



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Joel Brennan, Secretary
Dawn Vick, Division Administrator

April 13, 2020

VIA EMAIL

Peter Topczewski, Chair
Town of Mukwonago
W320S8315 Beulah Road
Mukwonago, WI 53149

Carl Fortner, Chair
Town of Vernon
W249S8910 Center Drive
Big Bend WI, 53103

Re: Vernon-Mukwonago Cooperative Plan

Dear Mr. Topczewski and Mr. Fortner,

Enclosed please find the determination of the Department of Administration regarding your Communities' Cooperative Plan.

Having found that your Cooperative Plan meets the standards in s. 66.0307(5)(c), Wis. Stats., the Department hereby determines that the Cooperative Plan is approved.

Should you have any questions concerning our approval, or subsequent cooperative plan implementation issues, please do not hesitate to contact Erich Schmidtke at (608) 264-6102.

Sincerely,

Dawn Vick, Administrator
Division of Intergovernmental Relations

cc: Kathy Karalewitz, Town of Mukwonago Clerk Karen Schuh, Town of Vernon

(the following communities and jurisdictions may access the Department's review determination and the communities' Cooperative Boundary Plan document at
<http://doa.wi.gov/municipalboundaryreview>

Kevin Muhs, SEWRPC Director
Craig Thompson, WiDOT Secretary
Preston Cole, WiDNR Secretary
Jeremy Smith, Village of Sussex Admin
Norway Sanitary district #1
Julia Aquavia, City of Brookfield Atty
Waukesha Library
Mukwonago Community Library
Muskego Public Library
Mukwonago Area School District
Waterford Union High School District

Dale Shaver, Waukesha County Parks & Land Use
Tina Mayer, Town of Waterford Clerk
Village of Big Bend Library
Randy Romanski, DATCP Secretary
Meri Majeskie, Town of Genesee Clerk
Village of Big Bend Clerk
Sharon Mueller, City of Muskego Clerk
Georgia Stanford, City of New Berlin Clerk
Western Racine County Sewerage District
Dan Ertl, City of Brookfield Comm. Dev.
Walworth County Metropolitan Sewerage District

Washington Caldwell School District
Waterford Sanitary District
City of New Berlin Library
Kim Buchanan, Town of East Troy Clerk
Waukesha Cty Tech College
Waukesha School District
Milwaukee Metropolitan Sewerage District
Muskego-Norway School District
Elisa Cappozzo, Town of Brookfield Clerk
Kevin Lahner, City of Waukesha Admin.
Waterford Public Library
Lynn Pepper, Town of Eagle Clerk

Meg Wartman, Waukesha County Clerk
Jim Hammes, T Lisbon and T Brookfield Atty
City of Pewaukee/Waukesha Water and Sewer District
Rhoda Bagley, Village of North Prairie Clerk
Gina Kozlik, City of Waukesha Clerk
Norris School District
New Berlin School District
Diana Dykstra, Village of Mukwonago Clerk
Julie Gay, City of Waukesha Attorney
Kathy Nickolaus, Town of Waukesha Clerk
Kim Bushy, Walworth County Clerk
Cheri Zindars, Village of Eagle Clerk



WISCONSIN DEPARTMENT OF ADMINISTRATION

**REVIEW of the COOPERATIVE PLAN
under Section 66.0307, Wis. Stats.**

between the

**TOWNS OF VERNON and MUKWONAGO
WAUKESHA COUNTY**

April 13, 2020

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STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Joel Brennan, Secretary
Dawn Vick, Division Administrator

This determination constitutes the Department's review of the proposed cooperative plan between the Towns of Vernon and Mukwonago under s. 66.0307, Wis. Stats. The Department is charged with reviewing cooperative plans for compliance with public interest standards set forth in s. 66.0307(5)(c), Wis. Stats.

In summary, it is the DETERMINATION OF THE DEPARTMENT OF ADMINISTRATION that when considering the proposed cooperative plan under Section 66.0307(5), Wis. Stats.:

Standard 1, Content of Cooperative Plan Sufficiently Detailed – Met

Standard 2, Cooperative Plan Consistent with Comprehensive Plans and State and Local Laws and Regulations – Met

Standard 3, Adequate Provision for Municipal Services – Met

Standard 4, Provision for Affordable Housing – [Repealed & Inapplicable]

Standard 5, Compactness of Plan Territory – Met

Standard 6, Planning Period is Consistent with Cooperative Plan – Met

The facts and analysis supporting these findings are discussed in the body of this determination. The Determination of the Department of Administration is as follows:

Pursuant to s. 66.0307(5)(d) Wis. Stats., the proposed cooperative plan is
APPROVED.

Dated this 13th day of April 2020,

Dawn Vick
Administrator, Division of Intergovernmental Relations

NOTICE OF APPEAL RIGHTS

This Notice sets forth the requirements and procedures for obtaining judicial review of the attached decision of the Department. Any person aggrieved by a decision of the Department can seek judicial review of the decision under Wis. Stats. §§ 66.0307(9) and 227.52, *et seq.* A petition for judicial review must be filed in the Circuit Court within 30 days of the date of this decision. In addition, a copy of the petition for judicial review must also be served on the Department either personally or by certified mail within 30 days of the date of the decision. A petition for judicial review shall name the Department of Administration as the Respondent. Petitions for judicial review should be served on the Department's Secretary, Joel Brennan, at the following address:

Secretary Joel Brennan
Wisconsin Department of Administration
c/o DOA, Municipal Boundary Review
101 East Wilson Street, 9th Floor
PO Box 1645
Madison, WI 53701

Persons filing a petition for judicial review are advised to closely examine all provisions of Wis. Stat. §§ 227.52 and 227.53 to ensure strict compliance with the statutory requirements. The summary of appeal rights in this notice should not be relied upon as a substitute for the careful review of all applicable statutes, nor should it be relied upon as a substitute for obtaining the assistance of legal counsel.

Executive Summary

Pursuant to s. 66.0307(5)(a), Wis. Stats., the Wisconsin Department of Administration (Department), has received the *Intergovernmental Cooperative Plan between the Town of Vernon and Town of Mukwonago* (Cooperative Plan).

The purpose of the Cooperative Plan is limited in nature and does the following:

The Plan,

- Sets the existing boundary line between the Communities as the boundary line in perpetuity;
- Prohibits the Communities' exercise of annexation authority, should either Community ever acquire such authority;
- Prohibits the Communities' exercise of extraterritorial authority, should either Community ever acquire such authority, and
- Establishes a framework between the Communities for potentially cooperating with planning and services, should either ever choose to do so.

