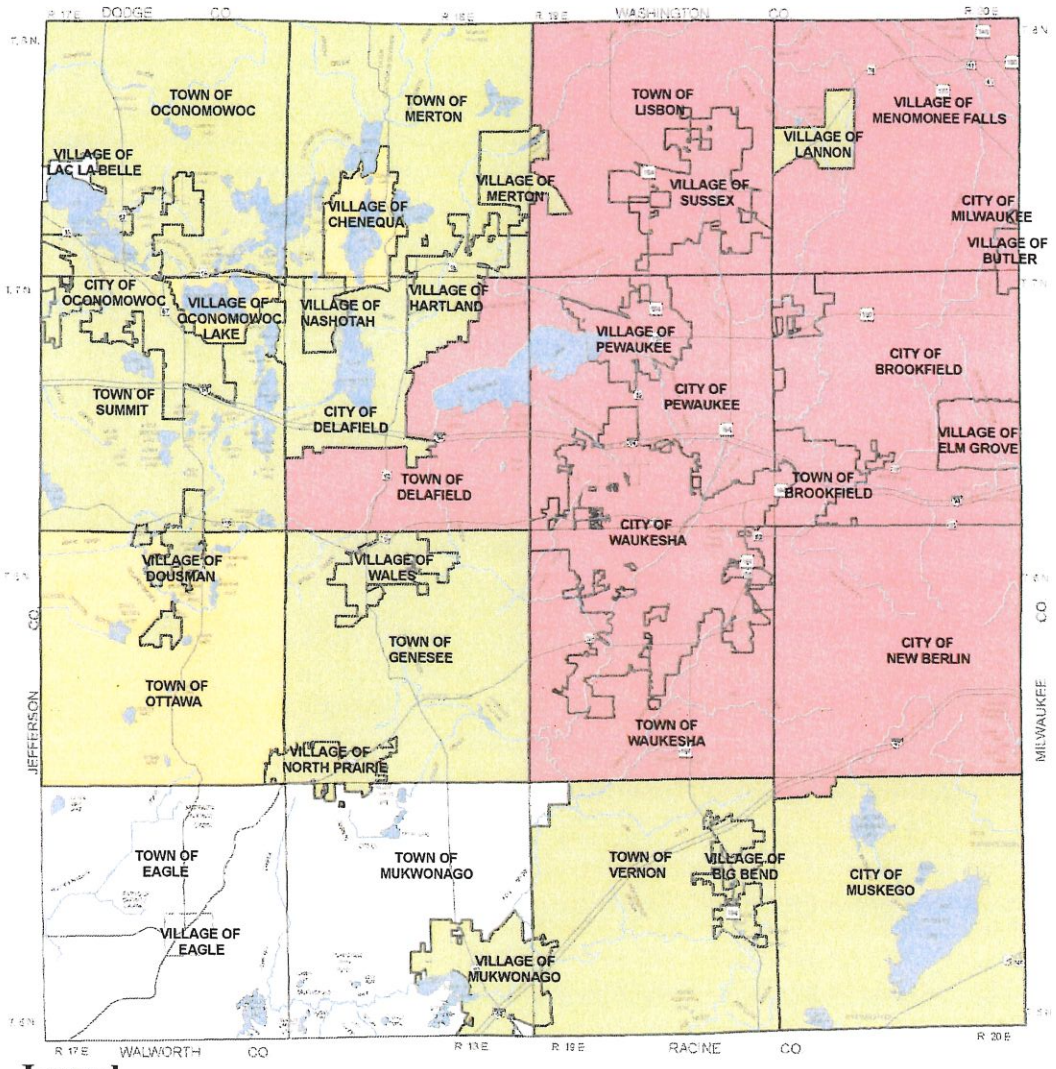
Some local planning efforts combine land use and storm water planning together with a review of related local regulatory and educational efforts for the purpose of protecting a particular water resource. This is called watershed protection planning. A local example of this type of planning effort is 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.

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

Source: WDNR & Waukesha County

N

0 1 2 Miles

0 4,000 8,000 12,000 16,000 Feet

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. Officers elected by the membership run Lake associations. 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, the City of Oconomowoc Electric Utility services these areas. 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.

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 (map IV-5)

Twenty public school districts and 54 private schools operate within the boundaries of Waukesha County.

School Age Population Projections

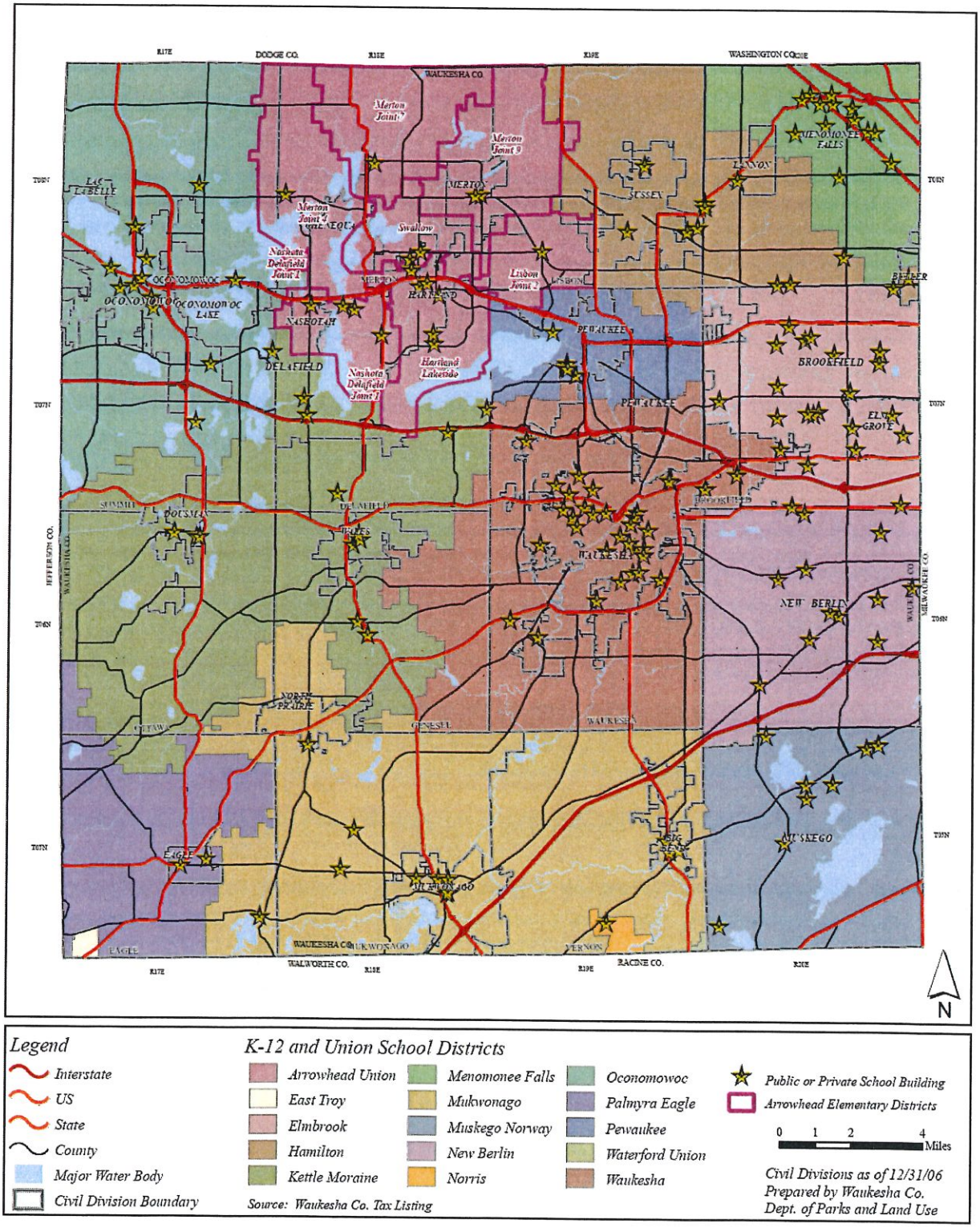
Wisconsin Department of Public Instruction projections show that the school age population in Waukesha County will increase from 82,090 in 2005 to 86,700 in 2030 resulting in a 5 percent increase (Table IV-5). However, the projected school age population projections will decrease between 2005 and 2015 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.

TABLE IV-5
SCHOOL AGE POPULATION PROJECTION 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*
- *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

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. Currently, the Town of Merton is adding a 12,000 sq. ft. addition to the Town of Merton Town Hall Library.

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.

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 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.

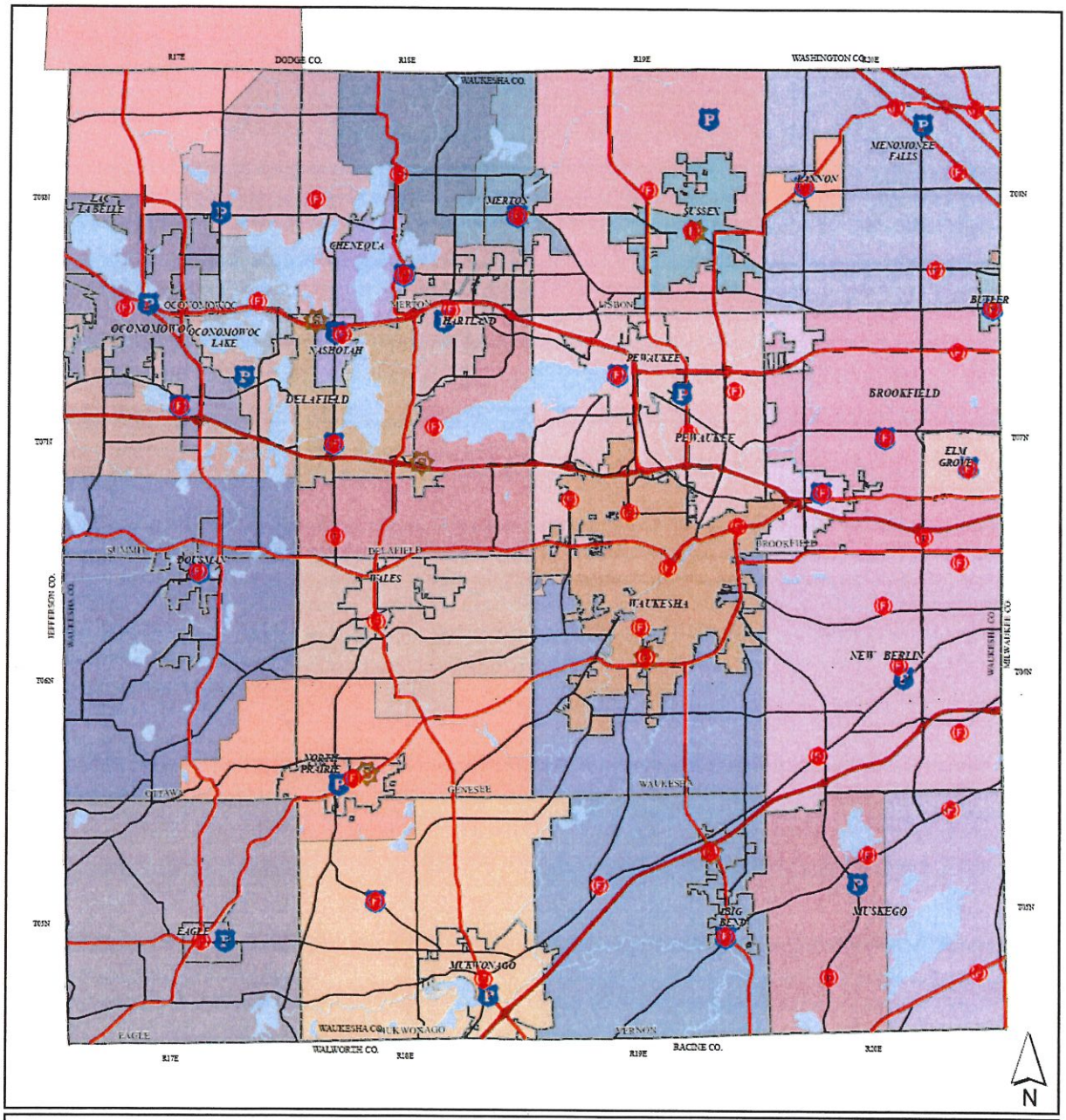
Volunteer Fire Department and Private Fire Departments
Volunteer fire departments are the most common method of fire protection in Wisconsin. A volunteer department has no full-time paid staff. The volunteers may receive a minimal stipend when responding to calls. In Waukesha County, Ashippun, Stone Bank, North Lake, the Villages of Chenequa, Elm Grove, Lannon, Nashotah, and North Prairie, and the Town of Summit operate volunteer fire departments.

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.

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.

Map IV –6
FIRE STATIONS, LOCAL POLICE DEPARTMENTS AND SHERIFF SUBSTATIONS IN WAUKESHA COUNTY: 2006



Legend

- *Interstate*
- *US*
- *State*
- *County*
- *Major Water Body*
- *Civil Division Boundary*

Source: Waukesha Co. Dispatch

Fire Districts

- *Ashippun*
- *Big Bend*
- *Brookfield City*
- *Brookfield Town*
- *Butler Village*
- *Delafield City*
- *Delafield Town*
- *Dousman*
- *Eagle*
- *Elm Grove*
- *Hartland*
- *Lake Country*
- *Lannon*
- *Lisbon Town*
- *Menomonee Falls*
- *Merton*
- *Milwaukee*
- *Mukwonago*
- *Muskego*
- *New Berlin*
- *North Lake*
- *North Prairie*
- *Oconomowoc*
- *Okauchee*
- *Pewaukee*
- *Stone Bank*
- *Summit*
- *Sussex*
- *Tess Corners*
- *Wales Genesee*
- *Waukesha City*
- *Waukesha Town*

Facility Location

- *Fire Station*
- *Local Police Dept*
- *Sherriff's Substation*

0 1 2 4 Miles

Civil Divisions as of 12/31/06
Prepared by Waukesha Co. Dept. of Parks and Land Use

IMPLEMENTATION RECOMMENDATIONS

1. The Town and 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 Town and 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. 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 the Town Plan.

8. The Town should work with adjoining communities on transportation, sewer/water and storm water issues though cooperative agreements.

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.

HOUSING STRENGTHS, CONCERNS, AND WEAKNESSES

The Waukesha County Comprehensive Planning Land Use, Housing and Transportation Subcommittee expressed the following housing strengths, concerns, and weaknesses which the Town of Merton has reviewed and generally supports and agrees, although a number of them do not apply to the Town of Merton , particularly those pertaining to increased density because of the lack of municipal sewer, water and public transit.

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 and the Town of Merton have been inventoried to help determine the number and type of housing units that will best suit the needs of Town 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.

[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 Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
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
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	(dollars)
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

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-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-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 Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
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

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.

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**	**25,787**	**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 MERTON AND SURROUNDING AREAS 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 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
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 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 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

[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.

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 Town of Merton and surrounding areas 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 the Town of Merton and the surrounding areas 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 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.

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.

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-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-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.

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. 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 Town residents and people who work 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. The Town of Merton anticipates the need for 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. The Town of Merton Comprehensive Plan 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. Study the potential to integrate other types of specialty housing, where applicable, such as "cooperative housing" (sometimes called "coop-housing or co-habiting housing"),[4] "cohousing"[5] and university or

[4] 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

[5] 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.

campus-related housing for seniors,[6] which may also socially support and help seniors and/or persons with disabilities be self-sufficient.

7. Support the inclusion of accessory units and "live-work-units"[7] (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 Town of Merton projects an average house size of 2.95 persons. 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.

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 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 Town of Merton 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 Town of Merton should 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.

[6] 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.

[7] 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.

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, the Town of Merton must be a partner in the regional economy. The Town of Merton 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 Plan for the Town of Merton, 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.

ECONOMIC DEVELOPMENT STRENGTHS, CONCERNS, AND WEAKNESSES

The Waukesha County Comprehensive Planning Economic Development subcommittee, which the Town is part of, analyzed the strengths, concerns, and weaknesses of Waukesha County's Economic Development.

Economic Strengths Include:

- Rich history of local entrepreneurship fostering business growth has led to the growth of larger companies and jobs.
- Milwaukee-Waukesha Metropolitan Statistical Area (MSA) with over 1.5-million person population. The Milwaukee-Waukesha MSA includes Milwaukee, Ozaukee, Washington, and Waukesha Counties.
- Preference for ownership demonstrates longer term commitment to area
  Businesses want to establish equity by owning commercial or industrial land and buildings. Business condominium concepts are growing, which encourages ownership and longer term business commitment.
- Employees Outstanding work ethic
- Growing tax base
- A variety of recreational activities within local, county, and state park systems and other natural areas attract employees and employers.
- Sustained population growth
- Innovative business leaders
- Quality education, both public and private attracting families and businesses

Economic 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.
- Need to generate enough revenue to continue all municipal and county services while balancing fees and taxes and remaining competitive at the same time
- Health care costs continue to rise
  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
- Community development plans must be complimentary
  The Wisconsin Comprehensive Planning law requires that communities must have plans that complement each other.

- Increased Transportation costs
- Continued population growth will impact local school districts
- Cyclical over-development of office space within the county
- The need for additional technology development
- The need to continue to increase the number of people with college and technical degrees
- The 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.
- A declining water supply
- An 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

Besides the Economic Development Sub Committee
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. Those findings are considerations that Waukesha County and the Town should take into account in preparation of the Town's Land Use Plan. Those findings include the following:

- Infrastructure limitations (roads, water, power, high-speed Internet, housing, public transportation).
- Labor force issues that inhibit the success of existing businesses and the attraction of new business.
- Resource allocation across educational units hinders workforce preparedness.
- Multiple layers of government create inefficiencies for businesses and higher taxes.
- Government and the citizenry lack an understanding of business issues.
- Insufficient resources to create a supportive environment for "new economy" businesses.
- The high cost of health care.
- 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.
- 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. In the Town of Merton, the median household income is $78,937, according to 2000 Census.

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.

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 income in Waukesha County was $43,455 in 2004.

Educational Attainment
Waukesha County has a highly educated population and has the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin. Educational institutions which offer associates or bachelors degrees at locations in Waukesha County include:

- 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
- Waukesha County Technical College

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.

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 stated 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.

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.

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–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

Table VI-7a
TOWN OF MERTON - PLACE OF WORK – INDUSTRY

Industry	Number of Workers	Percent of Employed
Agriculture, Forest, Mining	29	0.7%
Construction	388	9%
Manufacturing	1,020	23.6%
Wholesale Trade	268	6.2%
Retail Trade	476	11%
Transportation and Warehousing, and utilities information	198	4.6%
Finance, insurance, real estate, and rental and leasing	302	7%
Professional, scientific, management, administrative, waste management services	326	7.5%
Educational, health and social services	738	17.1%
Arts, entertainment, recreation, accommodation and food services	196	4.5%
Other services (except public administration)	229	5.3%
Public Administration	60	1.4%
Source: 2000 U.S. Census		

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. 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.

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.

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).

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. 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 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.

OVERALL EMPLOYMENT PROJECTIONS

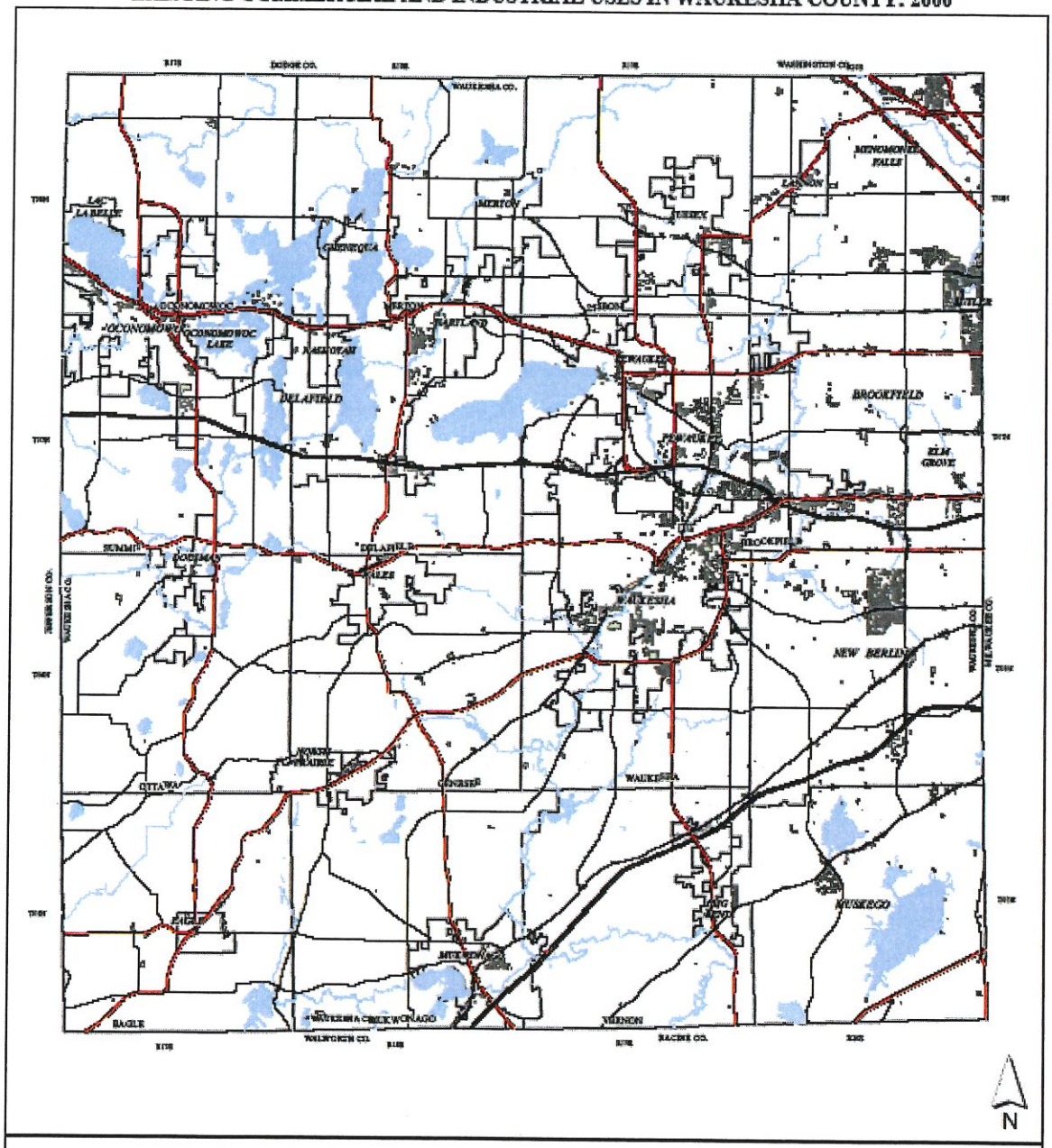
Employment projections are important to analyze when planning for future economic development. Planners, businesses, and local governments should understand the amount of projected employment growth as well as in what occupations this growth will occur.

Total Employment Projections

The State of Wisconsin Comprehensive Planning Law requires that plans project employment growth for a twenty-year planning period. At the Town level, where most workers commute out of the area, it would be difficult to project. 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.

Map VI-I

EXISTING COMMERCIAL AND INDUSTRIAL USES IN WAUKESHA COUNTY: 2000



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-9). 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-9 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.

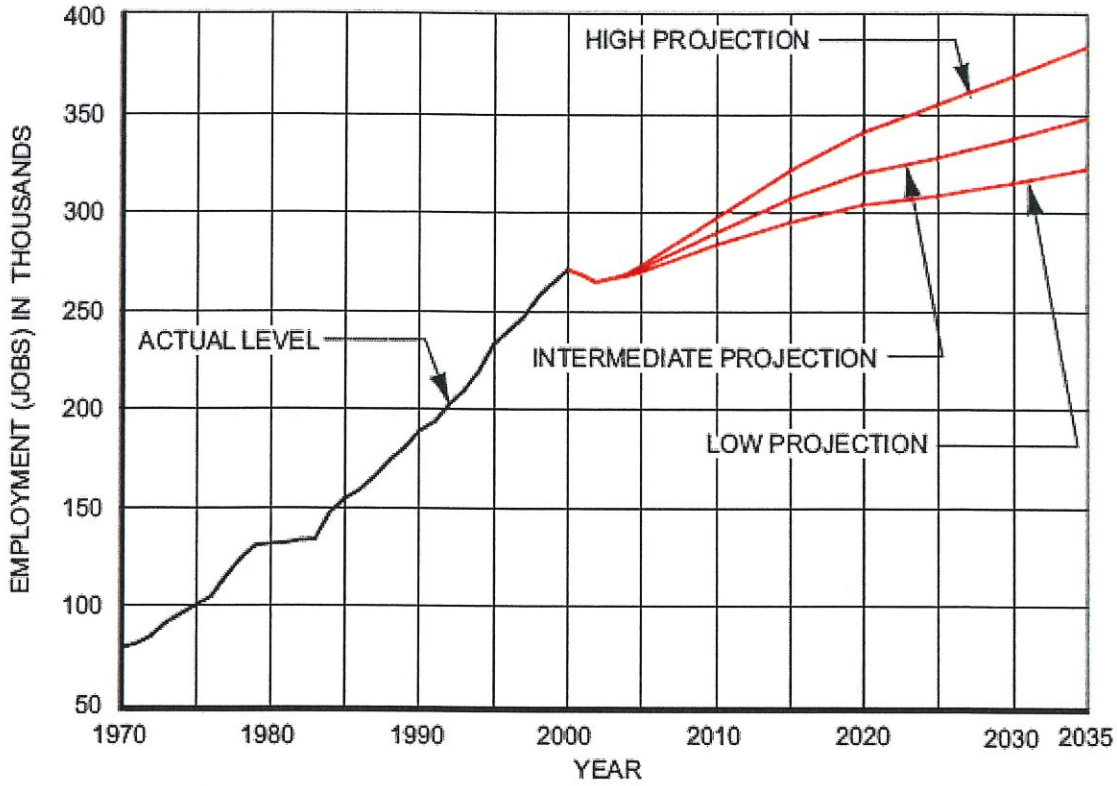
Table VI-9

ACTUAL AND PROJECTED TOTAL EMPLOYMENT IN THE REGION: 2000-2035

Year	High Projection			**Intermediate Projection**			Low Projection		
	Jobs	Change from Preceding Year		**Jobs**	**Change from Preceding Year**		Jobs	Change from Preceding Year	
		Absolute	Percent		**Absolute**	**Percent**		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

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 throughout Waukesha County.

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.

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/.

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.

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. (www.hud.gov)

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.
2. To address cyclical overdevelopment of commercial space or buildings, in particular office space, municipalities should avoid pre-zoning lands.
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.

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 as needed by individual communities (Refer to Chapter 5).

Education, Jobs and Business Growth

1. 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

TRANSPORTATION FACILITIES ELEMENT

INTRODUCTION

The transportation system of Waukesha County and the Town of Merton benefit all Town residents by providing for the movement of goods and people into, through, within, and out of the County. An efficient, durable, cost-effective transportation system is essential to the sound social, community and economic development of the Town. An understanding of the existing transportation system and future improvements is fundamental to the preparation of a comprehensive development plan for the Town.

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/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, trail accommodations, airports, pedestrian accommodations, ports, and harbors.

The Town of Merton Plan discusses the different types of street classifications in the Town. Major streets which include the State Trunk Highways and County Trunk Highways and collector streets which are defined as streets intended to connect local service roads. Major collector roads in the Town would include Stone Bank Road, Petersen Road, Dorn Road, Center Oak Road and Beaver Lake Road. The third types of streets discussed in the existing Plan are minor streets which include most cul-de-sacs and subdivision roads.

The Town responded to the SEWRPC Land Use and Transportation Plan 2000 which recommended that certain roads in the Town be reclassified and transferred from County to Town and Town to County. The Town currently maintains 82.06 miles of local roads eligible for state aid plus Hasslinger Drive and Robin Lane, not included in the mileage receiving state aid. The Town's Transportation (road) Plan has a five-year plan for roads that have been identified for reconstruction and Annual Road Maintenance Program.

STRENGTHS, CONCERNS, AND WEAKNESSES

As part of the update of the Town of Merton Master Plan, various strengths and weaknesses as expressed by the Comprehensive Development Plan Land Use, Housing and Transportation Subcommittee were reviewed and identified as follows:

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)

Transportation Concerns and Weaknesses

- 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 lack of county-wide or regional understanding of the impact of road construction (ie. bypass or road widening).
- Excessive local street road pavement widths should be examined within new subdivisions.

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
Town of Merton			82.01	

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 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. The Town supports inter-modal transportation countywide but understands that various components are not available in the Town at this time.

Interregional Public Transportation

Waukesha County provides 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.

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.

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.

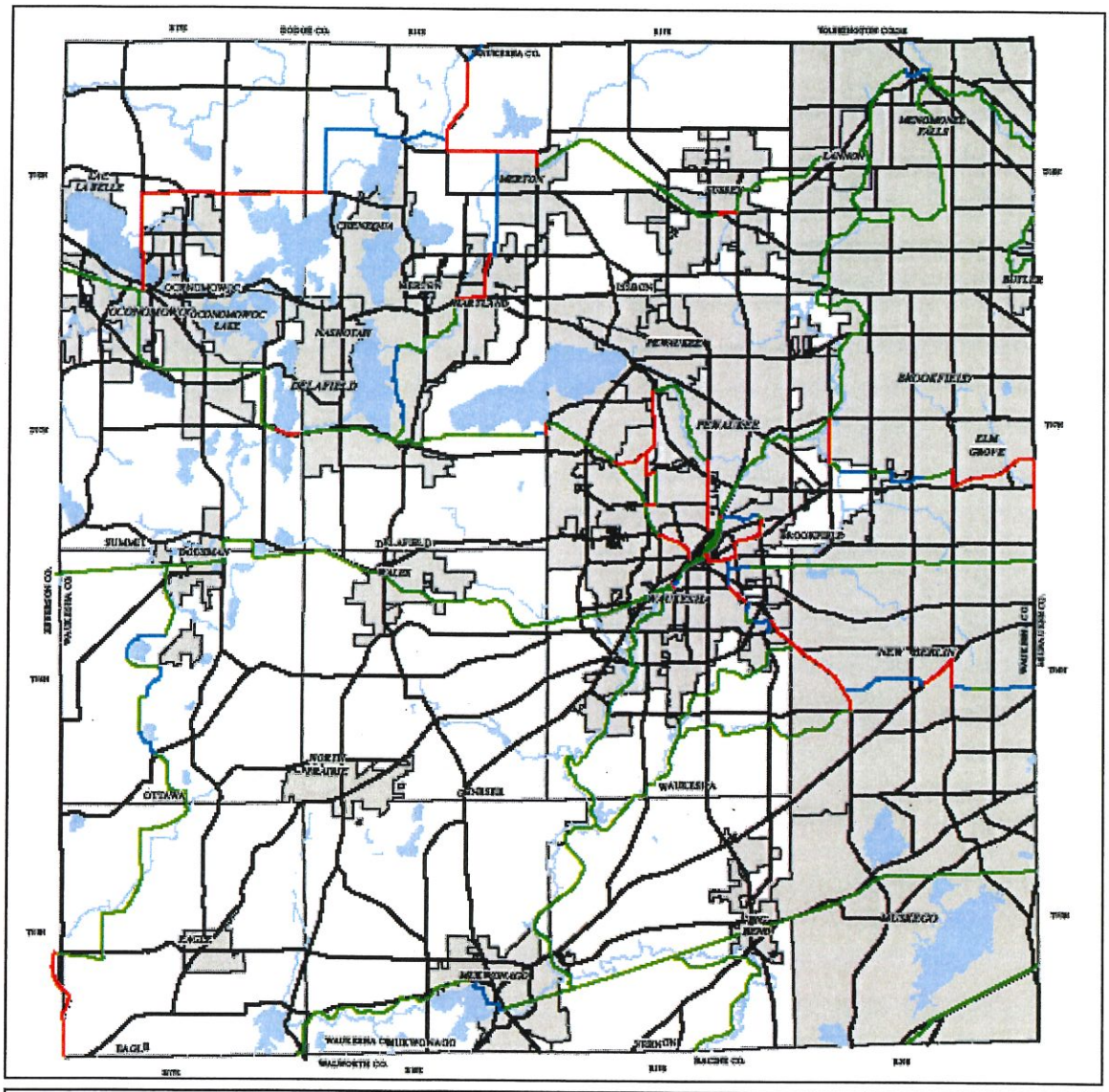
Local municipalities within Waukesha County have incorporated bicycle and pedestrian components into recreational facility and park and open space plans. The Town of Merton coordinated and cooperated with the Village of Merton, Village of Hartland and SEWRPC to define planning areas to interconnecting streets, open space, bikeways, and pedestrian paths on adjoining lands. The Hartland-Merton Cluster Development Plan was adopted on October 25, 2005, by all three communities.

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.

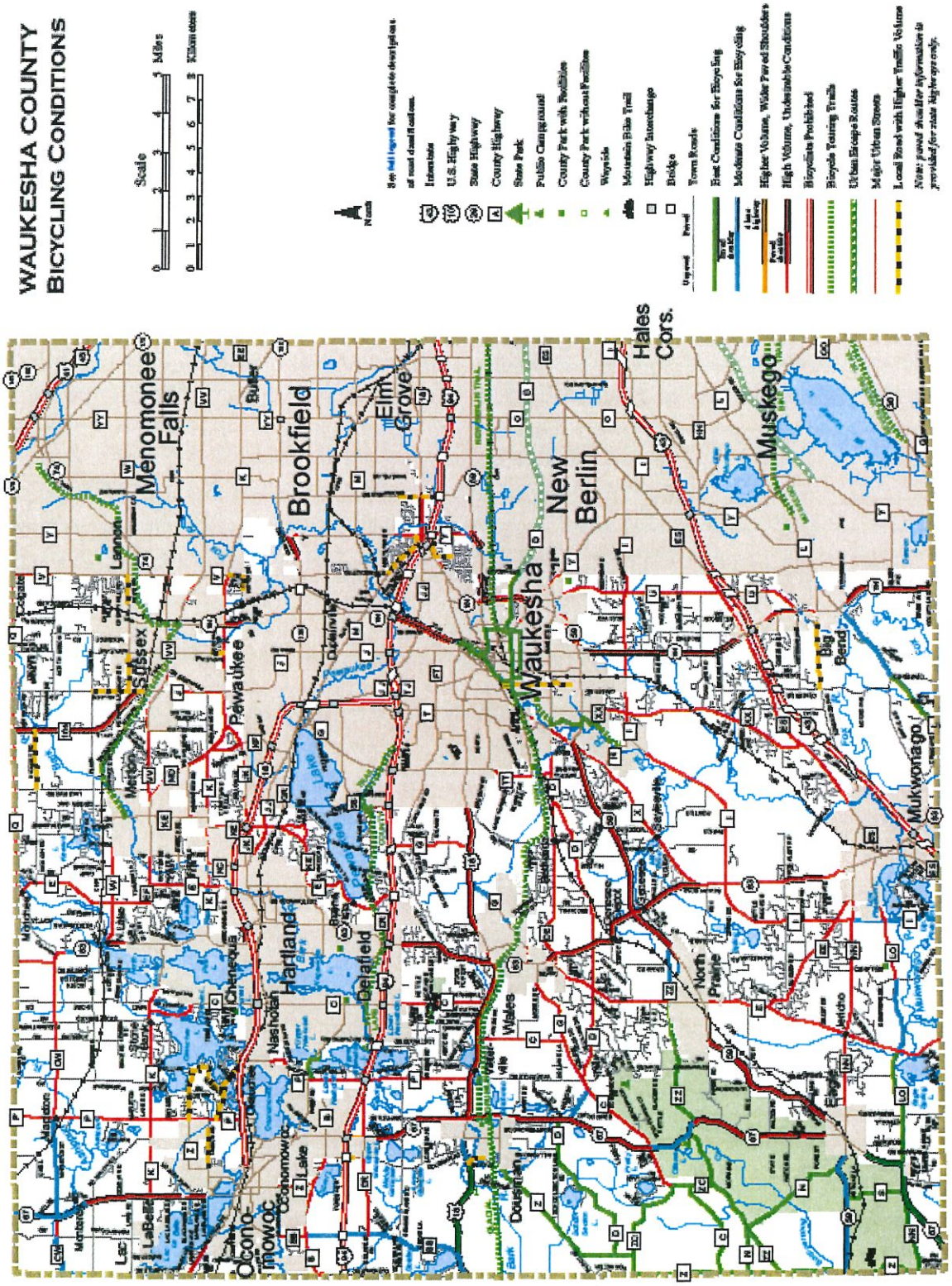
Map VIII-1

Waukesha County Proposed Bicycle Plan under 2035 Regional Transportation System Plan



Map VIII-2

BICYCLING CONDITIONS IN WAUKESHA COUNTY



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.

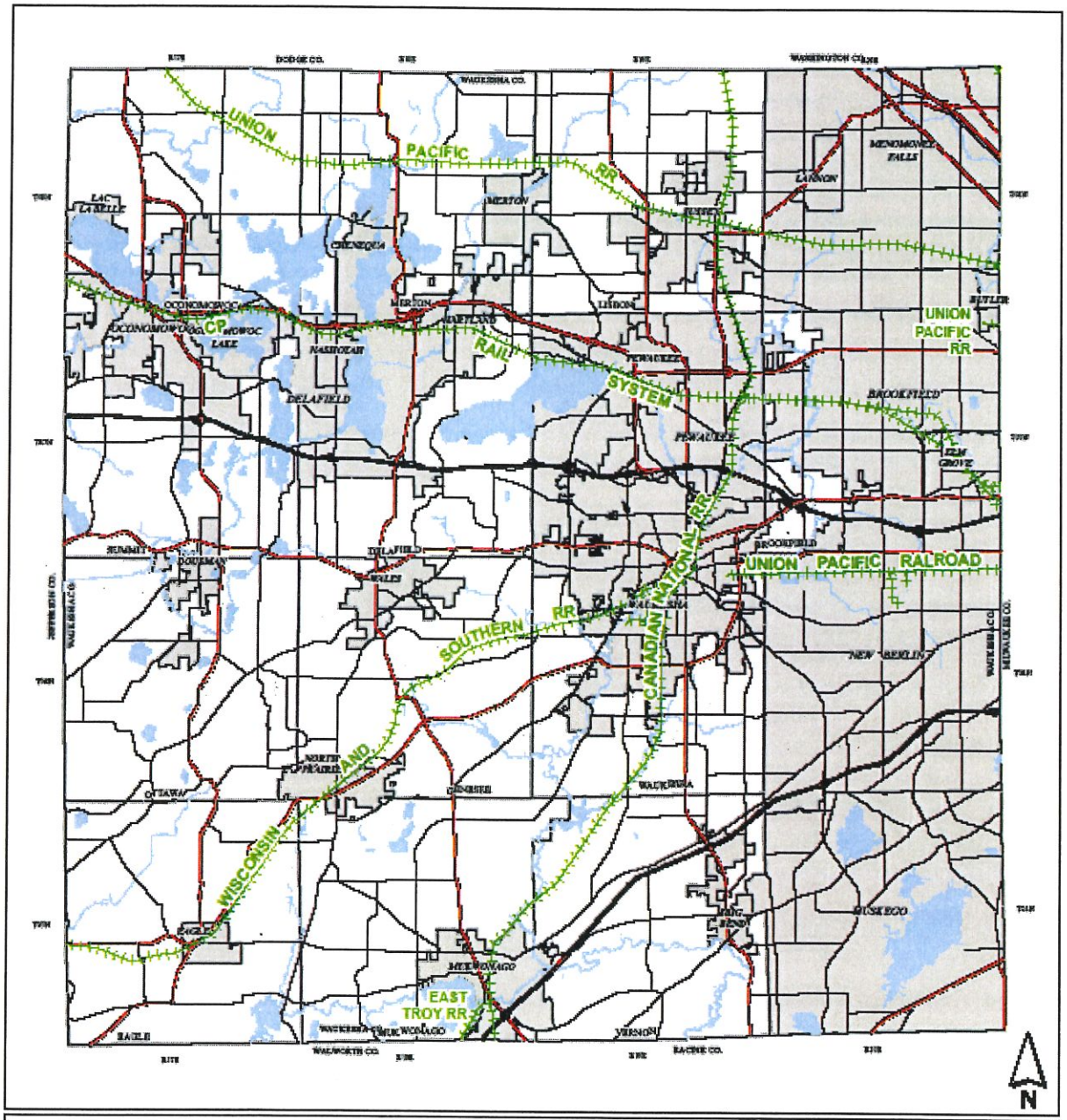
Union Pacific, with headquarters in Omaha, Nebraska, is the largest railroad in North America, operating in the western two-thirds of the United States. The railroad serves 23 states, linking every major West Coast and Gulf Coast port, and provides service to the east through its four major gateways 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



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.

The Town of Merton has rail through the town but there are no businesses or passenger services available at this time. There is the possibility of future service from the Union Pacific which has rail in the town.

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.

Airports
There are no airports in the Town of Merton. 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.

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.

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.

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.

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

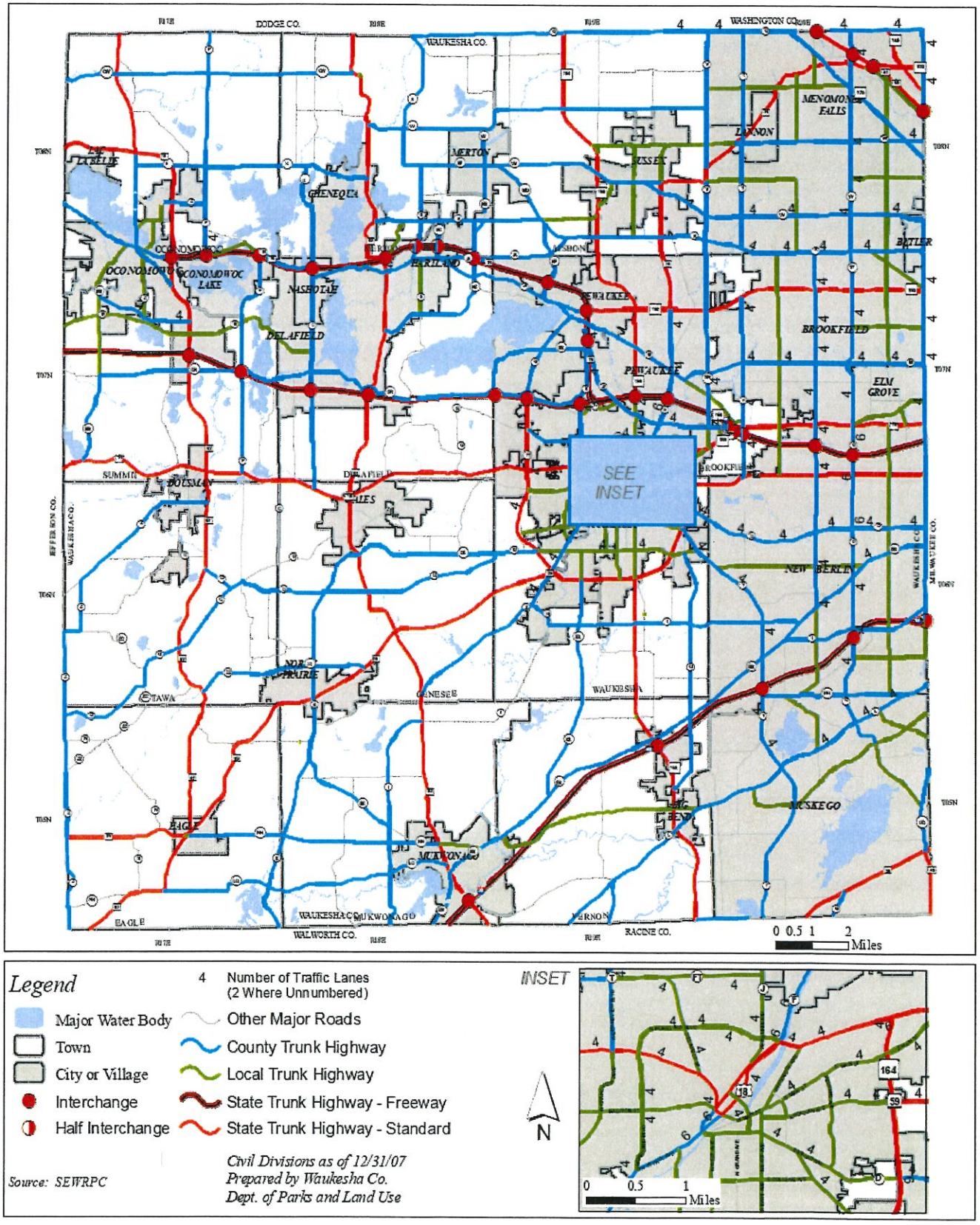
Source: SEWRPC

Jurisdictional Recommendations

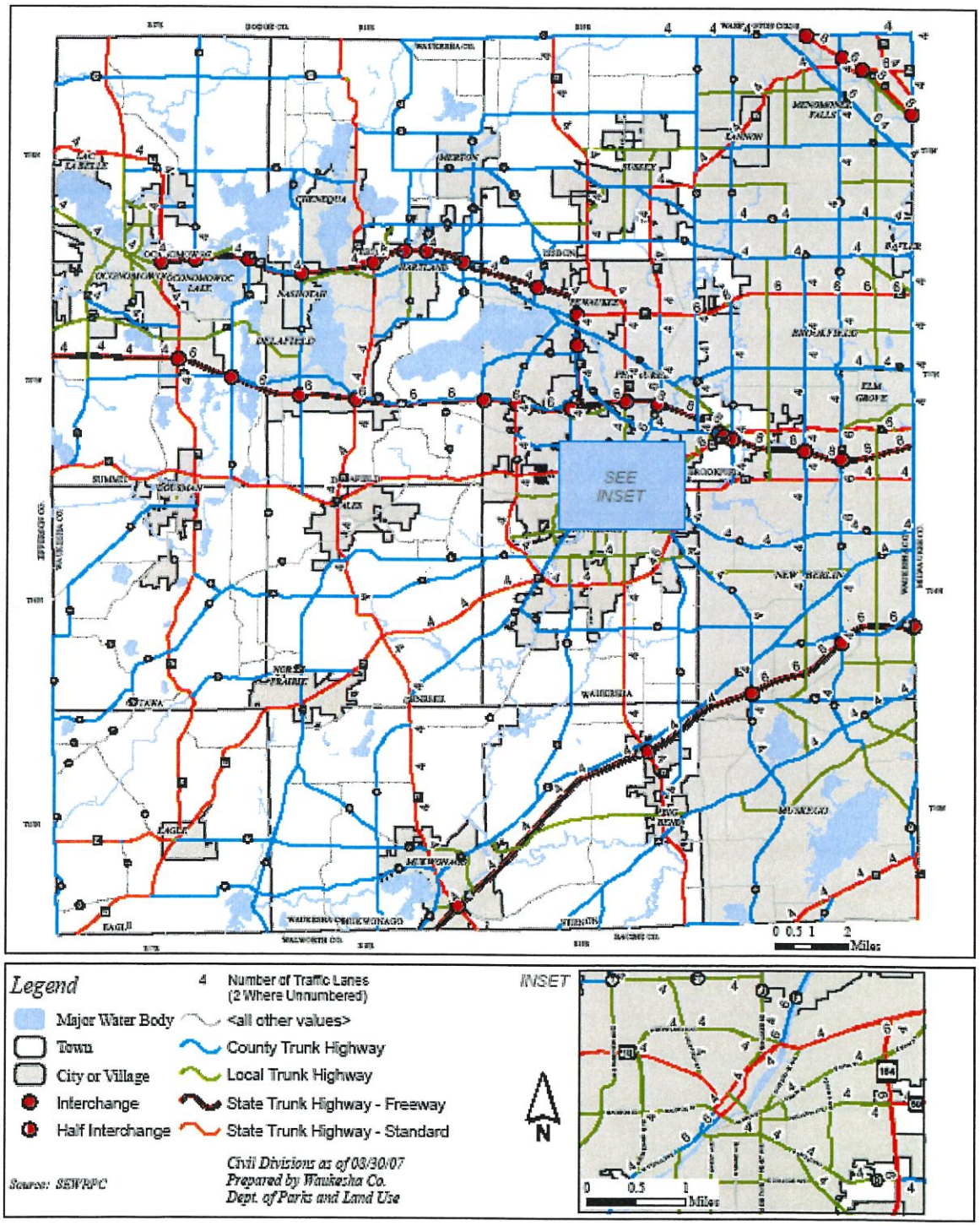
Jurisdictional classification establishes which level of government – state, county, or local – has or should have, responsibility for the design, construction, maintenance, and operation of each segment of the total street and highway system. Jurisdictional classification is intended to group all streets 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
RECOMMENDED FUNCTIONAL IMPROVEMENTS TO THE ARTERIAL STREET AND HIGHWAY SYSTEM IN WAUKESHA COUNTY: UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Map VIII-5
RECOMMENDED JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR WAUKESHA COUNTY: 2035



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.