Although the Cooperative Plan is limited in purpose and commitment, it does directly address the Department's review standards in s. 66.0307(5), Wis. Stats., showing how the Plan complies with each. The Department therefore must approve the Plan.

The Cooperative Plan was commenced in Summer of 2019, with authorizing resolutions passed by the Town of Mukwonago on July 19, 2019 and the Town of Vernon on September 5, 2019.

A joint public hearing was held on November 13, 2019. Four residents appeared to ask questions and indicate their general support for the Cooperative Plan.

Approval resolutions were passed by the Town of Mukwonago on December 18, 2020 and by the Town of Vernon on December 19, 2019. On January 15, 2020, the Communities submitted the Cooperative Plan to the Department for its review.

Southeast Wisconsin Regional Planning Commission (SEWRPC) submitted comments on the Cooperative Plan pursuant to s. 66.0307(4)(c), Wis. Stats., generally finding that the Plan will facilitate implementation of SEWRPC's regional master plan. Additionally, sharing services could improve efficiency and cost of providing services, and the Plan could also help the Communities avoid future disputes about land use and municipal boundaries. SEWRPC does point out that the Village of Mukwonago's planned sewer service area includes Town of Vernon land, but that it is SEWRPC's

understanding that the Village of Mukwonago and Town of Vernon are working to develop a separate cooperative plan between them.¹

Waukesha County Department of Parks and Land Use also submitted comments pursuant to s. 66.0307(4)(c), Wis. Stats. Waukesha County finds the Cooperative Plan contrary to both the Waukesha County's Development Plan and SEWRPC's master plan. As with SEWRPC, the County points out that the Village of Mukwonago's sewer service area extends into the Town of Vernon, as well as the Village's extraterritorial area. Therefore, the County believes that Vernon should really be developing a cooperative plan with the *Village* of Mukwonago, not the *Town* of Mukwonago. However, the County asserts, Vernon has instead developed a cooperative plan with the Town of Mukwonago for the sole purpose of incorporating under s. 66.02162, Wis. Stats. By incorporating, Vernon territory could no longer be annexed into the Village of Mukwonago's sewer service area. The County asserts that this will have the effect of restricting future sewered development and economic development in the region. The regional and county plans call for economic development, a diverse housing stock and smaller lot sizes, and sewer and water services are critical for facilitating this. Therefore, Waukesha County believes that a cooperative plan which disregards planned sewer and water services, and instead leads to a result where those services are no longer possible, is not consistent with the regional and county plans.

In response to Waukesha County's letter, the Towns of Vernon and Mukwonago submitted a letter to the Department asking that the County's comments be disregarded because they fall outside of the Department's statutory review standards.

The Towns are correct that the issue facing the Department is review of a cooperative plan, not an incorporation. Also, the Department has no statutory role to approve or disapprove an incorporation under s. 66.02162 Wis. Stats., other than potentially issuing a certificate of incorporation under s. 66.02162(5), Wis. Stats. Therefore, the purpose and focus of this determination is whether the Cooperative Plan meets the standards under s. 66.0307(5)(c), Wis. Stats. The Department does not dismiss or fail to appreciate the policy issues Waukesha County raises regarding regional growth, economic development, and implementation of sewer service plans. However, those issues are better addressed by local and regional leaders and the legislature, because they fall outside of the narrowly prescribed statutory review standards the Department reviews for with cooperative plans.

¹ The Village of Mukwonago and Town of Vernon did recently submit a cooperative plan to the Department. However, the Department returned the proposed cooperative plan to the Village and Town on November 11, 2019 recommending that the Plan be revised with specific changes and resubmitted to the Department. However, the Village and Town did not revise and resubmit and as a result, any new cooperative planning effort must start the process over from the beginning.

Approval Standards Applicable to the Department

A cooperative plan shall be approved by the Department if the Department determines that each of the review standards in s. 66.0307(5)(c), Wis. Stats., is met. Nothing in the statutes authorizes the Department to waive any of these requirements.

The following paragraphs describe how these review standards apply to the Cooperative Plan. It is important to understand that this review document is not a complete restatement of the Plan. Those wanting to learn specific details, provisions, nuances, and conditions should look to the text of the Cooperative Plan itself, which is available from the communities as well as on the Department of Administration's website at: <http://doa.wi.gov/municipalboundaryreview>.

- (1) *The content of the plan under sub. s. 66.0307(3)(c) to (e) is sufficient to enable the Department to make the determinations under subds. 2 to 5. s. 66.0307(5)(c)1., Wis. Stats.***

As mentioned, this Cooperative Plan is limited in scope and requires little in terms of action items. However, the provisions that the Plan does contain are sufficiently detailed, complete, and free of ambiguity. Therefore, the Department determines that the standard in s. 66.0307(5)(c)1., Wis. Stats. is met.

- (2) *Is the cooperative plan consistent with each participating municipality's comprehensive plan and with current state laws, municipal ordinances and administrative rules that apply to the territory affected by the plan? s. 66.0307(5)(c)2., Wis. Stats.***

Both Communities have adopted comprehensive plans, which are attached to the Cooperative Plan at Exhibits I and J.

In order to help assure that consistency with these Comprehensive Plans is maintained, the Cooperative Plan creates a Joint Planning Area (JPA) and a Joint Planning Committee (JPC). The JPA, shown at Exhibit E, is an area the Communities have identified which, when developed or redeveloped, will impact both Towns. The JPC, consisting of 2 voting members from Mukwonago and 2 voting members from Vernon, is responsible for commenting on all proposed Comprehensive Plan amendments within the JPA.

Land uses between the towns are generally consistent with each other across the border with much of the area within environmental corridor/conservancy (Vernon Marsh). Residential density ranges vary between the communities and portions of the land in the Town of Mukwonago is only accessible from Town of Vernon roads due to the Fox River. The JPA can provide a framework to ensure that both communities work together on land use within the JPA.

Specific ways in which the Cooperative Plan is consistent with the Town of Mukwonago's comprehensive plan are:

- Growth Management - the Town's comprehensive plan recommends that all Municipalities within the Mukwonago School District consider some type of growth management for development.² This Cooperative Plan creates a mechanism for at least these two municipalities within the Mukwonago School District to coordinate growth and development.
- Eliminate or Reduce Duplication of Services – Mukwonago's Comprehensive Plan recommends eliminating or reducing duplication of services with adjacent communities to avoid redundancy. This Cooperative Plan creates an environment of cooperation and communication, and the establishment of the JPC, described above, and the Shared Services Committee (SSC), described below under the *Services* standard, which will seek to promote greater planning and service efficiencies.
- The Town of Mukwonago Planned Land Use Map depicts a mix of future land uses in the Joint Planning Area (JPA) including *Lowland and Upland Conservancy*, *Rural Residential*, *Low Density Residential*, *Suburban Density Residential*, and *Medium Density Residential*. This is generally consistent with Vernon's comprehensive plan recommendations for the JPA.