Upgrading to Rail Transit or Bus Guideways

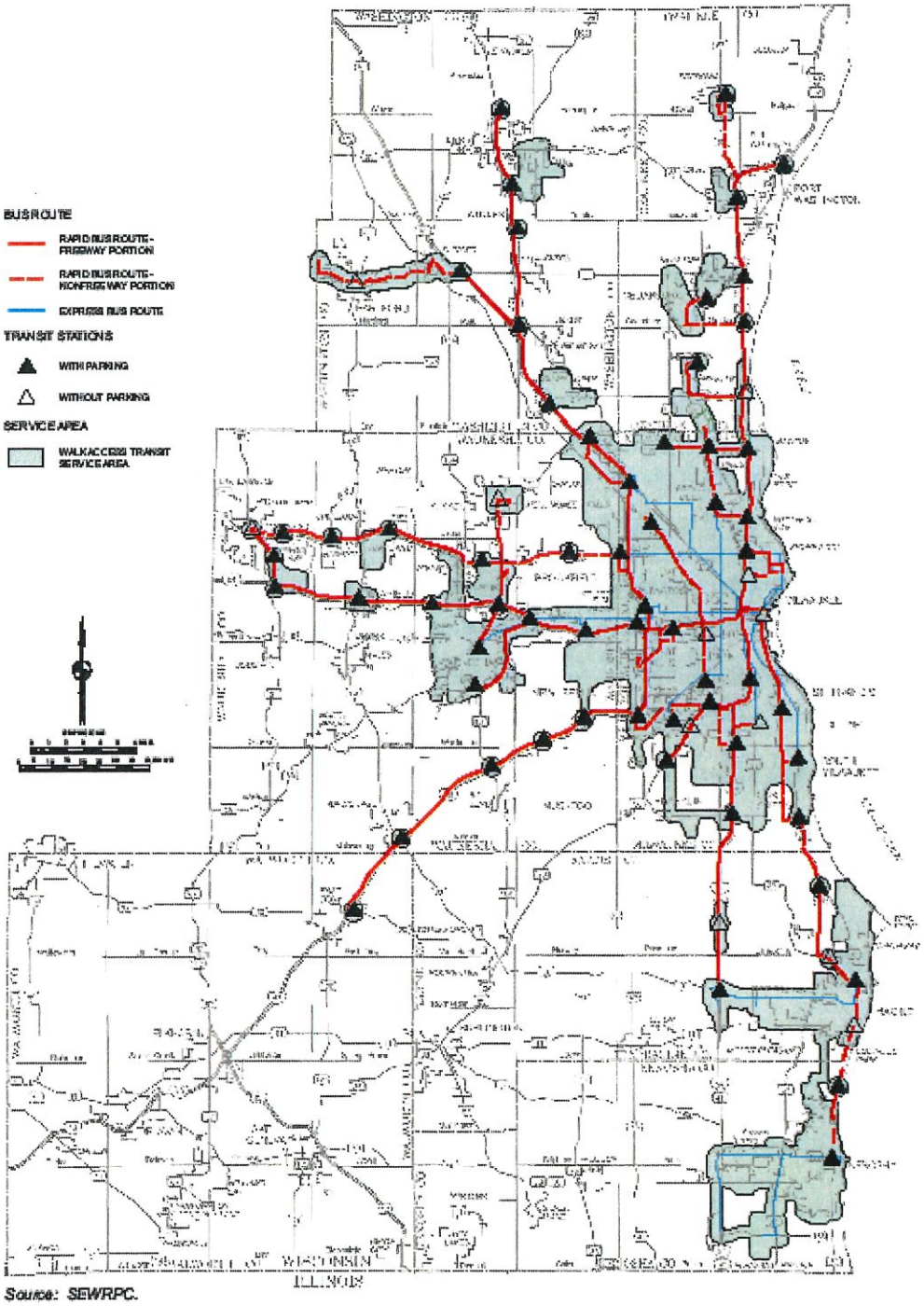
The regional transportation plan also proposes that consideration be given to upgrading the recommended rapid and express bus transit services to commuter rail for rapid transit service and light rail or bus guideways for express transit service. The regional transportation plan suggests four future 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 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.

Map VIII-6

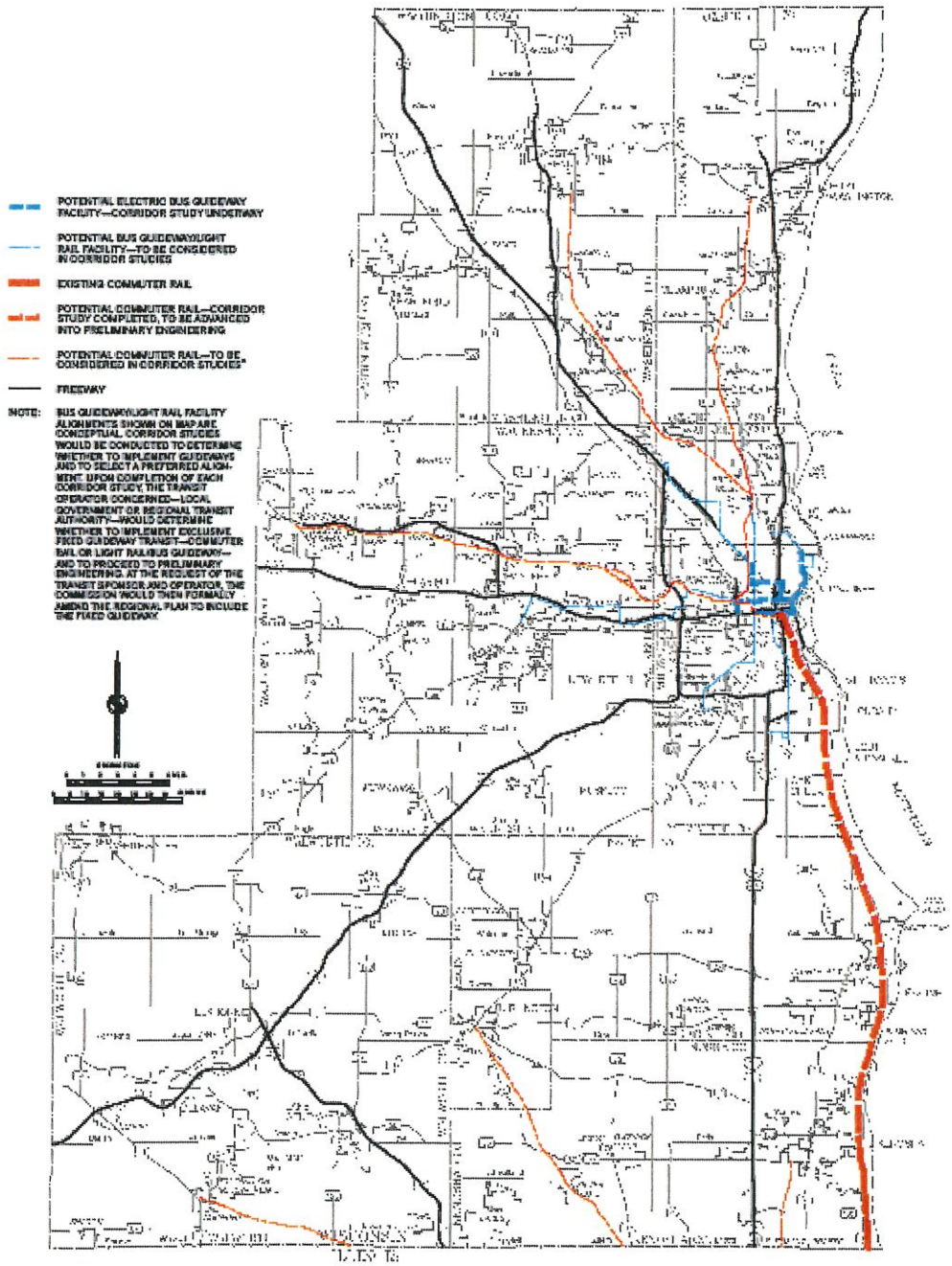
Waukesha County Recommended Public Transit Element of the 2035 Regional Transportation System Plan



Source: SEWRPC.

Map VIII-7

POTENTIAL RAPID TRANSIT COMMUTER RAIL AND EXPRESS TRANSIT BUS GUIDEWAY/LIGHT RAIL LINES UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



*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 future.

Source: SEWRPC.

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. The Town of Merton cooperates with the Village of Hartland and the Village of Merton to continue connection of bicycle trails and walking paths as identified in the Hartland-Merton Cluster Development Plan.

Community Bicycle and Pedestrian Plans

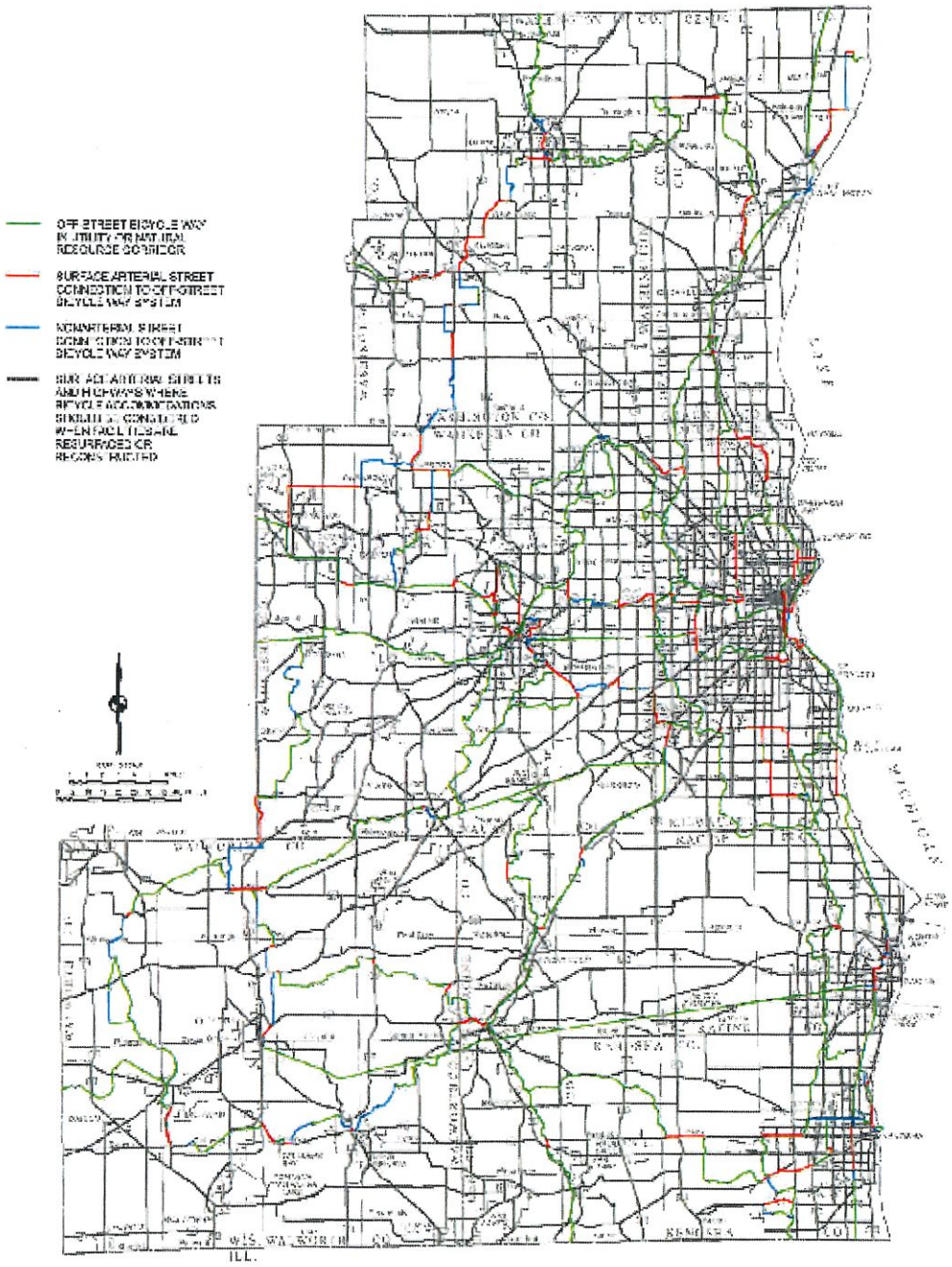
SEWRPC recommends that local units of government prepare community bicycle and pedestrian plans to supplement the regional plan. The local plans should provide for facilities to accommodate bicycle and pedestrian travel within neighborhoods, providing for convenient travel between residential areas and 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

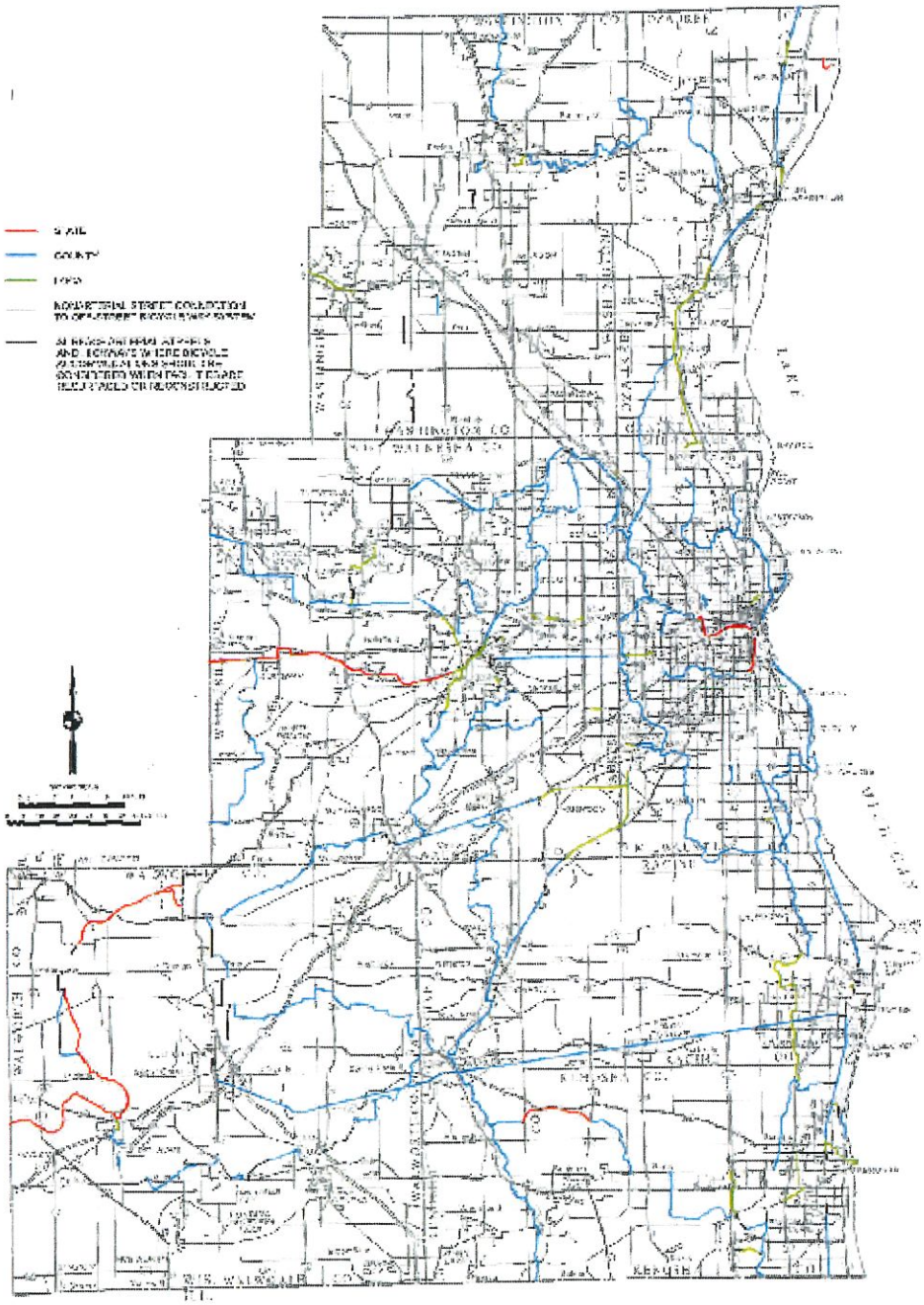
Waukesha County Bicycle Paths & Surface Arterial Street & Highway System Bicycle Accommodations under the Recommended Year 2035 Regional Transportation Plan



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.

OTHER IMPLEMENTATION RECOMMENDATIONS

1. The Town of Merton should work with Waukesha County to conduct a major review and reevaluation of the jurisdictional transfer recommendations in the year 2035 Regional Transportation System Plan.

2. The Town should work with Waukesha County to refine the proposed system of off street bicycle paths and surface upgrades on arterial streets as recommended in the 2035 Regional Transportation System Plan.

3. The Town should consider an Official Town Map.

4. The Town should continue to work to upgrade the Town's road system with the necessary improvements and continue the annual review of local roads identified in their maintenance program.

5. The Town should look for possible State and Federal funding sources or grants for road improvements.

6. The Town should continue working with the WI DOT to enhance and beautify the downtown North Lake Hwy 83 road improvement plan.

7. The Town should review and continue connections as defined in the Hartland-Merton Cluster Development Plan.

CHAPTER 8

LAND USE ELEMENT

INTRODUCTION

A long range Land Use Plan, in order to be sound and realistic, must be based on careful consideration of existing land use patterns, the physical characteristics and limitations of the land itself and the long-term needs of the community. The Plan should take into account the local land use objectives and be supported and implemented by well-conceived land use control ordinances. The 1995 and 2000 inventories of land use, in the Town of Merton, prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), were chartered and analyzed. During the plan preparation process, data and planning standards and objectives from previous chapters were used to prepare the land element.

The Town of Merton is still a rural community experiencing suburban and rural residential development. Agriculture and single family residential are the predominant land uses. The major source of real estate tax in the Town is residential and commercial.

SEWRPC's Land Use Inventories prepared between 1963 and 1995, classified urban-type land uses as being residential, retail service, manufacturing, transportation, communications and utilities, public uses, and recreational. The rural type land uses in those inventories, were agricultural lands, wetlands, woodlands, surface water, extractive, landfill, unused rural lands and unused urban land. In 2000, the "other" category of land use was expanded to include extractive, landfills, and unused land.

EXISTING LAND USE

The 2000 existing land uses in the Town are shown on MAP VIII-1. The amount of land devoted to each category of land use in 2000 is set forth in Table VIII-1. The total area of the Town is approximately 18,013 acres, or 28.26 square miles. In 2000, urban land uses accounted for approximately 4,869 acres or 27% of the land in the Town exclusive from that which is located within the Villages of Chenequa, Merton, and Hartland. Rural land uses, which include water, wetlands, woodlands, and agricultural lands, as well as open lands, accounted for approximately 13,142 acres or 73% of the Town lands. Several important features relative to the character of the Town can be observed and examined on Map VIII-1 and Table VIII-1.

- The largest single category of land use in the Town remains agricultural at 6,896 acres or 38.3% of the land use in the Town.
- The second largest category of land use in the Town is residential at 3,271 acres, 18.2 %, of the land use in the Town.
- Residential development comprises 67% of all the area classified as urban in the Town of Merton. The residential development is mainly subdivision development with scattered, overall low-density development, and is not generally characterized as urban due to its overall low density.
- The third largest category of land use in the Town is woodlands, 1,987 acres, and fourth largest, surface water (lakes), 1,613 acres, followed by wetlands with 1,265 acres.

URBAN LAND USES

The Urban Land Use category includes residential, commercial, industrial, transportation, communication, and utilities, governmental and institutional, and recreational. In 2000, urban land uses accounted for about 4,869 acres or about 27.1% of the land in the Town. Of all the elements of the community Land Use Plan, the portion of the Plan that tends to have the greatest impact on the community is residential land use. The reasons for this are the service demands generated by the resident population for such services of schools, roads, police and fire protection, and the ever-increasing monetary requirements necessary to fund those services.

The residential land use element of the land use plan seeks primarily to provide safe, attractive, and comfortable settings for residential development. Given its dominant community impact, careful and thoughtful consideration of residential land use is important to a successful plan.

In 1995, residential land use accounted for 2,432 acres of land or about 64% of the total developed land (urban) area in the Town, but only about 13.5% of the total area of the Town. In 2000, residential land use accounted for 3,271 acres or 18.2% of the total area of the Town, an increase of 839 acres in the residential land use area.

A review of the platting activity in the Town, as shown in Table VIII-2, 1960 and 2004 indicates that a total of 1,182 lots were created by subdivision platting. Between 1961- 1970, 7 new subdivision plats were recorded for a total of 243 lots. In the period 1971-1980, 12 new subdivisions were recorded with 257 lots, 1981-1990, 7 new subdivisions were platted with only 128 lots created. In the current decade between 1990-2000, 28 new subdivisions or additions to existing subdivisions were platted creating 440 new lots in the town. Between 2000 and 2004, 5 new subdivisions have been platted as of this plan for a total of 92 new lots; Mason Creek (22 lots) has not been included in the 2004 subdivisions because it had not been recorded. During the period, 1990-2000, the Subdivision and Platting Ordinance required that developers consider the Residential Cluster Development Design to promote innovative development, a more desirable use of the site, while preserving and creating environmentally sound aesthetically pleasing and economically viable developments. Between 1996 and 2004, of the 21 subdivisions platted, 13 used the Residential Cluster Development, creating smaller lots with large aggregated open spaces and preservation areas.

The above information presented dealt with lots that were created by recording subdivision plats as defined in Chapter 236 of the Wisconsin State Statutes, however, this does not include metes and bounds descriptions or Certified Survey Map (CSM) land divisions. Those additional lots further increase the amount of land needed for residential use. Since 1990, 103 new lots were created by CSM, adding to the lots created by subdivision platting for a total of 543 lots created between 1990 – 2000. Residential development occurring on certified survey parcels varied in size from 3 acres to 10-acre parcels.

Another indication of how the Town is developing is the number of Residential Building Permits issued. Between 1990 and 2000, building permits for 728 new residential living units; 24 commercial; and 1,471 remodels were issued. A number of the remodels are happening on the lots on the lakes in the Town of Merton where smaller summer cottages are being replaced by new, larger year round homes. However, between 2000 and 2008 there were only 345 building permits issued 2000 –2008 or an average of 38 permits per year.

Other Urban Land Uses

According to SEWRPC's Land Use Inventory, which was completed in 2000, other urban land uses which consist of commercial, industrial, transportation, communication/utilities, governmental and institutional and recreational account for 33% of the urban land use acre, but only 9% of the total area of land uses in the Town.

Commercial, Industrial Land Use

The commercial uses in the Town tend to be concentrated in the Stone Bank, North Lake, and Monches area and account for less than 42 acres in total based on the existing land use information from SEWRPC. A number of conditional use permits exist on scattered sites throughout the Town, some of which can be characterized as commercial in nature. Industrial land uses in the Town totaled about 25 acres of land with an additional 43 acres devoted to quarry uses. As of 2000, there remains one active quarry in the Town Of Merton. The single remaining major site, North Lake Sand and Gravel lies immediately north of North Lake and is a significant supplier within the region.

Transportation and Utility Land Uses

In the Town of Merton transportation and utility land uses totaled 1,000 acres in 2000. Within this category are all transportation related uses, which consist primarily of the surface highway network system and off street parking in the Town, and utility and communication land uses. The highway network system in the Town totals about 81.97 miles, 11.97 miles of which are designated arterials, and 70 miles are designated non-arterial, collector and local access roads.

Arterial roads The primary function of the arterial street is to provide for the expeditious movement of through traffic, into, out of, through, and within the community. These streets connect and serve such land uses as major commercial centers, industrial and business parks, college, and regional parks. Direct access to abutting properties is limited. These streets would include state and county highways.

Collector roads are those which serve local intercommunity needs connecting neighborhoods and other generators of traffic with each other. Collector roads should be carefully located to frame the development while the local access road network delivers the internally generated subdivision traffic to a few safely designed points of intersect with collector roads. The primary function of the collector street is to collect traffic from land uses abutting local access streets and to convey it to streets and/or activity centers

Local access streets provide access to individual properties, such as subdivision lots. The primary function of the local access street is to conduct traffic to and from individual building sites. These streets are designed for low speeds, minimal traffic control signals, and limited through traffic.

Governmental and Institutional Land Uses

In the Town of Merton about 209 acres of land are in the governmental and institutional land use category. These uses include the Town Hall, recycling center, and garage located east of STH 83 in North Lake, nine schools, churches, cemeteries, the Stone Bank and North Lake Fire Stations.

Public Schools

The Town of Merton is served by nine school districts; Arrowhead Union High School District and eight elementary schools districts. The Arrowhead Union High School recently purchased 40 acres in the Town of Merton in anticipation of future school needs based on increasing enrollment. Table 23 represents the historical enrollment of the nine school districts serving the Town of Merton from 1989 – 2004.

- Arrowhead Union High School District
- Hartland/Lakeside Schools
- Lake Country Elementary School
- Merton Primary/Intermediate Schools
- North Lake Elementary School
- Oconomowoc K-12 School
- Richmond Elementary School
- Stone Bank Elementary School
- Swallow Elementary School

Park and Recreational Land Uses

Park and Recreational Land Uses in the Town of Merton totaled about 324 acres according to the Southeastern Regional Planning Commission figures. Larger open areas identified as primary environmental corridors may be identified as PEC or open lands. The Waukesha County Park System presently has a fully functioning county park in Section 31 called Nashotah Park and another area of future park development in the Monches area along the Oconomowoc River and 24 acres within the Oconomowoc River Conservancy.

Trail oriented recreational land uses in the Town include both the Bugline Trail terminus at Merton Village and the Ice Age Trail, both of which are identified in the Waukesha County Board Adopted Regional Land Use Plan for the Year 2010. That plan proposes that the Ice Age Trail continue to be maintained as an intercounty trail system connecting both the northern and the southern units of the Kettle Moraine State Forest. It encompasses areas of scenic, historic, and other culturally invaluable features and provides opportunities for a variety of non-motorized, trail oriented outdoor recreational experiences including hiking, horseback riding, nature study, and cross country skiing. As of 2004, the Town owned 8 park and open space sites encompassing 87 acres. Other public and privately owned park and open space sites are scattered throughout the Town, including Stone Bank Community, North Lake Fireman's Park, Camp Whitcomb, Valley Rod & Gun Club.

RURAL LAND USES

The rural land use categories discussed in this section include surface waters, wetlands, woodlands, agricultural and other open land. The agricultural and open lands category includes croplands, pastures, orchards, nurseries, farm buildings, and unused lands. In 2000 rural land uses totaled about 13,142 acres or 78% of the Township. The existing rural land uses in the Town in 1995 - 2000 are shown in Table VIII-2. Due to more precise cadastral mapping by SEWRPC, 2000 existing land uses reflects a more accurate acreage of each land use category.

Surface Waters, Wetlands, and Woodlands

In 2000 surface waters totaled 1,613 acres or about 9% of the total area of the Town. This category includes all inland lakes, streams, and rivers. The major surface water areas are shown in Chapter 3, with named lakes and ponds in Merton listed. Wetlands accounted for 1,265 acres of land in 2000 (7%), and woodlands accounted for another 1,987 or 11% of the total land in the Town.

Agricultural and Open Lands

Agricultural land uses are the largest single land use classified in the Town of Merton and comprise 6,896 acres or 38.3% of total lands. The Agricultural and Other Land Use category include all prime as well as non-prime agricultural land, including croplands, pasture lands, orchards, nurseries, and agriculturally related farm buildings.

POPULATION, HOUSEHOLD AND EMPLOYMENT PROJECTIONS

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 Town and 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 Town of Merton population would increase by 2,578 persons, or 32 percent, from about 7,988 persons in 2000 to 10,546 persons in 2035.

Household Projections

The intermediate projection envisions that the number of households in the Town would increase by 643, or 22 percent, from 2,932 households in 2000 to 3,575 households in 2035, the same projection envisioned under the SEWRPC adopted year 2035 Regional Land Use Plan. The intermediate projections envision an increase in the number of households, however as detailed in Chapter 2, the household sizes in the County 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. The Town of Merton has based their household projections on an average of 2.95 persons per household.

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. In the Waukesha Lake Country Planning area of which the Town is part of, this area is projected to see an increase of 44,900 new jobs or a 42.5% increase to 2035.

TABLE VIII-1
EXISTING LAND USEs
TOWN OF MERTON, 1995 – 2000

Land Use Category	Existing Land Use 1990		Existing Land Use 1995		Existing Land Use 2000	
	Total Acres	% of Total	Total Acres	% of Total	Total Acres	% of 2020 Total
Urban						
Residential[a]	2,066	11.2	2,432	13.5	3,271	18.2
Commercial[a]	42	0.2	47	0.3	40	0.2
Industrial[a]	25	0.1	17	0.1	25	0.1
Transportation, Communication, and Utilities[a]	813	4.4	867	4.8	1,000	5.6
Governmental and Institutional[a]	156	0.9	158	0.9	209	1.2
Recreational[a, b]	214	1.2	300	1.7	324	1.8
Total	**3,316**		**3,821**		**4,869**	
Rural						
Agricultural	9,134	49.6	7,950	44.0	6,896	38.3
Wetlands	1,228	6.7	1,231	6.8	1,265	7.0
Woodlands	1,966	10.7	1,913	10.6	1,987	11.0
Surface Water	1,611	8.8	1,611	8.9	1,613	9.0
Other[c]	1,142	6.2	1,536	8.5	1,381	7.7
Total	**15,061**		**14,241**		**13,142**	
Total Area	**18,397**	**100.0**	**18,062**	**100.0**	**18,011**	**100.0**

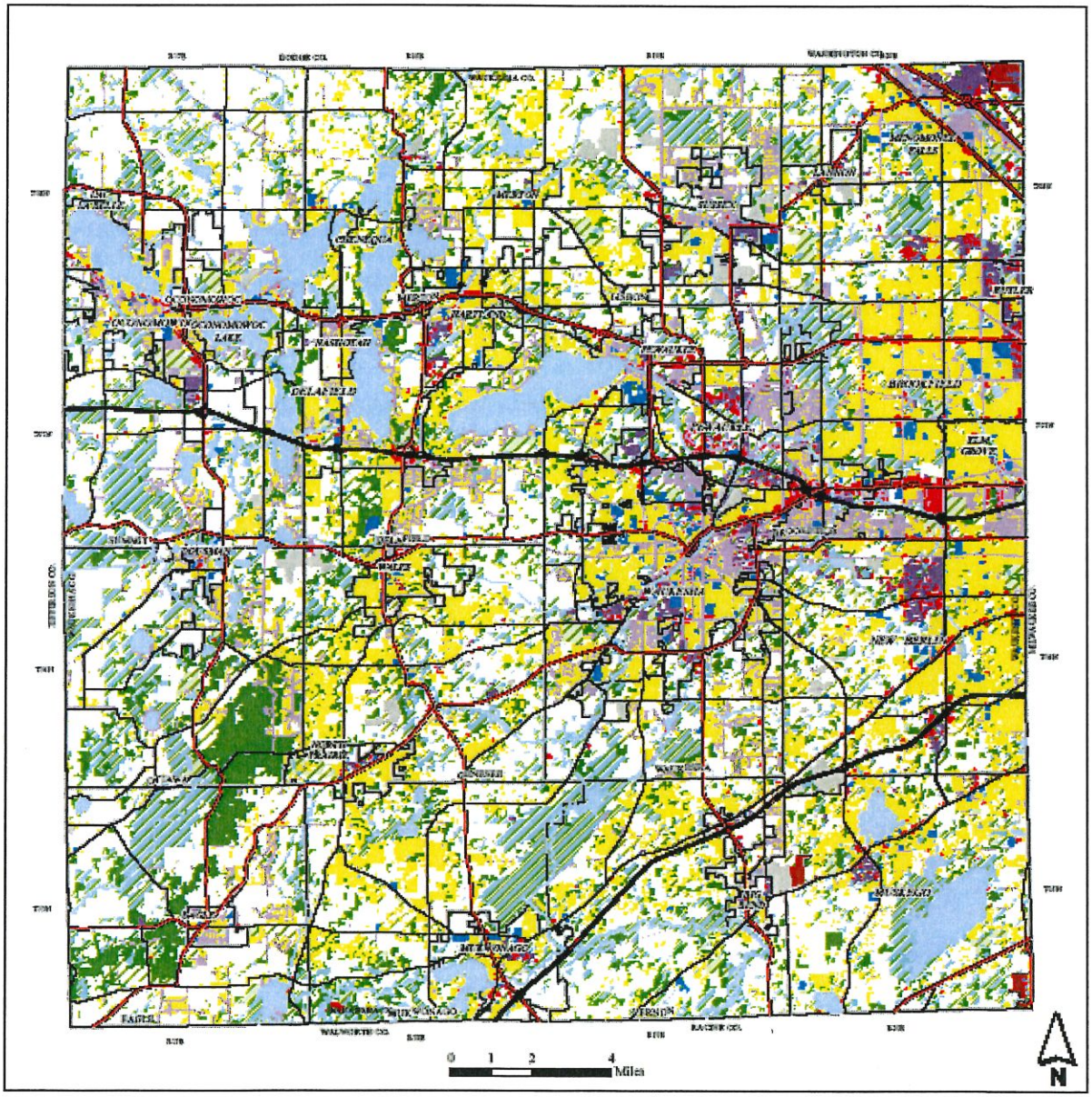
Source: Southeastern Wisconsin Regional Plan Commission 2000 Land Use Inventory

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 some of the 1995 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 may not be strictly comparable with data from the 1995 and prior inventories

. The impacts of the procedural change on time series data vary from area to area. At the county level and for most sub-county areas, 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.

[a] Includes off-street parking areas with more than 10 spaces.
[b] Includes intensively used area of public and non-public recreation sites.
[c] Includes extractive, landfills, and unused land.

Map VIII-2
Existing Land Use in Waukesha County: 2000



CURRENT AND FUTURE LAND CONFLICTS

Although the Town does not have large areas of commercial or industrial land uses, there are some areas where adjoining land uses are not yet compatible. One area would be around the lakes where existing bars, restaurants, and parcels with multiple residential rental units next to residential uses. Although the non-residential uses have existed for many years, there is increasingly a conflict with single-family residences, noise, traffic and excessive lighting.

Another type of land use conflict occurs around legal non-conforming land uses or where various conditional uses have been permitted. These non-residential uses, such as trucking, contractors, repair shops, small nursery operations, kennels generate traffic, heavy trucking and noise in adjoining residential areas.

Some residents perceive a conflict between conventional subdivision developments and planned unit and conservation design developments with smaller lots, even though the overall density is the same or exceeds that of adjacent developments. To address this perception, provisions and additional information should be presented to increase the understanding of the planned unit development concept. See Map VII-1, Existing Land Use Waukesha County: 2000

Table VIII-2
LAND USE PLAN IN THE TOWN OF MERTON - 2035

Land Use Category	Existing Land Use 2000		Planned Land Use 2020 (in Town 2020 Plan)		Planned Land Use 2035	
	Total Acres	**% of 2020 Total**	**Total Acres**	**% of Total**	**Total Acres**	**% of Total**
Urban						
Residential[a]	3,271	18.2	4,415	24.5	5,892	33.6
Mixed Use					65	0.4
Commercial[a]	40	0.2	40	0.2	58	0.3
Industrial[a]	25	0.1	25	0.1	140	0.8
Transportation, Communication, and Utilities[a]	1,000	5.6	1,000	5.6	384	2.2
Governmental and Institutional[a]	209	1.2	209	1.2	269	1.5
Recreational[a, b]	324	1.8	324	1.8	639	3.6
Unused Urban Land						
Total	**4,869**		**6,013**		**7,447**	
Non-Urban						
Agricultural	6,896	38.3	5,752	32.0	4,306	24.5
Wetlands	1,265	7.0	1,265	7.0	3,428	19.5
Woodlands	1,987	11.0	1,987	11.0		
Surface Water	1,613	9.0	1,613	9.0	1,615	9.2
Rural & Open	1,381	7.7	1,381	7.7	612	3.5
Extractive					150	0.9
Total	**13,142**		**11,998**		**10,111**	
Total Area	**18.011**		**18,011**	**100.0**	**17,558**	**100.0**

[a] Includes off-street parking areas with more than 10 spaces.
[b] Includes intensively used area of public and non-public recreation sites.
[c] Includes extractive, landfills, and unused land.

LAND USE REGULATIONS

Land development in the Town of Merton is regulated within the framework of zoning regulations, building codes, health and sanitation regulations, sediment and erosion control ordinance, and subdivision control ordinances and road standard requirements administered by a number of agencies. Land Uses are regulated either under the Town of Merton Zoning Ordinance or the Waukesha County Shoreland and Floodland Protection Ordinance.

The Town Of Merton Zoning Code became effective in 1957 and initially covered all of the territory that comprises the Town of Merton. The existing zoning map is essentially an evolution of the initial zoning map prepared for the Town in 1957 with amendments through the intervening years. The Town Of Merton Zoning Ordinance has jurisdiction over all lands in the Town but shares the jurisdiction within shoreland areas with

the County Shoreland and Floodland Protection Ordinance where the more restrictive provisions takes precedence.

The Waukesha County Shoreland and Floodland Protection Ordinance was subsequently enacted, on June 23, 1970, in response to the Wisconsin Water Quality Act in 1965. The Waukesha County Shoreland and Floodland Protection Ordinance applies to those lands which lie within 1,000' of any navigable lake or pond and within 300' of the ordinary high water mark of any navigable stream or river or to the landward side of the 100 Year Floodplain of any navigable stream or river where it is greater than 300'.

Land division activities are regulated either under the Waukesha County Shoreland and Floodland Subdivision Control Ordinance within the Shoreland/Floodland jurisdiction or the Land Division Ordinance for the Town of Merton. Additionally, all land altering activities (grading and fill) other than those related to single family residential (1 and 2 family) construction are regulated under the Waukesha County Construction Site Erosion Control Ordinance. Health regulations regarding onsite sewage disposal systems, restaurant and food service facilities, and animal welfare concerns are regulated under the Waukesha County Code. Commercial, industrial, and institutional type buildings are further regulated under the requirements of the State Department of Industry, Labor and Human Relations and administered locally by the Town Building Inspector.

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.

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. Map xxxxxx-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.

CURRENT TOWN ORDINANCES REGULATING LAND USE

Under the provisions of the above cited zoning ordinances, there are 15 zoning district classifications in the Town of Merton Zoning Code and 22 zoning district classifications in Waukesha County Shoreland/Floodland Ordinances, and fall under the broader categories of Conservancy, Agricultural, Residential, Commercial, Industrial, Public, and Quarrying. The Ordinances are intended to provide for adequate light, air, sanitation, drainage, erosion control, convenience of access, conservations of wetlands, safety from fire and dangers, promote the safety and efficiency of the public streets and highways, aid in the conservation and stabilization of the economic value of improvements in the community, preserve and promote the general attractiveness and the character of the community, guide the proper distribution and

location of population between and among the various suitable areas for development and otherwise provide for the healthy and prosperous growth of the community. The Zoning Ordinances and the Subdivision Control Ordinance, when properly linked to a Land Use Plan, are the chief implementing tools of the concepts set forth in the land use plan.

ZONING ORDINANCES

The Town of Merton Zoning Ordinance is administered by the Town of Merton, and the Waukesha County Shoreland and Floodland Protection Ordinance is administered jointly and cooperatively by the Waukesha County Department of Parks and Land Use – Planning and Zoning Division and the Town of Merton through the Town Board, Plan Commission, and Building Inspector. It should be noted that when Waukesha County reviews zoning projects and subdivision plats, the County must make decisions consistent with their Subdivision Control Ordinance, the Land Development Plan for Waukesha County, and Chapter 236 of the Wisconsin State Statutes. The Town likewise must make decisions consistent with their Subdivision Control Ordinance, the Land Use Plan and Chapter 236.

Sewer Service Area Zoning

While it is not generally a situation anticipated to occur on a wide scale in the Town Of Merton, sewer service may be extended in those areas within the refined sewer service area adjacent to the Village of Hartland and around the lakes. Language is set forth in each ordinance providing for a modified set of standards where sewer is available. The standards subject to modification include: lot area, width, offset, open space, floor area ration, and density standards within planned unit developments where sewer is available prior to occupancy of the residential units. Where employed, this factor permits a reduction to lot size, lot width, and offset of as much as 30% of the otherwise existing requirements which apply on a residential lot.

Conditional Use Zoning

A number of Conditional Uses have been authorized over the years, which permit the specific uses in a zoning district. The development must meet a certain select set of criteria that allows the use after a public hearing and literally subject to conditions that must be met and maintained. Various conditional uses in the Town include: nurseries, polo club, indoor riding arena, yacht clubs, multi-residential condominiums and a gun club to name a few.

Conservancy Zoning

Environmentally sensitive areas are appropriately mapped in the C-1 Conservancy district classification. The intent of both of these districts is to preserve and protect the natural resource base while granting reasonable uses to these lands.

Lowland Conservancy Areas are, as mentioned, water-dependent situations which for the most part include DNR protected wetlands, marshlands, swamps, and those areas delineated within the 100 Year Floodplain. A deficiency in each of the Ordinances has been recognized with respect to the protection of Upland Conservancy Areas, which are not water-dependent, but which posses high valued elements of the natural resource base.

Erosion Control and Stormwater Management

The Town of Merton has a written intergovernmental agreement with Waukesha County to enforce the County Ordinance for construction site pollutant control and post construction storm water management, dated March 27, 2008.

LAND DIVISION ORDINANCE (Subdivision and Platting Chapter 18)

The division of land within the Town of Merton is regulated by the Land Division Ordinance for the Town of Merton which is Chapter 18 of the Municipal Code, which was originally adopted May 24, 1977. The Waukesha County Shoreland and Floodland Protection Ordinance was most recently amended in 2006

having jurisdiction in the same areas as the Waukesha County Shoreland and Floodland Protection Ordinance. The Town's Land Division Ordinance requirements are more restrictive that Section236 of the Wisconsin State Statutes, as it requires formal platting of lands when "a division of a parcel of land which results in 3 or more lots, outlots or residual parcels, each of 5 acres or less in area, either by division or successive division within a period of 5 years.

It is the general intent of the Town of Merton Land Division Ordinance to lessen congestion, secure safety, prove the overcrowding of land, facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks, playgrounds and other public requirements, prevent scattered development beyond the service area of the community facilities, conserve the existing and potential value of land, water, air and improvement; provide the best possible environment for human habitation and meet the public demand for adequate recreation with least disturbance to shoreland owners, preserve shoreland growth and cover, prevent erosion and sedimentation and protect surface and subsurface water quality, provide for the further division of larger tracts into smaller parcels of land and ensure adequate legal description and proper survey monumentation of divided lands and achieve the realization of those community development standards set forth in those comprehensive town plans, county plans, regional plans, plan components, zoning ordinances, building code and official map as adopted by the Town.

The Town's Land Division Ordinance requires Certified Survey Maps for all minor land divisions as does Waukesha County Shoreland and Floodland Subdivision Control Ordinances.

TABLE VIII-3
TOWN OF MERTON ZONING ORDINANCE DISTRICT CLASSIFICATIONS

Zoning Districts	Description	Where Applicable	Specifics
C-1	Conservancy District	Wetlands, floodlands, water dependent low lands	No minimum
EC	Environmental Corridor		1 dwelling/5 acres
A-1	Agricultural District	Farming Areas; residential allowed	3 acre
A-2	Rural Home District	Farming Areas; residential allowed	3 acre
A-3	Residential Suburban Estate	Residential Areas w/larger lots	2 acre
R-1	Residential District	Residential Areas	1 acre
R-2	Residential District	Residential Areas	30,000 sq ft
R-3	Residential District	Residential Areas	20,000 sq ft
P-1	Public District	District intended to include publicly owned facilties which serve a public use, such as eduction, recreation, medical care or government	
B-1	Restricted Business District	Low intensity commercial in close proximity to residential	20,000 sq ft
B-2	Local Business District	Commercial uses of a greater intensity and variety than provided for in B-1	20,000 sq ft
B-3	General Business District	The greatest intensity of commercial uses allowed in the ordinances	20,000 sq ft
Q-1	Quarrying District	Active quarry operations	3 acres
M-1	Limited Industrial District	Trades or industries of a restictive nature	1 acre
M-2	General Industrial District	Trades or industries of a more intensive nature	1 acre
Mixed Use	Mixed PUD	Allows a mixture of business, residential and other uses.	

RECOMMENDED LAND USE PLAN

The pattern of land use recommended under the Town of Merton Comprehensive Plan is show graphically on Town of Merton Land Use Map VIII-4, attached in the appendix and presented in Table VIII-2 and was developed to meet the established planning objectives and standards as presented in Chapter 2 of this plan insofar as practicable using the plan design concepts.

Planned Land Use

The land use plan map shows urban areas in the Town 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; other agricultural land, rural-density residential land, and other open lands. The various components of the land use plan as depicted on Map VIII-4 are described in this section.

Urban Land Use

Under the recommended land use plan for the Town of Merton urban land uses would increase from 4,869 acres in 2000 to 7,447 acres in 2035. Urban lands uses consist of lands devoted to residential, commercial, industrial, governmental and institutional, recreational, transportation, communication and utility uses which encompassed 4,869 acres or about 27% of the total area of the Town in 2000. It is envisioned that 7,447 acres or 42% or the total area of the Town would be in urban lands uses in 2035.

Recreational Land

Under the recommended land use plan, recreational land use would increase from 324 acres in 2000 to 639 acres by the year 2035. The Town of Merton adopted a Parks, Recreation and Open Space Plan in 2005.

Residential Land

Under the recommended land use plan, urban residential land use would increase by about percent, from 3,271 acres in 2000 to about 5,892 acres by the year 2035. Of the total planned urban residential land, about 47 percent (4,267 acres) would occur at low density (20,000 square feet to 1.4 acres of area per dwelling unit), 17 percent (1,003 acres) at suburban density I (1.5 to 2.9 acres per dwelling unit), and 36 percent (2,143 acres) at suburban density II (3.0 to 4.9 acres per dwelling unit).

Commercial, Industrial and Mixed Use

The recommended land use plan also envisions a modest increase in economic activity areas in the Town, as represented by the commercial and industrial uses on Map VII-2. Under the plan, commercial business would be directed to the smaller downtown areas of Northlake, Stone Bank, and Monches. Office park land uses, which includes areas proposed to be utilized for limited 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 264 acres by the year 2035. The proportion of the total Town area devoted to commercial and office park use would accordingly be slightly more than 1 percent.

Under the plan, industrial land use would increase by from about 25 acres in 2000 to 140 acres by the year 2035. The proportion of the total Town area devoted to industrial use would accordingly increase from 0.1% to 0.8%.

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 65 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 209 acres in year 2000 to 269 acres in year 2035. This is only a slight increase in governmental and institutional land use. However, it should be noted that government and certain institutional uses are permitted in certain zoning districts with a conditional use permit.

Other Urban Land
Increases in other urban land uses, including; 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 384 acres, or 2.2 percent of the town land use.

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 10,111 acres, or about 60 percent of the total area of the Town. Owing to the amount of urban development envisioned under the plan, the area dedicated to nonurban land uses would decrease from about 11,998 acres in 2000 to the planned 10,111 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 town and county are further 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. The Town has identified 150 acres for quarry, typically most part of the North Lake Sand and Gravel property and surrounding lands.

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 in the Town, which may be considered

unsuitable for development of any kind, amount to about 612 acres, or about 3.5 percent of the total area of the Town under the year 2035 plan conditions.

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.

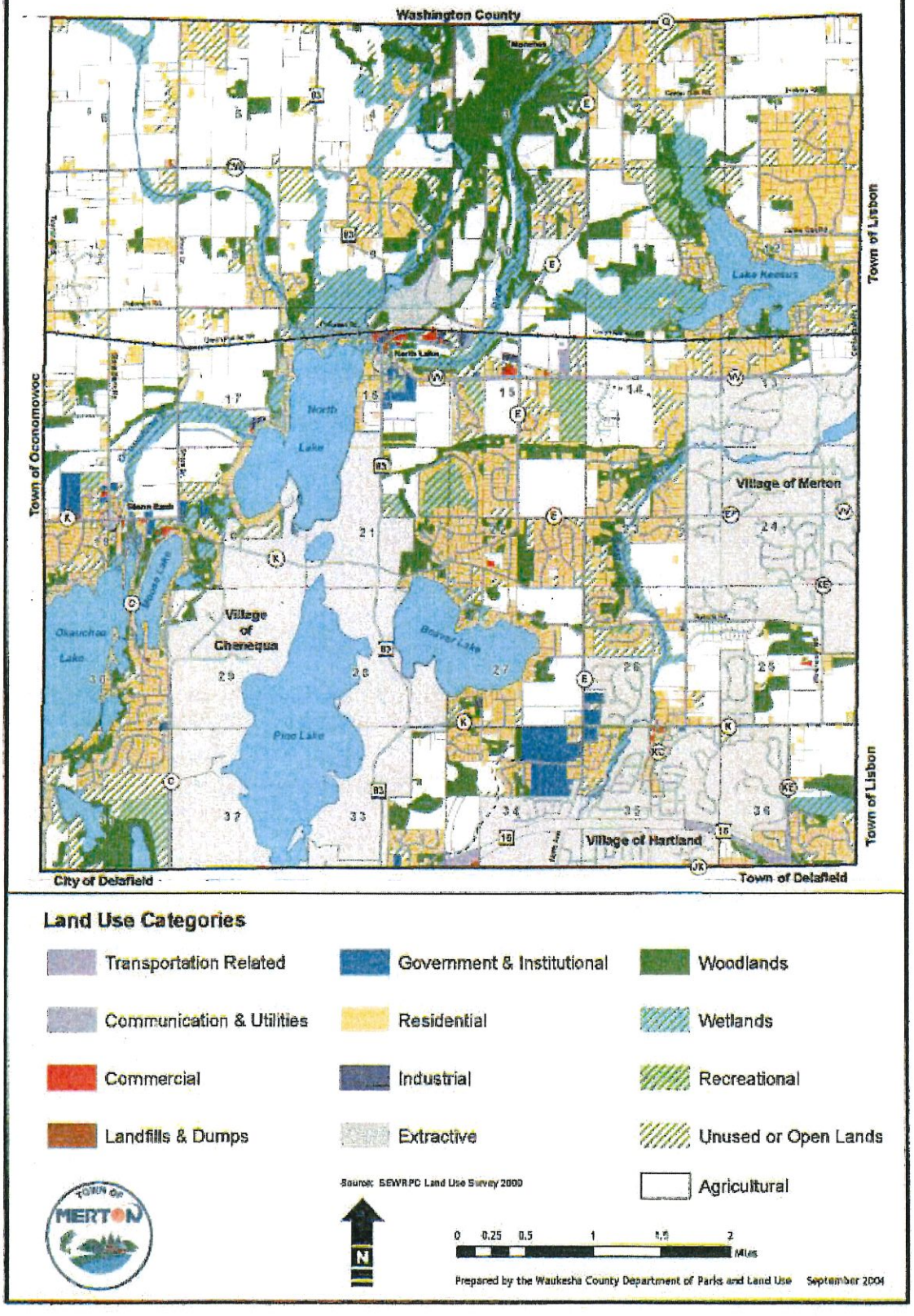
Rural-density residential development is defined for the purpose of the land use plan as residential development at a gross density of no more than one dwelling unit per five acres of land. It is envisioned that agricultural uses would be encouraged to continue in the rural-residential and other agricultural 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.

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.

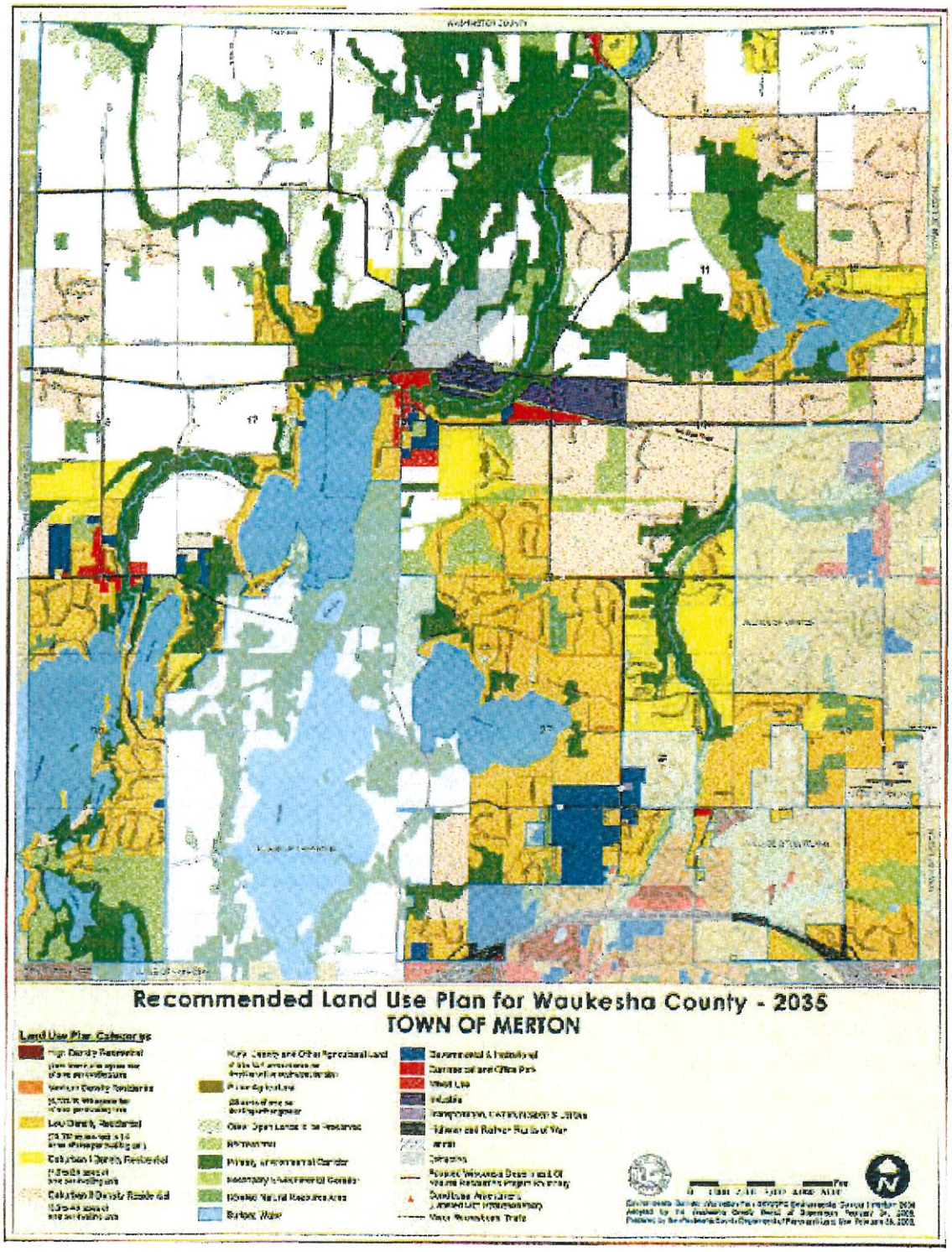
Under the recommended land use plan, the rural-density residential and other agricultural land use category would amount to about 4,306 acres, or about 24.5 percent of the total area of the Town under the year 2035 plan conditions. As shown on Map VII-2, lands in this category would be widely distributed in the outlying northern sections of the Town.

Map VIII-2

TOWN OF MERTON
EXISTING LAND USE



Map VIII-4


Recommended Land Use Plan for Waukesha County - 2035
TOWN OF MERTON
Land Use Plan Categories

CHAPTER 9

INTERGOVERNMENTAL COOPERATION

INTRODUCTION

As part of the Wisconsin's Comprehensive Planning Law, one of the elements is the Intergovernmental Cooperation Element, which is intended to be a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element should incorporate any plans or agreements, which have been previously adopted by the local communities. This element creates an opportunity for the Town of Merton while providing police, fire and other emergency service facilities necessary to coordinate with other communities and governmental units to promote consistency between plans, share information, equipment, buildings, staff or services.

Many issues cross jurisdictional boundaries, affecting more than one community. The Town of Merton is involved in multiple agreements, whereby they work with adjacent communities and Waukesha County in trying to resolve many of the issues and the need for services for their residents. The benefits of cooperative intergovernmental efforts are, cost savings, addressing regional issues, consistency, understanding and trust that create positive feelings.

COOPERATIVE AGREEMENTS

Waukesha County Development Plan

On January 29, 2003, the Town of Merton Board signed a cooperative agreement to work with Waukesha County, along with twenty-eight other municipalities in Waukesha County to update the Waukesha County Comprehensive Development Plan. The cooperative agreements were formal expression of willingness to participate in coordinated planning efforts, one that include identifying roles and responsibilities in the planning effort. The roles were developed to designate planning elements that are of a regional and countywide importance and those specific to individual municipalities. This planning effort was coordinated through the Waukesha County Comprehensive Development Plan Advisory Committee. The Advisory Committee was comprised of representatives from SEWRPC, the County and the municipalities that signed the cooperative agreements. Several subcommittees of the Advisory Committee were created to guide the data gathering and analysis of the various plan elements. A timetable was established to provide sufficient opportunity for input from the public, governmental units and affiliated organizations, yet respecting the statutory requirements of having a comprehensive plan adopted by January 1, 2010. The timetable directed the nine elements, the process and the timeline for completion of the elements.

Further, the Town on May 10, 2005 approved the multi-jurisdiction public participation plan for Waukesha County and participating communities. The purpose of the public participation plan is to give citizens the opportunity to participate and learn about their community. The Town felt it was important to identify what was intended countywide and within the Town, but also adjacent communities and to obtain the additional information and resources required to update the Town's 2020 Plan to Smart Growth standards.

Hartland-Merton Cluster Development Plan

Local municipalities within Waukesha County have incorporated bicycle and pedestrian components into recreational facility and park and open space plans. The Town of Merton coordinated and cooperated with the Village of Merton, Village of Hartland and SEWRPC to define planning areas to interconnecting streets, open space, bikeways, and pedestrian paths on adjoining lands. The Hartland-Merton Cluster Development Plan was adopted by all three communities.

Fire Protection

The Town has agreements with the Hartland Fire Department, Merton Fire Department, North Lake Fire Department, and Stone Bank Fire Department for fire and ambulance services, except North Lake does not provide ambulance services. The Town has one-year contracts with each fire department. It sets forth how ambulance services and fire calls will be paid for. It designates the procedure for mutual aid, if necessary. The contract is in effect for one year and is reviewed and renewed annually with like terms, unless either party gives a 60-day notice.

Emergency Action and Management Plan
The town developed a plan to provide procedures for the Town of Merton to respond to various types of large-scale emergencies or disasters that affect the community. The plan supplements the Waukesha County Emergency Operations Plan. Several types of hazards pose a threat to the lives, property or environment in Waukesha County. These hazards are outlined in the County Hazard Analysis. Town officials have primary responsibility for disasters that take place in the Town. Emergency service agencies respond and establish incident command according to standard procedures. The Town has mutual aid reciprocal agreements with Hartland Fire Dept., Merton Fire Dept, North Lake Fire Dept, Stone Bank Fire Dept, Waukesha County Communications Center, Lake Area Mutual Aid (LAMA) and the Waukesha County Emergency Management Program.

Mutual Aid Box Alarm System (MABAS)
The Town cooperates with other communities in the surrounding areas and statewide to connect for emergency response services. MABAS is a tiered system that responses to calls accordingly. This agreement authorizes towns to contract with other towns and municipalities for the receipt or furnishing of services such as fire protection and emergency medical services, including municipalities located in other states.

Public Works Emergency Response Mutual Aid Agreement
The Town cooperates with Hartland, Lisbon, Village of Merton and the Town of Oconomowoc to provide cooperative mutual aid and assistance to reduce the vulnerability of people and property of this State to damage, injury an dloss of life and property. The cooperation prepares for prompt and efficient rescue, care and treatment of threatened or affected persons, provides for the rapid and orderly rehabilitation of persons and restoration of property.

Town of Merton School Districts
The Town of Merton is served by nine school districts; Arrowhead Union High School District and eight elementary schools districts. These nine districts serve the Town of Merton and neighboring communities. The Arrowhead Union High School recently purchased 40 acres in the Town of Merton in anticipation of future school needs based on increasing enrollment. The Table IX-1 below represents the historical enrollment of the nine school districts serving the Town of Merton.

- Arrowhead Union High School District
- Hartland/Lakeside Schools
- Lake Country Elementary School
- Merton Primary/Intermediate Schools
- North Lake Elementary School
- Oconomowoc K-12 School
- Richmond Elementary School
- Stone Bank Elementary School
- Swallow Elementary School

TABLE IX-1

SCHOOL ENROLLMENT: 1989 - 2008									
	Arrowhead High School	Hartland/ Lakeside School	Lake Country School	Merton School	North Lake School	Ocon School	Richmond School	Stone Bank School	Swallow School
1989	1407	1296	310	483			231	247	241
1990	1436	1245	336	498	230		227	242	256
1991	1476	1280	329	521	245		225	261	266
1992	1574	1334	318	546	253		229	262	289
1993	1648	1338	372	562	281		218	280	266
1994	1693	1413	395	654	306		215	279	263
1995	1713	1397	453	686	314		232	278	263
1996	1782	1369	469	736	328		260	309	271
1997	1843	1335	490	754	368		298	307	271
1998	1881	1372	483	791	389		335	305	310
1999	1917	1384	510	853	377	4133	382	326	324
2000	1943	1369	499	847	417	4201	407	318	345
2001	2025	1351	497	838	389	4118	404	313	354
2002	2125	1397	500	912	378	4081	415	303	374
2003	2232	1386	520	881	361	4340	406	303	342
2004	2283	1363	508	893	340	4381	407	295	358
2005	2379		484	981	366	1474	465	351	442
2006	2341		494	1031	354	1494	471	338	499
2007	2312		513	1055	369	1488	494	345	526
2008	2235	1471	539	1060	377	1424	503	344	552

Law Enforcement Departments
The Town of Merton contracts with the Waukesha County Sheriff's Department to provide law enforcement services in the Town.

Sanitary Sewer Services
All developed parcels in the Town are on private septic systems.

Storm Water Management
The Town of Merton has an intergovernmental cooperative agreement with Waukesha County Parks and Land Use to provide educational programming for the Town of Merton to meet the current NR216 requirements for stormwater education.

Public Water Utility Service
Currently, there are no public water utility services in the Town of Merton.

Utility Services
All of the Town of Merton is served by Wisconsin Electric Power (WE Energy).

Library Services
The Town of Merton residents participate in the Waukesha County Federated Library system which was initiated in the early 1980's.As part of this library system, residents may use any library within the system; however, the main libraries the Town of Merton resident use are located in North Lake and the Village of Hartland. The fees for this library system are based upon the property valuation. In summer 2008, the Town of Merton Town Hall Library began construction on a 12,000 sq ft addition to the existing Town Hall Library. It is anticipated to be completed in 2009.

Town of Merton Recreation Department
The Town supports a park, recreation and open space plan. Community active parks are leased and operated by area clubs. Lake Country Soccer Club leases the Town of Merton Community Park adjacent to Churchhill Ridge subdivision and the Monches Recreation Club leases the Monches Community Park. Oconomowoc River Conservancy is a passive recreational facility, which provides hiking and nature education. The paths connect to the Ice Age Trail north and south. Limited services are provided for the parks by the Town of Merton Public Works Department.

Park and Recreational Land Uses in the Town of Merton totaled about 324 acres according to the Southeastern Regional Planning Commission figures. Larger open areas identified as primary environmental corridors may be identified as PEC or open lands. The Waukesha County Park System presently has a fully functioning county park in Section 31 called Nashotah Park and another area of future park development in the Monches area along the Oconomowoc River and 24 acres within the Oconomowoc River Conservancy. It is the intent of the Town of Merton to pursue the goals and objectives identified in the Town of Merton Parks, Recreation and Open Space Plan.

Trail oriented recreational land uses in the Town include both the Bugline Trail terminus at Merton Village and the Ice Age Trail. The Ice Age Trail continue to be maintained as an intercounty trail system connecting both the northern and the southern units of the Kettle Moraine State Forest. It encompasses areas of scenic, historic, and other culturally invaluable features and provides opportunities for a variety of non-motorized, trail oriented outdoor recreational experiences including hiking, horseback riding, nature study, and cross country skiing. Other public and privately owned park and open space sites are scattered throughout the Town, including Stone Bank Community, North Lake Fireman's Park, Camp Whitcomb, Valley Rod & Gun Club.

IMPLEMENTATION RECOMMENDATIONS

1. The Town should work with other municipalities 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.

2. Since watershed boundaries rarely follow municipal boundaries, the Town, other municipalities and Waukesha County should work to develop storm water systems plans.

3. The Town should continue to work to provide more efficiency in services.

4. Reduce the tax burden for duplication of services on local residents.

5. The Town should work towards boundary agreements with adjacent communities.

CHAPTER 10

PLAN IMPLEMENTATION

PLAN IMPLEMENTATION AND ADOPTION

Public Information Meeting and Hearing

The Town of Merton Plan Commission and Plan Update Work Group has met in open session to review the updates to the existing Plan, and after final review of each chapter and the land use plan map, were submitted to the Town Plan Commission and Town Board. The Plan Commission reviewed the draft plan and made revisions it deemed appropriate. An open house and public hearing will be held for formal review and comment on April 28, 2009. Public notice for the public hearing was published on March 26, 2009 in compliance with Section 66.1001(4) of *the Wisconsin Statutes*. Based on comments received at the open house and public hearing, the Town Board may suggest changes to the plan.

Plan Adoption

After formal adoption of the Comprehensive Land Use Plan, realization of the Plan will require close attention to the faithful, long-term accomplishment of the underlying objectives by the Town officials concerned with its implementation. The adoption of the Plan, therefore, is only a midpoint in a series of action steps required to achieve the objectives and standards expressed in the Plan. The over-reaching intent of the Plan is to serve as a guide when making decisions concerning land development and growth in the Town of Merton. In addition to its regular use as a reference document, the Plan should be re-evaluated every five years, or sooner if conditions warrant.

Upon adoption of the Plan by the Town Board, the Plan shall be submitted to Waukesha County and the Southeastern Wisconsin Regional Planning Commission to be incorporated into the Waukesha County Development Plan and the 2035 Regional Land Use Plan. Following Plan adoption and prior to adoption of the zoning text or map amendments, confirmation should be received from Waukesha County that they concur with the Towns adopted Plan.

Implementation for Smart Growth Plan

Attainment of the goals set forth in the recommended Comprehensive Plan for the Town of Merton will require the establishment of a program at the local level to consistently and regularly apply the recommendations of the Plan and to give critical review of every development proposal measuring it against the standards of the Plan. Since the attainment and maintenance of the rural character of the Town of Merton is dependent in large part upon the preservation and protection of the natural resource base, new residential development in the Town should be directed to those areas of the Town where existing subdivisions with vacant parcels remain as an infill strategy, and where, as recommended under the Plan, the overall densities are greater than one dwelling unit per five acres of lot size.

Section 66.1001(3) addresses consistency between the Plan and specific land use decisions. This section of the law states; beginning January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with the local governmental unit's comprehensive Plan. Those actions include official mapping, local subdivision regulations, zoning regulations, and shoreland and wetland regulations. The implementation element brings together all of the goals pertaining to each of the required comprehensive planning elements and describes how each of the elements of the plan will be integrated and made consistent with other elements of the comprehensive plan.

All land development and building activities within the Town of Merton are regulated by Chapter 18 of the Municipal Code of the Town of Merton , Zoning Ordinance and Chapter 18 of the Municipal Code of the Town, Land Division and Development Control Ordinance, the building codes and health regulations. The health regulations are administered by the Waukesha County Environmental Health Division of the Waukesha County Department Parks and Land Use in regard to site sewerage disposal systems, restaurant and food service facilities.

Of all of the tools presently available to implement the Comprehensive Land Use Plan at the Town level, the most important is the Zoning Ordinance. The two ordinances that govern land use regulations in the Town of Merton include the Town of Merton Zoning Ordinance and the Waukesha County Shoreland and Floodland Protection Ordinance, administered by the Town and the County respectively.

IMPLEMENTATION OF THE LAND USE PLAN

Zoning Ordinance

In order for the Town to implement the recommendations of this Plan, changes to the existing Zoning Ordinances, as they affect the Town of Merton, are necessary. Changes to the Town Zoning Ordinances and Subdivision Platting were made in 2001, 2005 and 2007. Changes were made in 1996 to modify the text of the County Zoning Ordinance, in part to increase the lot size as a critical variable in determining density of development, especially in the planned rural areas of the County where development may occur, but at densities no greater than 5 acres per housing unit.

The critical features of the zoning maps proposed to implement this plan are those they will zone according to present use while allowing each proposal to come forth and be evaluated against the plan. In this way, the Town will gain the advantage of thoughtfully considering and acting on each and every proposal.

Land Division & Subdivision Control Ordinance Chapter 18

Properly applied, sound land use division regulations can be an important means of implementing a land use plan and of coordinating the layout, design, and improvement of private land development proposals within the Town. The existing Town of Merton Subdivision Control Ordinance, which governs the division of land in the Town of Merton, shares this responsibility with the County, which administers the Waukesha County Shoreland and Floodland Subdivision Control Ordinance which governs the division of land within the Shoreland/Floodland jurisdiction. With these ordinances in place, the Town and the County will have the opportunity to critically review each proposal as it comes forward, and identify and resolve land division issues before decisions are made.

Upon the adoption of the Town of Merton Comprehensive Plan it will serve as a basis for the review of all future subdivision plats and certified survey maps in the Town. Each proposal will be scrutinized against the standards of the Plan, as well as the existing and proposed land uses suggested by the Plan. Proper implementation of the Land Use Plan through the land division/subdivision review process will result in the proper layout of streets, blocks, and lots considering the natural terrain and suitability of underlying soils to accommodate the proposed development. The design of each subdivision should recognize that it does not stand alone, but is an integral part of the larger community.

Development should be avoided, if possible, where development involves the premature conversion of agricultural lands to urban uses, or the intrusion of urban development into primary environmental corridors where the draining and filling of wetlands or the excessive grading of steeply sloped, wooded hillsides would occur. These policies are central to a sound development strategy for the Town. Development policies and practices that respect the limitations of the natural landscape will, in the long-term, not only preserve the overall quality of the environment but will avoid the creation of serious, and potentially costly, environmental and developmental problems with the resulting need to provide costly remedies such as sewer and water or storm drainage in low density areas.

Proposed departures from the Town's Land Use Plan should be carefully considered by the Town Plan Commission and the Waukesha County Department of Parks and Land Use, and if proposals are submitted that exceed the density standard of one residential unit for every five acres in the planned rural area of the Town or Suburban Density 2, it will be the developer's burden to fully justify a change to the Town and County Land Use Plans to both the Town Plan Commission and the County Planning and Zoning Division respectively. Findings, in the form of written reviews with the conclusions that are made, need to become an integral part of the record.

Amendments to the Zoning Ordinance and Subdivision Control Ordinance

Following adoption of the Town of Merton Comprehensive Plan, the Town should amend their zoning ordinance and zoning district map(s) to bring their ordinance and map(s) into conformance with the objectives (Chapter V), and standards of the Land Use Chapter 8 and Chapter 2 stated goals and objectives as outlined in this plan. In addition, the following issues should be addressed by the Plan Commission and Town Board to determine if the Zoning Ordinance and/or Subdivision Control Ordinance need to be updated:

- The Land Use Plan generally recommends a slightly lower residential density than existing zoning set forth for areas of the Town of Merton. Analysis of the aging population needs suggest the plan consider areas of the Town for mixed housing. The Town should rezone lands that are presently zoned in conflict with the Land Use Plan Map (e.g., zone the lands as presently used or may need new districts.).

- The Town's Zoning Ordinance and Map should be appropriately amended to limit development of critical environmental areas delineated in the Land Use Plan Map. While statutory requirements must continue for floodland, shoreland, and wetland areas, environmental corridor and isolated natural resource areas (uplands) presently not regulated should be restricted to a residential density of no more than 1 unit per 5 acres. The way to accomplish that is to appropriately amend the Town's Zoning Ordinance and Map to reflect an EC Zoning District similar to the County's EC Zoning District for the PEC lands in the Town.

- The Zoning Ordinance should promote and require the use of effective landscape buffers between business and residential development.

- The Zoning Ordinance should be strengthened relative to requirements for landscaping, signage, outdoor display, and outside storage for office, commercial, industrial, and institutional land uses.

- The Zoning Ordinance should be strengthened to establish firm design standards for future business development.

- The Zoning Map should be amended to reflect all floodlands and wetlands.

- The Zoning Ordinance should be strengthened to prohibit development on poor (Hydric) soils, even where septic systems may be allowed.

- The Zoning Ordinance should be amended to include a sound definition of open space.

- The Subdivision Control Ordinance should discourage frontage land divisions and piecemeal development. Overall development plans should be required for property development of 5 acres or more, or as the Town determines to be necessary.

- The Subdivision Control Ordinance should promote and require the use of substantial landscape buffers for future residential development along arterial and collector roads. These buffers seek to continue the sense of rural character and open space along these important corridors.

- The Subdivision Control Ordinance should be strengthened to provide the Town with leverage to reject development proposals that do not comply with the criteria set forth in the ordinance.

- The Subdivision Control Ordinance should be strengthened to prohibit development on poor (Hydric) soils or steep slopes (greater than 12%).

- The Subdivision Control Ordinance should be strengthened to require that developments should not be approved unless there is adequate provision for necessary public facilities to serve such development.

- The Subdivision Control Ordinance should be strengthened to include detailed provisions governing stormwater management and erosion control.

Residential Cluster Development Ordinance

- The Town should update the Residential Cluster Development Ordinance to reflect any recommended changes in the Comprehensive Land Use Plan.

- The Town should review density computation to be consistent with Waukesha County Subdivision Control Ordinance.

- The Town should review the Floor Area Ratio within Cluster Development Standards for appropriate percentage based on current housing demands.

- The Town should amend the Secondary Environmental Corridor District Class to match the requirements in Primary Environmental Corridor District.

Other Implementation Strategies

- The Town's Park, Recreational and Open Space Plan should be reviewed and amended at least every 5 to 7 years. The Outdoor Recreation Sites Map should be used as a guide in the amended Park and Recreation Plan.

- The Town should review the updated Waukesha County Park & Open Space Plan Element of the Waukesha County Development Plan to determine if any, changes to that Plan need to be incorporated into the Town of Merton Parks, Recreation and Open Space Plan.

- The Town should consider adopting an official map.

- The Town should periodically update the street and highway widths to ensure they can accommodate future traffic demands.

- The Town's Land Use Plan should be formally adopted into the Waukesha County Comprehensive Development Plan.

PROCEDURE FOR AMENDING LAND USE PLAN

In accordance with §66.1001(4)(b), Wis. Stats., the Plan Commission may amend the Comprehensive Plan and recommend the amendment of the Comprehensive Plan to the Town Board adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the Plan Commission. A resolution amending the Comprehensive Plan shall refer to the maps and other descriptive materials that relate to one or more elements of the Master Plan. A copy of the amendment to the Comprehensive Plan shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Merton;
2. The clerk of every local government unit that is adjacent to the Town of Merton;
3. The Wisconsin Land Council;

4. The Wisconsin Department of Administration;
5. The Southeastern Wisconsin Regional Planning Commission; and
6. The Town Hall Library of the Town of Merton and the Village of Hartland Library.

Any amendment to the Comprehensive Plan must be approved by an ordinance adopted by the Town Board. The Town Board may not enact an ordinance amending the Master Plan unless the plan as amended contains all of the elements specified in subsec. (2) of §66.1001, Wis. Stats. The Town Board ordinance adopting the Master Plan must be enacted by a majority vote of the Town Board of Supervisors. Any ordinance amending the Master Plan shall also be filed with all of the entities specified above. The Town Board may not enact an ordinance amending the Comprehensive Plan unless the Town Board holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by Class 1 notice under Chapter 985, Wis. Stats., that is published at least 30 days before the hearing is held. The Class 1 notice of the public hearing shall contain the following information:

1. The date, time and place of the hearing.
2 A summary, which may include a map, of the proposed amendment to the Comprehensive Plan.
3. The name of the Town Planner or other designated person who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed amendment to the Comprehensive Plan may be inspected before the hearing and how a copy of the amendment to the Comprehensive Plan may be obtained.

In addition, at least 30 days before the hearing before the Town Board on the ordinance and the proposed amendment to the Master Plan, the town shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described Under §295.12(3)(d), Wis. Stats.
2. A person who has registered a marketable nonmetallic mineral deposit under §295.20, Wis. Stats.
3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the town provide the property owner or leaseholder notice of the hearing.

The town shall maintain a list of persons who submit a written request to receive notice of any proposed amending ordinance that affects the allowable use of the property by the person. At least 30 days before the hearing is held, the town shall provide written notice, including a copy of the proposed amending ordinance to all such persons. The notice shall be my mail or in any reasonable form that is agreed to by the person and the town.

However, development should not be located in areas recommended for other land uses unless the developer can fully justify amending the plan. The Town Plan Commission should carefully consider any such proposed amending ordinance that departs from the Comprehensive Plan, and the commission should approve only those departures upon finding that the amendment is in the public interest.

The Comprehensive Plan should be reviewed periodically (at least every five years, if not more frequently) to amend specific objectives, standards, or land use map designations necessitated by: physical changes in the town; errors or omissions in the plan; changes in local, county, state, or federal law relative to land use; or changes in community opinion.

SUMMARY

For the Town of Merton to take full advantage of the Town of Merton Comprehensive Plan -2035, present and future officials must exercise discipline when deliberating on development and redevelopment proposals. Failure to reflect upon the objectives and standards chronicled in this plan will severely damage the ongoing credibility of the town's planning program. In addition, the Town of Merton should develop a timeline for reviewing goals and objectives for the Town. A strong commitment by the town government to implement this plan will strengthen the planning and development review process and increase the community's overall quality of life.

TOWN OF OCONOMOWOC

COMPREHENSIVE LAND USE PLAN - 2035

TOWN OF OCONOMOWOC

SINCE 1844



A TOWN FOR ALL SEASONS...

W359 N6812 BROWN STREET OCONOMOWOC WI 53066 PHONE (262) 567-0251 FAX: (262) 567-0252

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Chapter 1

Introduction

Chapter 1

INTRODUCTION

The Town of Oconomowoc was first placed under Town Government on January 1, 1838 as part of the Town of Summit, which then was comprised of the four Towns of Oconomowoc, Merton, Delafield and Summit. On January 9, 1839, the town was divided by a north/south line, between Ranges 17 and 18 East, and the eastern portion was given the name of Warren and the western portion became the Town of Summit. On January 2, 1844, a township line was drawn between Towns 7 and 8 North, the northerly portion being named the Town of Oconomowoc and the southerly portion being named the Town of Summit. According to authorities, it is generally acknowledged that the word Oconomowoc comes from a Potawatomi word meaning "gathering of the waters".

The first settler of the Town of Oconomowoc was Charles B. Sheldon from Gouverne, New York, who migrated to Mineral Point, Wisconsin at the age of 22. Having heard of the beauty and fertility of the town, he set forth on a tour of exploration and in April 1837, located a claim on the east bank of Fowler Lake. At that time there were no white settlers in the area, no roads, no bridges, only Indian trails through the forest. The first road between Milwaukee and Watertown was surveyed in 1838. This road passed just north of the present City of Oconomowoc. Adonijah Roe built the first blacksmith shop in 1840, and the first hotel was built by George Brooks in the same year. The first schoolhouse, a log structure, was built in 1841 and was built on the north side of the river. Brick-making was among the very early industries in the Town of Oconomowoc. John Ferry had a brickyard in 1841, on the site afterward occupied by the Zion Church. Other mills were present, one owned by Hans Gassman in Section 2, on the north side of the Ashippun River, and constructed in the Spring of 1844. This mill was a sawmill and ran for approximately ten years when it was moved farther down the river. A small saw mill on the outlet of Okauchee Lake known as the Okauchee Mill, was built by Orson Reed in approximately 1839-40, and was run until 1877, when a new mill was constructed. No settlements grew up around either of these mills. Besides the City of Oconomowoc, there has been three villages in the Town. One was Mapleton, which formerly was a post station, in Section 11, near the original location of Gassman's Mill. Monterey, four miles north of Oconomowoc, was formerly a post station as it had good water-power and a mill was 'built in 1844 by Sanford Cotton, and operated until approximately 1856, when a new mill was erected. Monterey received its Spanish name during the Mexican War, when, on account of the events then transpiring, the name had become a familiar one. Okauchee, a station on the Chicago, Milwaukee & St. Paul Rail Road, is a small hamlet whose principal use was a post-office and station for cottagers and other visitors who spent their summers on the shores of Okauchee Lake. Dairying interest became very important in the town as there were creameries and three cheese factories within its borders. The first Town of Oconomowoc meeting was held in April of 1844, in what was known as the Village of Oconomowoc, at Rockwell's & Cotton's Mill.

The Comprehensive Land Use Plan is intended to assist the Town Board and the Town Planning Commission in defining the Land Use Development Objectives of the town and to guide them in making day to day development decisions affecting the town and adjacent communities. The Comprehensive Plan as set forth in this report consists of recommendations of the type, amount and the spatial location of various land uses required to meet the land use and public service needs of the residents of the town to the Year 2035. The plan promotes the public's interest rather than interest of individuals or special interest groups within the community. The plan facilitates considerations of relationships of any development proposal whether proposed privately or publicly for all physical development of the entire town, and to assist the political bodies, the Town Planning Commission, Waukesha County Park and Planning Commission, Land Use Parks and Environment Committee, County Board and Town Board in the technical coordination of the town's development. Technical coordination of the plan seeks to assure logical relationships between private land use development and public works improvement so that the planning and scheduling of such improvements will be both effective and efficient, thereby eliminating conflicts between land uses, duplication of particular services and a waste of land. As conditions change within the town, it may become necessary for the plan to be revised. It is appropriate that the Town review the plan on a five year basis to determine if the goals and objectives are being realized through the plan implementation.

Comprehensive Plan Purpose

The Town of Oconomowoc Comprehensive Plan is intended to guide the short-range and long-range growth and development of the Town over the next 25 years. The plan sets forth a vision of what the community wishes to become. It identifies areas to be developed and/or preserved, recommends types of uses for specific areas of the town, identifies needed transportation and community facilities needed to serve future land uses and provides strategies to implement the plan. Ultimately, the plan will be used by the community in making decisions relating to the use of land.

The comprehensive plan is prepared in conjunction with the "Development Plan for Waukesha County". The Town of Oconomowoc is part of an intergovernmental cooperation effort led by Waukesha County. The Town has been active member of the Waukesha County Advisory Committee and is working in coordination with Waukesha County to prepare a comprehensive plan under the State of Wisconsin's "Smart Growth" Planning Law as outlined in Chapter 66.1001 Wisconsin State Statutes. The comprehensive planning law requires local units of government complete and adopt a comprehensive plan by January 1, 2010.

The law also requires that the comprehensive plan address the following nine (9) elements:

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

This comprehensive plan is organized in nine (9) chapters containing all of the required elements listed above. Each chapter defines the element and outlines the town's goals/policies related to the element. This plan meets the statutory elements and requirements of the "Smart Growth" law.

General Location/Planning Area

The Town of Oconomowoc is located in the northwest quadrant of Waukesha County. The Town is bounded on the north by Dodge County, on the east by the Town of Merton, on the south by the City of Oconomowoc, Town of Summit and the Village of Oconomowoc Lake and on the west by Jefferson County. The town contains approximately 32 square miles in area, having been reduced from its original 36 square miles by the incorporation of the Villages of Lac La Belle, Oconomowoc Lake and the City of Oconomowoc and their subsequent annexations. All of the remaining area which constitutes the town of Oconomowoc has been included in the study area (Map A).

Chapter 2

Issues & Opportunities

Chapter 2

ISSUES AND OPPORTUNITIES

This chapter of the plan interpolates information regarding the existing conditions and historic trends and gives an overview of the important demographic trends and economic base of the town. This information is essential to preparing a comprehensive plan. As required under §66.1001, Wisconsin State Statutes, this chapter includes background information on population, household and employment forecasts, age distribution, educational levels, income levels and employment characteristics that exist within the town. This information was useful in developing the overall objectives, principles and standards to guide the future development and redevelopment of the town over the next 25–year planning period.

POPULATION TRENDS AND PROJECTIONS

Information on the size, characteristics, and distribution of the resident population of the Town, and on anticipated changes over time in those demographic factors, is essential to sound local planning since, in the final analysis, the purpose of any local planning program is to benefit the people of the community by maintaining and enhancing living and working conditions. Certain of the needs to which a land use plan seeks to meet are directly related to the existing and probable future population levels of the Town.

In 1960, the Town of Oconomowoc's population was 4,465 persons, which was approximately 38 percent of the total population in the northwest portion of the County consisting of the Town of Oconomowoc, the City of Oconomowoc and the Villages of Oconomowoc Lake and Lac La Belle. In 2000, the population for the Town of Oconomowoc was 7,451 persons, which is 36% of the four communities. Between 1960 and 1970, the Town of Oconomowoc grew 35%. Between 1970 and 1980, the Town grew 22%. However, between 1980 and 1990, the population of the Town of Oconomowoc, dropped .2%. According to the most recent census data, the population of the town grew 1.7% between 1990 and 2000 (Table II-1). Growth in the town has generally followed the growth trends found in other towns in Waukesha County, which do not have municipal services, such as public sewer and water. This trend is typified by the rapid growth experienced in Waukesha County since World War II, with the completion of the 1-94 Interstate road system, the upgrading of S.T.H. 16 and the general trend of businesses and industries moving westerly. The easy access to this rural area, along with the natural beauty of the landscape and lakes in the area, contribute to the population in-flow experienced in the last thirty (30) years.

Table II-1
POPULATION TRENDS

	1960	1970	1980	1990	2000
Town of Oconomowoc	4,465	6,010	7,340	7,323	7,451
Percentage Change		+35%	+22%	-.2%	+1.7%
City of Oconomowoc	5,582	8,741	9,909	10,993	12,382
Percentage Change		+31%	+13%	+10.9%	+12.6%
Village of Oconomowoc Lake	414	599	524	493	564
Percentage Change		+45%	-12%	+5.9%	+14.4%
Village of Lac La Belle	276	227	289	258	329
Percentage Change		-18%	+27%	-10.7%	+27.5%

The utilization of population forecasting is essential in trying to establish land use goals and objectives for the development of any Master Plan. According to the Southeastern Wisconsin Regional Planning Commission's forecast of March 1986, the Town of Oconomowoc's population was expected to grow to 8,441 persons by 1990. However, the 1990 census figures indicate a population of 7,323 persons. In the SEWRPC forecasts, the population projected for the Year 2010 was estimated to be 9,810 persons. It is believed by many citizens of the Town of Oconomowoc that, the adoption of Agricultural Land Preservation Zoning in the Town of Oconomowoc in the early 1980's, had a substantial impact on the growth of the Town. As noted in Table II-1, there was substantial growth between 1960 and 1980. Because of the widespread belief that the Agricultural Land Preservation zoning in the town had a great impact on population growth, the staff analyzed availability of lands properly zoned for development within the Town. That analysis verified that there was more than enough land available for residential development to accommodate residential growth of the community. Therefore, it seems there were other factors, which contributed to the slow growth other than Agricultural Land Preservation Zoning. It should be noted that in the forecast computations by SEWRPC and Wisconsin Data Center of the City of Oconomowoc, the city grew an insignificant amount over what was projected in the 1986 estimates. Because these estimates were very inaccurate, it leads one to conclude that persons typically are looking to develop in areas, which can obtain urban services (Table II-2).

Table II-2
POPULATION FIGURES

	1970	1980	1990	2000	2005	Population Change*	Percent Change*
Town of Oconomowoc	**6,010**	**7,340**	**7,323**	**7,451**	**7,882**	**431**	**5.8%**
City of Oconomowoc	8,741	9,909	10,993	12,382	13,459	1,077	8.7%
Village of Oconomowoc Lake	599	524	493	564	637	73	12.9%
Village of Lac la Belle	227	289	258	329	333	4	1.2%
Waukesha County	231,335	280,203	304,715	360,767	377,348	16,581	4.6%
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,536,201	172,526	3.2%

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

* 2000 to 2005 Population change

The challenge of the planning process will be to accommodate the forecast levels of the population increase while not impacting the environmentally sensitive areas and those lands, which are deemed good agricultural lands. The rapid increase in population during this 40-year period was paralleled by a similar increase in the existing housing stock, which increased from 1928 housing units in 1960 to 3,045 housing units in 2000, or by about 58 percent (Table II-3).