The Cooperative Plan is consistent with the Town of Vernon's Comprehensive Plan in the following way:

- JPA Land Use - Vernon's Comprehensive Plan recommends land use within the JPA to be *Environmentally Sensitive Areas*, *Rural Residential*, *Low Density Residential*, and small areas of *Commercial* and *Educational & Institutional* along National Ave (County Highway ES). This is consistent with Mukwonago's comprehensive plan recommendations for the JPA.³

Generally, Vernon's Comprehensive Plan recommends developing cooperative plans with surrounding *cities* and *villages*. It does not mention developing cooperative plans with surrounding towns. However, the Cooperative Plan is consistent with the spirit of this provision, namely cooperating with municipal neighbors.

The Cooperative Plan states that it is fully consistent with current state and federal laws, county shoreland zoning ordinances, municipal regulations and administrative rules that apply to the territory affected by the Plan, and that no Plan provisions create any inconsistencies or violations of any such laws, ordinances, regulations, or rules.

² Town of Mukwonago's Comprehensive Plan, Community Facilities & Utilities Element, page 4-19.

³ *Town of Vernon Smart Growth Comprehensive Plan* (2007), Planned Land Use Map.

For the foregoing reasons, the Department determines that the Cooperative Plan is consistent with the Communities' comprehensive plans and current state, federal, and local laws. Therefore, the standard in s. 66.0307(5)(c)2., Wis. Stats. is met.

- (3) *Is adequate provision made in the cooperative plan for delivery of necessary municipal services to the territory covered by the plan? s. 66.0307(5)(c)3., Wis. Stats.*

Table 1, below, shows the core municipal services Vernon currently delivers to its residents and property owners. It is anticipated that Vernon will continue to provide these services to its residents.

Table 1: Town of Vernon Services Provided

Administrative Services	Tax Collection
Police Protection (County Sheriff)	EMS Rescue Service
Garbage and Recycling Collection	Well Water Monitoring
Snow Plowing and Salting	Brush Pickup and Drop-Off
Road Maintenance and Repair	Wood Chip Delivery
Stormwater Management	Erosion Control
Zoning and Comprehensive Planning	Engineering
Building Permits and Inspection	Parks and Recreation
Election Administration	Licensing (liquor, dogs, etc.)

Table 2, below, shows the core municipal services Mukwonago currently delivers to its residents and property owners. It is anticipated that Mukwonago will continue to provide these services to its residents.

Table 2: Town of Mukwonago Services Provided

Administrative Services	Fire Protection
Police Protection	EMS Rescue Service
Garbage and Recycling Collection	Well Water Monitoring
Road Maintenance and Repair	Erosion Control
Zoning and Comprehensive Planning	Engineering
Building Permits and Inspection	Park Maintenance
Election Administration	Licensing (liquor, dogs, etc.)
Snow Plowing and Salting	Stormwater Management
Brush Pick-Up	

Currently, Vernon and Mukwonago have a mutual aid agreement between them for Fire Protection and EMS Rescue Services, they share road maintenance, plowing, salting, and cooperate with elections, recreation programs, and joint purchasing. In addition, the Towns use the same professional services firm for legal, planning, and zoning which results in additional coordination.

To facilitate sharing additional services in the future, the Cooperative Plan establishes a Shared Services Committee (SSC). The SSC, which is comprised of 2 voting members from each Community, is responsible for considering the feasibility of combining

services, jointly purchasing capital equipment, and sharing employees and personnel. Specific services identified to potentially share in the future include fire, EMS, police protection, public works, snow plowing and salting, large item drop off, recycling, brush and leaf drop off, parks creation and maintenance, joint recreation programs, a joint municipal court, planning and building inspection, and shared sewer and water if sewer and water becomes necessary in the future. The SSC is required to develop a report, submitted annually to the Town Boards, addressing what, if any, municipal services could be more efficiently and economically delivered jointly.

As pointed out by SEWRPC and Waukesha County, this Cooperative Plan does not address the situation where town residents and landowners adjacent to the Village of Mukwonago may desire higher-level urban level services. For example, is it intended that these residents and landowners will annex into the Village to obtain these higher-level services? The Cooperative Plan provides no guidance. However, this Plan is between only the Towns of Vernon and Waukesha and sets only the boundaries as between the two Communities. Nothing in the Cooperative Plan itself would prohibit other adjacent municipalities from annexing territory under applicable annexation statutes. The Department believes not addressing this situation is acceptable under this statutory standard, which is based on conditions as they exist at the time of the Cooperative Plan. The statutory standard does not require the Department to anticipate a possible future incorporation under s. 66.02162, Wis. Stats.

For the foregoing reasons, the Department finds that adequate provision has been made for the delivery of services and that the standard in s. 66.0307(5)(c)3., Wis. Stats., is met.

- (5) ***The shape of any boundary maintained or any boundary change under the cooperative plan is not the result of arbitrariness and reflects due consideration for compactness of area. Considerations relevant to the criteria under this subdivision include quantity of land affected by the boundary maintenance or boundary change and compatibility of the proposed boundary maintenance or boundary change with natural terrain including general topography, major watersheds, soil conditions and such features as rivers, lakes and major bluffs. s. 66.0307(5)(c)5., Wis. Stats.***

The Cooperative Plan proposes to maintain in perpetuity the existing 3-mile common boundary line between the Communities. No boundary changes will occur. Instead, the historic boundary, which runs in a generally straight north-south direction, is to be maintained. This existing boundary is readily recognized by area residents, visitors, businesses, and elected officials and staff.

The Cooperative Plan expressly references two existing intergovernmental agreements the Town of Mukwonago has with its neighboring Villages of Mukwonago and North Prairie. Regarding the Town's agreement with the Village of Mukwonago, the Cooperative Plan indicates that it is consistent with this agreement and will not impact

the anticipated territory transfers between the Town and Village. For example, since some of the JPA falls within areas that will be transferred from the Town of Mukwonago to the Village of Mukwonago, the Cooperative Plan indicates that when these transfers occur, the territory will be removed from the JPA. The Cooperative Plan also states its consistency with the Town of Mukwonago-Village of North Prairie intergovernmental agreement, which freezes municipal boundaries between the Town and Village.