Table II-3
EXISTING HOUSING UNITS

Actual 2000 Population	Total Housing Units	Single Family	Duplex	3 or 4 Family
7,451	3,045	2,830	97	68

Source: US Census Bureau

Residential dwellings in the Town are predominantly owner occupied: of the 2,995 occupied dwelling units in the Town, 2,338, or 76.78 percent, are owner occupied, and 427, or 14.02 percent, are renter occupied. According to the 2000 Census, approximately 280 housing units were unoccupied in 2000 (Table II-4).

Table II-4
OWNER VS. RENTER OCCUPIED UNITS

	Owner Occupied	Percent	Rent Occupied	Percent
Town of Oconomowoc	2,338	76.78	427	14.02

Source: US Census Bureau

The median age of residents in the Town of Oconomowoc is about 39.7. The Town's median age is slightly older than the State and other residents in the County. In 2000, the percentage of the Town's population aged 18 and under was slightly higher than the County and State and the percentage of the Town's population aged 65 and older was much less than the County and State (Table II-5).

Table II-5
MEDIAN AGE OF POPULATION

	Town of Oconomowoc	Waukesha County	State of Wisconsin
Median Age	39.7	40.6	37.6
Percent under 18	25.4	23.5	23.7
Percent over 65	9.8	12.9	13.0

Source: US Census Bureau

The Town of Oconomowoc has a higher median household income compared to Waukesha County as a whole (Table II-6). The median household income for the Town of Oconomowoc was $68,676 in 2000. This represents a 9.3 percent higher median household income when compared to the entire County and a 13.3 percent higher median household income when compared to the State.

Table II-6
MEDIAN HOUSEHOLD INCOME BY COMMUNITY

Municipality	Median Household Income
Town of Oconomowoc	$68,676.00
City of Oconomowoc	$51,250.00
Village of Oconomowoc Lake	$112,760.00
Village of Lac La Belle	$100,00.00
Waukesha County	$62,839.00
State of Wisconsin	$60,634.00

Source: US Census Bureau

Many Town residents work outside the Town boundaries and commute to work. However, the Town of Oconomowoc has experienced a substantial increase (33 percent) in employment in the Educational, Health & Social Services and Other Services (except Public Administration) between 1990 – 2000. The Town of Oconomowoc experienced a substantial decrease increase in manufacturing employment, but like Waukesha County and the rest of the State of Wisconsin, Manufacturing as a whole has experienced a decline as a percent of total employment, but Manufacturing still remains one of the top employers in the Town at 19.1 percent (Table II-7).

Table II-7
TOWN OF OCONOMOWOC EMPLOYMENT INDUSTRY TREND 1990-2000

Town of Oconomowoc	1990	2000	1990-2000 Number Change in Employment	2000 Percent of Total Employment
Agriculture	145	24	-121	.5
Construction	366	348	-18	8.2%
Manufacturing	980	805	-175	19.1%
Wholesale Trade	185	287	102	6.8%
Retail Trade	549	554	5	13.1%
Transportation, Communication & Utilities	297	131	-166	3.1%
Finance, Insurance & Real Estate	163	259	96	6.1%
Arts, Entertainment & Recreation	211	218	7	5.2%
Educational, Health & Social Services	548	839	291	19.9%
Other Services (except Public Administration)	546	674	-102	15.9%
Public Administration	112	87	-25	2.1%

Source: US Census Bureau

The utilization of population forecasting is essential in trying to establish land use objectives, principals and standards for the development of any Land Use Plan. According to the Wisconsin Department of Administration, there will be a decrease of 306 people or a 3.0 percent between 2005 and 2035 (Table II-8).

Table II-8
POPULATION PROJECTIONS

	2005	2010	2015	2020	2025	2030	2035
Town of Oconomowoc	**7,653**	**7,400**	**7,370**	**7,354**	**7,404**	**7,384**	**7,374**
City of Oconomowoc		13,190	13,542	13,902	14,375	14,751	15,158
Village of Oconomowoc Lake		651	660	670	686	696	707
Village of Lac Belle		358	372	385	401	415	431

Source: Demographic Services Center, Wisconsin Department of Administration

Based on previous population history of the Town and the general desirability of the area, it is believed that these estimates are relatively close, but may be slightly understated. The challenge of the planning process will be to accommodate the forecast levels of the population decrease. The preparation of population forecasts for a rural community set in a dynamic region, such as the Town of Oconomowoc is a particularly difficult task, fraught with uncertainties and subject to periodic revision as new information may dictate. The above projections by the Wisconsin Department of Administration, Demographics Services Center were used to anticipate housing needs in the Town. According to the projected population decrease, no new or additional housing is needed. This does not appear accurate as the Town has continued to grow because of its close proximity to the City of Oconomowoc.

Two additional demographic factors to be considered in any local planning effort are resident employment patterns and average household size. Although the Town of Oconomowoc is predominantly rural in character, less than one (1) percent of the resident population is employed directly in farm operations. About 42.9 percent of the resident work force is classified as professional, technical, managerial, administrative, and clerical, and since commercial and/or industrial development in the Town is limited, it is apparent that most of these people commute out of the Town to their place of employment.

Household Characteristics

The average household size in the Town has increased from 2.32 persons per household in 1960 to 2.86 persons per household in 1990. However the average household size decreased to 2.69 persons per household in 2000. Household size is unrelated persons living together while a family size is a household containing related persons. Potential changes in household size have important implications for land use especially housing since an estimate of household size is required to convert forecast population levels into housing units and residential land demand. In 1960, 52% of the housing units in the Town were owner occupied and in 2000, 84.6% of the units were owner occupied. In the analysis of renter occupied and vacant units in the Town, the number of vacant units has decreased from 595

units in 1960 to 280 units in 2000. While the number of renter occupied units has increased from 309 units in 1960 to 427 units in 2000. It should be noted that the vacant units also includes seasonal living units. This implies that there are fewer seasonal living units in the Town of Oconomowoc, as many of the original seasonal cottages around the Okauchee Lake and Lac La Belle have now been converted to year-round residences (Table II-9). The 2000 Census data indicates that 91% of the households in the Town of Oconomowoc are occupied by families and that 90% of the total living units in the Town are detached single-family units. Census figures also indicate that the average number of rental units over the last 5 decades is 15% of the total living units in the Town with approximately 4.3% of those rental units being vacant. Housing units statistics indicate that the rental units have only decreased from 17% of the total housing units in 1960 to 15.4% in 2000 with the median rent in 2000 being $845 per month. In evaluating the amount of land necessary in order to accommodate the projected growth, it was anticipated that 90% of the total housing units necessary would be single-family detached residences; 6% would be attached or two-family units; and 4% would be three or more family units.

Table II-9
HOUSING STATISTICS

	1960	1970	1980	1990	2000
Number of Housing Units	1,928	2,229	2,685	2,841	3,045
Owner Occupied	995	1,411	1,667	2,129	2,338
Renter Occupied	309	383	423	429	427
Other/Vacant	595	401	260	245	280
Persons Per Household	2.25	2.70	2.73	2.85	2.77

Source U.S. Census Bureau

Review of the existing land use pattern in the Town indicates that recent growth has been in urban rather than rural households and has not been concentrated in any one area, but has been somewhat scattered throughout the Town. This diffusion of urban residential development is clearly evident on the existing Zoning map for the Town (Map B). Such diffused urban development is not only difficult to serve with traditional urban services, but also is disruptive to agricultural uses. If the population of the Town continues to increase at the rate and in the manner that has been the case over the past decade, a determination of public policy needs to be made by the Town as to whether to continue to permit and encourage scattered residential development, as has been the practice up to this time, or to attempt to concentrate urban development in areas of the Town that can be more readily served by utilities and that are otherwise better suited to urban use.

FORMULATION OF OBJECTIVES

The purpose of the local planning effort documented herein is to provide the Town of Oconomowoc with a comprehensive community development plan, a "Smart Growth Plan". This plan, while constituting an important guide to community development, is also intended to amend and carry out the Waukesha County Comprehensive Development Plan elements described into greater depth and detail as necessary for both sound local and county planning and plan implementation. This chapter provides a set of Land Use Objectives along with supporting principles and standards consistent with the Waukesha County Comprehensive Development Plan.

Planning Objectives, Principles and Standards

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task that must be undertaken before the preparation of a Land Use Plan can proceed. Accordingly, a set of Land Use Development objectives, principles and standards were formulated as part of the Waukesha County Comprehensive Development Plan. These objectives, principles and standards were reviewed, modified and updated by the advisory committee to meet the vision set forth for the Town of Oconomowoc. This Chapter sets forth those objectives together with supporting principles and standards. The Land Use Development objectives relate primarily to the allocation and distribution of various land uses and the provision to those land uses of essential community facilities and services required to meet the needs of the existing and probable future resident population of the Town through the year 2035.

Objectives, principles and standards are defined by below:

Objective — a goal or end toward the attainment of which plans and policies are directed. Each objective may have more than one principle that fulfills specific aspects of the objective.

Principle — a fundamental, primary or generally accepted belief used to support objectives and prepare standards and plans and attainable through direct action and/or strategic planning.

Standards — a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.

General Development Objectives

The following general development objectives are taken from the Waukesha County Comprehensive Development Plan and modified to meet the overall objectives of the Town of Oconomowoc. The order of the objectives is in no way prescribed and no ranking of importance of each objective is implied:

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 with in 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

The Land Use Planning Committee established a secondary set of objectives, which are more specific objectives concerned primarily with spatial allocation to and distribution of the various land uses; land use compatibility; resource protection; and accessibility. Again, no ranking is implied

1. The preservation of productive agricultural lands.

2. To provide a balanced allocation of space to each of the various land use categories, this meets the social, physical, and economic needs of the Town.

3. To provide a spatial distribution of the various land uses that results in a compatible relationship and arrangement between existing and proposed land uses.

4. Protection of the environment and the natural resource base of the Town.

5. The proper distribution of the various land uses as they relate to transportation and public utility systems in order to assure the economical provision of public services.

6. To accommodate a broad range of new residential development with a physical environment that is healthy, safe, convenient, and attractive, while attaining the projected growth of the Town.

7. Establishment of new industrial and commercial sites, while preserving and complimenting the existing industrial and commercial sites.

8. Preservation of open space to enhance the overall quality of the environment.

9. Preservation of the remaining primary environmental corridor lands in the Town and, to the greatest extent practicable, to preserve the remaining secondary environmental corridor lands and isolated natural resource areas in the Town in order to maintain the overall quality of the environment; to protect opportunities for recreational and educational activities; to avoid serious environmental and development problems.

10. Preservation of economically viable agricultural lands within the Town and to preserve the rural character of the farming areas.

11. The attainment of good soil and water conservation practices to reduce water runoff, control erosion and prevent surface water and groundwater contamination.

Balancing of Planning Standards

In applying the planning standards and preparing the Town of Oconomowoc Comprehensive Development Plan, 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 Town.

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, PRINCIPLES 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 Town.

Environmental Corridors and Isolated Natural Resource Areas

Principle

To preserve sufficient high-quality open spaces for protection of the underlying natural resources base and enhancement of the social and economic well being and environmental quality of the area. 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 Town's most valuable natural resources.

Ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment for all forms of life and to maintain social and economic well being. The primary and secondary environmental corridors and isolated natural areas are a composite of the best individual elements of the natural resource base. These elements include lakes, rivers, streams, floodlands and wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12% or greater; wet, poorly drained or organic soils; and significant geological formations. Preservation of environmental corridors contributes to the maintenance of ecological balance and natural beauty, and the economic well—being of the town planning area. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced and continued opportunities provided for scientific, educational and recreational pursuits.

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-10.

Table II-10

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.

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 home sites 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 land use 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.

Footnotes to Table II-10:

[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; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.
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

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 practicable, 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 (20% 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 Town 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 Prime Agricultural Land.

Agricultural Land

Principle

The preservation of productive prime 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 the Town of Oconomowoc, uses a modified definition as detailed in the Waukesha County Comprehensive plan and includes those lands in agricultural use, unused/open lands and primary/secondary environmental corridor or isolated natural areas within a 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.

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 Town of Oconomowoc then added to this definition to include any parcel exceeding ten (10) acres in size that was adjacent to a parcel included in the above definition. Therefore, any parcel exceeding ten (10) acres in size and lying adjacent to lands meeting the new definition are now included as prime agricultural land. This was important to eliminate scattered large lot development in the Town of Oconomowoc.

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.

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

Parks and Recreation

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. Park and recreation sites providing opportunities for a variety of natural resource-oriented activities and nonresource-oriented outdoor recreation activities should be provided by the Town. The Town should provide a minimum of two (2) community parks having a minimum gross site area of 25 acres. The parks should provide a variety of activities, including but not limited to, soccer fields, softball fields, playground equipment, picnic areas, hiking trails, and general play field areas.
b. 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.
c. The Town should acquire or otherwise protect land and establish Greenways along the Ashippun River. 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.
d. Public use of outdoor recreational sites promote the maintenance of proper physical and mental health both by providing residents the opportunity to participate in activities that facilitate the maintenance of proper health because of the exercise involved. Well designed and properly located public general use outdoor recreation sites also provide a sense of community, bringing people together for social and economical purposes and contribute to desirability and stability of residential neighborhoods.

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 Town.

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 practicable.
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 may be incorporated into future amendments to this Comprehensive Development Plan for the Town of Oconomowoc.

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 Town, including its soils, nonmetallic minerals, rivers/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 settlement patterns, and promote the wise use of an irreplaceable resource.

Standards

a. 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.

b. 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.
c. 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.
d. Urban and rural development should be directed away from areas, with steep slopes (20% 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.

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 the Town, County and the Region and for the maintenance of the existing infrastructure. 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 and only utilized for specific (large) projects where trucking costs would make it non-economical to transfer material from other pre-existing quarry sites. Mining sites in the Town should only be permitted as a last possible alternative.

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

a. Encourage a centralized land use development pattern to minimize automobile travel and related air pollutant emissions.

b. Encourage protection of existing woodlands, wetlands, and prairies to enhance atmospheric oxygen supply levels.

Land Use Allocation Objective No. 1:

To balance the allocation of space to the various land use categories in order to meet the physical, social and economic needs of the Town of Oconomowoc.

Principle - The planned supply of land set aside for any given use shall approximate the known and anticipated demand for that use through the Year 2035.

Standard - The amount of land set aside for accommodating forecast growth in the Town of Oconomowoc study area.

Standards

a. For each additional 100 dwelling units to be accommodated within the Town 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
Rural-Density	500	0.2	588	0.17

b. For each additional 1,000 persons to be accommodated within the Town, at least nine (9) acres should be set aside in other local/public parks.

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

a. Urban high and medium-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.

b. Mixed-use development designs should be used, as appropriate, to accommodate urban land uses that are compatible and complementary in the vicinity of each other. Mixed-use development may consist of residential and compatible business uses together.
c. To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living in close proximity to work.
d. 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 Spatial Distribution Objective No. 3:

A spatial distribution of various land uses which is available to the supporting transportation, utility and public facility systems in order to assure the most economic provision for those 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

a. Urban development should be located and designed so as to maximize the use of existing transportation and utility systems.
b. 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.
c. The transportation system should be located and designed to minimize the penetration of existing and planned residential neighborhood units by through traffic.
d. 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.
e. Land developed or planned to be developed for urban high- and medium-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.
f. 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.

g. 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.
h. Mixed use development should be encouraged to accommodate multi-purpose trips, including pedestrian trips, as a matter of convenience and efficiency.
i. In the absence of public sanitary sewer service, onsite sewage disposal systems should be utilized only in accordance with the following:
    1. Onsite soil absorption sewage disposal systems should be sited and designed in accordance with Chapter Comm 83 of the *Wisconsin Administrative Code.*
    2. The use of onsite sewage disposal systems should be limited to the following types of development:
        - Rural density residential development.
        - Sub-urban 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.
    3. 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.
    4. 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.[1]

Principle

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.

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[1] *This objective does not address sub-urban density residential development (between 0.2 and 0.6 dwelling units per acre) since new sub-urban density residential development would be limited to that which is already committed in subdivision plats and certified surveys.*

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.[2]
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.
c. Conservation subdivision design concepts should be incorporated into high-, medium- and low-density neighborhoods, as appropriate.[3]
d. To the extent practicable, 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.

Principle

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.

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[2] *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.*

[3] *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 practicable. In a rural setting, conservation subdivisions can include agricultural lands as part of the open space area that is planned to be preserved.*

Principle

Residential development in a rural setting can provide a desirable environment for households seeking proximity to open space.

Standards

a. The Town comprehensive land use plan seeks to maintain the rural character of lands located in the Town.
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. Although there are areas within the Town rural areas where higher densities are permitted and in some instances 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 stormwater 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.
    - 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

a. Industrial, retail, and office uses should meet the following standards:
   1. Available adequate water supply, sanitary sewer service (desirable), stormwater drainage facilities, and power supply.
   2. Ready access to the arterial street and highway system.
   3. Adequate on-street and off-street parking (may not be directly on-site but within vicinity) and loading areas.
   4. Provision of properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
   5. Site design emphasizing integrated nodes or centers, rather than linear strips.
   6. Site design appropriately integrating the site with adjacent land uses.

b. In addition, major centers accommodating industrial, retail, and office development should meet the following standards:[4]
   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).[5]
   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.

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[4] *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.

[5] *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.*

Land Use Development Objective No. 6

The conservation, renewal, and full use of existing urban areas of the Town.

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 practicable, 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.

Transportation Objective No. 1

A multi-modal transportation system which, through its location, capacity, and design, will effectively serve the existing regional, County and Town land use patterns and promote the implementation of the Town comprehensive development plan, meeting and managing the anticipated travel demand generated by the existing and proposed land uses.

Principle

An integrated multi-modal local and regional transportation system connects major land use activities within the Town and adjacent communities, 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

a. The transportation system should be consistent with and serve to support, and promote the implementation of the comprehensive development plan.
    1. Higher relative transportation accessibility should be provided to areas recommended for development than to areas not recommended for development;
    2. 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 Town 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

a. Local. Streets — The primary function of the local street is to provide direct traffic access to abutting lands and to direct said traffic to collector or arterial streets.
b. Collector Streets — The primary function of a collector street is to collect traffic from local streets and convey it to arterial streets or highways.
c. Arterial Streets — The primary function of arterial streets is to provide for the expeditious movement of through traffic into, out of, and within the community. Where possible, arterial streets should not be located within existing or proposed residential areas.

Streets and highways in the town should be improved to the level of service outlined above and to accommodate the traffic generated. Tansportation facilities, such as off-street parking and off-street truck loading, should be located in close proximity to the commercial or industrial land uses to which they are accessory. Bicycle and pedestrian paths may be provided as a part of an overall system plan and be designed in conformance with generally accepted and contemporary standards and guidelines.

Community Facilities Objective No. 1

To provide police, fire and other emergency service facilities necessary to maintain high-quality protection throughout the Town.

Principle

The adequacy of police, fire and other emergency protection in the Town 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 Town's total housing requirement and, as components of that requirement, the effective market demand and true housing need.

Principle

Slightly increase the total number of households within the Town as a result of new household formations and net in-migration of additional households as well as changing size and composition of existing households. New centers of employment, which accommodate industrial, retail, service, governmental, or other uses, may also prompt the need for additional employee housing.

Standards

a. 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 Town level, if possible, 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.
b. 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.
c. 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

With new commercial and industrial development, the Town 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, the Town 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

Chapter 3

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

This chapter of the plan presents an inventory and analysis of the agricultural, natural and cultural resource base of the Town of Oconomowoc. 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.

NATURAL RESOURCE BASE

The natural resource base of the Town, defined herein as the surface waters, wetlands, woodlands, wildlife, and soils, are vital elements to its economic development and to its ability to provide a pleasant and habitable environment for human life. Therefore, a careful evaluation and analysis of the capabilities of this resource base to support various kinds of land use development is important to a sound local planning effort. Land and water resources are limited and subject to misuse through improper land use development. Such misuse may lead to severe developmental and environmental problems, which may be difficult and costly to correct, and may lead to the general deterioration and even destruction of the resource base itself. Intelligent selection of the most desirable land use pattern must, therefore, be based in part upon a careful assessment of the natural resource base. A sound and meaningful planning effort must therefore acknowledge that natural resources are limited, and that urban development should be consistent with sound management of the natural resources so that serious and costly environmental problems can be avoided.

Soils

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. A need exists, therefore, in any land use planning effort to examine not only how land and soils are presently used, but also how they can be best managed for future use. Physical properties and limitations exhibited by the soils within the Town of Oconomowoc are a key consideration to be utilized for an effective planning program. Development should only be permitted where suitable soils are demonstrated to exist and where the long-term suitability for the uses proposed can be supported. At the same time these sensitive soils, if developed, will contribute to a loss of ground water recharge, groundwater pollution or unnecessary drainage of wetlands and can be protected through sound land use planning practices. The maps which are inventoried show those areas of the Town of Oconomowoc that exhibit soils with severe limitations for onsite sewage disposal systems and those areas which exhibit good agricultural suitability characteristics, i.e., prime agricultural soils as well as well-drained soils of state-wide significance. Generally, the soils,

which are not suitable for onsite sewage disposal systems are located in wetland complexes both adjacent to water bodies or in isolated conservancy areas and have severe and very severe limitations for septic tank use. These soils have slow permeability rates, a high or fluctuating water table, and a high shrink-swell ratio, and may be located on steep slopes and subject to periodic flooding or surface ponding. The southern half of the Town of Oconomowoc generally has Fox and Casco type soils which are well drained, sandy, gravelly soils which in accordance with the current COMM 83 standards are acceptable for on-site sewage disposal systems. It should be further noted, that the U.S.D.A. has rated many of these permeable soils with an unsuitable rating for onsite sewage disposal systems because of their permeability being too fast to effectively attenuate the contamination of septage. All these characteristics are detrimental to development for urban use and particularly to residential use utilizing septic tanks for sewage disposal. However, the Department of Commerce amended the sanitary code (Comm 83) as it relates to septic systems. In 2003, Comm 83 allowed A+4 systems, which require only four (4) inches of suitable soil below the "A" horizon. In most cases the "A" horizon is only 8 – 12 inches in depth. Therefore, areas that could not accommodate private on-site waste disposal systems in the past are now able to support the new A+4 systems. Given the minimum standards of the A+4 systems, it is extremely difficult to map those areas only able to accommodate the A+4 systems.

In the absence of centralized public water supply system within the Town individuals must rely on shallow wells for a potable water supply. These types of wells are recharged from rainfall and runoff and subject to contamination from local sources. Urban development utilizing onsite sewage disposal systems may, if poorly planned and located, result not only in surface water pollution but in groundwater pollution and contamination of individual shallow wells, which can cause serious public health hazards.

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 in by the NRCS, 2003. These soil surveys have resulted in the mapping of the soils within the area, including the Town of Oconomowoc, 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.

Suitability for Agriculture

In order to lend uniformity to the identification of productive farmlands throughout the nation, the U. S. Department of Agriculture, Soil Conservation Service, 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 (Map C). 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.

Analysis of the soils in general in the Town, indicates approximately 25 percent of the land in the Town is covered by soils that are classified as hydric or poorly drained soils (Map D). The hydric soils are generally located along river/stream systems and for the most part are scattered throughout the Town. Most of the areas with slopes in excess of 12 percent are generally not good for agricultural production. Class 1 and Class II soils are generally considered prime for agricultural productivity. In an analysis of the vacant parcels in the Town of Oconomowoc, it appears the areas containing Class I and II soils are located in the northern portion of the Town, roughly that area north of C.T.H. K. Although, few farmers remain in the Town, the amount of area being farmed is a large percentage (51%).

Suitability for Development

The primary soil features that present potential limitations for land development, including depth to water table and bedrock and steep slopes are shown on Map E. 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 1 foot or less and are capable of supporting wetland vegetation. Poorly drained soils have seasonal depth to water table of 3 feet and are concentrated on the eastern part of Waukesha County where many of the soils have 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 scattered throughout the Town with the highest elevations near the northeast corner of the Town.

Lot size is known to have a significant affect on soil limitations in the Town of Oconomowoc. The soil properties concerned are such that septic tank systems require a larger filter field and therefore a larger lot. Prudence would also dictate that if onsite sewage disposal systems are to be used as a permanent means of sewage disposal, the lot size were large enough to permit construction of a replacement filter field in the event of system failure. Thus, the Town has pursued a policy of permitting residential development, on lots ranging in size from 30,000 square feet to 1.5 acres.

As a part of the planning program for the Town of Oconomowoc, detailed soils maps were examined. These maps depict the severe and very severe limitations of soils for residential development served by onsite soil absorption sanitary sewage disposal systems (septic tanks) on lots less than an acre in size and on lots one acre or more in size, as well as showing the particular limiting characteristics of the soil - i.e., slow permeability, high groundwater, shallow bedrock, flooding potential, and steep slopes.

Most of the existing urban development in the southeast corner of the Town is located within the Town of Oconomowoc Utility District No.1. Sanitary sewer is provided to a small area on or around Okauchee Lake. It is anticipated that as more sewer recs become available, additional areas will be added to the Utility District. The Town also has two (2) sanitary districts located near Lac La Belle. Mary Lane Sanitary District is located on the south side of Lac La Belle and services the southwestern portion of the Town. Blackhawk Sanitary District is located on the east side of Lac La Belle, along Blackhawk Drive.

In the absence of a centralized public water supply system, urban development in the Town must rely on individual shallow wells for potable water supply. These types of wells are recharged from rainfall and runoff within local catchment areas and are subject to contamination from local sources. Urban development utilizing both septic tanks and shallow wells may, if poorly planned and located, result not only in surface water pollution, but in groundwater pollution and contamination of individual shallow wells, with the creation of attendant serious public health hazards.

Surface Waters

The entire Town of Oconomowoc is located in the Rock River Basin. A comprehensive watershed plan has not been completed for the basin. Lake plans have been completed for several of the Lakes in the Town of Oconomowoc.

Lakes

Inland lakes contribute to the community's environmental health in many ways. They add to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with an opportunity for certain scientific, cultural and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; store and convey flood waters; and provide a source of water. According to the 1995 SEWRPC Land Use Inventory, the Town of Oconomowoc has 2,220 acres of surface water (Map F), which is second only to Muskego in Waukesha County.

Lac La Belle is located in the southwesterly portion of the Town and has a surface area of 1,164 acres, with approximately 9% of the lake area having a depth of 3 feet or less, 70% having a depth ranging from 3 to 20 feet, and 21% having a depth over 20 feet. The maximum depth of Lac La Belle is 45 feet. Lac La Belle has a total Shoreline of approximately 9.5 miles, with the shoreline shared with the City of Oconomowoc and Village of Lac La Belle.

Okauchee Lake is located in the southeast corner of the Town of Oconomowoc and has an area of 1,187 acres with a maximum depth of 94 feet. There are approximately 12.8 miles of shoreline, some of which is located in the Town of Merton. Ashippun Lake is located in the central portion of the Town and has a total area of 84 acres with a shoreline of 1.5 miles and a maximum depth of 40 feet. It should be noted that a large wetland complex is located northwest of Ashippun Lake. The Monterey Mill Pond is located in the north central portion of the Town and has a total area of 28 acres with a shoreline of approximately 2.6 miles with

57% of the total lake area having a depth under 3 feet and a maximum depth of 8 feet. There are numerous and scattered glacial and pothole lakes throughout the northern portion of the town with sizes ranging under 1/2 acre to 31 acres.

Streams and Watersheds

There are 5 named streams and sub-watersheds located in the Town of Oconomowoc (Map G). The northerly portion of the Town lies within the Ashippun River Watershed which is 9.5 miles in total length, the west central area of the Town is located in the Lac La Belle Watershed, and the southwest corner of the Town is in the Lower Oconomowoc River Watershed, the south central portion of the Town is within the Rosenow Creek Watershed and the southerly and easterly portions of the Town of Oconomowoc lie within the Okauchee Lake Watershed. These Watersheds are all part of the Oconomowoc River system which passes through a number of communities and has a total length of 14.3 miles in Waukesha County and which creates 2 impoundments within the Township. Rosenow Creek is also a significant river system having 3.6 miles and entering the Oconomowoc River system at Lac La Belle. A small portion of the south central area of the Town is within the Fowler Lake Watershed, whose shorelines are within the city limits of the City of Oconomowoc (Map __).

The Town contains a large area of floodlands. These are located throughout the Town along the river systems and around the lakes. These floodlands encompass an area of about 3,834 acres, or 18.3 percent of the total area of the Town. These streams and lakes have been designated by the Regional Planning Commission as part of the environmental corridors and, consequently, preservation of these lands in essentially natural, open uses with ultimate public acquisition is recommended.

In recent years, concern has been mounting over the potential effects of changing land use patterns on flood flows and flood hazards in rapidly urbanizing portions of the Town. Methods for abating flood damages on flood-prone areas are being structured into regulatory ordinances. Foremost in importance among available methods are floodland zoning regulations based on definitive flood hazard data provided by federal, regional, and county studies. Soil survey data, as well as hydrological and hydraulic studies, are utilized in the delineation of floodlands along major stream channels. Waukesha County has the responsibility under state law for enacting a shoreland and floodland zoning ordinance for Town of Oconomowoc. Waukesha County adopted a Shoreland and Floodland Zoning Ordinance in 1970. This ordinance serves to further the maintenance, of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish, and aquatic life; control building sites, placement of structures, and land uses; protect against flood hazards; and preserve shore cover and natural beauty.

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, Waukesha 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 and soil limitations.

In 2002, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) published Technical Report 37 entitled, Groundwater Resources of Southeastern Wisconsin. The Report provided baseline information regarding groundwater availability and use in southeastern Wisconsin.

Groundwater Aquifers

Groundwater occurs within three major aquifers that underlie Waukesha 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. This shale layer is not located in the Town of Oconomowoc and is primarily located in the eastern portion of Waukesha County.

Groundwater Use

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.

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. The Town of Oconomowoc exhibits a high potential for contamination of groundwater in the shallow glacial drift and Niagara aquifers.

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 Town of Oconomowoc, as well as, 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 the Town. 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.

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 demands 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 2007, with plan adoption and documentation following early in 2008.

Topography

The elevations above mean sea level in the Town of Oconomowoc as shown on Map H, range from the lowest elevations of 770-780 feet above mean sea level in the southeast corner of the Town (near Point Drive) to the highest elevations of 1060 to 1070 feet above mean sea level in the Kettle Moraine Estates area (Section 19).

Suitability for Nonmetallic Mining

The Town of Oconomowoc had a large supply of sand, gravel, and stone. Most of the areas containing the sand and gravel are smaller areas scattered around the Town Currently, the Town of Oconomowoc does not contain any active quarry sites. However, there may be isolated projects (such State DOT projects), which could require some smaller mining operations in the Town of Oconomowoc.

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 identified no significant geological sites in the Town of Oconomowoc.

ENVIRONMENTAL CORRIDORS

Environmental Corridors are linear areas in landscape that contain concentrations of high-quality, high-value elements of the natural resource base (Map I). These resource elements include lakes; streams and rivers; wetlands; woodlands; prairies; wet, poorly drained and organic soils; wildlife habitat areas; and high relief topography. These environmental corridors are generally located along rivers and streams and surround the major water bodies within the Town of Oconomowoc. The Environmental Corridors contain most of the best remaining woodlands, wetlands, wildlife habitats, flood lands, and steep-sloped areas. Environmental Corridors serve to maintain a high level of environmental quality in the Town and will avoid the creation of problems such as flood damage, wet basements, and failing septic systems and damage to the environmental qualities of that natural resource base. Environmental Corridors are broken down into three (3) categories; Primary Environmental Corridors, Secondary Environmental Corridors and Isolated Natural Resource Areas.

Primary Environmental Corridors are at least 400 acres in size, two (2) miles in length, and 200 feet in width. Secondary Environmental Corridors are at least 100 acres in size and one mile in length. Secondary Environmental Corridors usually connect larger areas of Primary Environmental Corridors. Smaller concentrations of natural resources areas that are separated from Primary and Secondary Environmental Corridors, which are at least five (5) acres in size, are identified as Isolated Natural Resource Areas. Environmental corridors can further be classified into two categories, lowland corridors (conservancy) or upland corridors. A comparison of the two types of corridors suggest that lowland corridors (wetlands and floodplain) make up about 3,639 acres (99% of the environmental corridor area) and upland corridors, usually wooded areas, contains 31 acres (>1% of the environmental corridor area) (See Map J). The Environmental Corridors should, to the maximum extent practicable, be preserved in essentially open spaces for resource preservation and limited recreational purposes.

Southeastern Wisconsin as a whole does not have an overabundance of natural assets relative to other areas of the State and, therefore, there is an almost critical need to maintain the integrity of the remaining primary environmental corridors. A total of approximately 3,670 acres of environmental corridor, or about 18 percent of the total area of the Town, are recommended to be preserved and protected in an essentially open natural state.

For the most part there are two (2) major areas of primary environmental corridors in the Town. The first is located along the Oconomowoc River, Rosenow Creek and around Lac La Belle. Second area spands across the Town along the Ashippun River corridor. Although the map shows environmental corridor around Okauchee Lake, much of the corridor around the lake has been severely disturbed.

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-10, contained

in the planning standards section in 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.

Natural Areas and Critical Species Habitat Sites

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.

As of 1994, there are seven (7) natural areas identified in the Town of Oconomowoc (Map K). Of the seven (7) sites identified: two (2) are classified as an NA-II sites and five (5) are classified as an NA-III sites. It is recommended that these areas be preserved and protected to the greatest extent possible through acquisition by public agencies and non-profit conservation organizations or where developed through protective zoning ordinances or conservation easements.

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 also support a wide variety of desirable and sometime unique plant and animal life; trapping and storing plant nutrients and runoff, thus reducing the rate of enrichment of surface water and obnoxious weed and algae growth; contributing to atmospheric oxygen and water supply and stormwater runoff and floodwater impoundment and storage.

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 L, covering 2,880 acres scattered throughout the Town.

According to the 2000 SEWRPC Land Use Inventory, there are 2,880 acres of Wetlands in the Town of Oconomowoc. This is a decrease of only 1.25 acres or .04 percent since 1990. Three large wetland areas exist in the Town of Oconomowoc. One (1) east of S.T.H. "67", north of C.T.H. "CW" and one (1) west of Highway "P". A large wetland complex also exists northwest of Ashippun Lake, east of the Monterey Mill Pond and adjacent to the Ashippun River. The other large wetland complex in the Town of Oconomowoc is along the Oconomowoc River, just east of the City of Oconomowoc and north of the Village of Oconomowoc Lake. Other smaller wetland complexes exist within the Ashippun River, Rosenow Creek and Oconomowoc River Watersheds along with other isolated wetlands within the Town (See Map L). It should be noted in evaluating the land use inventories that the amount of wetlands in the Oconomowoc Township has been reduced from 3,076 acres to 2,946 acres or approximately 130 acres between 1963 and 1985. These losses are principally related to the inventories being done by photometric methods, which may have classified the wetland areas as farmland or surface water during high groundwater conditions. Some of the loss of wetlands may have been attributed to the old Town dump north of Lang Road and south of Mc Mahon Road and the Highway "16" construction.

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 the Town of Oconomowoc, delineated by the Southeastern Wisconsin Regional Planning Commission, the Federal Emergency Management Agency, and the Wisconsin Department of Natural Resources, are shown on Map G. The 100-year flood recurrence interval flood hazard area encompasses about 3,418.62 acres or about 16.32 percent of the Town's total land area.

Woodlands

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aide in reducing soil erosion and stream sedimentation; provide the resource base for forest product industry; provide the population with opportunities for scientific, educational and recreational pursuits; provide a desirable aesthetic setting for certain types of land use development.

Classified according to their primary values, woodlands are included in three specific groups: aesthetic, commercial, and other wooded areas. Aesthetic woodlands are defined as wooded areas 20 acres or more in size that have their highest potential value in a combination of multiple uses that include recreation, scenic and property value enhancement, watershed protection, and wildlife production. Commercial woodlands are wooded areas of 20 acres or more that have their highest potential value directed to the production of forest products and may also have aesthetic value. The third category of woodlands includes all wooded areas having an area of less than 20 acres. These parcels, because of their size, would probably not be economically feasible for commercial use and are generally pastured woodlots, which do not possess value as an aesthetic site.

Six significant woodland areas exist in the Town of Oconomowoc, many of which are located within wetland areas. The woodlands are located in Sections 4, 9, 10, 13, 15, 16, 17, 19 and 34. According to the Southeastern Wisconsin Regional Planning Commission, land use inventories between 1963 and 1985, upland woodland areas have actually increased from 626 acres in 1963 to 632 acres in 1985 in the Study Area. The 2000 land use inventory indicates there are 691 acres of woodlands in the Town.

Wildlife Habitat

Wildlife, when provided with a suitable habitat, supplies the population with opportunities for certain scientific, education and recreational pursuits; comprises an integral component of the life systems which are vital and beneficial natural processes, and including the control of harmful insects and other noxious pests; the promotion of plant population; provides food sources, offers an economic resource for recreational industries; and serves as an indicator of

environmental health. Waterfowl are numerous in the area along with deer and other wildlife species, which are present throughout the Town.

Outdoor Recreational Uses

In addition to the basic elements of the underlying and sustaining natural resource base, existing and potential sites having scenic, historic, and recreational value should be considered in any comprehensive land use planning effort. Although these elements are not strictly a part of the natural resource base, they are so closely linked to the underlying resource base that it was considered desirable to include them. Map M presents the location and extent of these additional elements within the Town in graphic form.

In the 1970's, the Waukesha County Park and Planning Commission's staff prepared an Outdoor Recreation Plan for the Town of Oconomowoc. That Plan, assigned an acreage requirement for park categories per 1,000 population and should be evenly distributed throughout the township. The study also indicated that a standard of 10 acres per 1,000 people is used as a basis for evaluating community programs. This acreage standard is distributed among the following types of parks: play lots (1.0 acre per 1,000 persons), playfields (1.5 acres per 1,000 persons), neighborhood parks (2.5 acres per 1,000 persons), and community parks (5 acres per 1,000 persons).

The Town of Oconomowoc contains 1 golf course, the Oconomowoc Golf Club with 168.7 acres. The Department of Natural Resources owns approximately 265 acres of land consisting of principally wetlands and located in the northwest corner of Section 4, containing 82 acres; 74 acres in the west one-half of Section 15; 115 acres in the north portion of Section 16; and 10.9 acres in the southeast corner of Section 29. Generally these areas are used for public open space purposes. The area located in Section 15 in the Town of Oconomowoc also contains a boat launch, which the Waukesha County Park and Planning Department operates. There are other Open Space lands within the Town of Oconomowoc owned by Waukesha County and located in Saddlebrook Farms. The Misty Meadows Homeowners Association and Lakeview Acres Homeowners Association also have private recreational areas for their residents.

The Town of Oconomowoc owns three (3) main parks (Map N). The Mapleton community Center is approximately 24 acres is located in Section 11 and is divided by the Ashippun River. The main facility on the subject property is a Community Hall, which is used for club meetings, activities and community affairs. The park is considered a community park—type as it is not within walking distance of a concentrated population area and most users of the subject property must drive to the site. The park is undergoing major changes with the installation of playground equipment, park benches, picnic tables and potentially a pavilion, grill area and natural area. The Monterrey Park (known as the Soccer Park) is approximately 88.50 acres. The park is leased to the Oconomowoc Soccer Association for soccer activities. The park will eventually be utilized as a multiple use park facility with softball fields, walking trails, playground equipment, etc. The full development of the park will take over ten (10) years. The West Shore Park, which is approximately 43 acres, is located in the southwest ¼ of Section 25. The park contains two (2) large ponds and is a passive type park.

It is used mainly for walking and viewing nature. No plans are proposed for any development of this park and this time.

The Okauchee Lions Club also owns an approximately 14 acre parcel in Section 36 which facilitates large celebrations and carnivals in addition to family picnics and after school ballgames. This park has significance because it is accessible to nearby residents who make up a large majority of the population in the Town of Oconomowoc; it attracts people from outside and attracts people from outside the township as it has good highway access.

School playgrounds as long as playgrounds remain open for public use during non-school year hours; they can be classified as neighborhood parks. The Brown Street School site, which is located in Section 22 contains playground apparatus and grass athletic field. Use of this site is limited due to the location as it is away from the population concentration.

The Okauchee School, which is located on an approximately 8 acre parcel and in Section 35, is in a more populated area and has limited area for recreational needs but can be considered a neighborhood facility. The Town of Oconomowoc must recognize that recreation use is essential to the welfare and happiness of their citizens. Too often recreation is considered less important than other community programs. Lands unsuited for recreation purposes are often devoted to such uses without regard for the impact they may have on recreational needs. This often results in community officials being reluctant to invest additional public funds to upgrade said facilities. The Town of Oconomowoc should address the recreational issues by working with the School District in order to utilize open spaces, which are only available on a limited basis.

CLIMATE

Its midcontinental location gives the Town of Oconomowoc 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 Town 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 Waukesha County are subject to extreme seasonal variation. Data on temperature observations in Waukesha 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.

Prevailing winds in the Town 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 the Town of Oconomowoc 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. The Town of Oconomowoc did not have any site listed.

It is important to note that the potential exists for the identification of additional sites of historical significance which either is eligible for listing on the National Register or which are potentially eligible for listing but would require additional evaluation.

FIRE PROTECTION

The Town of Oconomowoc is serviced by four (4) Fire Departments/Districts (Map O). Three (3) of the Fire Departments are voluntary. The Ashippun Fire Department, which serves approximately the northwest ¼ of the Town, the Stonebank Fire Department, which serves the northeast ¼ of the Town and the Okauchee Fire Department, which serves the southeast ¼ of the Town. The City of Oconomowoc Fire Department is Full-time and services the southwest portion of the Town.

Chapter 4

Utility and Community Facilities

CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

March 14, 2022

DEPARTMENT OF ADMINISTRATION
MUNICIPAL BOUNDARY REVIEW
PO BOX 1645
MADISON, WI 53701-1645

To Whom It May Concern:

Enclosed herewith you will find a certified copy of an annexation to the City of La Crosse, to-wit:

AN ORDINANCE to annex a parcel of land from the Town of Shelby to the City of La Crosse 2602 Shelby Road – Konichek

MBR Number: 14479

Also enclosed is 1 map plus a certificate of population.

Sincerely,

Nikki M. Elsen

Enclosures

cc: Register of Deeds
Xcel Energy
CenturyLink
Dairyland Power Co-op
ISO Commercial Risk
School District of La Crosse
Diggers Hotline
La Crosse County Zoning & Land Information
Town of Shelby Clerk

CERTIFICATE OF POPULATION

I, NIKKI M. ELSEN, City Clerk of the City of La Crosse, County of La Crosse, State of Wisconsin, do hereby certify that the population of the following described territory which was annexed from the Town of Shelby, La Crosse County, and was annexed to the City of La Crosse, County of La Crosse, pursuant to Wisconsin Statute, Sec. 66.0217(2), by an Ordinance adopted by the Common Council of the City of La Crosse, at a regular meeting held on March 10, 2022, is one (1) resident: (Ordinance No. 5210) (2602 Shelby Road - Konichek).

Part of Lot 6, Block 2 of Joseph Boschert's Suburban Addition and part of the NW ¼ of the NE ¼ of Section 21, Township 15 North, Range 7 West, Town of Shelby, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the North ¼ Corner of said Section 21; thence S 3°30' E, 66' more or less to the Northwest corner of Lot 9, Block 2 of said Joseph Boschert's Suburban Addition; thence N 85° E, 240' to the Northwest corner of Lot 6 of said Block 2 and the Point of Beginning of this parcel description; thence S 3°30' E, 180' to a point 150' Northerly of the Southwest corner of said Lot 6; thence N 85° E, 80' to the East line of said Lot 6 being located 150' Northerly of the Southeast comer of said Lot 6; thence N 3°30' W, 180' to the Northeast comer of said Lot 6; thence continuing N 3°30' W, 33' more or less to the centerline of the 66' wide right of way line of Shelby Road; thence S 85° W, 80' along said centerline; thence S 3°30' E, 33' more or less to the Northwest corner of said Lot 6 and the Point of Beginning of this parcel description. Said parcel is 0.39 acres more or less.

Signed and officially sealed this 14th day of March 2022.

Nikki M. Elsen, City Clerk

ORDINANCE NO.: 5210

AN ORDINANCE to annex a parcel of land from the Town of Shelby to the City of La Crosse (2602 Shelby Road - Konichek).

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Proper petition having been presented to the Common Council of the City of La Crosse praying for annexation of the following territory, to-wit:

SEE ATTACHED EXHIBIT "A"

to the City of La Crosse, Wisconsin, it is hereby ordained that the above described property be, and the same is hereby annexed to the City of La Crosse, Wisconsin from the Town of Shelby, La Crosse County, Wisconsin, and it is further ordered that Sec. 2-1 of the Code of Ordinances of the City of La Crosse entitled "City Boundaries" is hereby amended to include the above described property within the corporate limits of the City of La Crosse, Wisconsin.

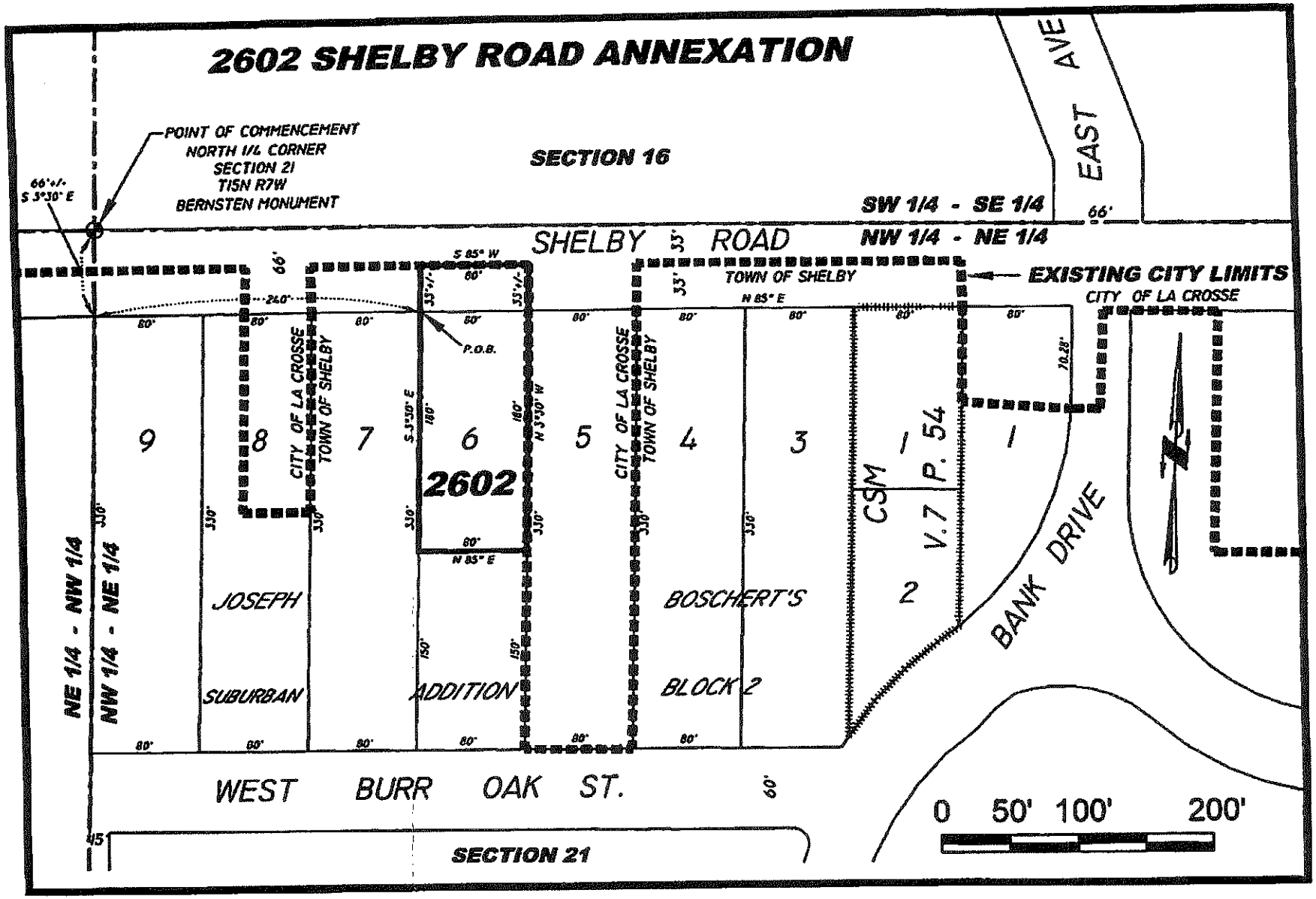
SECTION II: Section 2-31 of the Code of Ordinances of the City of La Crosse entitled "Aldermanic Districts – Boundaries" is hereby amended where required to include the above described property within the Eleventh Aldermanic District. The County Board of Supervisors for La Crosse County is further requested to have the annexed area included in the same district and ward for the County Supervisor's seat as for the City Council Member.

SECTION III: This Ordinance shall take effect on April 6, 2022.

Mitch Reynolds, Mayor

Nikki M. Elsen, Clerk

Passed: 3/10/2022
Approved: 3/10/2022
Published: 3/19/2022


2602 SHELBY ROAD ANNEXATION
POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SECTION 21
T15N R7W
BERNSTEN MONUMENT
66'+/-
S 3°30' E
SECTION 16
SW 1/4 - SE 1/4
NW 1/4 - NE 1/4
EAST AVE
66'
SHELBY ROAD
33'
TOWN OF SHELBY
EXISTING CITY LIMITS
CITY OF LA CROSSE
S 85° W
N 85° E
P.O.B.
CITY OF LA CROSSE
TOWN OF SHELBY
2602
9
8
7
6
5
4
3
2
1
CSM V.7 P. 54
JOSEPH SUBURBAN ADDITION
BOSCHERT'S BLOCK 2
NE 1/4 - NW 1/4
NW 1/4 - NE 1/4
BANK DRIVE
WEST BURR OAK ST.
60'
SECTION 21
0 50' 100' 200'

Annexation Description for 2602 Shelby Road

Part of Lot 6, Block 2 of Joseph Boschert's Suburban Addition and part of the NW ¼ of the NE ¼ of Section 21, Township 15 North, Range 7 West, Town of Shelby, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the North ¼ Corner of said Section 21; thence S 3°30' E, 66' more or less to the Northwest corner of Lot 9, Block 2 of said Joseph Boschert's Suburban Addition; thence N 85° E, 240' to the Northwest corner of Lot 6 of said Block 2 and the Point of Beginning of this parcel description; thence S 3°30' E, 180' to a point 150' Northerly of the Southwest corner of said Lot 6; thence N 85° E, 80' to the East line of said Lot 6 being located 150' Northerly of the Southeast corner of said Lot 6; thence N 3°30' W, 180' to the Northeast corner of said Lot 6; thence continuing N 3°30' W, 33' more or less to the centerline of the 66' wide right of way line of Shelby Road; thence S 85° W, 80' along said centerline; thence S 3°30' E, 33' more or less to the Northwest corner of said Lot 6 and the Point of Beginning of this parcel description. Said parcel is 0.39 acres more or less.

Drafted by: jmc 12/15/2021

S:_PROJECTS\2021 MISC\2021-026 2602 Shelby Road Annexation Legal and Map\Annexation Legal Description for 2602 Shelby Road.docx

CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
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March 14, 2022

DEPARTMENT OF ADMINISTRATION
MUNICIPAL BOUNDARY REVIEW
PO BOX 1645
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To Whom It May Concern:

Enclosed herewith you will find a certified copy of an annexation to the City of La Crosse, to-wit:

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MBR Number: 14479

Also enclosed is 1 map plus a certificate of population.

Sincerely,

Nikki M. Elsen

Nikki M. Elsen

Enclosures

cc: Register of Deeds
Xcel Energy
CenturyLink
Dairyland Power Co-op
ISO Commercial Risk
School District of La Crosse
Diggers Hotline
La Crosse County Zoning & Land Information
Town of Shelby Clerk

CERTIFICATE OF DOCUMENT ON FILE

STATE OF WISCONSIN)
County of La Crosse) SS
City of La Crosse)

I, **Nikki M. Elsen**, City Clerk for the City and State aforesaid, do hereby certify that I have compared the foregoing copy with the original

Ordinance No. 5210 to annex a parcel of land from the Town of Shelby to the City of La Crosse (2602 Shelby Road – Konichek) which was adopted by the Common Council of the City of La Crosse on March 10, 2022, on file in this office; that it is a correct transcript/copy therefrom, and of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal of said City, this 14th day of March 2022.

Nikki M. Elsen
La Crosse City Clerk

CERTIFICATE OF POPULATION

I, NIKKI M. ELSEN, City Clerk of the City of La Crosse, County of La Crosse, State of Wisconsin, do hereby certify that the population of the following described territory which was annexed from the Town of Shelby, La Crosse County, and was annexed to the City of La Crosse, County of La Crosse, pursuant to Wisconsin Statute, Sec. 66.0217(2), by an Ordinance adopted by the Common Council of the City of La Crosse, at a regular meeting held on March 10, 2022, is one (1) resident: (Ordinance No. 5210) (2602 Shelby Road - Konichek).

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Signed and officially sealed this 14th day of March 2022.

Nikki M. Elsen, City Clerk

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SEE ATTACHED EXHIBIT "A"

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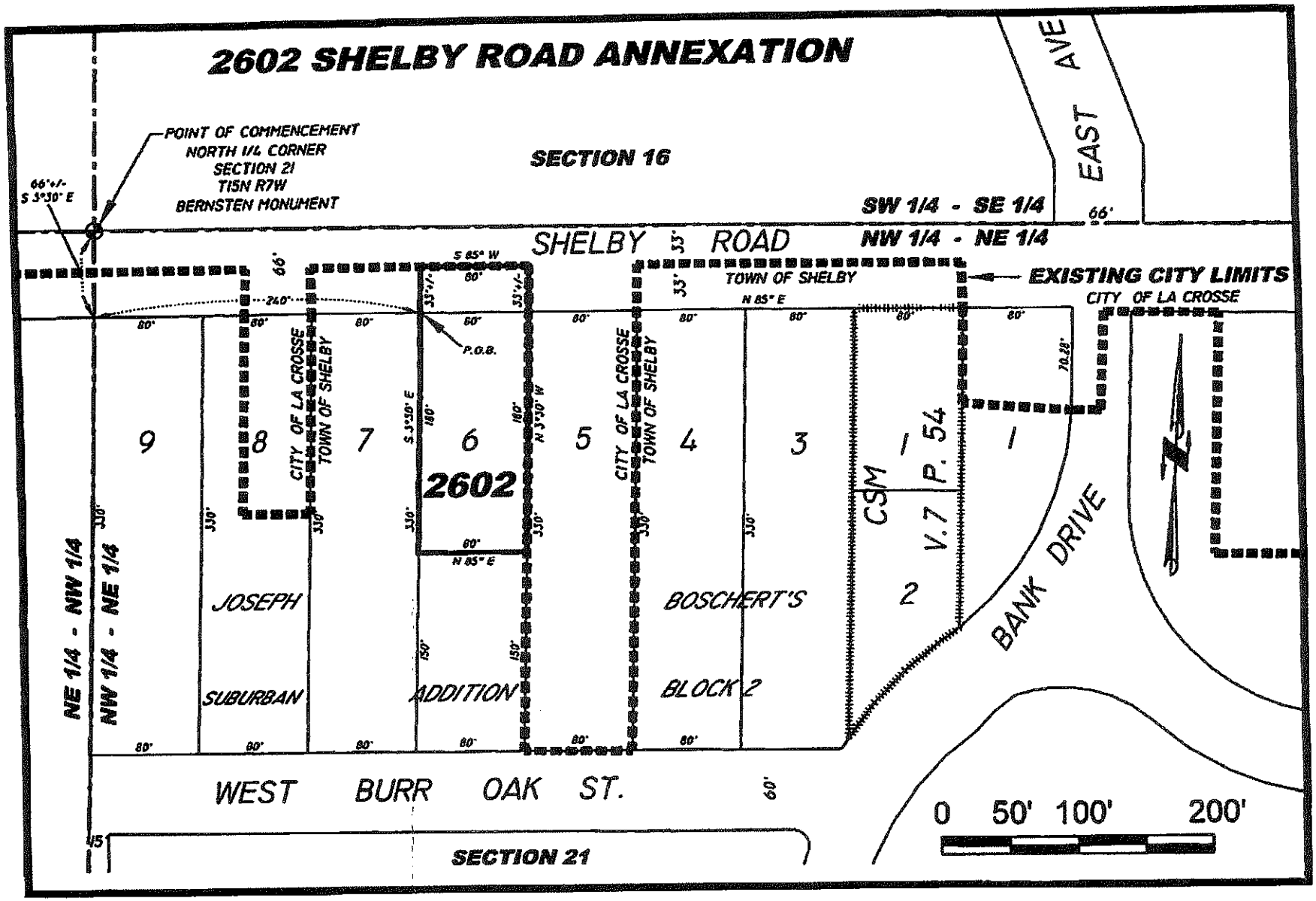
SECTION II: Section 2-31 of the Code of Ordinances of the City of La Crosse entitled "Aldermanic Districts – Boundaries" is hereby amended where required to include the above described property within the Eleventh Aldermanic District. The County Board of Supervisors for La Crosse County is further requested to have the annexed area included in the same district and ward for the County Supervisor's seat as for the City Council Member.

SECTION III: This Ordinance shall take effect on April 6, 2022.

Mitch Reynolds, Mayor

Nikki M. Elsen, Clerk

Passed: 3/10/2022
Approved: 3/10/2022
Published: 3/19/2022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66'+/-
S 3°30' E
SECTION 16
SW 1/4 - SE 1/4
NW 1/4 - NE 1/4
EAST AVE
66'
SHELBY ROAD
33'
TOWN OF SHELBY
EXISTING CITY LIMITS
CITY OF LA CROSSE
S 85° W
N 85° E
240'
P.O.B.
CITY OF LA CROSSE
TOWN OF SHELBY
9
8
7
6
5
4
3
2
1
2602
CSM - V.7 P. 54
JOSEPH
SUBURBAN
ADDITION
BOSCHERT'S
BLOCK 2
BANK DRIVE
NE 1/4 - NW 1/4
NW 1/4 - NE 1/4
WEST BURR OAK ST.
60'
SECTION 21
0 50' 100' 200'

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Drafted by: jmc 12/15/2021

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Chapter 4

UTILITY AND COMMUNITY FACILITIES

INTRODUCTION

Chapter 2 of the plan contains a compilation of background information, objectives, principals, standards, policies and recommended programs to guide the future maintenance and development of utilities and community facilities in the Town of Oconomowoc, as required under §66.1001, Wisconsin Statutes.

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.

- **The Town of Oconomowoc has a full-time police department and is served by Four (4) fire Departments.**
  The Town of Oconomowoc has 13 sworn officers and four (4) fire departments (including Oconomowoc, Okauchee, Ashippun and Stone Bank) that serve the Town. The Waukesha County Sheriffs Department and the Wisconsin State Patrol also provide law enforcement services to the Town of Oconomowoc residents.

- **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.

- **The Town of Oconomowoc has a well planned sewer service area known as the Town of Oconomowoc Utility District No. 1 and Two (2) Sanitary Districts.**
  This sewer service area allows for higher density development and adequate services for residential and business growth. It also provides needed service to replace failing septic systems around Okauchee Lake. Within the Town of Oconomowoc are two (2) sanitary Sewer Districts. The Blackhawk Sanitary sewer District serves about 55 residents and is located on the east side of Lac La Belle. The Mary Lane Sanitary District serves 212 residents and several businesses and is located on the south side of Lac La Belle.

- **Waukesha County has a nationally recognized recycling program**
  Waukesha County serves as the responsible recycling unit for 25 local government units. Six cities, 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. The Town of Oconomowoc is served by two (2) public school districts.

- **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.

- **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.

- **Protecting groundwater in the Town of Oconomowoc.**
  The Town of Oconomowoc has no control over the installation of high capacity wells in adjacent communities that may have a negative impact on the groundwater supply in the Town of Oconomowoc.

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. Currently there are three (3) cellular tower antenna sites in the Town of Oconomowoc (Map P).

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 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. Currently, only a portion of the Town of Oconomowoc is served sanitary sewer, known as the Town of Oconomowoc Utility District No. 1 (Map Q). The City of Oconomowoc provides the sanitary sewer service to the Town through a mutual agreement. The Town of Oconomowoc Utility District was completed in two (2) phases. The first phase was installed in 2003 and the second phase was completed in 2007. Approximately 716 residential homes have been connected to the sanitary sewer since its inception. Within the Town of Oconomowoc are two (2) sanitary Sewer Districts. The Blackhawk Sanitary sewer District serves about 55 residents and is located on the east side of Lac La Belle. The Mary Lane Sanitary District serves 212 residents and several businesses and is located on the south side of Lac La Belle.

Private Onsite Wastewater Treatment Systems (POWTS)

The Town of Oconomowoc is regulated by Waukesha County under the authority in Chapter 145.20, State Statute, 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. The disposal of domestic and commercial wastewater in the Town of Oconomowoc is mainly handled through the use of individual on-site wastewater disposal systems or otherwise known as septic systems that discharge wastewater to underground drainage fields.

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.

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 these 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. In the spring of 2008, the "Great Lakes Water Pact" was signed by the State of Wisconsin and other states, which limit the amount of water a municipality, may draw from the Great Lakes.

No residents or developments in the Town of Oconomowoc draw their water resources from the Lake Michigan or the other Great lakes. The Town of Oconomowoc does not provide municipal water service to its residents. Most, of the town's households obtain their water supply from individual wells. The Sunnyfield acres subdivision has a private water trust that serves its residents. Westshore Subdivision also has a private water trust and supplies water to residents in the Westshore Subdivision and the Bay Pointe Condominium development. The City of Oconomowoc has the authority to extend its water service to properties within the Town of Oconomowoc, if it chooses to do so.

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. The Town of Oconomowoc does not contract with a private waste hauler for removal of residential waste. Residents have a choice of two (2) waste haulers (Waste Management & Veolia) to contract with for removal of their waste.

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 is part of a 480acre 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. Waukesha County is a Responsible Unit for recycling for 25 municipalities and receives state grant funding. The total Population served is about 272,000. The remaining 12 municipalities maintain their own Responsible Unit status and receive state funds directly. The Town of Oconomowoc participates in the Waukesha County recycling program. In 2005, the Town of Oconomowoc produced 4,368 tons of solid waste and recycled approximately 1,110 tons or 25 percent.

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 is delivered by private haulers; approximately 64% paper and 36% bottles and cans by weight.

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 has been 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 will focus on recycling processing capacity of the existing dual-stream Waukesha County Materials Recycling Facility and the forces pushing new collection and processing systems. The study involves a cost/benefit analysis of single vs. dual stream recycling specific to the county, including collection and processing costs, and its impact on recycling participation. The study will also investigate the feasibility of and identify opportunities and barriers to a new regional recycling processing facility in the Waukesha or Milwaukee area shared by neighboring municipalities.

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. The Town of Oconomowoc owns and operates its own yard waste recycling facility. Town residents can drop off their yard waste for no charge. In addition, the Town provides free wood chips and mulch to its residents. The Town of Oconomowoc also has an agreement with the Village of Lac La Belle for their residents to also use the facility.

Stormwater Management

Municipal stormwater 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 stormwater. 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 stormwater 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 stormwater 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 stormwater 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.

Planning stormwater systems by watershed area has proven to be the most cost-effective way to address stormwater 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 stormwater management has on local budgets in general, stormwater planning has become an important function of local governments.

The Town of Oconomowoc is one of the Phase II communities and is working on a stormwater program/plan to address the requirements of NR 216 and the MS4 permit. The Town has conducted an inventory of all existing stormwater facilities and is currently putting together a plan for inspection and evaluating each facility. Steps will then be taken to address each facility and reduce the suspended solids and illicit discharges accordingly. In addition, Waukesha County has combined land use and stormwater 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 in the Town of Genesee, which was aimed to protect a cold-water stream in the Town of Genesee and the center part of Waukesha County that is experiencing significant development pressures.

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, the Town of Oconomowoc contained three (3) lake protection districts (Table IV-1).

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 districts 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.

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.

Table IV-1
LAKE DISTRICTS IN THE TOWN OF OCONOMOWOC: 2005

District Name	Lake Size
Ashippun Lake Inland Lake Protection and Management District	84 Acres
Lac La Belle Inland Lake Protection and Management District	1164 Acres
Okauchee Lake Inland Lake Protection and Management District	1187 Acres

Source: Wisconsin Lake List, UW-Extension, 2005

GAS AND ELECTRIC UTILITIES

We Energies

We Energies provides natural gas and electric service to most of the Town and to most of Waukesha County. 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 also provides service to an area of the Town of Oconomowoc through the City of Oconomowoc Electric Utility. This municipal utility serves over 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

There are Twenty (20) public school districts and 54 private schools operate within the boundaries of Waukesha County.

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. 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.

The Town of Oconomowoc has two (2) school districts, Arrowhead and Oconomowoc (Map R). There two (2) elementary schools located within its boundaries. Holy Trinity Evangelical Lutheran School (private) and Meadow View Elementary School.

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 year old children from throughout the state. Teachers for this program must possess a Pre K-3 certification or a Pre K-6 certification.

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 (16) public libraries operate in Waukesha County. They are all members of the Waukesha County Federated Library System. These libraries are located with the cities 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. Most Town of Oconomowoc residents use the City of Oconomowoc Library.

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 percent 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.

CEMETERIES

Waukesha County has a total of 74 cemeteries, which include 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. The Town of Oconomowoc has two (2) cemeteries owned by the Town. The Town of Oconomowoc owns a 2.19 acre cemetery located on the South side of C.T.H. K, just north of Tamarack Lake and a 1.84 acre cemetery located on the west side of Main Street in Monterey.

HEALTHCARE FACILITIES

Waukesha County has five operating hospitals that provide care to county residents (See Table IV-6). 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.

In addition, the Town of Oconomowoc contains Angels Grace Hospice facility, which contains fifteen (15) rooms for terminally ill patients.

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 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. Municipalities operate Twenty-four of these departments and 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 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.

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. 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 departments are the most common method of fire protection in Wisconsin and Waukesha County. A volunteer

department has no full-time paid staff. The volunteers may receive a minimal stipend when responding to calls.

The Town of Oconomowoc has four (4) fire districts that provide emergency care. The City of Oconomowoc, which provides service to the southwestern potion of the Town, has a full-time staff. The Okauchee Fire Department provides service for the southeastern portion of the Town. The Okauchee fire Department is a private business and run by volunteers. The Stonebank Fire Department handles the northeastern portion of the Town, while the Ashippun Fire Department handles the northwestern portion of the Town.

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. The Waukesha County Sheriffs Department contracts with local municipalities to provide law enforcement services to various Villages and Towns.

The Waukesha County Sheriffs 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 Sheriffs Department budget.

The Town of Oconomowoc provides local police service to its residents. The Town of Oconomowoc Police Department has operated for over 30 years.

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, Oconomowoc, Ottawa, Summit, and Waukesha participate in shared dispatch.

IMPLEMENTATION RECOMMENDATIONS

1. The Town and 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 Town and 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 the Town of Oconomowoc and 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 as necessary the review checklist.

Chapter 5

Housing

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 Town of Oconomowoc. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the Town 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 2 of this plan, is used to analyze future housing needs for residents of the Town.

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 2.

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. 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.

HOUSING STRENGTHS, CONCERNS, AND WEAKNESSES

The Waukesha County Comprehensive Planning Land Use, Housing and Transportation Subcommittee, which the Town of Oconomowoc participated in, 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 (i.e. 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 stormwater 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 the Town of Oconomowoc have been inventoried to help determine the number and type of housing units that will best suit the needs of Town 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 the Town of Oconomowoc 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 Town in 2000. In 2000, there were 3,045 total housing units in the Town. Of the total housing units, 76.78 percent, or 2,338, were owner-occupied and 14.02 percent, or 427, were renter-occupied. The number of vacancies in 2000 was 280 units, or 9.20 percent. Waukesha County as a whole had 103,373 (79.32 percent) owner-occupied housing units and 31,856 (16.13 percent) renter-occupied housing units with approximately 5,080 (4.56 percent) vacant units. The Town of Oconomowoc has a similar percentage of its housing units as owner-occupied as Waukesha County.

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 Town. The vacancy rates for owner-occupied units and rental units are shown on Table II-4. 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 Town was 9.20 percent in 2000 (Table V-1). Although the overall vacancy rate for the Town did not meet HUD guidelines, many other municipalities within Waukesha County also had vacancy rates higher than 3 percent (including Towns of Brookfield, Delafield, Eagle, Merton, Ottawa and Summit; the Villages of Chenequa, Elm Grove, Hartland, Lac La Belle, Mukwonago, Oconomowoc Lake, Pewaukee and Sussex; and the Cities of Delafield, Oconomowoc, Pewaukee and Waukesha).

Table V-1
TOTAL HOUSING UNITS BY TENURE IN THE TOWN OF OCONOMOWOC: 2000

Community	Owner-Occupied Units		Renter-Occupied Units		Vacant Units		Total Housing
	Number	Percent	Number	Percent	Number	Percent	Number
Town of Oconomowoc	2,338	76.78%	427	14.02%	280	9.20%	3,045

Totals are based on 100 percent of respondents to the 2000 Census (Summary File 1)
Source: U.S. Bureau of the Census and SEWRPC.

The vacancy rate in the Town for "owner-occupied units"[1] was determined by dividing the number of units for sale (22) from Table V-2 by the total number of owner-occupied units (2,338) in the Town from Table V-2. The approximate vacancy rate for rental units was determined by dividing the number of units for rent (19) from Table V-2 by the number of rental units (427) from Table V-2. The results of these calculations were a vacancy rate of 0.94 percent for owner-occupied units and 4.45 percent for rental units in the Town 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.

Table V-2
HOUSING VACANCIES IN THE TOWN OF OCONOMOWOC: 2000

For Rent	For Sale Only	Rented or Sold, Not Occupied	Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant	Total Vacancies	Total Units	Vacancy Rate
19	22	17	198	24	0	280	3,045	9.20%

[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

[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.*

Value of Owner-Occupied Housing Units

Table V-3 presents the values of specified owner-occupied housing units in the Town 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 3.96 percent of housing units. Homes that had values between $100,000 and $149,999 comprised 20.40 percent of all owner-occupied housing units, and 26.10 percent had values between $150,000 and $199,999. Owner-occupied homes that had values between $200,000 and $249,999 comprised 15.17 percent of housing units, 8.01 percent fell within $250,000 and $299,000, and 25.57 percent had values at $300,000 or more. The median value for owner-occupied housing units in the Town in 2000 was $197,500 compared with Waukesha County, which had a median Value of 170,400.

Table V-3
STRUCTURAL VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN THE TOWN OF OCONOMOWOC

Value	Number	Percent
Less than $50,000	17	.80%
$50,001 to $99,999	84	3.96%
$100,000 to $149,999	433	20.40%
$150,000 to $199,999	554	26.10%
$200,000 to $249,999	322	15.17%
$250,000 to $299,999	170	8.01%
$300,000 to $399,999	272	12.81%
$400,000 or more	271	12.75%
Total	2,123	100.00%

Table V-4 shows the median value for owner-occupied housing units for each adjacent municipality to the Town of Oconomowoc. The median value of $197,500 in the Town was among the lowest when compared to adjacent communities in this area of the county. The Town of Oconomowoc also had a low household median income when compared to adjacent municipalities (See Chapter 2, Table II-6).

Table V-4
MEDIAN VALUE FOR OWNER OCCUPIED HOUSING UNITS

Municipality	Median House Value
Town of Oconomowoc	$197,500.00
Town of Merton	$242,100.00
Town of Summit	$227,300.00
Village of Oconomowoc Lake	$713,500.00
Village of Lac La Belle	$483,300.00
City of Oconomowoc	$147,900.00

Source: US Census Bureau

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. According to the U.S. Census Bureau, 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.

Table V-5 sets forth monthly housing costs[2] for specified owner-occupied housing units with a mortgage in the Town of Oconomowoc. The median monthly housing cost for homeowners with a mortgage in the Town was $1,383 in 2000. About 22 percent of homeowners in Waukesha County 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.

[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.*

* [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-5
MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE TOWN OF OCONOMOWOC – 2000*

Costs	Number	Percent
Less than $700	118	7.26
$701 - $999	218	13.41
$1,000 - $1,499	624	38.38
$1,500 - $1,999	357	21.96
$2,000 - $2,499	182	11.19
$2,500 or more	127	7.80

Table V-6 displays monthly housing costs for specified owner-occupied housing units without a mortgage in the Town of Oconomowoc in 2000. The median monthly housing cost for homeowners without a mortgage in the Town was $439. Waukesha County as a whole had a median monthly housing cost for homeowners without a mortgage of $442 in 2000. In Waukesha County, 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-7 displays monthly housing costs for rental units, or gross rent, in the Town of Oconomowoc 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-7. Median rent per month in the Town was $851. 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.

Table V-6
MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN THE TOWN OF OCONOMOWOC – 2000*

Costs	Number	Percent
Less than $300	84	16.90%
$301 - $399	134	26.96%
$400 - $499	79	15.90%
$500 - $699	84	16.90%
Over $700	116	23.34%
Total	497	100.00%

*[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-7
MONTHLY GROSS RENT FOR RENTER OCCUPIED HOUSING UNITS IN THE TOWN OF OCONOMOWOC – 2000*

Costs	Number	Percent
Less than $300	23	5.75%
$301 - $499	19	4.75%
$500 - $749	98	24.50%
$750 - $999	144	36.00%
$1,000 - $1,499	53	13.25%
$1,500 or More	43	10.75%
No Cash Rent	20	5.00%
Total	400	100.00%

[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

Number of Bedrooms

Tables V-8 and V-9 set forth the number of housing units by tenure and number of bedrooms in the Town of Oconomowoc in 2000. This information, when compared with household size information inventoried in Chapter 2, provides a greater understanding of what type of housing units will best suit the future needs of the Town residents.

Approximately 83.51 percent of all owner occupied homes in the Town of Oconomowoc in 2000 were three or four bedroom units (Table V-8). 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, but the Town is unlikely to see a change in the number of two bedroom units. Since the Town of Oconomowoc does not have municipal sewerage and water throughout the Town and lot sizes average 30,000 square feet, the number of more three and four bedroom homes will continue to increase.

Table V-8
OWNER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN THE TOWN OF OCONOMOWOC – 2000*

No. of Bedrooms	Number	Percent
1 or no Bedroom	52	2.24%
2 Bedrooms	276	11.89%
3 Bedrooms	1,347	58.01%
4 Bedrooms	592	25.50%
5 or more Bedrooms	55	2.37%
Total	2,322	100.00%

[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.

About 89.64 percent of renter occupied housing units in the Town of Oconomowoc had three (3) or fewer bedrooms in 2000 (Table V-9). A family looking for a four (4) bedroom or larger unit to rent has far fewer options in the Town as less than 10.27 percent of rental occupied units had four or five bedrooms in 2000. The largest number of renter occupied units with one bedroom or less are found in the Village of Menomonee Falls (1,231 units) or the City of Waukesha (4,649 units). The largest numbers of two bedroom renter occupied units are found in the Village of Menomonee Falls (1,228 units) and the cities of New Berlin (1,509 units) and Waukesha (4,754 units).

Table V-9
RENTER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN THE TOWN OF OCONOMOWOC – 2000*

No. of Bedrooms	Number	Percent
1 or no Bedroom	60	14.67%
2 Bedrooms	188	45.97%
3 Bedrooms	119	29.10%
4 Bedrooms	22	5.38%
5 or more Bedrooms	20	4.89%
Total	409	100.00%

[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.

Structure Type and Year Built

An inventory of housing units by structure type in the Town of Oconomowoc 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 the Town. Table V-10 sets forth the number of housing units by structure type in the Town of Oconomowoc in 2000.

Table V-10 includes the number of building permits issued for units in each structure type in the Town from 1970 to 2000 and 2006. The building permit data from the U.S. Bureau of the Census represents 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 excludes group quarters (such as dormitories and rooming houses), and transient 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.

Table V-10
HOUSING UNITS BY STRUCTURE TYPE
IN THE TOWN OF OCONOMOWOC: 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 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

[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.

From 2000 to 2006, the Town of Oconomowoc has experienced a 12.75 percent in single family homes while Waukesha County (as a whole) experienced an 8.54 percent increase in single-family homes over the same time period. The Town of Oconomowoc experienced a 28.87 percent increase in two-family structures, and a 66.17 percent increase in multi-family developments (which includes 3 or more units per structure). Waukesha County experienced a 19.02 percent increase in two-family structures, and a 14.20 percent increase in multi-family developments.

Table V-10 shows the progression of growth in the number of housing units by structure type in the Town between 1970 and 2006. The total number of housing units in the Town increased from 1,933 in 1970 to 3,416 in 2006 for a gain of 1,483 housing units during this period. The largest growth in housing units occurred between 1970 and 1980 when 514 housing units were constructed. The percentage of housing units constructed during this period was 30.96 percent.

Table V-10 reveals that single family housing is the predominant housing structure type within the Town. While single family housing has increased since 1970, two family and multi-family housing has also increased, although the demand for these types of housing has not been significant over the last 30+ years. However, this demand may increase especially as the baby boomer population ages in place and the population of age 65 is projected to

increase in size within the Town 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. Senior housing options include single family, apartment living, community based residential facilities (CBRF's), group homes, continuing care retirement communities, and nursing homes. Even though the Town of Oconomowoc does not have public sewer and water for the entire Township, the Town of Oconomowoc may see more demand for this type of housing in the future.

The age of the existing housing stock in the Town 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-11 presents the age of the existing housing stock in the Town. The median year built for housing units was 1968 for the Town. According to Table V-11, the Town of Oconomowoc realized its greatest impact in the 1970's when 22.80 percent of the existing housing units were constructed.

Table V-11
YEAR BUILT FOR HOUSING UNITS IN THE TOWN OF OCONOMOWOC – 2000*

Year Built	Number	Percent
1995 to March 2000	260	8.68%
1990 through 1994	250	8.35%
1980 through 1989	215	7.18%
1970 through 1979	683	22.80%
1960 through 1969	425	14.19%
1940 through 1959	605	20.20%
Before 1940	557	18.60%
Total[a]	2,995	100.00%

* Totals are based on a sample of one in six respondents to the 2000 Census.
[a] Totals are based on all housing units, including occupied and vacant housing units.

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

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.

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 the Town residents through 2035. This analysis can help the Town prioritize the needs of the existing housing stock and determine how the supply of housing meets the demand. Housing demand inventory items include:

- Affordable housing need assessment
- Household projection: 2035
- Household income
- Age distribution
- Household size

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.

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. 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-12 sets forth the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households in the Town of Oconomowoc in 2000. The median percentage of monthly income spent on owner-occupied housing was 20.7 percent. The median percentage of monthly income on renter occupied housing was 16.2 percent in the Town. 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 Town of Oconomowoc as well as other adjacent communities (including Waukesha County as a whole) opt to pay substantially less than the 30 percent affordability standard as defined by HUD.

Table V-12
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 Oconomowoc	21.9	9.9	19.1
Town of Merton	22.2	9.9	18.1
Town of Summit	22.9	12.9	19.3
Village of Oconomowoc Lake	21.6	10.6	22.5
Village of Lac La Belle	23.9	20.0	25.0
City of Oconomowoc	21.9	13.7	21.7
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

Tables V-13 and V-14 show in detail the number of persons per room in owner and renter occupied households in the Town of Oconomowoc 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-13 sets forth the number of households with more than 1 occupant per room in the County. Within the Town, .09 percent of all owner occupied homes had more than 1 occupant per room. No renter occupied units had more than one occupant per room in the Town, whereas Waukesha County had 3.61 percent of occupied had more than one occupant per room.

Table V-13
OWNER-OCCUPIED[a] HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN THE TOWN OF OCONOMOWOC: 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 Oconomowoc	1,717	73.94	603	25.97	2	0.09	0	0	2,322
Waukesha 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-14
RENTER-OCCUPIED[a] HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN THE TOWN OF OCONOMOWOC: 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 Oconomowoc	298	72.86	111	27.14	0	0.00	0	0.00	409
Waukesha 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. According to the Demographics Services Center, Wisconsin Department of Administration, the 2035 population for the Town of Oconomowoc projected to be 7,374. 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 (3,045) from the projected number of housing units needed in 2035 (2,742). The resulting projected demand is zero (0) additional housing units. However, this is unlikely and the Town should determine the type of housing units that ultimately may be developed based on household income, age distribution, and household size to best meet the needs of Town 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. The median household income was $68,676.00 in the Town and $62,829.00 in Waukesha County (Table II-6).

About 5.50 percent of households in the Town of Oconomowoc, or 150 households, earned less than $15,000. Another 4.90 percent, or 134 households, earned between $15,000 and $24,999 in 2000. These households were in either the extremely low income group or very low income group. About 5.70 percent of households, or 158, earned between $25,000 and $34,999. An additional 329 households, or 11.90 percent, earned between $35,000 and $49,999. A majority of the households in the Town earned between $50,000 and $150,000. About 1,621 households or 58.80 percent fell into this category.

Place of Residence and Place of Work

Most residents in the Town of Oconomowoc work in other areas of Waukesha County or in surrounding Counties. According the U.S. Census Bureau, the average drive time for someone living in the Town of Oconomowoc to get to Work is 25.8 minutes. That is a good indicator that many residents work outside the municipal boundary.

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 the Town of Oconomowoc and 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).

Numerous local housing programs, receiving funding from state and federal resources are available in Waukesha County. A sample of programs funded by Waukesha County, the State of Wisconsin and the Federal Government include,

- Community Housing Initiative, Inc.
- Waukesha County Homebuyer Program
- Waukesha County Lenders Consortium
- Wisconsin Department of Administration Division of Housing
- Housing Cost Reduction Initiative
- Wisconsin Housing Economic Development Authority (WHEDA)
- Low Income Housing Tax Credit Program

- Multi-Family Tax Exempt Rental Housing Program
- Taxable Bond Fix Rate Financing Program
- U.S. Department of Housing and Urban Development (HUD)
- Community Development Block Grant (CDBG)
- The Federal Housing Administration (FHA)
- U.S. Department of Agriculture (USDA) Rural Development
- Green Building Programs, Incentives, Associations, Material Re-use, and Project Examples

IMPLEMENTATION RECOMMENDATIONS

The general housing issue identified in this chapter was the need for a variety of housing choices for the Town of Oconomowoc residents. Housing choices have been identified as important as the population ages, new jobs are created and as a way to provide housing needed by those who live in the Town of Oconomowoc. Since many residents of the Town work outside the municipal boundaries of the Town of Oconomowoc and because most of the new development within the Town is located on private septic systems and private wells, it is not realistic to plan for affordable housing or large scale housing in the Town. Developing affordable housing requires basic services such as basic public infrastructure facilities, including public sanitary sewer, public water supply, storm water facilities, sidewalks and street lighting. In addition, to provide affordable single-family housing at the lowest reasonable costs, lot sizes would not exceed 7,200 square feet in area and multi-family would be provided at a density around 14 units per acre. For the most part, the Town of Oconomowoc does not have these services available. The Best location for affordable housing is on the Old Okauchee School property. However, additional sewer recs are needed from the City of Oconomowoc, before this redevelopment can occur.

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 goals and recommendations for residential development as follows:

- There is sufficient amount of land for development to meet the projected population in 2035. In 2000, the Town of Oconomowoc had a total 3,045 housing units with the projected number of housing units decreasing to 2,742 in 2035. The resulting number decreases the demand for housing units.
- Determine the type of housing units based on household income, age distribution and household size to best meet the needs of Town residents.
- To protect the existing housing stock and provide a range of housing stock to meet the needs of the aging population. 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.

- To maintain the rural character of the Town of Oconomowoc while allowing limited controlled growth.
- Provide a range of housing choices, types and styles.
- Investigate newer approaches to implementing affordable housing using private wells and private onsite waste disposal systems.
- Possible examination of 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.
- The Town should research, educate and study the use of energy efficient homes and green housing development design concepts.
- Promote Cluster Type Developments – Promoting and allowing density bonuses for Cluster Developments.
- The Town acknowledges the challenges with affordable housing and is not opposed to affordable housing.

Chapter 6

Economic Development

Chapter 6

ECONOMIC DEVELOPMENT

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. The Town of Oconomowoc, in cooperation with Waukesha County in the preparation of the Comprehensive Development Plan for Waukesha County, is determining the future demand for land by analyzing the future population, household, and employment levels. 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 the Town of Oconomowoc. 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 household's 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 Waukesha County Development Plan, 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. 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. The Town of Oconomowoc had a median household income of $68,676.00, which is $5,837.00 (9.3 percent) higher than Waukesha County and $8,042.00 (13.3 percent) higher than the State of Wisconsin (Table II-6).

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 $32,824.00 in the Village of Butler to $592,030.00 in the Village of Oconomowoc Lake. The Town of Oconomowoc had an adjusted gross income of $76,817.00.

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 $50,543.00 and per capita income in Waukesha County was $43,455.00 in 2004. Dodge, Jefferson, Milwaukee, Racine, Kenosha, Washington, and Walworth counties have much lower per capita personal incomes when compared to Waukesha County. According to the 2000 census, the per capita income for the Town of Oconomowoc was $37,244.00, while the median family income was $75,200.00.

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. 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 and the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin.

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.

According to the 2000 US Census Bureau for educational attainment, 93 percent of the residents of the Town of Oconomowoc have graduated from high school. In addition, 30.7 percent have a bachelor's degree and 9.5 percent have obtained a graduate or professional degree.

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 constant changing concepts, innovation and technology into core business functions so Waukesha County and the Town of Oconomowoc 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 the Town of Oconomowoc residents is 39.7. Approximately 37.8 percent of the population is between the ages of 35 and 54 and over 58.7 percent of the population is over 35 years old. The median age of Waukesha County residents increased from 27 in 1960 to 38.1 in 2000. The 45 to 64 age 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.

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. In 2002, Waukesha County had 12,579 businesses. Ninety three percent of these businesses had less than 50 employees. The Town of Oconomowoc is similar to Waukesha County in that many of those employers in the Town of Oconomowoc have less than 50 employees. The average travel time to work for residents in the Town is 25.8 minutes, which indicates that a high percentage of residents work outside the Town of Oconomowoc in neighboring communities in Waukesha and Milwaukee Counties as well as the City of Watertown.

Waukesha County's total share of regional employment in 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.

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. Jobs in information technology and manufacturing provide the second and third highest average wages in the County.

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 the Town of Oconomowoc as well as Waukesha County. 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, the Town of Oconomowoc had 145 persons employed in Agriculture, Forestry, Fisheries & Mining. In 2000, only 24 persons are employed in Agriculture, Forestry, Fisheries & Mining. Although

dairy farming has declined over the last decade, viable dairy farms continue to exist in the Town of Oconomowoc.

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, the Town of Oconomowoc had 348 jobs in construction. 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.

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 Town of Oconomowoc had 805 persons employed in manufacturing. 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.

Wholesale & Retail 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. In 2000, the Town Oconomowoc had 287 people that were employed in the in wholesale trade business. The retail industry includes businesses engaged in selling merchandise primarily for personal or household consumption. Employment in retail trade grew steadily in Waukesha County throughout the 1990s. 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. In 2000, the Town of Oconomowoc had 554 people employed in retail trade, which is the third highest employer.

Commercial and Industrial Uses

In 2000, Waukesha County had 55,451,190 square feet of space in manufacturing 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. In the Town of Oconomowoc, approximately 325 acres have been designated as existing/future commercial and industrial development.

Brownfields and Contaminated Sites

There is one known site that contained contamination. That site is located on Nelson Road, just south of Pondview Lane. A lot of construction debris was dumped at the site over many years. The site has been remediated and now contains about 12 acres of woods. Based on information in the Bureau of Remediation and Redevelopment Tracking System (BRRTS) there are no current contaminated sites in the Town of Oconomowoc.

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 county analyzed SEWRPC's Technical Report No. 10 (4th Edition), *The Economy of Southeastern Wisconsin, July 2004.* Analysis of that data shows employment sector projections based on a regional scale, not a county scale, and it is based upon past industry trends and future regional, state, and national trends as well as projections from the WDWD and the Wisconsin Department of Revenue. The aging of the population may result in moderate employment growth of 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.

The county projected estimates that were low, intermediate and high through 2035. Waukesha County chose the intermediate 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.

The intermediate projection for "Civilian Labor Force" 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 an 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.

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.

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 a 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 and is anticipated to experience a decline from 27,000 jobs in 2000 to 15,300 in 2035.

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 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, which is a 6 percent increase.

Retail Trade

Retail trade employment will continue to grow, but the rate of growth will 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 6 percent between 2000 and 2035 resulting in an increase of 11,700 jobs (from 193,700 to 205,400) s 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. 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. 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 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. 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 less than 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. These types of activities and programs are more often used in larger incorporated areas such as the City of Brookfield, City of Muskego, City of New Berlin, City of Oconomowoc and the City of Waukesha.

Waukesha County Programs and Initiatives

The Waukesha County Development Plan discusses several programs and initiatives for increasing economic development within Waukesha County. These programs include 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; 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 Waukesha County Community Block Grant Program, which 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; the Southeastern Wisconsin Regional Planning Commission (SEWRPC), 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 Milwaukee 7, which

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.

State and Federal Programs and Initiatives

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. 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. The 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. 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. 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 Wisconsin Economic Development Association (WEDA) is a statewide non-profit organization dedicated to expanding the economy of the State of Wisconsin. The U.S Small Business Administration (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. The U.S. Department of Housing and Urban Development (HUD) has a mission to increase home ownership, support community development, and expand access to affordable housing free from discrimination.

IMPLEMENTATION RECOMMENDATIONS

Standards for Future Development

- 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 9), 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).

- 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.
- Promote the use of other comprehensive land development tools and techniques in advising communities regarding planning and zoning actions and decisions.
- 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.
- Officials in the County should coordinate access to state and federal resources to assist in funding County and local transportation improvements.

Tax Increment Financing

- The conservation and renewal of viable urban areas can enhance their viability.
- Tax Incremental Financing should be used for brownfield and other redevelopment projects.
- To encourage viable urban centers, utilize Tax Incremental Financing at higher rates in cities and villages.
- 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

- 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

- 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.
- To enhance higher paying jobs, support initiatives to increase development of the bioscience manufacturing industry, especially in the area of medical equipment.
- Create partnerships between local economic development organizations and colleges and universities to promote entrepreneurial programs, industry collaborations, technology transfer and seed capital.
- 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.
- 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

- In an effort to reduce the property tax burden in Waukesha County, consider consolidations, mergers, shared services or legislative measures to reduce the number of governmental jurisdictions.

Chapter 7

Transportation Facilities

Chapter 7

TRANSPORTATION FACILITIES ELEMENT

INTRODUCTION

The transportation system of the Town of Oconomowoc benefits all Town residents by providing for the movement of goods and people into, out of, through, and within the Town. An efficient, durable, cost-effective transportation system is essential to the sound social, community, and economic development of the Town, County and of the Region. An understanding of the existing transportation system and future improvements is fundamental to the preparation of a comprehensive plan for the Town of Oconomowoc.

Existing Transportation Network

Access is a key determinant of growth because it facilitates the flow of goods and people. The Town of Oconomowoc is well connected to the county and the region through the existing roadway network. Other transportation facilities, such as freight rail, bicycle and recreation trails are located in the Town.