Because the Cooperative Plan makes no changes to an already regular and compact municipal boundary line and is consistent with existing intergovernmental agreements of the Town of Mukwonago, the Department finds the standard in s. 66.0307(5)(c)5., Wis. Stats. met.

(6) *Any proposed planning period exceeding 10 years is consistent with the plan.*
s. 66.0307(c)6., Wis. Stats.

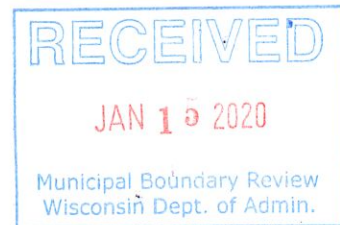
The Cooperative Plan is intended to remain effective into perpetuity, not only the boundaries agreed to, but also the activities and responsibilities of the JPC and SSC committees. The Communities desire a perpetual term to maintain the historic existing boundary, particularly if either Community should ever incorporate, and also to enable both Communities to forever coordinate future development and redevelopment of the JPA and annually review what municipal services might potentially be shared.

Because the perpetual planning period is consistent with all of the Cooperative Plan's terms, the Department finds that the standard in s. 66.0307(5)(c)6., Wis. Stats. is met.



January 3, 2020

Joel Brennan
Wisconsin Department of Administration
Office of the Secretary
101 East Wilson Street, 10th Floor
Madison, WI 53703



RE: Town of Vernon and Town of Mukwonago Cooperative Plan

Dear Secretary Brennan:

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

- 1) Intergovernmental Cooperative Plan between the Town of Vernon and the Town of Mukwonago together with Exhibits A through Q.
- 2) Resolutions of the Towns of Vernon and Mukwonago 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 Vernon and the Town of Mukwonago 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 Vernon and Mukwonago approving the Cooperative Plan as required by Sec. 66.0307(4)(d), Wis. Stats.;
- 5) Affidavit of Publication confirming that prior to the scheduling of the Public Hearing, notice was provided as a Class 3 notice as required by Sec. 6.0307(4)(b), Wis. Stats.

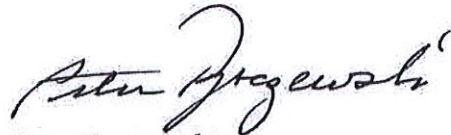
- 6) Minutes of the Joint Public Hearing of November 13, 2019, as required by Sec. 66.0307(4)(c), Wis. Stats. (See Exhibit F); and
- 7) A redline copy outlining all changes made in the original Cooperative Plan, which was subject to the November 13, 2019, public hearing, which changes were made in response to public comments as required by Sec. 66.0307(4)(d), Wis. Stats.

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 John P. Macy who represents both the Town of Vernon and Town of Mukwonago.

Sincerely,



Carl Fortner
Vernon Town Chairman



Peter Topczewski
Mukwonago Town Chairman

**INTERGOVERNMENTAL COOPERATIVE PLAN
BETWEEN THE TOWN OF VERNON
AND THE TOWN OF MUKWONAGO**

The Town of Vernon, a Wisconsin town located in Waukesha County, Wisconsin ("Vernon") and the Town of Mukwonago, a Wisconsin town located in Waukesha County, Wisconsin ("Mukwonago") hereby enter into this Intergovernmental Cooperative Plan ("Plan") pursuant to the provisions of Section 66.0307, Wis. Stats.

RECITALS

WHEREAS, Vernon and Mukwonago have existed and operated as Towns under the provisions of Chapter 60, Wis. Stats., at all times material hereto; and,

WHEREAS, Vernon and Mukwonago desire to enter into this Plan for the purpose of 1) setting the boundary line between Vernon and Mukwonago as their existing common boundary line 2) guiding and accomplishing a coordinated, adjusted and harmonious development and/or redevelopment of the territory covered by the Plan consistent with the Comprehensive Plan of each participating municipality and 3) to increase governmental efficiency and to eliminate duplicative or unnecessary expenditures; and,

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

WHEREAS, Vernon and Mukwonago are of the opinion that it is in the best interest of the residents of Vernon and Mukwonago to provide effective and efficient joint planning and to manage their future growth in the territory covered by this Plan; and,

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

WHEREAS, Vernon and Mukwonago have received comments regarding the proposed Plan at a joint public hearing conducted on November 13, 2019, and subsequent to that public hearing, which minutes of such joint public hearing are appended to this Cooperative Plan as Exhibit F; and,

WHEREAS, Vernon and Mukwonago have taken into consideration the public hearing comments and written comments referenced herein, and have modified the initial draft of this Plan in response to those comments;

NOW, THEREFORE, in consideration of the mutual promises of the parties, the receipt and sufficiency of which is mutually acknowledged, Vernon and Mukwonago hereby agree as follows:

SECTION 1: Participating Municipalities.

Vernon's and Mukwonago's respective boundaries as of the effective date of this Plan are shown on the maps appended hereto as Exhibits A and B, respectively. Vernon and Mukwonago hereby enter into this Plan under the authority of Section 66.0307, Wis. Stats.

SECTION 2: Contact Persons.

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

For Vernon: Town Chairperson, Carl Fortner

For Mukwonago: Town Chairperson, Peter Topczewski

SECTION 3: Purposes.

The Plan is intended to achieve the general purpose described in Section 66.0307(3)(b), Wis. Stats., which is to guide and accomplish a coordinated, adjusted, and harmonious development of the territory covered by the Plan (which is the Joint Planning Area as set forth in Section 5 A.) consistent with each participating municipality's Comprehensive Plan. The parties have further identified the following specific purposes of this Plan:

1. To affix the boundary line between Vernon and Mukwonago as the existing common boundary line between Vernon and Mukwonago as set forth in Section 5, thereby protecting both towns from adverse border changes due to possible future annexations in the event either town becomes incorporated or changes in law allowing for annexation by towns. The commitment by both Vernon and Mukwonago to confirm and set the existing border as the border between the municipalities creates an environment of cooperation and is consistent with effective and efficient planning and development (and redevelopment) of land located within each municipality. An agreed to border will allow both Vernon and Mukwonago to avoid future disputes, engage in land use planning, effectively negotiate with real estate developers without the threat of annexation to the other municipality, and properly plan for infrastructure, capital expenditures, and the delivery of necessary municipal services.
2. To assure orderly development by 1) affixing the boundary line between Vernon and Mukwonago as the existing common boundary line, thereby preventing a noncompact area as between Vernon and Mukwonago and potentially a hodgepodge of

development in either municipality, and 2) establishing a Joint Planning Area as set forth in Section 5, thereby promoting communication between Vernon and Mukwonago and a joint review of development (and redevelopment) in the Joint Planning Area.