Regional Access

One of the major components of a sound Land Use Plan is to determine if the existing collector and arterial streets can accommodate additional traffic if adjacent properties are developed in more intensive uses. The Town of Oconomowoc is served well by State and County Highways, which provides easy access to Madison, Waukesha and Milwaukee.

The Town of Oconomowoc has 6 major arterials, two of which are State Trunk Highways (S.T.H. "67" and S.T.H. "16"). S.T.H. "16" is located on the south side of the Town of Oconomowoc and runs through the City of Oconomowoc. S.T.H. 16 connects to I-94 in the City of Waukesha (in the east) and to the City of Watertown (in the west). The western portion of S.T.H.16, from Lakeview Lane, west to the Town line, is scheduled for reconstruction in 2011. The State of Wisconsin will be reconstructing S.T.H. 16 and then the State of Wisconsin will complete a jurisdictional transfer to the Town of Oconomowoc. The Town of Oconomowoc will then be responsible for maintaining the road. S.T.H. 67 runs north and south from the S.T.H. 16/67 bypass interchange north to the Townline. This highway allows residents of the Town quick access to Dodge County and provides a connection to Highway 60 and Highway 33. Going south on S.T.H. 67 allows access to Elkhorn and Interstate 43.

Utilizing the 16/67 bypass allows residents in the town of Oconomowoc to access I-94 via S.T.H. 67. I-94, which runs east and west, allows both Town of Oconomowoc and City of Oconomowoc residents to commute to Madison, Waukesha and Milwaukee for work and recreation.

Several county highways are located in the Town and provide easy access to the state highway systems. C.T.H. P provides easy access to the Town of Ashippun for those residents who live in the northern part of the Town and to S.T.H. 16. C.T.H. K allows easy access across the Town of Oconomowoc providing a good connection between North Lake Road (former S.T.H. 67) and the Town of Merton. C.T.H. CW runs east and west and bisects the northern 1/6th of the Town. C.T.H. CW allows residents easy access to S.T.H. 83 in the Town of Merton and to Jefferson County to the west.

Collector Roads

Collector roads and highways carry vehicular traffic into and out of residential neighborhoods as well as commercial and industrial areas. These collector streets allow traffic to flow from the minor streets onto the collector streets, which then connect to the arterials. Basically, the streets gather (collect) traffic from local streets and funnel it to arterial streets.

Local Roads

Local roads primarily provide access to adjacent properties. The typical rural cross section for a local road in the Town is 24 feet of asphalt with 3-foot gravel shoulders and a typical ditch section. Most of the local streets are not designed to carry significant traffic volumes. Traffic volume is expected to be light and should not interfere with the access function of these streets.

Waukesha County Jurisdictional Highway System Plan

The Waukesha County Established Street and Highway Width Map identifies the ultimate highway width of S.T.H. 16 at 100 feet, S.T.H. 67 is based on right-of-way established by purchase. C.T.H. K and C.T.H. CW have an ultimate right-of-way width of 100 feet, while a portion of C.T.H. P has an established road right-of-way of 110 feet. All local roads are set at 66 feet in width. It is important to note that the Town of Oconomowoc Town Board and Waukesha County have reduced the established right-of-way of many roads in the downtown Okauchee area from 66 feet to a lower number based on the type of road and amount of traffic. No right-of-way widths were reduced to less than what was platted.

Other Transportation Modes

The transportation system, which serves the Town of Oconomowoc, provides the transport of goods and people into, out of, and within the Town. The transportation system operates in the air and on land and water.

Air Service

Air services provide people, businesses, and goods with direct access to regional, national and international markets. The primary commercial airport serving the Town of Oconomowoc 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 about 235 departures and arrivals every day. Approximately 90 cities are served by nonstop or direct flights from Mitchell International. Waukesha County-Crites Field is a smaller airport facility in the City of Waukesha that provides general aviation services, including business and corporate jets. It is equipped for full instrument landing system approaches and in 2006, handled about 60,000 aircraft operations. The City of Watertown also has a smaller airport facility that provides general aviation services.

Ferry Service

The only ferry service near the Town of Oconomowoc is the high-speed cross-Lake Michigan ferry service 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, and provides no stops in the Town of Oconomowoc or Waukesha County at this time. 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 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 northeastern Illinois north shore suburbs.

Bus Service

Although no bus routes have drop-off or pick-up in the Town of Oconomowoc, 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 to serve their private needs and meet their needs for employees from outside Waukesha County. 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 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 the other routes for Waukesha Metro Transit.

Bicycle and Pedestrian Traffic

A "bikeway" is a general term that includes any road, path, or way that may legally be used for bicycle travel. 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 3,300 miles in the Region is resurfaced and reconstructed, the provision of accommodation 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. Currently, there are no bikeways or separate bicycle paths within the Town of Oconomowoc.

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. The Town of Oconomowoc will need to consider if additional sidewalks are necessary in the Okauchee area as well as on the west side of the Town of Oconomowoc along Wisconsin Avenue.

Rail Services

The Union Pacific Railroad (UPR) traverses the Town of Oconomowoc in a northwest to southeast direction. The 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 Railroad runs in an east/west direction. It is located on the south side of the Town of Oconomowoc and runs parallel to and on the south side of S.T.H. 16.

Between 1990 and 2004, rail freight traffic nearly doubled in Wisconsin, exceeding 27.4 billion ton-miles and resulting in over 713 million dollars in revenue. This increase in 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.

Specialized Transportation

Rideline is a program subsidized by the Waukesha County Department of Senior Services. 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 2006, Rideline provided a total of 21,307 trips serving a total of 427 unduplicated passengers. The average mileage per trip was 16.1. Over 78 percent of these trips were for medical purposes, about 10 percent were for education, 4 percent for social/recreational opportunities, and 3 percent for shopping.

The shared-fare taxi program, a program also subsidized by the Waukesha County Department of Senior Services, provides reduced fares to taxi service in several communities. Waukesha County residents age 65 or older or Waukesha County residents, non-drivers, ages 18 to 64 who receive SSI or SSDI. In 2006, 46,246 trips were made with shared-fare taxi. One of the constraints of this program is the fact that it is not offered County wide. In 2006, this program only served residents living in 11 of the 37 communities within the County. Another constraint is the fact that this service is typically restricted within the municipality and does not support mobility throughout the County. Given the rural nature of the Town of Oconomowoc, most of the Town does currently receive services from the Rideline program or shared-fare taxi.

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. 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.

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 VII-1). 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 VII-1).

Table VII-1

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

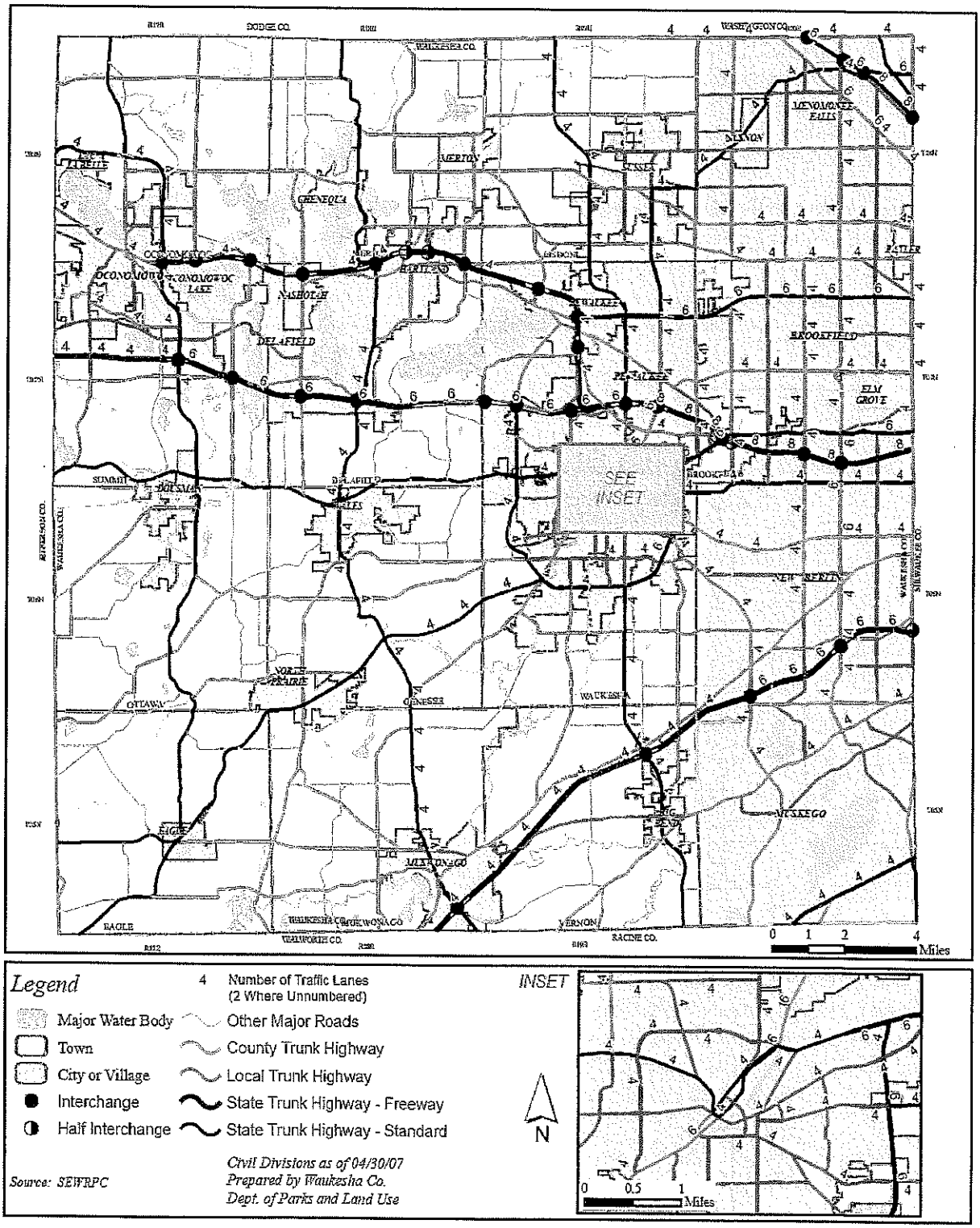
Jurisdictional classification establishes which level of government – state, county, or local – has or should have responsibility for the design, construction, maintenance, and operation of each segment of the total street and highway system. Jurisdictional classification is intended to group all streets and highways logically into subsystems under the jurisdiction of given 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, the year 2010 plan completed in 1994, and 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 VII-2.

The State of Wisconsin is proposing to reconstruct Wisconsin Avenue (S.T.H. 16) from Lakeview Lane west to the Town line. The State will then transfer jurisdiction of the road to the Town of Oconomowoc. The Town will then be responsible for maintenance of the road.

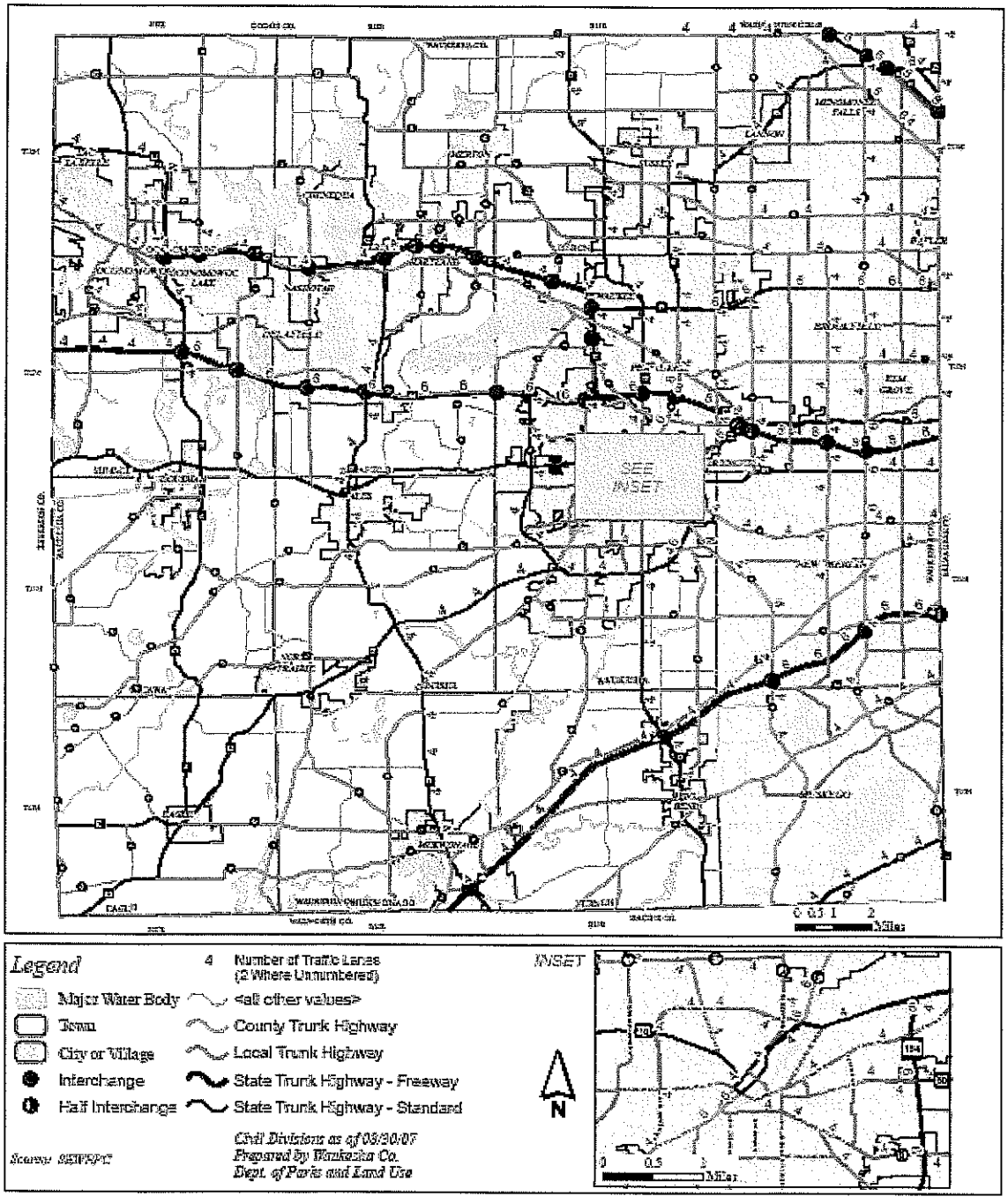
Map VII-1

RECOMMENDED FUNCTIONAL IMPROVEMENTS TO THE ARTERIAL STREET AND HIGHWAY SYSTEM IN WAUKESHA COUNTY: UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Map VII-2

RECOMMENDED JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR WAUKESHA COUNTY: 2035



Public Transit

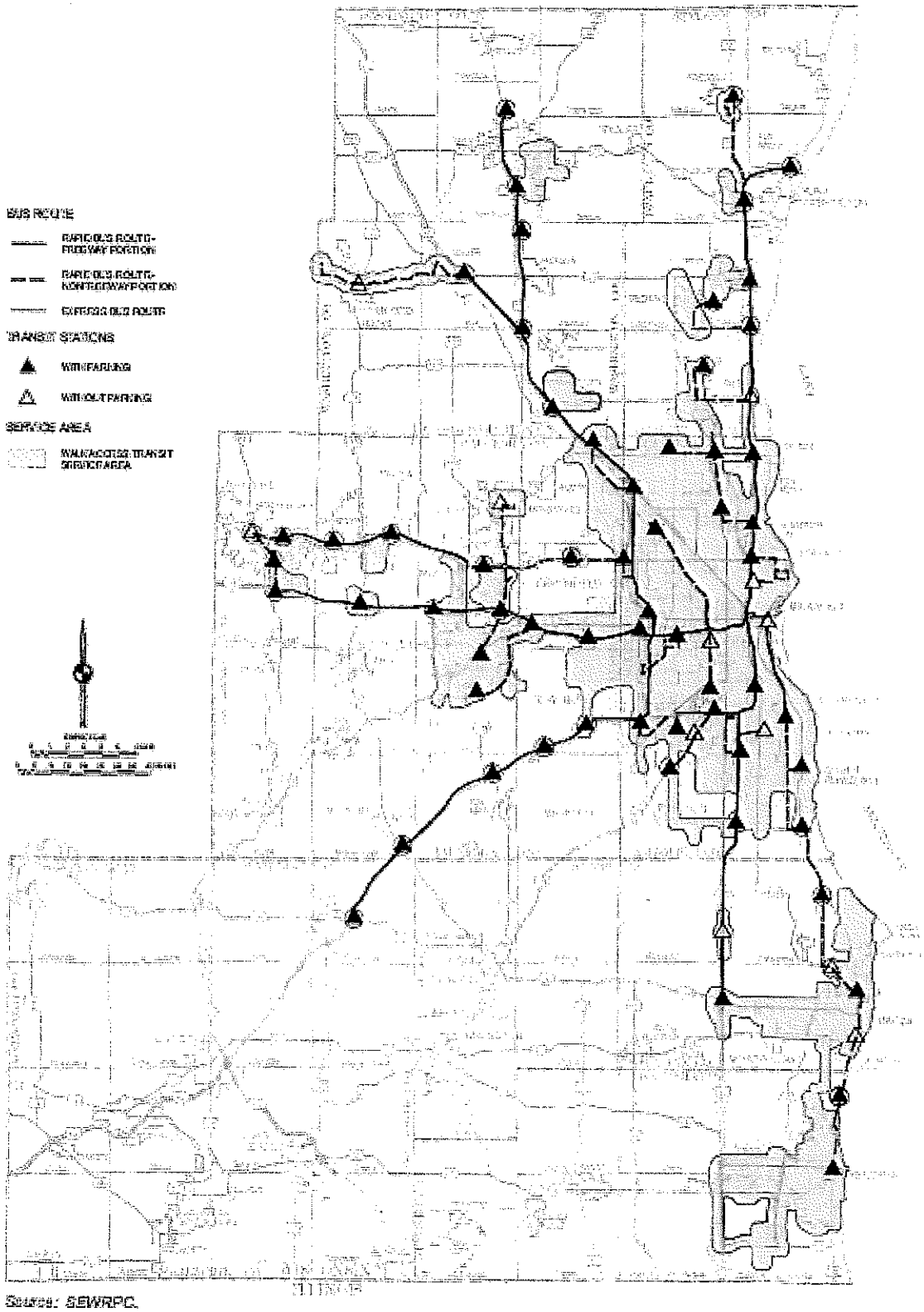
The public transit element of the final recommended regional plan envisions significant improvement and expansion of public transit in southeastern Wisconsin, including development within the Region of a rapid transit and express transit system, improvement of existing local bus service, and the integration of local bus service with the proposed rapid and express transit services. Map VII-3 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 travel 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.
- Pubic 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 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 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 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.

Map VIII-6

RECOMMENDED PUBLIC TRANSIT ELEMENT OF THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Source: SEWRPC

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 3,300 miles in the Region is resurfaced and reconstructed, the provision of accommodation for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths.

Community Bicycle and Pedestrian Plans

SEWRPC proposes 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.

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.

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.

Transportation Trends

The future transportation system will be affected by a number of factors including demographics, the economy, and overall development patterns. The following are anticipated trends that can affect the transportation system in the Town of Oconomowoc over the next 25 years:

- Anticipated reduced funding for transportation projects due to local, county, state and federal budget constraints;
- Traffic congestion will increase as residential development increases;
- Traffic speeds and intersection safety will continue to be a priority of local residents;
- The number of accesses onto local, collector and arterial roads will continue to increase; and
- Providing ease of movement from S.T.H. 16, S.T.H. 67 and I-94.

IMPLEMENTATION RECOMMENDATIONS

1. The Town of Oconomowoc should work on a sidewalk plan for future development in the Downtown Okauchee Area, including a replacement plan.
2. The Town should consider if additional bicycle/pedestrian ways are needed in the Town and if a safe connection for bicycles should be provided between the Town owned and operated parks.
3. The Town should discuss with adjacent communities the sharing of services related to transportation and road maintenance.
4. The Town should continue with access limitations on collector streets and consider the implementation of planning objectives, principles and standards regarding access.
5. The Town should develop a policy regarding the installation of streetlights (solar).

Chapter 8

Intergovernmental Cooperation

Chapter 8

INTERGOVERNMENTAL COOPERATION ELEMENT

INTRODUCTION

To ensure continuity and prevent potential conflicts between developments in the Town of Oconomowoc and adjacent communities, good planning must incorporate a thorough inventory and analysis of adjacent land uses in adjoining communities.

The intergovernmental element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the Wisconsin Statutes. Section 66.1001 (2) (g) of the Statutes requires a compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The intergovernmental element shall analyze the relationship of the Town of Oconomowoc to the school districts and other adjacent local unit of governmental units, and to the region, the state and other governmental units. This element shall incorporate any plans or agreements to which the Town of Oconomowoc is a party. This element shall identify existing or potential conflicts between the Town of Oconomowoc and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

Intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff and revenue. It can also involve consolidating services and resources, jurisdictions or transferring territory. Many issues cross jurisdictional boundaries, which may affect more than one individual community. Working closely with other governmental agencies can help reduce unnecessary spending and increase communication between communities. Increased communication technologies and personal mobility mean that people, money and resources also move across jurisdictions as quickly and freely as air and water. Actions in one (1) community also affect other communities and those actions by the Town of Oconomowoc impact neighboring communities.

The Town of Oconomowoc shares borders with the City of Oconomowoc, Village of Oconomowoc Lake, Village of Lac la Belle, Town of Summit, Town of Merton, Town of Ashippun and the Town of Ixonia. The Town is divided between two (2) school districts and four (4) fire districts. The Town has brokered agreements with several municipalities.

City of Oconomowoc

The Town of Oconomowoc has tried on several occasions to reach an inter-municipal agreement with City of Oconomowoc. Unfortunately, those discussions have stalled and no recent negotiations are taking place. The City of Oconomowoc did agree to provide sanitary sewer to the Town of Oconomowoc in 2002. The Town of Oconomowoc currently has over 850 residents and businesses hooked up to the sanitary sewer system. The Town of Oconomowoc should continue to negotiate with the City of Oconomowoc on a permanent border agreement. An agreement would allow for a maximum external growth boundary for the City, while preserving and protecting the Town of Oconomowoc from future annexations. The Town and City should also work together on planning their common boundaries to eliminate any potential conflicts.

Village of Oconomowoc Lake

The Village of Oconomowoc Lake is located on the south side of the Town of Oconomowoc and had a 2005 population of approximately 637. The Town of Oconomowoc and the Village of Oconomowoc Lake have not entered into a Municipal Boundary Agreement, but the Town and Village continue to discuss the ultimate boundary of the Village. The Village of Oconomowoc Lake is not interested in expanding their current boundaries into the Town, except that the Village would like to have S.T.H. 16 as the boundary between the Town and the Village. Town and Village continue to discuss a permanent boundary agreement. Both the Town of Oconomowoc and the Village of Oconomowoc Lake have a good relationship and work together on various issues.

Village of Lac La Belle

The Village of Lac La Belle is located on the southwest side of the Town of Oconomowoc and had a 2005 population of approximately 333. The Town of Oconomowoc and the Village of Lac La Belle have not entered into a Municipal Boundary Agreement, but the Town and Village continue discussions. The Village and the Town are working diligently on a permanent boundary agreement. Town and the Village have a good relationship and work together on various issues.

Town of Genesee

The Town of Oconomowoc and the Town of Genesee have entered into an inter-municipal agreement, whereby they share the services of a full-time Administrator/Planner. Each municipality utilizes the administrator/planner for their needs on a 50/50 split. At the present time both communities are able to function with a part-time administrator. This agreement has been extremely successful.

Town of Ixonia

The Town of Oconomowoc and the Town of Ixonia have an unwritten agreement whereby both communities share highway equipment and personnel. The Town of Oconomowoc Highway Department works extremely well with the Town of Ixonia and will utilize the resources of each community to accomplish tasks that one community alone could not complete. Both communities share equipment, thereby reducing unnecessary expenditures.

Stormwater Maintenance Agreement

In order to comply with NR 216 Wisconsin Administrative Code, The Town of Oconomowoc and Waukesha County have entered into an Intergovernmental Stormwater Agreement for the planning and implementation of a program to regulate the negative impacts of stormwater runoff. Waukesha County has agreed to enforce stormwater regulations in the Town of Oconomowoc as well as provide information and education programs on erosion control and stormwater management methodologies. The Town of Oconomowoc is in compliance with NR 216 requirements.

Fire Protection/Emergency Medical Services

The Town of Oconomowoc contracts with the City of Oconomowoc for fire protection and first responders for the southeastern portion of the Town of Oconomowoc. The Town of Oconomowoc negotiates fire contracts with the Town of Ashippun Fire Department, Okauchee Fire Department and the Stone Bank Fire Department. All contracts are negotiated on a yearly or on a two-year basis.

Waukesha County Development Plan

The Town of Oconomowoc signed a cooperative agreement with Waukesha County in 2003 to participate with twenty-six (26) other municipalities to update the Waukesha County Development Plan. Representatives from these communities formed an advisory committee to review and edit the proposed plan documents. Sub-committees were formed throughout the process on each element of combination of elements to provide expertise on individual Elements that make up the majority of the Development Plan. This effort allowed the Town of Oconomowoc to voice concerns regarding the development of the plan and to work with neighboring communities on common issues.

Waukesha County Dispatch

The Town of Oconomowoc participates in the Waukesha County Dispatch Service for fire protection and emergency medical technicians services.

School District

The Town of Oconomowoc is comprised of two (2) school districts. The Oconomowoc School District and the Arrowhead School District. Most of the Town is located in the Oconomowoc School District. Meadow View Elementary School is the only public school located in the Town of Oconomowoc and Holy Trinity is the only private school.

Library System

The Town of Oconomowoc participates in the Waukesha County Federated Library System, which started in the early 1980's. This System allows residents to use any library in the system. Most Town residents use the City of Oconomowoc Library.

Potential Future Conflicts

The Town of Oconomowoc continues to work on strengthening its boundaries through municipal boundary agreements with the Village of Oconomowoc Lake, the Village of Lac La Belle and the City of Oconomowoc. Those agreements have potential for conflicts to occur about the eventual permanent fixed boundaries. The Town will have to proceed with caution. The Town has also worked with Waukesha County in providing services to its residents at a significant cost savings.

The Town is concerned with the potential annexation possibilities from the City of Oconomowoc. The City of Oconomowoc is adjacent to the Town of Oconomowoc in the southern portion of the Town. As the City continues to grow and expand its boundaries, it is very likely that portions of the Town will be annexed to the City. Since the likelihood of this occurring is plausible, political decisions don't always exercise common sense. Any annexations by the City of Oconomowoc will be quite contentious. The Town should negotiate a boundary agreement with the City to establish ultimate municipal boundaries and resolve any potential land use conflicts that may impact the high quality natural resources of the Town. The Town should also discuss possible sewer and water extensions into the Town.

As the Town of Oconomowoc continues to grow, residents expect more and more services. These services include providing less government review of local decisions. Residents over the past several years have voiced concern regarding duplication of services. At some point in the near future, the Town may opt to provide their own services and withdraw from County Zoning. This would allow the Town to make decisions as they deem necessary, rather than having Waukesha County review and critique decisions made by the Town. The residents of the Town of Oconomowoc would have the ability to control their own growth and the changes that result from that growth.

The Town needs to work with the State of Wisconsin to resolve and complete the S.T.H. 16 project that will transfer jurisdictional boundaries to the Town of Oconomowoc. In addition, there have been discussions concerning the relocation of S.T.H. 83 to the current location of C.T.H. P. Town residents and Town board members voiced their concern and passed a resolution that was sent to the State of Wisconsin to discourage the relocation of S.T.H.83 into the Town of Oconomowoc. Any proposed relocation of S.T.H. 83 should be closely monitored and highly scrutinized to insure the best interests of the residents are considered.

The Town should continue to maintain friendly relationships with the adjoining Towns of Merton, Summit, Ashippun and Ixonia. Working closely with these Towns helps to insure "Town Form of Government" continues. As Villages and Cities feel growth pressures, the Towns need to remain unified to repel development pressures and control unwanted growth.

Chapter 9

Land Use

Chapter 9

LAND USE ELEMENT

INTRODUCTION

Information regarding land use 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 the Town of Oconomowoc. Specifically, this chapter describes regulations; historic growth within the Town; describes the existing land use base and changes in that base; and presents detailed analyses of the planned land uses within the Town. During the plan preparation process, data and planning standards and objectives from previous chapters were used to prepare the land use element.

The Town of Oconomowoc is still essentially a rural community. From the earliest date of record (1850) through the first century of development, the community has shown a slow rate of population growth. Over this time, land in the Town remained essentially in agricultural use, with concentrations of urban land uses in the Villages of Lac La Belle and Oconomowoc Lake and the City of Oconomowoc.

LAND USE PLAN ANALYSIS

If it is to be sound and realistic, any long-range land use plan must be based upon careful consideration of the existing land use pattern as well as upon the physical character of the land itself. To identify existing land uses, the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) land use studies from 1963 to 2000 were utilized. This data was charted and analyzed to provide an important basis for the determination of an approximate pattern of future land use development in the Town of Oconomowoc.

The total surface area of the Town is 20,931 acres in area, having been reduced from its original 36 square miles by the incorporation of Villages of Lac La Belle and Oconomowoc Lake and the City of Oconomowoc and their subsequent annexations. All of the remaining area, which constitutes the Town of Oconomowoc, has been included in the study area. In 2000, urban or developed uses accounted for 17.4 percent of the land use in the study area, and agricultural and open lands accounted for 82.6 percent of the combined total Town area.

The Southeastern Wisconsin Regional Planning Commission's Land Use Inventories prepared between 1963 and 2000, classified urban-type land uses as being residential, retail service, manufacturing, transportation, communications and utilities, public uses, and recreational. The rural type land uses in those inventories were farmland, wetlands, woodlands, surface water, extractive, landfills and dumps, unused urban, and unused rural.

Urban Land Use

Urban land uses by definition include those areas wherein houses or other buildings have been constructed in relatively compact groups or where a closely spaced network of minor streets has been constructed, thereby indicating a concentration of residential, commercial, industrial, governmental, or institutional land uses.

In the Southeastern Wisconsin Regional Planning Commission's 1963 Land Use Inventory, urban-type uses accounted for approximately 13 percent or 2,933.11 acres of the land in the civil Township and rural-type uses accounted for 87% or 20,469.57 acres of land use.

In the 1985 Southeastern Wisconsin Regional Planning Commission's Land Use Study, 17% of the uses or 3,988.47 acres were urban land uses and 83% were rural land uses or 19,414.21 acres in the Township. The 1990 Land Use Study for the Town indicates that 14.9% or 3,187.5 acres are urban uses and 85.1% or 18,215.7 acres are rural land use. In 2000, urban development totaled 17.4 percent or 3,647 acres of the total area of the Town. Although the Town has experienced small amounts of scattered residential development in the last two decades, the most dominant land use in the Town is still agricultural related uses.

Residential Land Use

Of all the elements of a community plan, which naturally holds the most interest to the largest number of residents is that portion dealing with residential land use. Since this element of a land use plan exists primarily to provide a safe, attractive, and comfortable setting for residential development, it is appropriate that this area of interest be given particularly careful consideration. In the Town of Oconomowoc, residential land use accounts for approximately 62.13 percent of the urban area but only 10.8 percent of the total area of the Town.

The residential element exists primarily to provide a safe, attractive and comfortable setting for residential-type uses. It is appropriate that this area of interest be given careful consideration in developing the Comprehensive Land Use Plan. In the Town of Oconomowoc, according to the SEWRPC 2000 Land Use Inventory, residential land uses account for approximately 62.1 percent of the urban land use category or 2,266 acres. In the 1963 Southeastern Wisconsin Regional Planning Commission's Land Use Study, there was 1,527 acres of land used for residential area in the civil Township. In 1985, the amount of land developed for residential uses in the Township had increased to 2,341 acres or approximately 814 acres over a 22-year period, of which 150 acres were within the City of Oconomowoc limits.

According to the Land Use Inventories from 1963 to 1985, the amount of land developed in the Town of Oconomowoc for residential uses was 664 acres. A review of the platting activity in the Town of Oconomowoc between 1960 and 1992 indicates that the subdivision platting process on 1,066.88 acres created 673 lots. Between 1960 and 1969, nine new subdivision plats were recorded for a total of 243 lots on 236.3 acres. Three of the subdivision plats contain parcels, which were 1 acre in size and six contained lots between

30,000 and 35,000 square feet. In the period from 1970 to 1979, 17 new subdivision plats were recorded with 376 lots on 418 acres. All of the lots in those subdivisions were 1 acre or less. Only one subdivision plat was recorded between 1980 and 1989, which had five lots on 9.9 acres at an approximate 2-acre density. In the current decade between 1990 and 1992, six new subdivisions have been recorded creating 84 new lots on 534.3 acres. The Saddlebrook Farms development, which was recorded in 1992, contains lots ranging in size from 3 acres to 70 acres. The large lots resulted from the fact that 35 agricultural land preservation zoning was in place on a portion of the property.

The 376 lots, which were created in the 1970's, exceeded the demand for new lots thru the 1980's. An important consideration in any review of the platting activity in the Town of Oconomowoc is the annexations which have occurred from the unincorporated Town to the Villages of Lac La Belle and Oconomowoc Lake and the City of Oconomowoc. The two Villages had little effect in recent years on the area of the Town. However, the City of Oconomowoc has annexed 329.1 acres from the Town between 1963 and 1992. This has resulted in the creation of 216 new subdivision lots in the City of Oconomowoc. Since 1992, the City of Oconomowoc has annexed in excess of 160 acres of land.

The foregoing data presented deals with lots that were created by recording subdivision plats as defined in Chapter 236 of the Wisconsin State Statutes, which does not include metes and bounds descriptions or Certified Survey Map creations. Those additional lots further increase the amount of land needed for residential use by an insignificant amount. The exact number of metes and bounds descriptions or Certified Survey Maps that have created new parcels is unknown because of the type of record keeping system available in the Waukesha County Register of Deeds.

Another indication of how the Town is developing is the number of Residential Building Permits issued. Between 1990 and 2000, 251 Building Permits for 258 new residential living units were issued (15 multi-families, 229 single-families, and 7 two-family units). These figures resulted in an average of 26 new living units per year. It should again be noted, as in the previous Chapter, that these figures do include replacement of summer cottages to year-round residences.

Other Urban Land Uses

According to the Southeastern Wisconsin Regional Planning Land Use Inventory, which was completed in 2000, other urban land uses which consist of Retail Service, Manufacturing, Transportation, Communications, Public Uses, and Recreational Uses account for about 37.9. percent of the urban use acres but only 6.6 percent of the total area of the civil Township (Table IX-1). The Town of Oconomowoc has five (5) areas that encompass the majority of the commercial development. The area south of S.T.H. "16" and west of the City of Oconomowoc extending to the County line, which is a mix of commercial and industrial uses; the area south of S.T.H. "16" west of C.T.H. "P" lying north and south of the Frontage Road; the area lying north of S.T.H. 16 and east of C.T.H. P (Oconomowoc Lakes Plaza); the downtown Okauchee area and 14 acres located on the east side of C.T.H. P, south of Lake Drive. According to the Southeastern Wisconsin Regional Planning Commission Land Use Inventories, commercial-type uses account for 1.6 percent or 60 acres of the urban area and

represent a minimal use of land acreage in the Town. A number of shopping areas are available to the residents in the Town in the nearby City of Oconomowoc, City of Delafield, Village of Hartland, and the Metropolitan Milwaukee area.

Industrial uses account for 1.6 percent or approximately 59 acres of the urban area of the Town according to the Land Use Inventory, and are considered to be of two types; manufacturing uses and mining related uses such as sand and gravel quarries (Table IX-1). The majority of the manufacturing uses are located west of the City of Oconomowoc on the south side of S.T.H. "16".

In the civil division, transportation and utility land uses are limited to lands devoted to highway networks, railroad right-of-ways, and electrical power transmission and distribution facilities. In the civil Township in the 2000 Land Use Study, 1,010 acres are designated for transportation, communication and utility-type uses. This does not include power transmission lines. In total, these uses account for approximately 27.7 percent of the total urban uses and 4.8 percent of the total acreage of the Town in 2000. Public-type uses represent 53 acres, or .25 percent, of the Town according to the 2000 Land Use Inventory, which mainly consists of schools and the government facilities. Recreational uses occupy 199 acres or 1.0 percent according to the 2000 Land Use Study. This does not include the acquisition by Waukesha County of 346.201 acres for future recreational purposes.

Rural Land Use

The rural land use categories discussed in this section are agricultural lands as well as wetlands, surface water, woodlands, and unused land. Combined, these rural land use categories account for 82.6 percent of the total area of the Town.

According to SEWRPC'S 2000 Land Use Study, 61.8 percent or 10,685 acres of the rural type uses are devoted to agricultural purposes and 828 acres being other rural lands (Table IX-1). This figure does not include 2,880 acres of wetlands, 691 acres of woodlands, or surface water resources consisting of 2,199 acres. Those areas designated as Agricultural are 51.0 percent of the total area of the Town. The Agricultural category includes: croplands, pasture lands, orchards, nurseries, fowl and fur farms, and special use farms. When SEWRPC delineated these areas, they did not include farm dwellings, which were classified as rural farmsteads and then assigned a site of approximately 30,000 square feet, which are included in the urban use category. All other buildings were included in the Agricultural Land category.

Generally, the Town of Oconomowoc does not have an overabundance of woodlands and wetlands in its approximately 32 square mile land area. There appears to be no significant concentrations in any one area of the Town with the following exceptions: relatively large tracts of wooded lands are concentrated along the lake shores and along the stream corridors of the Town and relatively large tracts of wetlands are concentrated in the north central portion of the Town and adjacent to the stream corridors.

Table IX-1
Existing Land Use in the Town of Oconomowoc 2000

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
2,266	10.8	60	0.3	59	0.3	1,010	4.8	53	0.3	199	1.0	3,647	17.4

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
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

Source: SEWRPC

Trends in Land Values

According to the US Census Bureau, the average home value in 1990 was $101,000.00 and increased to 197,500.00 in 2000. According to the Wisconsin Multiple Listing Service for recent sales of homes in the Town of Oconomowoc. Home values vary from one location to another within the Town. Homes located on Okauchee Lake have increased in value on average 15 percent per year whereas, home values of non-lake properties have only increase about 5 percent. The average lake home sold for over $500,000.00. Most vacant lake lots sold for over $400,000.00. The average non-lake home sold for much less (around $275,000.00).

Redevelopment Areas

Cities and villages are authorized under Section 66.431 of the Wisconsin Statutes to create redevelopment authorities for the purposes of carrying out renewal programs. Such authorities have the power to prepare redevelopment plans and to undertake and carry out redevelopment plans and renewal projects within the corporate limits of the community. Unfortunately, the Town of Oconomowoc does not fall under Section 66.431 of the Wisconsin Statutes. However, the Town encourages redevelopment of older (non-historic) areas of the Town. The commercial area designated on the south side of S.T.H. 83 in the depot area is currently single-family homes. It is anticipated that as commercial development demands increase in this area, exiting homes will be converted to commercial uses or replaced with newer commercial establishments. The existing areas being quarried will eventually want to develop and reclamation and redevelopment will take place.

Current and Future Land Use Conflicts

Although the Town has some large areas of commercial and industrial land uses in the Town of Oconomowoc, most of those areas are separated from residential developments by natural features such as wetland areas and/or wooded areas. However, conflict can occur just about anywhere. Potential conflicts can occur between existing commercial areas and proposed subdivision developments. Long time businesses may be the source of complaints from new neighbors in the area, where previously no one complained.

Conflicts can occur where environmental corridors have been allowed to develop in the past and are now grandfathered. The current land disturbance and vegetation removal provisions in the corridors should be continued in the Zoning Ordinance.

Lastly, the Town of Oconomowoc does not control the land in the immediate adjacent communities of the City of Oconomowoc, Village of Lac La Belle and the Village of Oconomowoc Lake. Conflicts can arise between the land uses proposed and the communities themselves

Summary

According to the Land Use Inventories, 17.4 percent of the Town of Oconomowoc is in urban land uses and 82.6 percent is in rural land uses. Generally, lots that have been created in the Town in the last 32 years have been between 30,000 square feet and one acre in size. Using the population forecast of the Wisconsin Department of Administration (Chapter 2), the Town will not need any additional living units through the year 2035.

EXISTING LAND USE REGULATIONS

All land development and building activity in the Town of Oconomowoc is regulated by Zoning Regulations, Building Codes, Health Regulations and Subdivision Control Ordinances. Land use regulation is intended to restrict or curtail development in areas where there are limitations in either the natural resource base (for example, soil and slope conditions with severe erosion potential or poor drainage) or the public utility base (for example, inadequate water supply or sewage disposal capabilities). The Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance regulate land uses. The Waukesha County Shoreland and Floodland Subdivision Control Ordinance and the Town of Oconomowoc Land Division Ordinance regulate land development activities for the Town of Oconomowoc. Additionally, all land disturbing activities other than those related to 1 and 2-family construction, are regulated by the Waukesha County Construction Site Erosion Control and Storm Water Management Ordinance. Health Regulations in regard to private on-site sewage disposal systems, restaurant and food service facilities, and animal welfare issues are regulated by Waukesha County Code under the direction of the Waukesha County Department of Parks and Land Use, Environmental Health Division. Construction of 1 and 2-family dwellings is regulated by the Uniform Dwelling Code under the Department of Commerce, Chapters 20 thru 25.

Zoning Ordinances

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.

The Waukesha County Zoning Code, which became effective on February 26, 1959, has jurisdiction in all of the Town of Oconomowoc lying outside the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance. The Waukesha County Shoreland and Floodland Protection Ordinance, which became effective on July 16, 1970, has jurisdiction within 1,000 feet of any lake or pond, 300 feet of any stream or river, or to the landward side of the 100-year recurrence interval floodplain, if it is greater. The Waukesha County Department of Parks and Land Use and the Town of Oconomowoc administer the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance, under Wisconsin law, jointly.

Under the provisions of the above zoning regulations, there are 29 different zoning categories (Table IX-2 & Map B) including conservancy/wetland, agricultural, residential, commercial, and industrial uses. These zoning ordinances are to be minimum requirements adopted to promote the health, safety, morals, comfort, prosperity, and general welfare of the Town of Oconomowoc residents. Among other purposes, such provisions are intended to provide for adequate light, air, sanitation, drainage, convenience of access, conservation of wetlands, safety from fire and dangers; to promote the safety and efficiency of the public streets and highways; to aid in conserving and stabilizing the economic values of the community; to preserve and promote the general attractiveness and character of the community environments; to guide the proper distribution and location of population in the various land uses; and other-wise provide for the healthy and prosperous growth of the community.

To ensure an orderly development of the Town, it is the intent of the Town to prevent urban sprawl by appropriately zoning those areas in the Town to discourage such activity and retain the rural character of the Town. This is sound public policy in that it does not put any land in any urban use category unless development is imminent and thereby, gives the community the opportunity to review all changes from rural to urban uses prior to such conversion and to use the Adopted Comprehensive Development Plan to guide the community in sound, future land use decisions.

Table IX-2
Zoning Districts in the Town of Oconomowoc

Zoning Districts	Description	Minimum Lot Size	Total Acreage in the Town
C-1	Conservancy/ Wetland	No Minimum	3,717.16
A-E	Exclusive Agricultural Conservancy	No Minimum	87.16
A-P	Agricultural Land Preservation	35 Acres	8,471.18
A-B	Agricultural Business	5 Acres	1.61
A-O	Existing Agricultural Overlay	No Minimum	----
A-T	Agricultural Land Preservation Transition	35 Acres	898.14
AD-10	Agricultural Density –10	1 Acre	----
A-5	Mini-Farm	5 Acres	804.41
C-2	Environmental Corridor	1dwelling/5 Acres	485.16
A-1	Agricultural	3 Acres	417.10
A-1E	Agricultural	1 Acre	----
A-2	Rural Home	3 Acres	22.12
A-3	Suburban Estate	2 Acres	54.80
A-4	County Estate	1.5 Acres	1.66
RRD-5	Rural Residential Density District 5	1 Acre	----
R-1	Residential	1 Acre	490.90
R-1A	Residential	1 Acre	----
R-2	Residential	30,000 SF	967.62
R-3	Residential	20,000 SF	1,494.36
FLOODPLAIN	Existing Floodplain Development Overlay	No Minimum	12.57
P-1	Public and Institutional	No Minimum	581.50
B-1	Restricted Business	30,000 SF	----
B-2	Local Business	20 - 30,000 SF	58.25
B-3	General Business	30,000 SF	80.49
B-4	Community Business	**Unsewered** - 10 acres Sewered 20,000 SF	----
BP-1	Mixed Use Business Park	**Unsewered** - 40,000 SF Sewered 20,000 SF	----
Q-1	Quarrying	3 Acres	----
M-1	Limited Industrial	1 Acre	77.31
M-2	General Industrial	1 Acre	----

If the Town government wishes to prevent such urban sprawl, it will be necessary for the Town Board to petition the County to amend the County ordinance as well as to redistrict the Town. Through appropriate zoning amendments the Town can discourage future urban diffusion and retain the rural character of the Town. A sound policy to follow is to not put any land in an urban use zoning district unless such development is imminent, thereby giving the Town Plan Commission and Town Board the opportunity to review all changes from rural to urban use prior to such conversion and to use the adopted Comprehensive Development Plan to guide the Commission and Board actions.

The Town also has sound provisions requiring recording of minor land divisions. This requirement provides that any division of land other than a subdivision resulting in the creation of two parcels and not more than five (5) parcels be surveyed and a certified survey map be approved by the Town Board and recorded at the Waukesha County Register of Deeds Office. The Town also requires that assignment of any new tax key numbers or the combination of tax key numbers be completed following the minor land division process with the approval of a Certified Survey Map.

Subdivision Control Ordinances

The division and improvements of lands within the Town of Oconomowoc are regulated by the Town of Oconomowoc Land Division Ordinance, which was amended on August 4, 2003, and the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, amended on May 17, 1983, has jurisdiction in the same areas as the Waukesha County Shoreland and Floodland Protection Ordinance. The Town's Land Division Ordinance is more restrictive than Section 236 of the Wisconsin State Statutes, as it requires formal platting of lands when a division creates 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.

Storm Water Management and Erosion Control Ordinance

The Waukesha County Storm Water Management and Erosion Control Ordinance became effective on May 5, 1992, and most recently was amended in March of 2005. It regulates all earth-altering activities in the Town other than those associated with 1 and 2-family home construction. The Ordinance requires a submittal of an erosion control plan and/or storm water management plan, and issuance of a permit prior to commencement of land disturbing activities. Generally, the Waukesha County Department of Parks and Land Use, Land Resources Division, reviews these plans.

Building Code

The Town of Oconomowoc administers the Uniform Dwelling Code, which defines construction standards and inspection procedures as outlined in the Wisconsin Administrative Code, Department of Commerce Chapters 20 thru 25. Provisions of this Code apply to the construction and inspection procedures used for 1 and 2-family dwellings, manufactured homes, and newly constructed community based residential facilities providing care, treatment, and services for 3 and 8 unrelated persons.

Health Code

The Waukesha County Environmental Health Division of the Waukesha County Department of Parks and Land Use is in charge of administering all portions of the Waukesha County Code pertaining to public and community health issues in the Town. The Environmental Health Division is in charge of regulating the following:

- Private on-site waste disposal systems
- Animal welfare issues
- Restaurant & retail food establishments
- Campgrounds
- Public swimming pools
- Mobile home parks
- Dance halls

They also offer the following services:

- Water testing
- Radon related concerns
- Hazardous materials

Official Mapping

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. The Town of Oconomowoc has not adopted an official map.

Extraterritorial Zoning Regulations

The Wisconsin 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. Currently, the Town of Oconomowoc is not involved in extraterritorial zoning with any of its neighboring communities.

RECOMMENDED LAND USE

The year 2035 Town of Oconomowoc comprehensive 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 plan design concepts set forth in the previous sections of this Chapter. The plan was designed to accommodate the minimum population, household and employment projections for the Town. Map S presents the recommended land use plan for the Town of Oconomowoc for the year 2035.

Planned Land Use

The land use plan map shows urban areas in the Town as envisioned under the plan including sub-urban 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 S, are described in this section.

Urban Land Use

The recommended land use plan envisions a 39.1 percent increase in urban land use within the Town. Urban land uses, consisting of lands devoted to residential, commercial, industrial, governmental and institutional, recreational, transportation, communication and utility uses, encompass about 3,647 acres or about 17.4 percent of the total area of the Town in 2000. Under the plan, the area devoted to urban uses would increase by about 1,427 acres, or about 39.1 percent, to about 5,074 acres by the plan design year 2035. By year 2035, urban land uses would account for about 25.0 percent of the total area of the Town (Table IX-1).

Residential Land Use

The Plan Map identifies three (3) density classifications for residential land uses: Low-Density Residential, Medium Density Residential, and Multi-Family Residential. It is felt that 30,000 square feet to one (1) acre densities would be appropriate in areas where "infill" of exiting patterns of development would occur or in areas deemed appropriate for future development within the Town. Most areas beyond the "infill" zones should be developed with minimum 35-acre densities to be consistent with the recommendations of the Town objectives to preserve farmland.

Under the recommended land use plan, urban residential land use would increase by about 50.2 percent, from 2,266 acres in 2000 to about 3,404 acres by year 2035. Under the plan, the proportion of the Town devoted to urban residential use would increase from 17.4 percent to 25.0 percent.

A total of 1,962.39 acres of land is proposed for 5-acre residential in the proposed plan by the year 2035. Of the total planned urban residential land, about 849.29 acres would occur at medium density (10,000 square feet to 19,999 square feet), 3,007.14 acres at low density (20,000 square feet to 1.4 acres of area per dwelling unit) and 108.56 acres of Multi-Family.

If sanitary sewer service becomes available, development of those lands located within such a designated area may be considered and allowed, based upon the fact that such services will be provided in the future. If Sewer Service is not available, but the land is located within a designated sanitary sewer service area, development may be allowed based upon proper areas being set aside on all proposed parcels which meet current regulations regarding onsite waste disposal systems. Consideration should be given to such developments for the future provisions of sanitary sewer facilities when developing these areas.

Commercial, Industrial Land and Mixed Use

The recommended Land Use Plan depicts a variety of areas devoted to commercial land uses by the year 2035. This designation encompasses approximately 137 acres within the Town of Oconomowoc. The plan envisions significant increases in economic activity as represented by the commercial and industrial uses on Map S. Although the population of the Town of Oconomowoc is not forecasted to reach a level necessary to support a full range of commercial services, the planning committee feels that given the location of C.T.H. P and C.T.H. K and the vast improvements to 16/67 bypass, increased commercial activity will follow. Neighborhood commercial services are presently available within the Town and community wide services are available in Delafield, Johnson Creek, Waukesha and in the Milwaukee metropolitan area. It is felt that the expanded commercial area should meet the commercial land use needs of the Town through the year 2035. It is the intent of this plan to encourage the redevelopment and improvement to the "downtown" Okauchee area. New mixed-use commercial areas should help the existing businesses and also provide additional opportunities for new business endeavors. Approximately 29 acres are planned in a mixed use category.

Industrial Land Uses

A small expansion of the existing industrial area is proposed. It is not anticipated that a strong demand to attract industry is likely over the next 25 years; however, the Town has increased the amount of industrial land area from 59 acres to 92 acres.

Governmental, Institutional, and Educational Uses

Governmental and intuitional 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 plan recognizes the existing Town facilities located on the north side of C.T.H. K as well as the planned acquisition of land from the State of Wisconsin and existing school sites. Additional governmental-institutional uses have been included in the plan because the Town of Oconomowoc will be acquiring additional land area over the next couple years, which is expected to be required for these uses over the next 20 years. Such possible additions as schools or churches can be incorporated into the proposed urban areas of the Town and, if properly located and designed, will not be in conflict with the plan goals and objectives. In total, there are 148 acres of exiting and proposed lands available for such governmental and educational purposes, which should meet the general standards of 12 acres per 1000 population through 2035.

Park and Recreation Uses

The Town of Oconomowoc should become active in trying to acquire additional recreational sites in the Town. A Comprehensive Outdoor Recreation Plan, adopted by the Town of Oconomowoc, was prepared in February of 2001 by Ruekert & Mielke. The Plan sets forth recommendations for the Town of Oconomowoc. One recommendation was to acquire additional lands. The Town of Oconomowoc at that time was deemed deficient in community type parkland. The plan recommends the Town acquire additional lands to meet the present and future area requirements as well as continue to upgrade and improve their facilities. The plan lists "priority" areas for acquisition.

In reviewing other programs operated by other Townships in Waukesha County, needs for baseball diamonds and soccer fields are apparent. In order to accommodate the need for additional recreational play fields for the citizens of the Town, it would be appropriate that the Town look at expanding current facilities and acquiring and developing additional lands within the Town of Oconomowoc. Currently the Town of Oconomowoc has four (4) existing park sites.

The Town should consider updating the existing Comprehensive Outdoor Recreation Plan, which will provide recommendations for future actions to be considered by the Town and said Plan would be considered a further refinement of the proposals and concepts set forth herein.

Transportation Systems

An efficient arterial street and highway network provides the necessary means of access from both rural and urban areas to supporting shopping, institutional, employment, recreational, and cultural centers. It is essential, therefore, that land use development be designed with the objectives of preserving the capacity, safety, and efficiency of the arterial street and highway system and of effectively utilizing the existing systems.

The road network system in the Town of Oconomowoc provides efficient access to the transportation system serving the entire region via S.T.H. 67 and S.T.H. 16. S.T.H. 16 is located in the southern portion of the Town. It provides an alternative route from the City of Oconomowoc to Watertown. S.T.H. 67 runs north from the 16/67 by-pass through the northern ½ of the Town. It provides a connection from the City of Oconomowoc to Dodge County. S.T.H.67 runs north and south and bisects the Town into thirds. 1/3rd of the Town is located west of S.T.H. 67 and 2/3^{rds} east through the Town. Access to Interstate 94 can be gained by a drive of about one to two miles from the southern boundary of the Town. These State Trunk Highway facilities furnish good access to Interstate 94 and to the Milwaukee Metropolitan area. It is anticipated that in 2011, S.T.H. 16, east of Concord road will be improved and widened. The Town of Oconomowoc will then take over jurisdiction of that portion of the highway.

Nonurban Land Uses

Under recommended land use plan, nonurban land uses, consisting of environmentally sensitive lands, other open lands to be preserved, prime agricultural lands, rural-density residential and other agricultural lands, would comprise about 11,351 acres of the total area of the Town (Table IX-2). Owing to the amount of urban development envisioned under the plan, the area dedicated to nonurban land uses would decrease from about 17,284 acres in 2000 to the planned 15,199 acres by 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 Town 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 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 Town would consist of about 3,534.79 acres or about 16.9 percent of the total land area in 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 Town land use plan recommends that secondary environmental corridors be considered for preservation in natural, open uses or incorporated as drainageways or local parks within developing areas. Such areas may, at the discretion of the Town Plan Commission, 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, floodlands, shorelands, stormwater management, and erosion control, among others, may effectively preclude development within lowland portions of such corridor areas. Under the recommended Town land use plan, the secondary environmental corridor area would consist of about 136.81 acres or about .6 percent of the total land area in 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 town plan commission, 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, floodlands, shorelands, stormwater 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 410.65 acres or about 1.96 percent of the total land area in 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.

Extraction Lands

Waukesha County solicited input from the Aggregate Producers of Waukesha County, an association of mineral extraction operators in the County. 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. 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 Town of Oconomowoc does not contain any active mining areas and does not recognize any extractive lands on the Land Use Plan Map.

Other Open Lands to Be Preserved

Other open lands proposed 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 205 acres, or less than 1.0 percent of the total area of the Town under year 2035 plan conditions.

Rural Residential Land

About 6.0 percent (1,219 acres) of the Town is located in the Rural Residential Density and Other Agricultural Land category (Rural Residential Density). Development in this category would occur at a density of one unit per five (5) acres. The Rural Residential Density area consists of mainly 1 to 5 acre parcels for single-family living units while maintaining an overall density of one (1) unit per 5 acres. This category represents a density range based upon exiting land use patterns developed in the past and proposed development areas with steep slopes and/or high ground water conditions. It is felt though; any further development below a 5-acre density may represent a deviation from that recommended in the Town's Plan as well as the Development Plan for Waukesha County.

The Rural Residential Density area shown on the recommended Town land use plan map consist primarily of smaller 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 residential development. The Town of Oconomowoc has taken a concentrated effort to preserve the rural agricultural quality of the Town.

Although the recommended land use plan shows 1,219 acres of land in the Rural Residential Density and Other Agricultural Land category, most of these parcels are less than ten (10) acres and not conducive to further divisions. The Rural Residential Density and Other Agricultural Land category would amount to about 1,219 acres or about 6.0 percent of the

total area of the Town under year 2035 plan conditions (Table IX-2). As shown on Map S, lands in this category would be widely distributed in the outlying areas of the Town.

Prime Agricultural Land

The primary goal of the comprehensive development plan is to preserve prime agricultural land. The comprehensive plan shows a total of 7,778 acres in the Prime Agricultural category (Table IX-2). This is by far the single most acres in any category on the land use plan. Approximately 38.4 percent of the Town of Oconomowoc is classified as Prime Agricultural land and exceeds urban residential by 4,374 acres. It exceeds all urban uses in the Town of Oconomowoc by 2,704 acres or 53.3 percent. Although residential development is not promoted in this category, the Town does recognize that some residential development will occur for family members of the owner or operator of the farm. Development should be strongly discouraged and where development is allowed it could take the form of large lots for single-family dwelling units, with each lot being thirty-five (35) 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-quarter 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 protect prime agricultural land, preserve the rural appearance of the landscape, facilitate the provision of sewage disposal and water supply, and 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 agricultural or open uses. Many options exist with respect to the use and ownership of the preserved prime agricultural lands and open areas of a rural-type development, as well as for the design of the portion of the site where dwelling units are to be clustered.

Other techniques and option are available to the Town and owners of the prime agricultural lands, including potential purchase of development rights, agricultural enterprise zones, conservation easements, etc. Supplemental to this Plan the Town of Oconomowoc should continue to look at other options to protect and preserve prime agricultural lands in the Town.

Table IX-2
Planned Land Use in the Town of Oconomowoc: 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
Oconomowoc	137	0.7	148	0.7	0	0.0	92	0.5	0	0.0

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
Oconomowoc	29	0.1	556	2.7	3,404	16.8	708	3.5	5,074	25.0

Community	Non-Urban							
	Extractive		Other Open Lands to be Preserved		Primary and Secondary Environmental Corridor and Isolated Natural Resources Area		Prime Agricultural	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Oconomowoc	0	0.0	205	1.0	3,670	18.1	7,778	38.4

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
Oconomowoc	1,219	6.0	2,327	11.5	15,199	75.0	20,273	100.0

Source: SEWRPC.

The adopted Plan should represent a commitment by the Town Plan Commission and Town Board to strive for the selected land use objectives. In order to provide the community with the best spatial arrangement of required land uses, the existing and historic development conditions in the Town, as well as the natural resource base and certain other important determinants of land use patterns, were carefully studied. Based on the resulting information, a Land Use Plan was developed for the Town. The Plan represents a concept that the area should be formed, developed and spatially organized to represent the development goals and objectives of the Town. The Plan was designed to meet the following goals:

- The preservation of productive agricultural lands.
- To provide a balanced allocation of space to each of the various land use categories, which meets the social, physical, and economic needs of the Town.
- To provide a spatial distribution of the various land uses that result in a compatible relationship and arrangement between existing and proposed land uses.
- Protection of the environment and the natural resource base of the Town.
- The proper distribution of the various land uses as they relate to transportation and public utility systems in order to assure the economical provision of public services.
- To accommodate a broad range of new residential development with a physical environment that is healthy, safe, convenient, and attractive, while supporting the projected growth of the Town.
- Establishment of new industrial and commercial sites, while preserving and complimenting the existing industrial and commercial sites.
- Preservation of open space to enhance the overall quality of the environment.
- Preservation of the remaining primary environmental corridor lands in the Town and, to the greatest extent practicable, to preserve the remaining secondary environmental corridor lands and isolated natural resource areas in the Town in order to maintain the overall quality of the environment; to protect opportunities for recreational and educational activities; and to avoid serious environmental and development problems.
- Preservation of economically viable agricultural lands within the Town and to preserve the rural character of the farming areas.
- The attainment of good soil and water conservation practices to reduce water runoff, control erosion and prevent surface water and groundwater contamination.

The recommended land use plan (Map S) as presented indicates both those areas within the Town in which prime agricultural land should be preserved and protected, existing residential development and those areas in which such development can be permitted in accordance with the stated land use development goals and objectives. New urban development in the Town, as indicated on the plan map, is proposed to occur through expansion of existing enclaves of urban development.

Chapter 10

Implementation

Chapter 10

IMPLEMENTATION RECOMMENDATIONS

The previous chapters provide a design for the preservation of prime agricultural lands, attainment of the urban and rural development and open space preservation objectives contained in the plan. The implementation recommendations pertaining to preserving prime agricultural lands, the urban development areas, rural development areas, environmentally sensitive areas and other land use plan implementation measures are summarized below. Upon adoption of the land use plan, the Town of Oconomowoc will take the necessary action, which will implement this plan. The implementation element is a compilation of programs and specific actions to be completed to put into effect the objectives, policies and procedures contained in the plan.

Table X-1 provides a detailed list and timeline of the major action that the Town should complete to implement the land use plan. The Town should evaluate its progress toward achieving the recommendations of the land use plan and amend and update the plan as necessary. The Town should monitor and track their progress in the implementation of their plan. The Town Plan Commission and Town Board should work together to create a checklist that can be used to track their progress. It is important to note that the Town of Oconomowoc may review and amend Table X-1 from time to time without amending the entire Comprehensive Land Use Plan.

Implementation Recommendations for Urban Development Areas

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. The Town of Oconomowoc will need to provide guidelines for development of the mixed-use areas shown on the plan. The Town may want to establish an architectural control ordinance and an architectural control committee to maintain the rural character of the Town.

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.

Table X-1

Element	Program/Recommended Action	Implementation Date
Issues, Trends & Opportunities; Agricultural, Natural & Cultural Resources; Housing; Economic Development; Land Use; Utility & Community Facilities.	Public Information Meeting, Public Hearing and Plan Adoption.	April 22, 2009
Intergovernmental Cooperation	Work with neighboring communities to establish permanent boundaries and shared services	On-going
Agricultural, Natural & Cultural Resources	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.	2009-2010
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Zoning Map Amendments to ensure Land Use Plan and Zoning Map are consistent	Winter 2009
Agricultural, Natural & Cultural Resources	Evaluate programs (i.e. purchase of development rights, transfer of development rights, conservation easements, agricultural enterprise zones, etc.) to assist in the protection and preservation of agricultural lands.	On-going
Housing; Agricultural, Natural & Cultural Resources; Housing; Land Use; and Transportation.	Prepare an Official Map	Fall 2009
Transportation	Evaluate impacts of S.T.H. 16 reconstruction on future land uses in the Town	2010
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Update Land Division and Development Ordinance to accommodate cluster developments	Winter 2009
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Work with Waukesha County on updating Zoning Text to make it consistent with Land Use Plan	On-going
Utility & Community Facilities; Intergovernmental Cooperation, Land Use, housing, Transportation	Review potential funding options available to the Town.	On-going
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Economic Development; Land Use; Utility & Community Facilities; and Housing	Update Town Park and Recreation Plan	On-going
All Elements	Review and Update Progress of Implementing Land Use Plan.	On-going
Transportation	Update Road Plan and Establish Policy for Road Improvements.	On-going
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Land Use; Transportation	Continue to look for funding options for the replacement/abandonment of the Mill Street Dam/Bridge.	On-going
Issues, Trends & Opportunities; Economic Development; Land Use; Utility & Community Facilities; and Housing	Development of a Downtown Business Zoning District.	2009-2010

In addition to plans for developing neighborhoods, detailed plans should also be prepared for mature neighborhoods, 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 realignment or improvements, and other public utility and facility improvements. Redevelopment plans should seek to preserve those historic, cultural, and natural features as well as features of the urban landscape which provide for neighborhood identity. Plans should maximize opportunities for the provision of living arrangements and amenities that are unique to older cities in the County, such as a "downtown" housing development.

"Medium Density" development is not consistent with many of the planning standards and objectives. However, it is recognized that the Town of Oconomowoc may desire "infill" between existing subdivision plats consistent with adjacent developments and, also, in growth areas, without utilizing the cluster design concept.

As defined previously in Chapter 9 Rural Residential Density 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. Planning and zoning should be carried out in such a manner as to preserve rural character. New residential development when approved by the Town Board should be limited to an overall density of no more than one dwelling unit per five acres of open land, unless a density bonus is allowed as a result of utilizing the open space or cluster design concept.

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 Residential Density category to develop at an overall density of 3.5 acres per dwelling unit, rather than no more than 5 acres per dwelling unit, if said lands will be developed as Planned Unit Developments or conservation design developments utilizing conservation design standards: 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 stormwater management facilities. 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, storm water management, landscaping and open space preservation may also need revision to adequately promote and regulate cluster development. Because density bonuses are increasing densities from 5 to 3.5 residential units per acre, the density increase may outpace projected population and projected housing needs in the municipality. Residential cluster 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. The Town of Oconomowoc should amend their Land Division Ordinance to promote residential cluster type developments. The standards should be similar to those established in the Comprehensive Development Plan for Waukesha County.

It is important to note that all development in the Town of Oconomowoc requires review and approval by the Town Plan Commission and the Town Board. This plan recognizes that although the land use plan map may show an area of the Town to be developed in low or medium density residential development, the Town Plan Commission and/or Board may conclude that due to the lack of municipal services and infrastructure (i.e. sewer and water), the type of development is not acceptable, the location of the development promotes urban sprawl or the timing of the development is not consistent with the overall objectives of the plan and deny the proposed development. The plan sets out development of the Town over twenty-five (25) years. Development proposals may try to out pace the implementation of the development plan. The Town may deny development requests based on those previously stated concerns.

Environmentally Sensitive Lands

The plan seeks to protect and preserve Primary Environmental Corridors to the greatest extent possible and locates new development outside the wetland and lowland areas of the Town. 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 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 provision 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 Procedures

After formal adoption of the Land Use Plan via Ordinance, the Town Board and Town Plan Commission must commit to the underlying objectives of the plan. After the Town adopts the plan, the Town should evaluate the plan at set intervals to determine if they are following the plan. The Town Plan Commission shall implement the adopted plan, which may require changes or amendments to the Land Division Ordinance as well as having the Town establishing its own Zoning Ordinance. The Plan Commission shall seek to preserve and protect the natural resource base by continuing to regulate residential development.

The Land Division Ordinance is an important means available to shape, grow and develop in accordance with adopted land use objectives. Under the State comprehensive planning law (s.66.1001 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 this plan, the Town should review the text of the ordinance and adjust it as necessary to carry out the various implementation recommendations contained in the 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 proposed developments for consistency with the recommendation of this Plan.

Official Mapping

Adoption of an "Official Map" can contribute significantly to the implementation of the recommended Town Land Use Plan. The Town should prepare and adopt an "Official Map" pursuant to Section 62.23(6) of the Wisconsin Statutes, showing thereon lands needed for future public use as streets, highways, drainageways, 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 Ordinance

The Land Division Ordinance should be adopted by the Town 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.

Park and Recreation

Amendments to the Park & Recreation Plan objectives of the Land Use Plan require continued public interest. The Town may acquire more land for outdoor recreation and open space uses and the Town may acquire other lands for park and open space purposes as recommended in the plan. Private conservancy organizations are encouraged to supplement public open space acquisition efforts, as appropriate, to ensure the preservation of important natural areas.

Municipal Boundary Agreements

Although the Town of Oconomowoc has been unsuccessful in obtaining boundary agreements with its neighbors (Village of Lac La Belle, Village of Oconomowoc Lake and City of Oconomowoc), the Town should continue to work with their neighbors on boundary issues and shared services. The *Wisconsin Statutes* establish a number of arrangements for cooperation among communities with regard to the sharing of municipal services.

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 person, with great care given to ensure internal consistency among the various elements and with the notion of being consistent with the Development Plan for Waukesha County. The Town of Oconomowoc Comprehensive Plan objectives and standards described in Chapter 2 are consistent with 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.

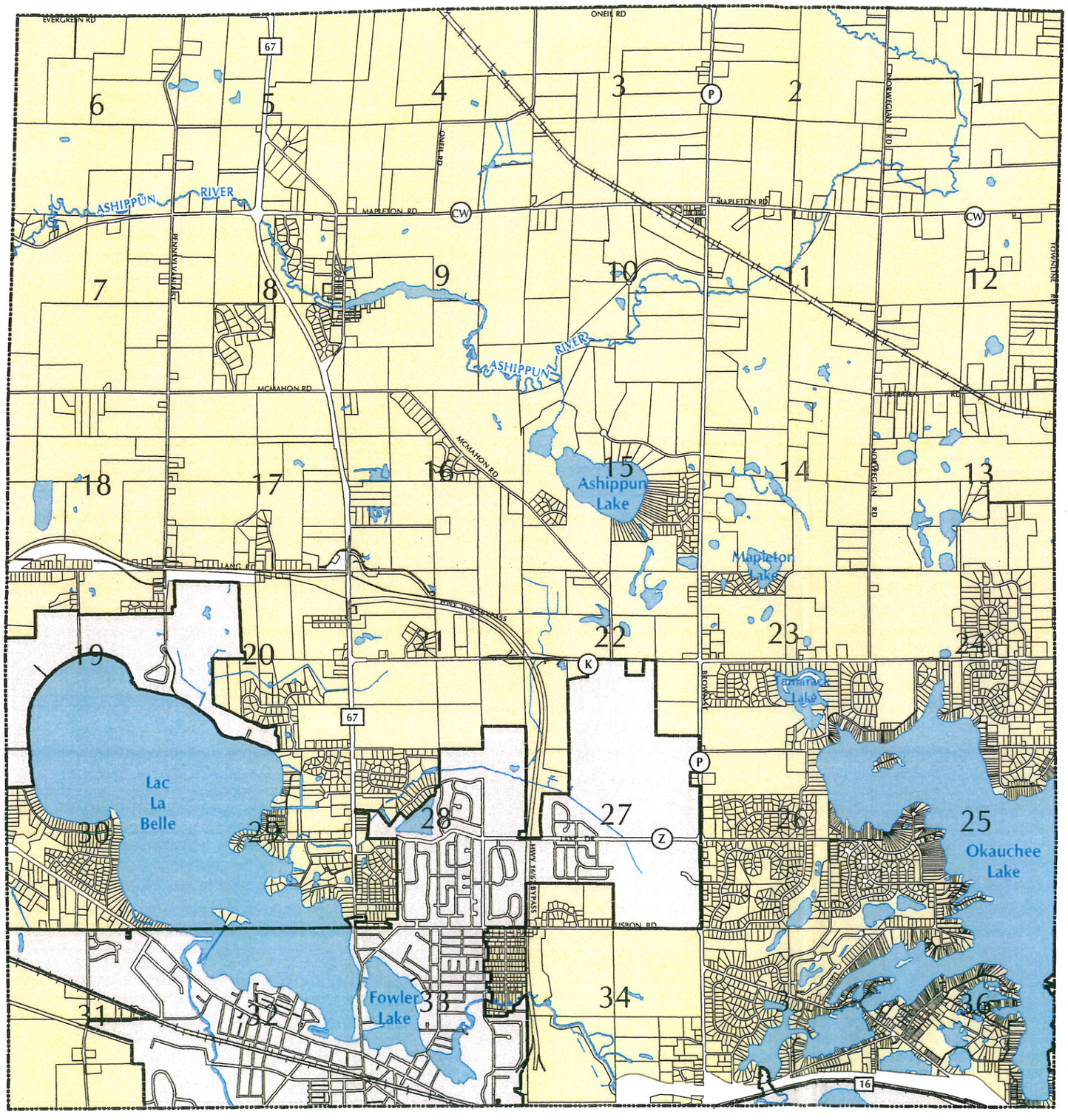
Plan Review and Amendment Process

The Town of Oconomowoc plans to go through a Comprehensive Plan process at a minimum of every five years to see if amendments are necessary. The Town could develop a specific time when to hold a plan review meeting (open to the public) where citizens and developers could propose changes to the Land Use Plan. The property Owner should sign any proposed changes not initiated by the Town. According to Section 66.1001 (4) of the Wisconsin State Statutes, any change to the comprehensive land use plan must be adopted by Ordinance. The Town should establish minimum guidelines/procedures for amending the plan and the plan amendment may coincide with the zoning amendment process. The proposed amendment will require a public hearing and comment before the Town Board acts on the request.

Map A

TOWN OF OCONOMOWOC

TOWN MAP



LEGEND

- LAND WITHIN THE TOWN OF OCONOMOWOC
- OTHER LANDS
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS



0 0.25 0.5 1 1.5 2 Miles

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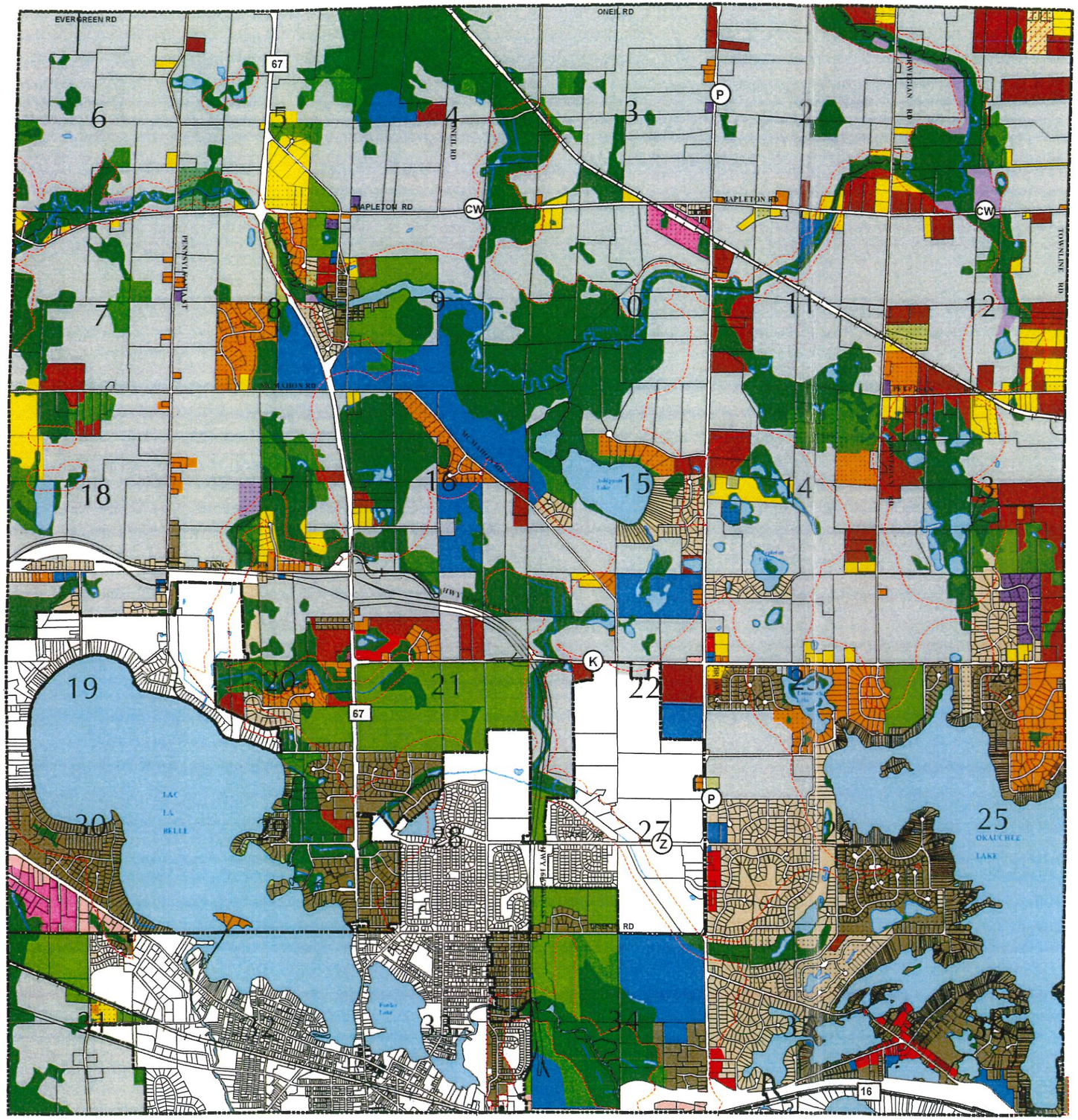
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
June 2008

Map B

TOWN OF OCONOMOWOC

ZONING DISTRICTS MAP



- A-1 Agricultural
- A-1a
- A-2 Rural Home
- A-3 Suburban Estate
- A-4 Country Estate
- A-5
- A-B Agricultural Business
- A-E Exclusive Ag Conservancy
- A-P Agricultural Land Pres
- A-T Ag Land Pres Transition
- AD-10 Ag Density-10
- B-1 Restricted Business
- B-2 Local Business
- B-3 General Business
- B-4 Community Business
- B-P Mixed Use Business Park
- C-1 Conservancy
- C-1(EFD) Existing Floodplain
- EC Environmental Corridor
- M-1 Limited Industrial
- M-2 General Industrial
- P-1 Public and Institutional
- Q-1 Quarrying
- R-1 Residential
- R-1a
- R-2 Residential
- R-3 Residential
- RRD-5 Rural Res Density - 5

Shoreland Boundary

Conditional Rezoning

N W E S

0 0.25 0.5 1 1.5 2 Miles

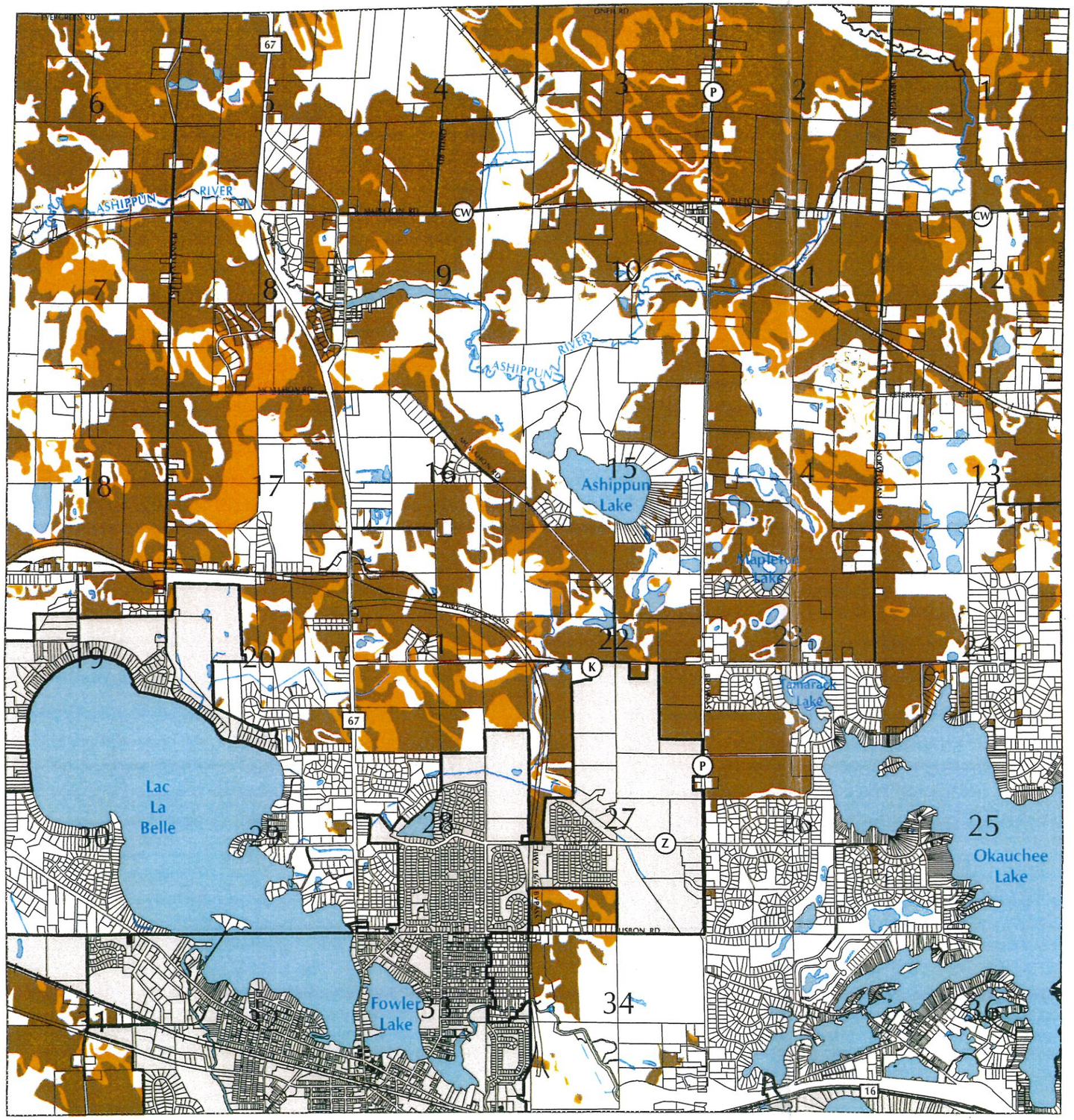
YAGGY COLBY ASSOCIATES

Prepared December, 2002
Edited May, 2009

Map C

TOWN OF OCONOMOWOC

AGRICULTURAL SOILS MAP



LEGEND

- CLASS I & II SOILS
- CLASS III SOILS
- LAND OUTSIDE THE TOWN OF OCONOMOWOC
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: WAUKESHA COUNTY

0 0.25 0.5 1 1.5 2 Miles

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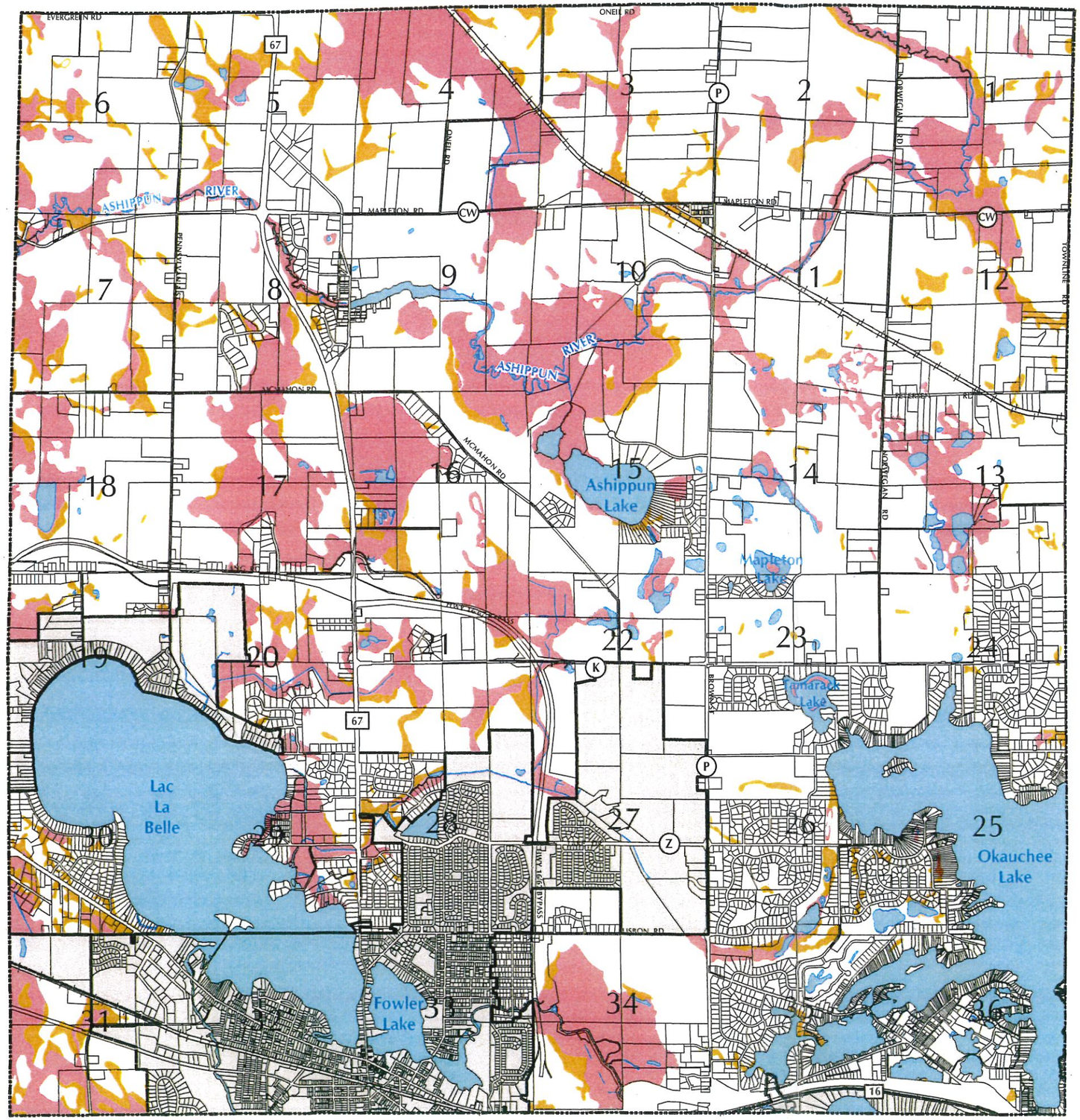
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates March 2009



Map D

TOWN OF OCONOMOWOC

HYDRIC SOILS MAP

LEGEND

- HYDRIC SOILS
- SOILS WITH HYDRIC INCLUSIONS
- LAND OUTSIDE THE TOWN OF OCONOMOWOC
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: WAUKESHA COUNTY

0 0.25 0.5 1 1.5 2 Miles

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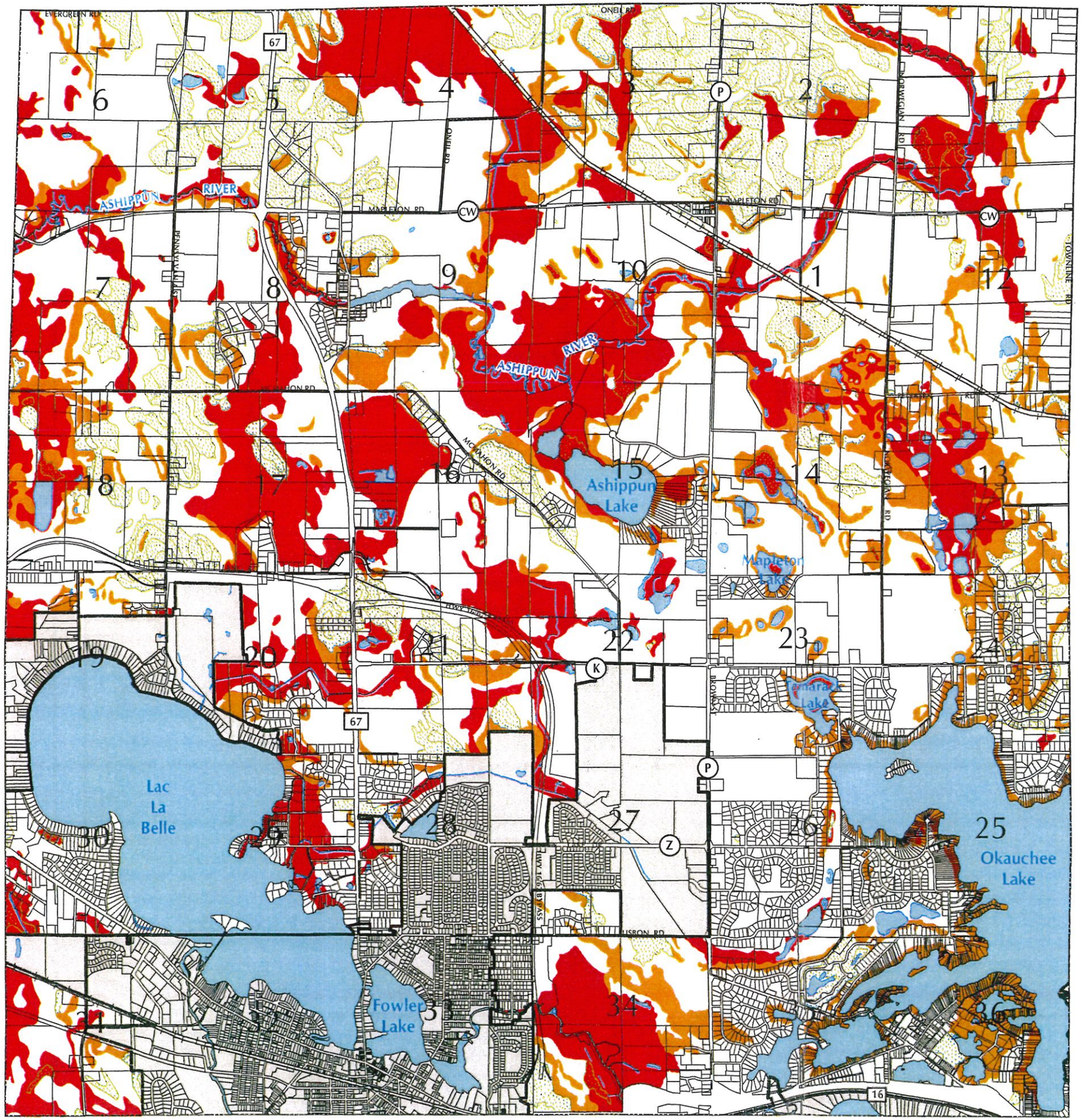
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
June 2008



Map E

TOWN OF OCONOMOWOC

POTENTIAL LIMITATIONS FOR DEVELOPMENT

LEGEND

- HYDRIC SOILS
- SLOPES EXCEEDING 12%
- BEDROCK WITHIN 6-FEET OF SURFACE
- LOW PERMEABILITY
- LAND OUTSIDE THE TOWN OF OCONOMOWOC
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: WAUKESHA COUNTY