3. To continue and increase governmental efficiency through the continued sharing of existing services and the future sharing of services and capital equipment that are currently provided separately by Vernon and Mukwonago and to eliminate duplicative or unnecessary expenditures, by establishing a Shared Services Committee as set forth in Section 6.

SECTION 4: Existing Boundary.

The existing approximate 3-mile common boundary line between Vernon and Mukwonago, as of the effective date of this Plan, as described on Exhibits A and B, shall remain as the boundary line between Vernon and Mukwonago for the Planning Period (as defined in Section 10 below). The boundary maintained under this Plan meets the criteria for adoption under Section 66.0307(5)(c)5, Wis. Stats., because it is not the result of arbitrariness and reflects due consideration for the compactness of the area as between Vernon and Mukwonago. No boundary changes will occur. The historic existing is maintained. There will be no irregularly shaped borders between Vernon and Mukwonago, no creation of town islands, and no hodgepodge development in either town as a result of this Plan. Vernon and Mukwonago do not anticipate any negative impacts to the surrounding units of government as a result of this Plan.

SECTION 5: Consistency with Comprehensive Plans.

Both Vernon and Mukwonago have and currently maintain Comprehensive Plans developed in accordance with the provisions of Section 66.1001, Wis. Stats. By establishing the existing historical common border as the common border between Vernon and Mukwonago, the Plan is consistent with the Comprehensive Plans of each community. Both Vernon and Mukwonago have determined that the provisions of this Plan are consistent with the respective Comprehensive Plans of Vernon and Mukwonago, copies of which shall be submitted to the Department of Administration with the submittal of this Plan. *See* Exhibits I and J appended hereto. In order to assure that consistency with the Comprehensive Plans is maintained, this Plan creates a joint planning committee and joint planning area as set forth below, thereby promoting communication between Vernon and Mukwonago and a joint review of development and redevelopment in the Joint Planning Area. A joint planning committee and joint planning area will alleviate the need for extraterritorial zoning under Section 62.23(7a), Wis. Stats., and extraterritorial plat review under Chapter 236, Wis. Stats., and both Vernon and Mukwonago hereby waive any such statutory authority in the event either town becomes incorporated or there are changes in law allowing extraterritorial zoning or extraterritorial plat review by towns.

This Plan is consistent with Vernon's Comprehensive Plan in numerous ways, including consistent land use and service sharing agreements, greater efficiency in services available to

Town residents and solidification of Town borders to create an environment for effective and efficient planning for the Town of Vernon.

This Plan is consistent with Mukwonago's Comprehensive Plan in numerous ways including consistent land use, greater efficiency in services available to Town residents and solidification of Town borders to create an environment for effective and efficient planning for the Town of Mukwonago.

A letter by Foth, included as Exhibit G and appended hereto, sets forth how this Plan is consistent with each of Vernon's and Mukwonago's Comprehensive Plans.

A. **Joint Planning Area.** The parties have identified certain undeveloped and developed areas which, when developed or redeveloped, will have impact upon both Mukwonago and Vernon. These areas, reference as the Joint Planning Area ("JPA"). The parties agree to cooperate on matters relating to the comprehensive land use plans for the territory located within the JPA as shown in Exhibit E. Any territory detached from the Town of Mukwonago to the Village of Mukwonago under that certain Municipal Boundary Agreement dated April 28, 2000 and effective May 28, 2000 between the Town of Mukwonago and the Village of Mukwonago (Department of Administration Boundary Agreement ID 10705) shall be removed from the JPA on the effective date of any such detachment and Exhibit E shall be modified accordingly.

B. **Joint Planning Committee.**

1. The Joint Planning Committee ("JPC") shall be comprised of 2 voting members from Mukwonago and 2 voting members from Vernon ("JPC Member" or "JPC Members").
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.
3. The Clerk and/or Administrator from each municipality shall serve as a non-voting member of the JPC.
4. Any 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 Mukwonago and Vernon.
5. The JPC shall serve as an informal, advisory body and its

determinations and recommendations will not be binding upon any municipality.

6. In order to make a recommendation, a majority of the voting JPC Members must join the recommendation.
7. The JPC shall receive, consider, and comment upon all applications for comprehensive plan amendment that arise within the JPA.

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 opposed any proposed recommendations.

SECTION 6: Shared Services and Shared Services Committee.

The delivery of necessary municipal services meets the approval criteria under Section 66.0307(5)(c)3, Wis. Stats. In general, because this Plan fixes the historical boundary as the boundary between Vernon and Mukwonago and thus involves no transfer of territory, Vernon and Mukwonago will continue to provide and deliver on the same schedule services to each of their respective residents and property owners as each municipality currently provides. Residents and property owners of both Vernon and Mukwonago are generally satisfied with the level of services currently provided and thus the services provided are adequate. Nevertheless, there are possibilities that the level of services can be modified in the future.

Currently, Vernon delivers to its residents and property owners the following core municipal services:

Fire protection

Police protection through the Waukesha Sheriff

Advanced Life Support/EMS rescue service

Garbage and recycling collection

Public works, snow plowing and salting, road maintenance and repair, storm water, well water monitoring, park maintenance, brush pick-up and drop off, and wood chip delivery.

Parks and recreation programs

Zoning and comprehensive land use planning, engineering, erosion control and administration, building permits and inspection, conditional use permits, and zoning enforcement

Election administration

Licensing – liquor, bartenders, dogs, peddlers/door to door sales

Tax collection

Constituent services

It is anticipated that Vernon will continue to provide all of these services to its residents and property owners at the same level and on the same schedule as it currently does. All approvals by any relevant governmental authority have been previously received.

Currently, Mukwonago delivers to its residents and property owners the following core municipal services:

Fire protection

Town of Mukwonago Police Department for police protection

Advanced Life Support/Basic Life Services/Critical Care/Paramedic rescue service

Garbage and recycling collection

Public works, snow plowing and salting, road maintenance and repair, storm water, well water monitoring, park maintenance, and brush pick up.

Zoning and comprehensive land use planning, engineering, erosion control and administration, building permits and inspection, conditional use permits, and zoning enforcement

Election administration

Licensing- liquor, bartenders, dogs, peddlers/door to door sales

Constituent services

It is anticipated that Mukwonago will continue to provide all of these services to its residents and property owners at the same level and on the same schedule as it currently does. All approvals by any relevant governmental authority have been previously received.