0 0.25 0.5 1 1.5 2 Miles

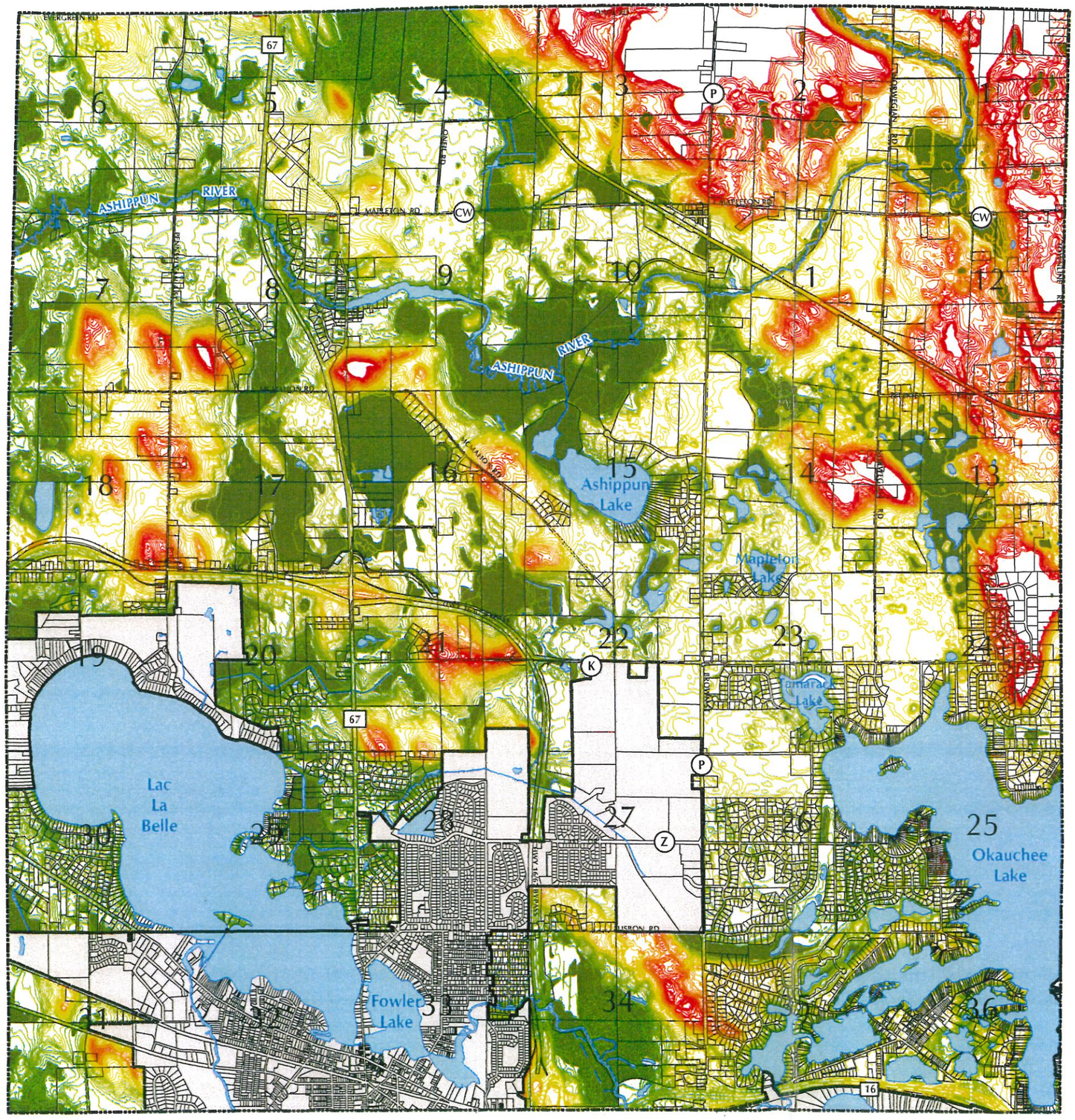
N W E S

YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates June 2008

Map H

TOWN OF OCONOMOWOC
TOPOGRAPHIC MAP



LEGEND

- WETLANDS
- LAND OUTSIDE THE TOWN OF OCONOMOWOC
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

ELEVATION IN FEET ABOVE SEA LEVEL

949 - 960	894 - 905
938 - 949	883 - 894
927 - 938	872 - 883
916 - 927	861 - 872
905 - 916	850 - 861

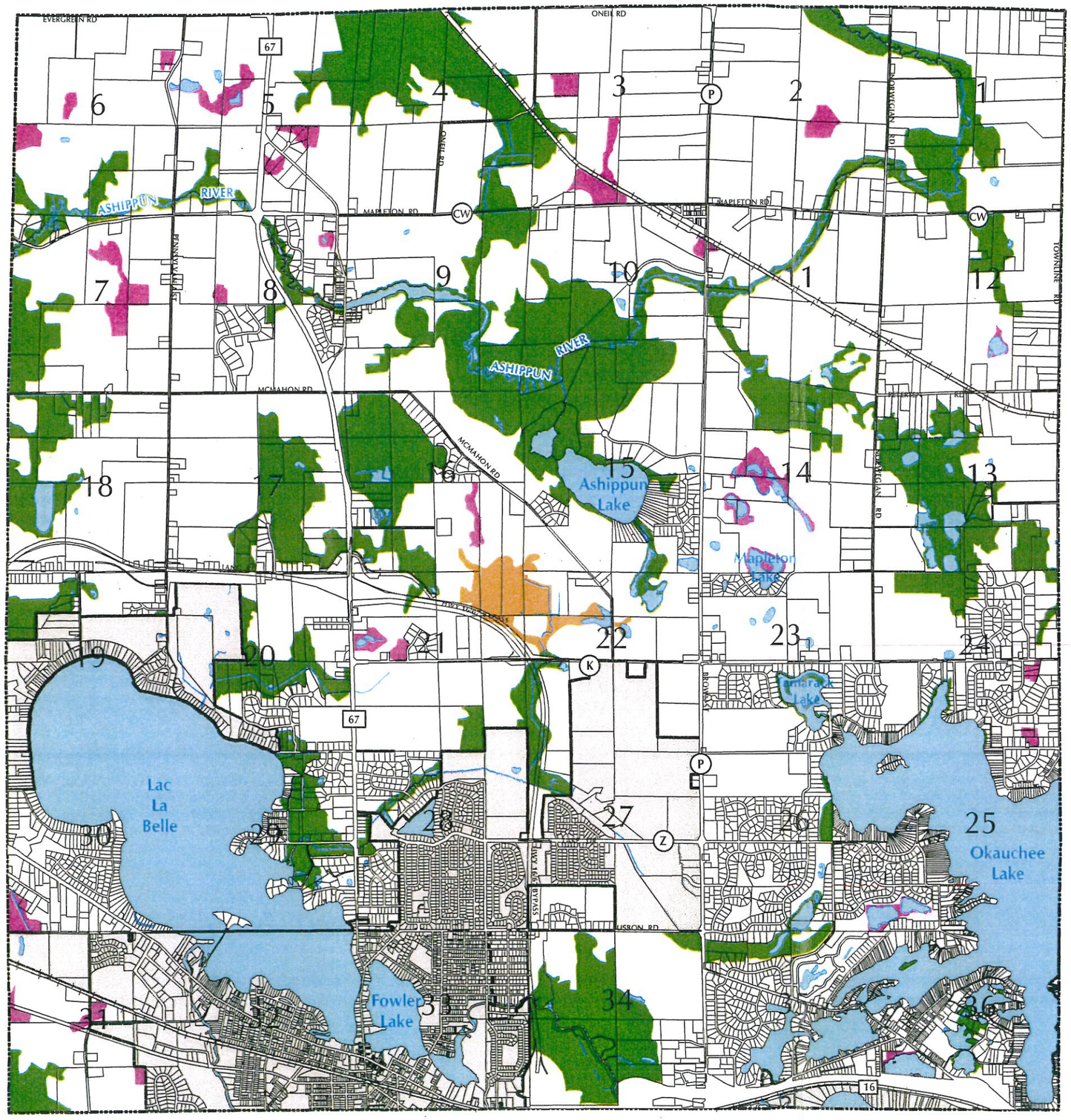
Source: WAUKESHA COUNTY, SEWRPC/WDNR 2005 WETLAND INVENTORY

0 0.25 0.5 1 1.5 2 Miles

N W E S

YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
September 2008



Map I

TOWN OF OCONOMOWOC

ENVIRONMENTAL CORRIDORS MAP

LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- LAND OUTSIDE THE TOWN OF OCONOMOWOC
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: SEWRPC

0 0.25 0.5 1 1.5 2 Miles

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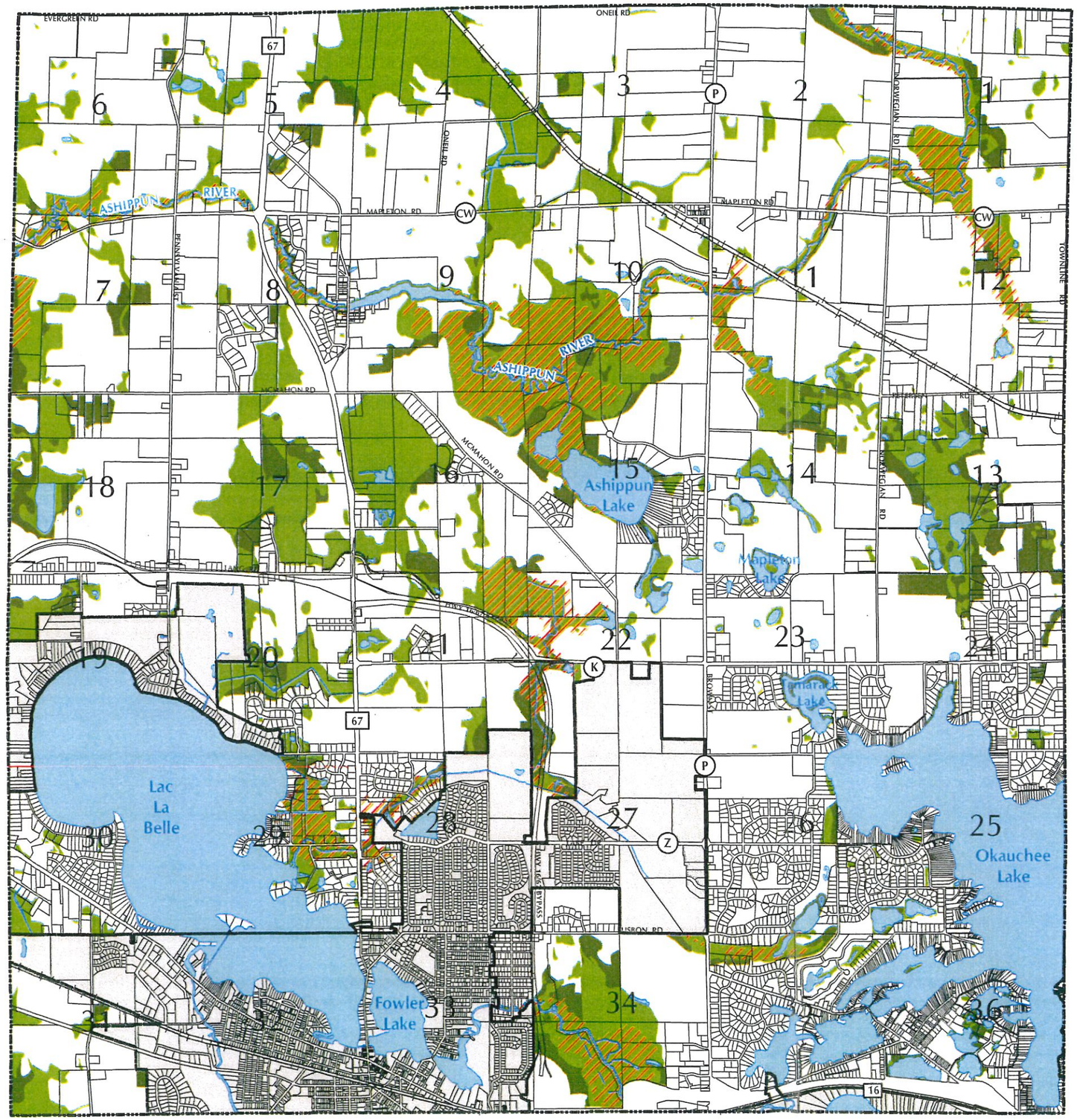
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
July 2008



Map J

TOWN OF OCONOMOWOC

UPLAND AND LOWLAND ENVIRONMENTAL CORRIDOR MAP

LEGEND

- 100-YEAR FLOODPLAIN
- WETLAND
- UPLAND CORRIDOR
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: FEMA/DNR 2007, SEWRPC, SEWRPC/DNR 2005 WETLAND INVENTORY

0 0.25 0.5 1 1.5 2 Miles

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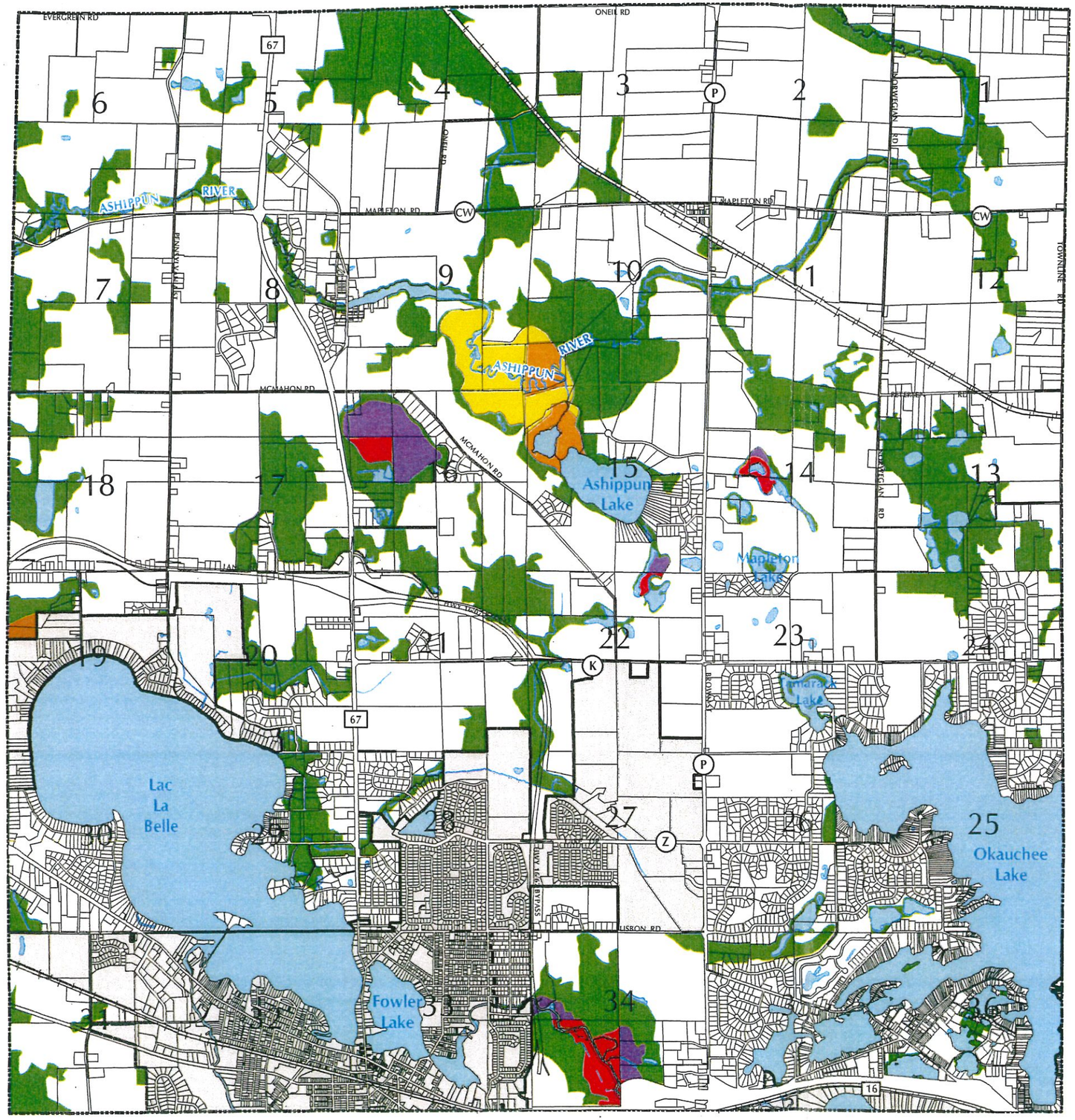
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates September 2008



Map K

TOWN OF OCONOMOWOC

NATURAL AREAS MAP

LEGEND

NATURAL AREA CLASS, OWNERSHIP

- CLASS I, PRIVATE-NP
- CLASS II, PRIVATE-NP
- CLASS II, PUBLIC
- CLASS III, PRIVATE-NP
- CLASS III, PUBLIC
- ENVIRONMENTAL CORRIDOR
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: SEWRPC, WAUKESHA COUNTY

0 0.25 0.5 1 1.5 2 Miles

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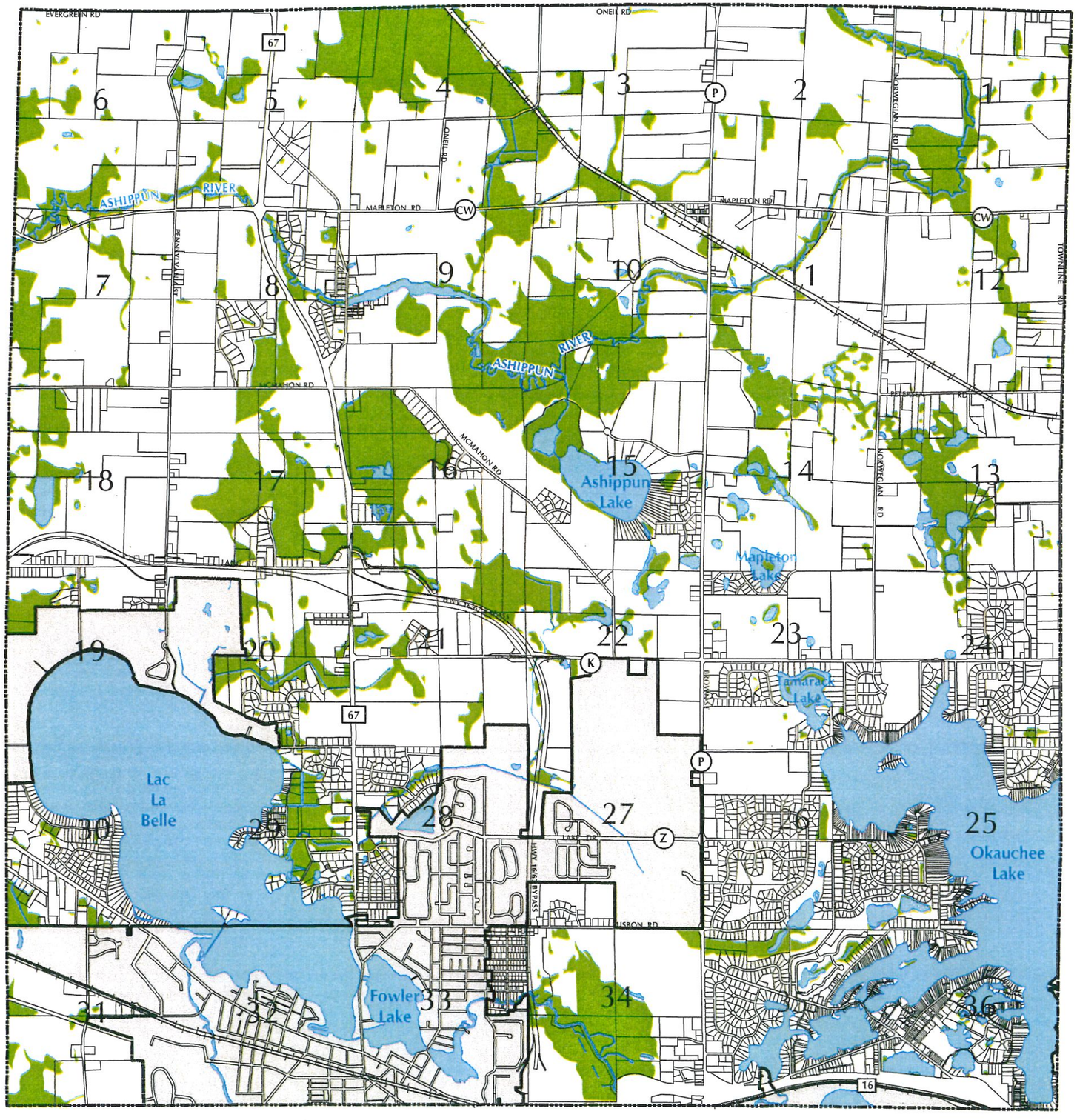
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
November, 2008



Map L

TOWN OF OCONOMOWOC

WETLANDS MAP

LEGEND

- WETLANDS
- LANDS OUTSIDE THE TOWN OF OCONOMOWOC
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: SEWRPC/WDNR 2005 WETLAND INVENTORY

0 0.25 0.5 1 1.5 2 Miles

N W E S

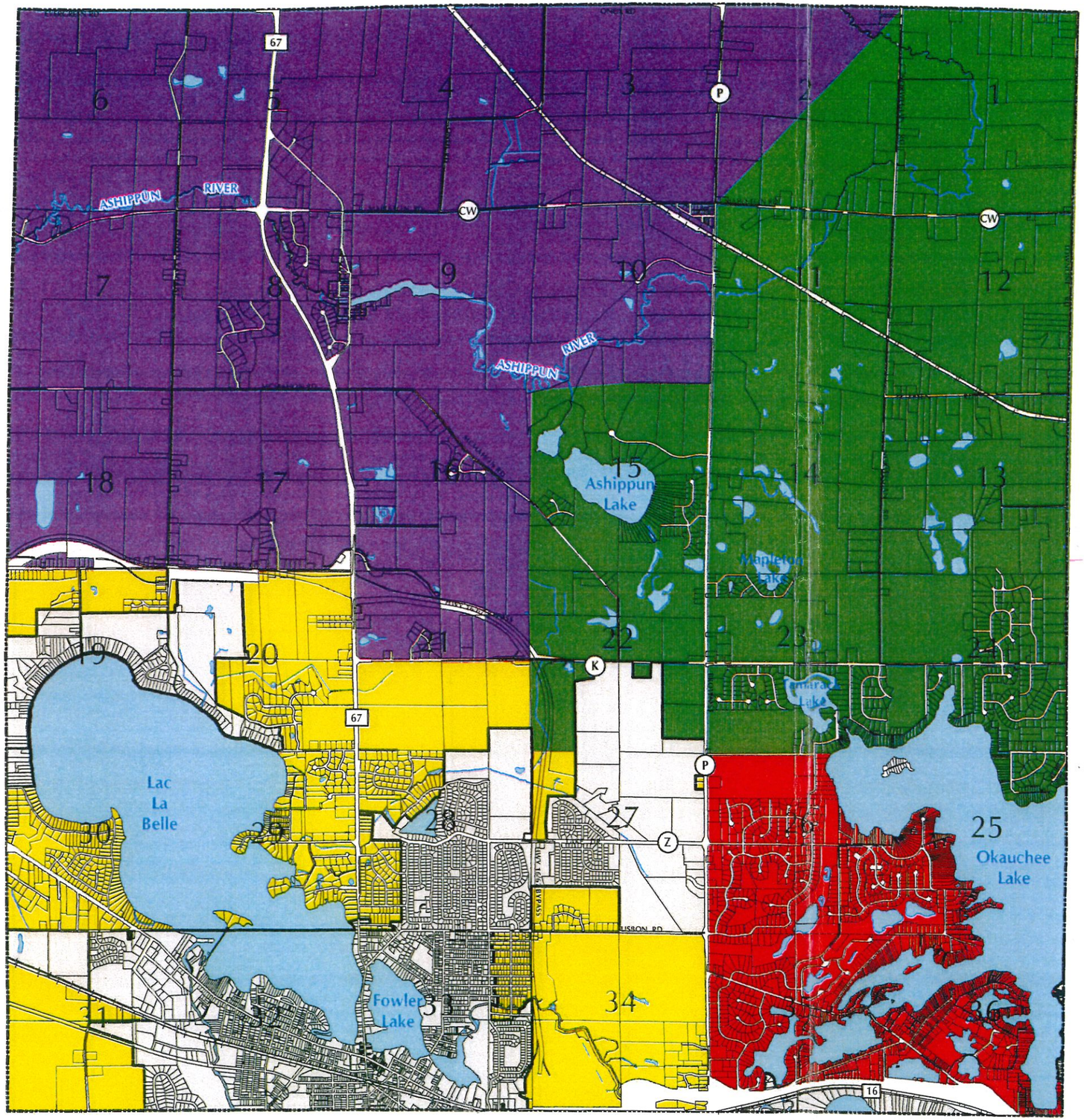
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
June 2008

Map O

TOWN OF OCONOMOWOC

FIRE DISTRICT MAP



LEGEND

- OKAUCHEE FIRE DEPARTMENT
- STONE BANK FIRE DEPARTMENT
- ASHIPPUN FIRE DEPARTMENT
- CITY OF OCONOMOWOC FIRE DEPARTMENT
- SURFACE WATER
- LANDS OUTSIDE THE TOWN BOUNDARY
- PARCELS

Source: SEWRPC, WAUKESHA COUNTY

0 0.25 0.5 1 1.5 2 Miles

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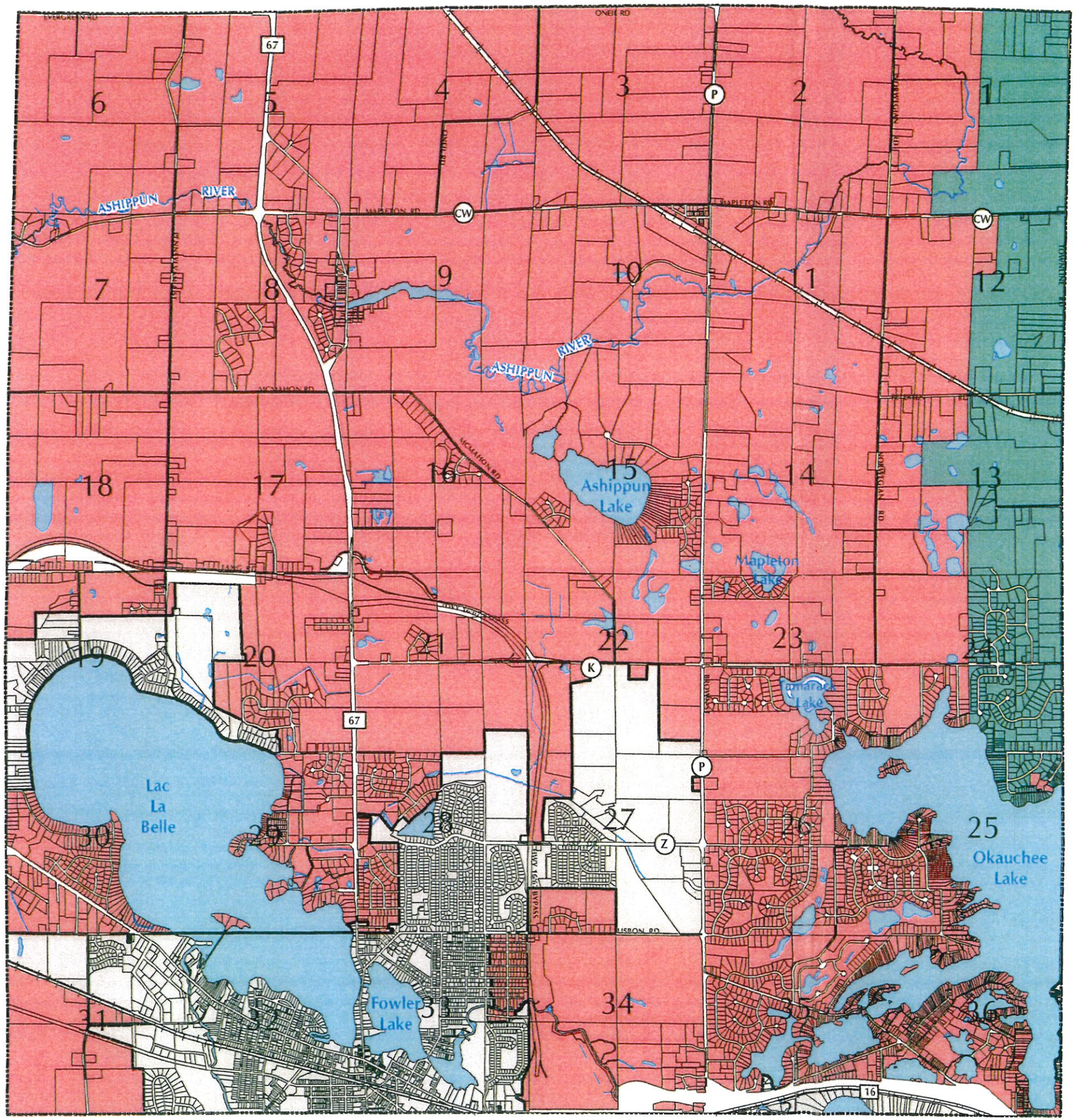
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
November 2008

Map R

TOWN OF OCONOMOWOC
SCHOOL DISTRICT MAP



LEGEND

- MERTON SCHOOL DISTRICT
- OCONOMOWOC SCHOOL DISTRICT
- SURFACE WATER
- LANDS OUTSIDE THE TOWN BOUNDARY
- PARCELS

Source: WAUKESHA COUNTY

0 0.25 0.5 1 1.5 2 Miles

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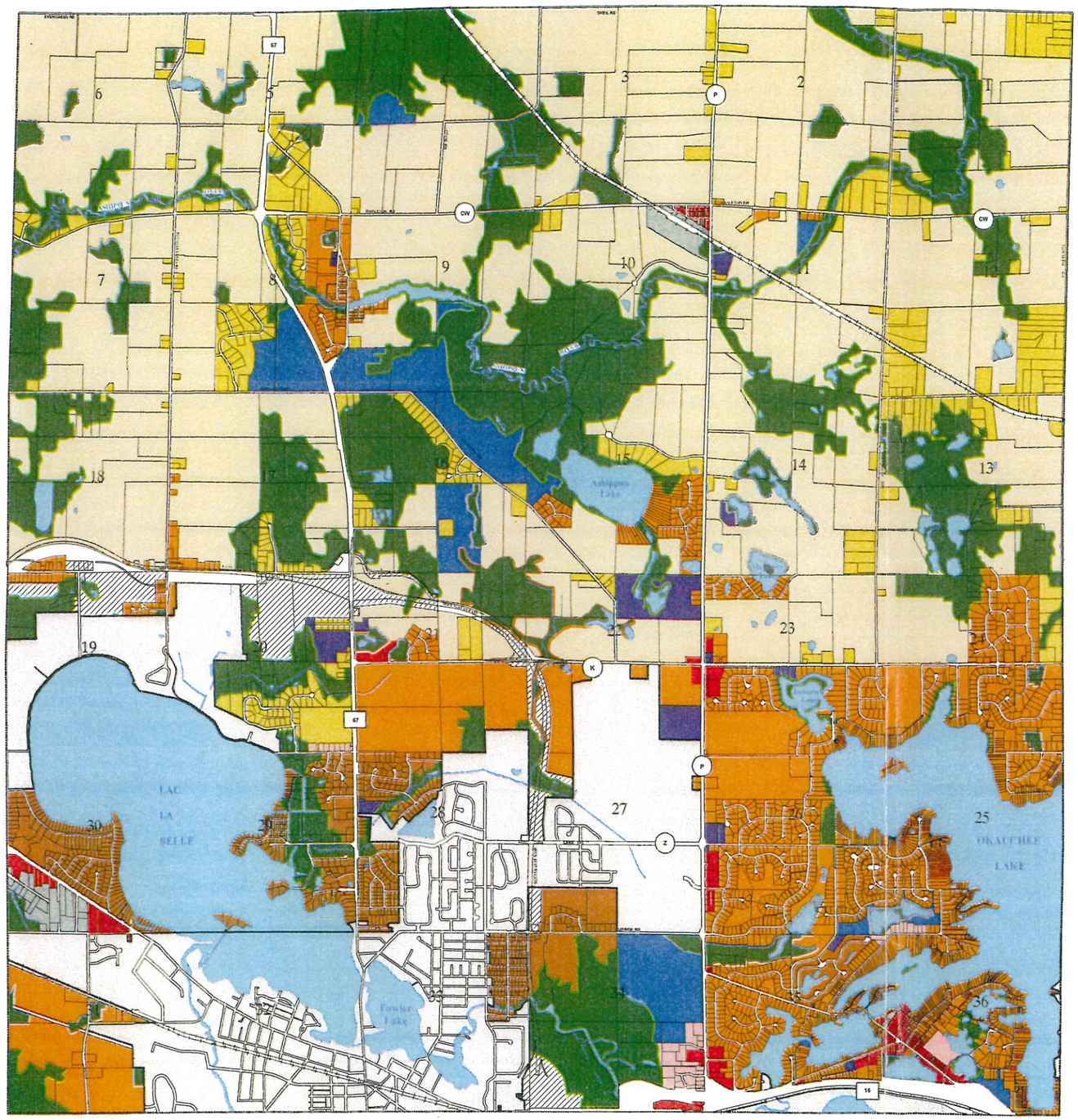
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
November 2008



Map S

TOWN OF OCONOMOWOC LAND USE PLAN

LEGEND

- Prime Agricultural
- Five Acre Agricultural
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Institutional
- Recreational
- Lands within Corporate Limits
- Transportation, Utility, and Communication
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

0 0.25 0.5 1 1.5 2 Miles

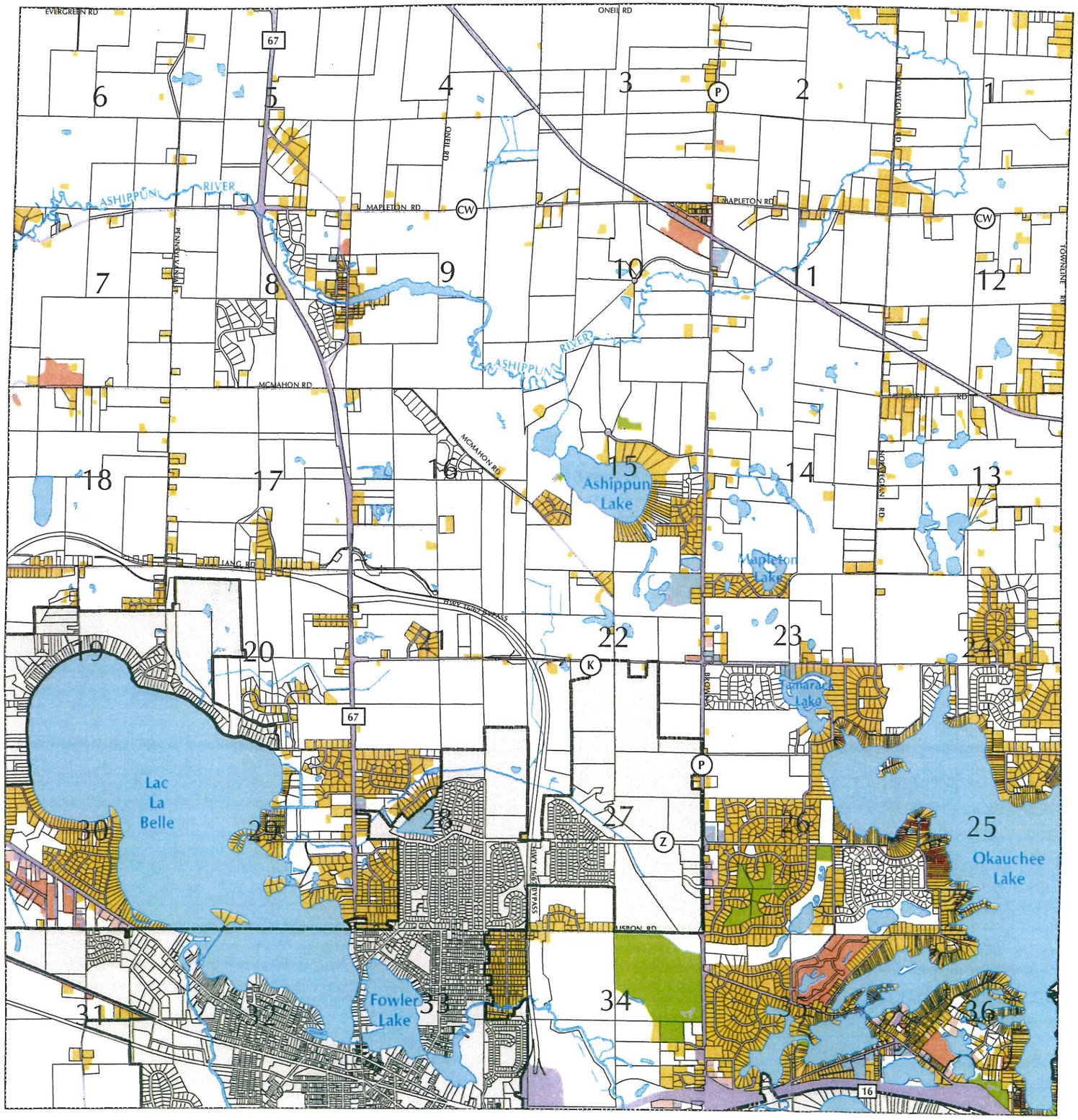
N W E S

YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates June 3, 2008
Last Edited May 7, 2009

Map T

TOWN OF OCONOMOWOC
2000 LAND USE MAP



LEGEND

- PARCEL AND ROW LINES
- MUNICIPAL BOUNDARY
- SURFACE WATER
- LANDS OUTSIDE THE TOWN BOUNDARY

2000 LAND USE

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION / UTILITIES
- GOVERNMENT / INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL / UNUSED / OPEN LANDS

Source: Waukesha County, SEWRPC

0 0.25 0.5 1 1.5 2 Miles

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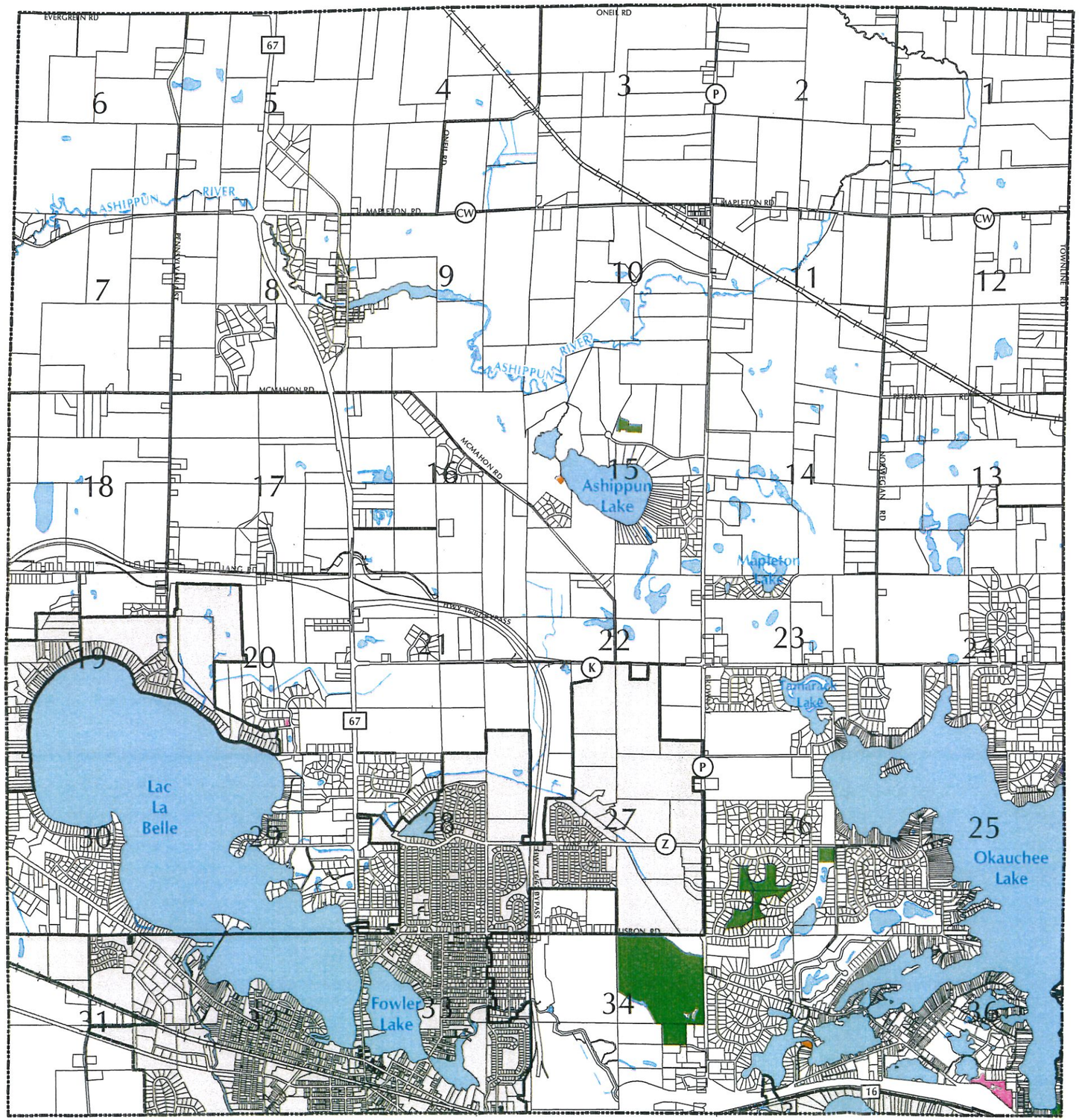
YAGGY COLBY ASSOCIATES

Map created January 9, 2009
YCA Project # 13052-00

Map M

TOWN OF OCONOMOWOC

RECREATION AREAS MAP



LEGEND

- PUBLIC LAND-RELATED RECREATION AREAS
- PRIVATE LAND-RELATED RECREATION AREAS
- PUBLIC WATER-RELATED RECREATION AREAS
- NONPUBLIC WATER-RELATED RECREATION AREAS
- LAND OUTSIDE THE TOWN OF OCONOMOWOC
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

Source: SEWRPC

0 0.25 0.5 1 1.5 2 Miles

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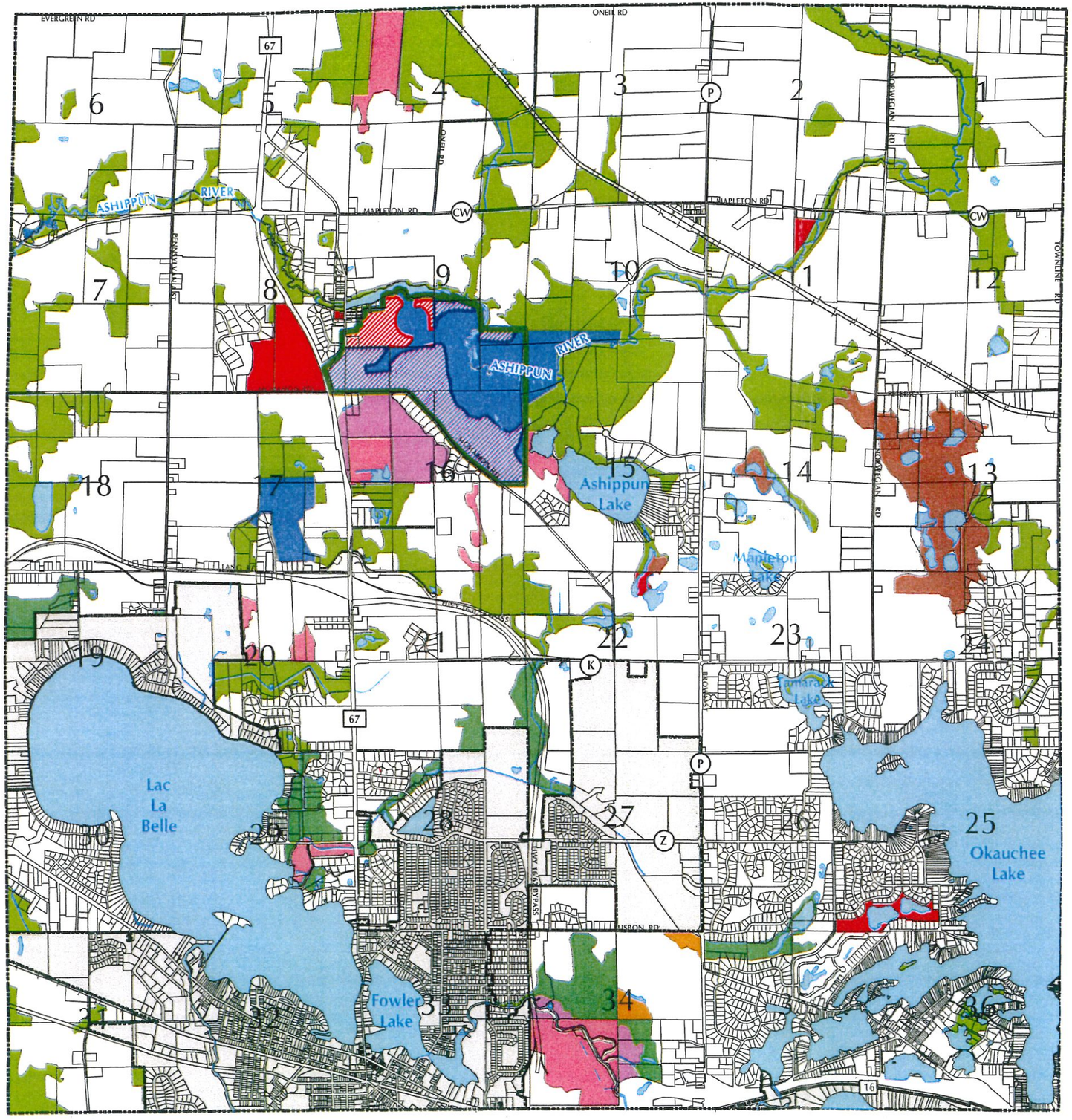
YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
July 2008

Map N

TOWN OF OCONOMOWOC

OPEN SPACE OWNERSHIP AND PARKS MAP



LEGEND

- COUNTY PARK
- COUNTY PARKS OUTSIDE ENV. CORR.
- PROP. CTY. PARK OUTSIDE ENV. CORR.
- SURFACE WATER
- TOWN BOUNDARY
- PARCELS

OPEN SPACE OWNERSHIP

- EXISTING LOCALLY OWNED
- EXISTING COUNTY OWNED
- EXISTING STATE OWNED (NOT DNR)
- PROPOSED OUTDOOR RECREATION SITE
- OPEN LANDS TO BE PROTECTED
- PROPOSED LOCALLY OWNED
- PROPOSED NON-PROFIT ORG. OWNED
- PROPOSED STATE OWNED (NOT DNR)

Source: SEWRPC, Waukesha County

0 0.25 0.5 1 1.5 2 Miles

N W E S

YAGGY COLBY ASSOCIATES

Prepared by Yaggy Colby Associates
May 2009