- A. Shared Services. Currently Vernon and Mukwonago share the following services:

Fire and EMS mutual aid

Public works – road plowing, salting, and maintenance

Election notices

Recreation programs

Joint purchasing

In addition, Vernon and Mukwonago use the same professional services firm for legal, planning and zoning. It is anticipated that each municipality will continue to provide these services at the same level and on the same schedule as they do currently.

- B. Shared Services Committee. The Shared Services Committee (“SSC”), as defined below, shall, for the betterment of both communities and to

increase governmental efficiency by eliminating duplicative or unnecessary expenditures, consider the feasibility of combining services, jointly purchasing capital equipment, and sharing employees and personnel, including, but not limited to, for fire, EMS, and police protection, public works, snow plowing and salting, large item drop off, recycling, brush and leaf drop off locations, creation and maintenance of shared parks, joint recreation programs, and other community services, a joint municipal court, planning and building inspection, and providing or sharing sewer and water if such services become necessary in the future.

1. The SSC shall be comprised of 2 voting members from each municipality ("SSC Member" or "SSC Members").
2. The SCC Members shall be appointed by and serve at the discretion of the Town Chairs and confirmed by the Town Boards for their respective municipality. One of the SSC Members from each municipality shall be a member of the Plan Commission of that municipality. The second SSC Member from each municipality shall be from the governing body of that municipality.
3. The Clerk and/or Administrator from each municipality shall serve as a non-voting member of the SSC.
4. The SSC shall serve as an informal, advisory body and its determinations and recommendations will not be binding upon any municipality.
5. In order to make a recommendation, a majority of the voting SSC Members must join the recommendation.
6. Following each meeting, the SSC shall provide the clerk of each municipality with a copy of the minutes of the meeting. The minutes shall include a list of the members of the SSC who were present at the meeting the municipality they represent. The minutes shall also include a description of actions taken along with identifying which SSC Members voted in favor of, and which opposed, proposed recommendations.
7. The SSC shall, develop a report as to what municipal services could be more efficiently and economically delivered jointly. The report shall be presented to the Town Boards annually on or before June 30th of each year starting June 30, 2021.

SECTION 7: Content of the Plan.

Wisconsin Statutes Section 66.0307(3)(d) describes certain required plan elements, which are hereby addressed directly or by reference as follows:

- A. The existing boundary may not be changed during the Planning Period.
- B. There are no conditions under which a boundary change may occur.
- C. There is no schedule or period during which a boundary change shall or may occur.
- D. Adequate provision has been made for the delivery of necessary municipal services to the territory covered by the Plan, as the existing historic boundary will remain the same and municipal services shall be provided as set forth in Sections 5 and 6.
- E. The highways within the territories covered by this Plan include: State Trunk Highways 164, 83, and 59 and Interstate Highway 43.
- F. The services to be provided to the territory covered by this Plan, the providers of services, and approval of any relevant governmental regulatory authority, is set forth in Sections 5 and 6.
- G. The schedule for delivery of services is set forth in Sections 5 and 6. The schedule for delivery of services is adequate to serve the territory covered by the Plan, because the current level of services is adequate, and the Plan allows for additional alternatives for services, which exceed the alternatives that would otherwise be provided, and will allow for orderly development.
- H. There are no boundary changes contemplated by this Agreement, so neither Mukwonago nor Vernon are hereby authorized to adopt a boundary change ordinance per Section 66.0307(10), Wis. Stats.
- I. This Cooperative Plan is fully consistent with current state and federal laws, county shoreland zoning ordinances, municipal regulations and administrative rules that apply to the territory affected by the Plan. Vernon and Mukwonago are currently compliant with current state and federal laws, county shoreland zoning ordinances, municipal regulations and administrative rules that apply to the territory affected by the Plan, and no provisions of this Plan create any inconsistencies or violations of any such laws, ordinances, regulations, or rules.
- J. The Planning Period is described in Section 10 below.
- K. There are no agreements made regarding zoning in town territory per Section 66.0307(7m), as this is an agreement between towns.

For ease of reference, the provisions in this Plan that establish the criteria for approval by the Department of Administration are set forth on Exhibit H appended hereto.

SECTION 8: Dispute Resolution.

- A. Scope. All disputes over the interpretation or application of this Plan shall be resolved according to the dispute resolution procedures contained in this Section.
- B. Mediation. If the dispute cannot be resolved by the personnel directly involved, the parties will conduct the following mediation process:
 - 1. Each party will designate a representative with appropriate authority to be its representative in the mediation of the dispute.
 - 2. Either representative may request the assistance of a qualified mediator. If the parties cannot agree on the qualified mediator within 5 days of the request for a mediator, a qualified mediator will be appointed by the Chairperson of the Alternative Dispute Resolution Committee of the State Bar of Wisconsin, or if the Chairperson fails to appoint a mediator, by the American Arbitration Association.
 - 3. The mediation session shall take place within 45 days of the appointment of the respective representatives designated by the parties, or the designation of a mediator, whichever occurs last.
 - 4. In the event that a mediator is used, each party shall provide the mediator with a brief memorandum setting forth its position with regard to the issues that need to be resolved at least 120 days prior to the first scheduled mediation session. The parties will also produce all information reasonably required for the mediator to understand the issues presented. The mediator may require either party to supplement such information.
 - 5. The mediator does not have authority to impose a settlement upon the parties, but will attempt to help the parties reach a satisfactory resolution of their dispute. All mediation sessions are private. The parties and their representatives may attend mediations sessions. Other persons may attend only with the permission of the parties and with the consent of the mediator. The parties shall not rely on, or introduce as evidence 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.

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

SECTION 9: Division of Assets and Liabilities.

Vernon and Mukwonago agree that no adjustment relating to division of assets and liabilities are required because there is no current or future transfer of territory under the terms of this Plan. There are no provisions in this Plan that require a division of assets or liabilities.

SECTION 10: Planning Period.

The Planning Period, as that term is used and defined in Section 66.0307, Wis. Stats., shall continue in perpetuity. The perpetual term has been agreed to in order to maintain the historic existing boundary so that there will be no irregularly shaped borders as between Vernon and Mukwonago, no creation of town islands, and no hodgepodge development in either town as a result of any future annexations, and to allow both Vernon and Mukwonago to forever coordinate the future development and redevelopment of the JPA in a manner and fashion consistent with this Plan and to annually jointly review what municipal services can be more efficiently and economically delivered jointly in the future as the provision of municipal services and purchasing of capital equipment are ongoing and continuing.

SECTION 11: General Provisions.

- A. No Waiver. The failure of either party to require strict performance with any provision of this Plan will not constitute a waiver of the provision or any of the rights under this Plan. Rights and obligations under this Plan may only be waived or modified in writing. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any party.
- B. Performance Standard. This Plan requires the parties to act or to refrain from acting on a number of matters. The parties hereby acknowledge that this Plan imposes on them a duty of good faith and fair dealing. In addition, whenever consent or approval is required by a party, the consent or approval shall not be unreasonably withheld, conditioned, or delayed.
- C. Construction. This Plan shall be literally construed to accomplish the purpose as set forth in this Plan. This Plan is the product of numerous individuals representing the various interests. Therefore, ambiguities shall not be construed against the drafter of this document. This Plan should be construed to give a reasonable meaning to each of its provisions and a construction that would render any of its provisions meaningless, inexplicable, or mere surplusage is to be avoided.

- D. Enforceability. The enforceability of this Plan will not be affected by statutory amendments, changes in the form of government of Mukwonago or Vernon, or changes in elected officials. The parties agree that this Plan is binding on their respective successors, agents, and employees. Successors include, but are not limited to, all or any portion of either town should all or any portion of either town incorporate, and a city, village, or town being a party to a consolidation.
- E. Incorporation. Vernon agrees that Vernon shall not object to any action taken by Mukwonago, subsequent to the approval of this Plan, which actions seek the incorporation of Mukwonago in accordance with the provisions of the applicable statutes governing any incorporation effort. Mukwonago agrees that Mukwonago shall not object to any action taken by Vernon, subsequent to the approval of this Plan, which actions seek the incorporation of Vernon in accordance with the provisions of the applicable statutes governing any incorporation effort. In the event one or both of the towns subject to this Plan is/are incorporated, this Plan remains in effect exactly as if such incorporation had not occurred.
- F. No Third-Party Beneficiaries. This Plan is intended to be solely between Vernon and Mukwonago. Nothing in this Plan is intended nor shall be interpreted as giving to any person or entity not a party to this Plan any legal or equitable rights.
- G. Severability. The provisions of this Plan shall be severable. In the event that any provisions of this Plan, or any part thereof, is held by a court or competent jurisdiction to be invalid or ineffective, the remaining provisions of this Plan shall survive. In such event, the parties shall promptly meet to discuss how they may satisfy the intent of this Plan by alternative means.
- H. No Challenges to this Plan. Vernon and Mukwonago hereby waive any right each may have to commence or maintain any civil action or other proceeding to contest, invalidate, or challenge this Plan or any actions required or contemplated by this Plan. All disputes over the interpretation or application of this Plan shall be resolved according to the dispute resolution procedures contained in Section 8.
- I. Amendments. This Plan may be amended by Vernon and Mukwonago in accordance with Section 66.0307(8), Wis. Stats.
- J. Consistency with other Municipal Boundary Agreements. Vernon and Mukwonago recognize that the Town of Mukwonago and the Village of Mukwonago have entered into that certain Municipal Boundary Agreement dated April 28, 2000 and effective May 28, 2000 (Department of Administration Boundary Agreement ID 10705) and agree that this Plan is intended to be and is consistent with such agreement. This Plan does not impact the boundary line or provisions relating to detachment as agreed to between the Town of Mukwonago and the Village of Mukwonago because this Plan fixes the boundary line between Vernon and Mukwonago as the existing historical common boundary line between

Vernon and Mukwonago. This Plan also removes from the JPA any territory detached from the Town of Mukwonago to the Village of Mukwonago under such agreement. This Plan is consistent with the Town of Mukwonago and the Village of North Prairie Municipal Boundary Agreement dated September 25, 2000 (Department of Administration Boundary Agreement ID 10703) because such boundary agreement fixes the boundary between the Town of Mukwonago and the Village of North Prairie in the northwest corner of the Town of Mukwonago and this Plan fixes the boundary line between Vernon and Mukwonago as the existing historical common boundary line between Vernon and Mukwonago, which is on the east side of the Town of Mukwonago. This Plan is also consistent with the Intergovernmental Cooperative Plan between the Town of Vernon and the Town of Waukesha submitted to the Department of Administration on or about December 23, 2019, because such cooperative plan fixes the boundary line between the Town of Vernon and the Town of Waukesha as their existing historical common boundary line and there is no overlap of the joint planning area in such cooperative plan with the JPA in this Plan.

- K. Notices. Notices shall be sent via hand delivery, US mail, Facsimile, or email:

If to Vernon:

Attention: Vernon Chairperson

Copy to: Vernon Clerk

At:

Town of Vernon

W249 S8910 Center Dr

Big Bend, WI 53103

Facsimile: 262-662-3510

Email: clerk@townofvernon.org

If to Mukwonago:

Attention: Mukwonago Chairperson

Copy to: Mukwonago Clerk

At:

Town of Mukwonago

W320S8315 Beulah

Mukwonago, WI 53149

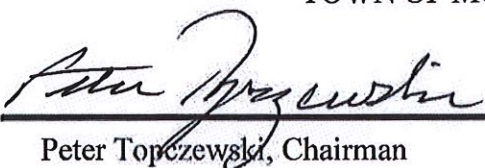
Facsimile: 262-363-8377

Email: kkaralewitz@townofmukwonago

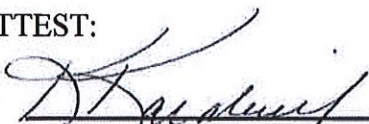
Vernon and Mukwonago shall promptly give notice to the other party of any change to its contact, address, facsimile, or email.

IN WITNESS WHEREOF, the parties will have caused the execution of this Plan by their duly authorized officers as of the date set forth below:

TOWN OF MUKWONAGO

By:  1/5/2020
Peter Topczewski, Chairman Date

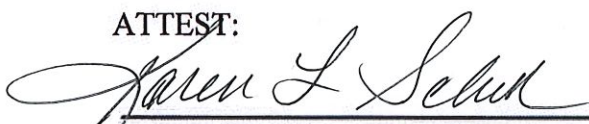
ATTEST:


Kathy Karalewitz, Town Administrator/Clerk/Treasurer

TOWN OF VERNON

By:  1/6/2020
Carl Fortner, Chairman Date

ATTEST:

 1/6/2020
Karen Schuh, Town Clerk/Treasurer

GLOSSARY

Glossary of Terms

“Joint Planning Area” or “JPA” shall mean those undeveloped and developed areas as shown in Exhibit E

“JPC Member” shall mean a voting member of the JPC

“Joint Planning Committee” or “JPC” shall mean the committee established pursuant to Section 5 B.

“Plan” shall mean this Intergovernmental Cooperative Plan pursuant to the provisions of Section 66.0307, Wis. Stats.

“Planning Period” shall mean the planning period as defined in Section 66.0307, Wis. Stats.

“Shared Services Committee” or “SSC” shall mean the committee established pursuant to section 6 B.

“SSC Member” shall mean a voting member of the SSC.

“Vernon” shall mean the Town of Vernon, a Wisconsin town located in Waukesha County, Wisconsin

“Mukwonago” shall mean the Town of Mukwonago, a Wisconsin town located in Waukesha County, Wisconsin

Schedule of Exhibits

- EXHIBIT A - Town of Vernon Boundary Map
- EXHIBIT B - Town of Mukwonago Boundary Map
- EXHIBIT C - Intentionally omitted
- EXHIBIT D - Intentionally omitted
- EXHIBIT E - Joint Planning Area Map
- EXHIBIT F - Minutes of the Joint Public Hearing dated November 13, 2019
- EXHIBIT G - Shaun Malarkey, Foth, Planner Letters to the Towns of Vernon and Mukwonago
- EXHIBIT H - Department of Administration Approval Criteria
- EXHIBIT I - Town of Vernon Comprehensive Land Use Plan
- EXHIBIT J - Town of Mukwonago Comprehensive Land Use Plan
- EXHIBIT K - Town of Vernon affidavit of mailing and resolution authorizing participation in the preparation of a cooperative plan.
- EXHIBIT L - Town of Mukwonago affidavit of mailing and resolution authorizing participation in the preparation of a cooperative plan
- EXHIBIT M - Affidavit of publication from the Journal Media Group
- EXHIBIT N - Town of Vernon resolution to adopt the cooperative boundary agreement with the Town of Mukwonago
- EXHIBIT O - Town of Mukwonago resolution to adopt the cooperative boundary agreement with the Town of Vernon
- EXHIBIT P - Redline of Cooperative Boundary agreement to identify changes made in response to public comments
- EXHIBIT Q - Affidavit of no request for referendum and Affidavit of Super-Majority vote

SCHEDULE OF EXHIBITS

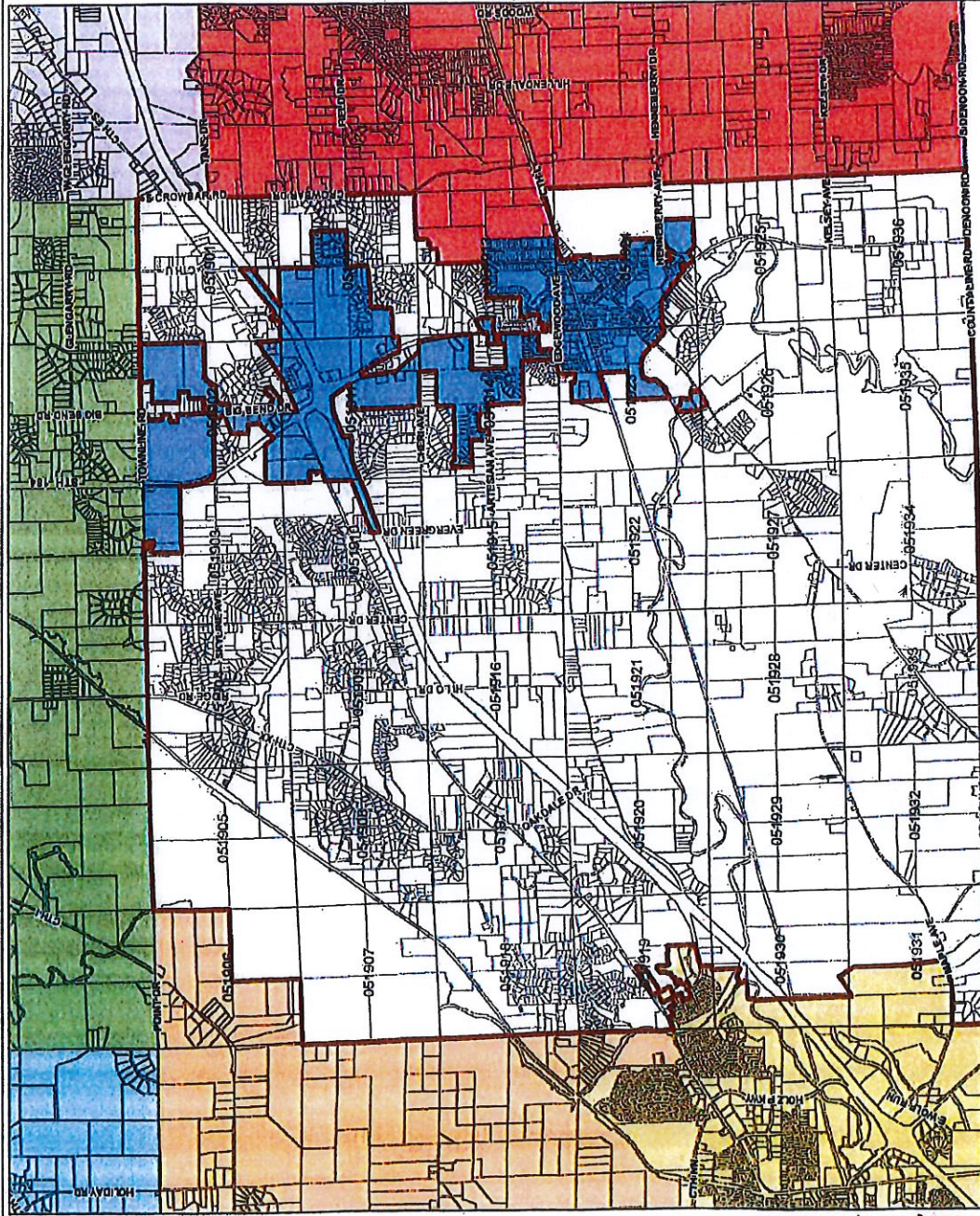
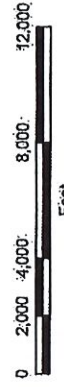
EXHIBIT A

Town of Vernon Boundary Map

Town of Vernon Waukesha County, Wisconsin

Date: August 28, 2019

- Legend**
- 2019 Town of Vernon Legal Description Boundary
 - County Lines
 - Section Line
 - 2019 Civil Divisions
 - CITY OF MUSKEGO
 - CITY OF NEW BERLIN
 - CITY OF WAUKESHA
 - TOWN OF GENESEE
 - TOWN OF MUKWONAGO
 - TOWN OF VERNON
 - TOWN OF WAUKESHA
 - VILLAGE OF BIG BEND
 - VILLAGE OF MUKWONAGO

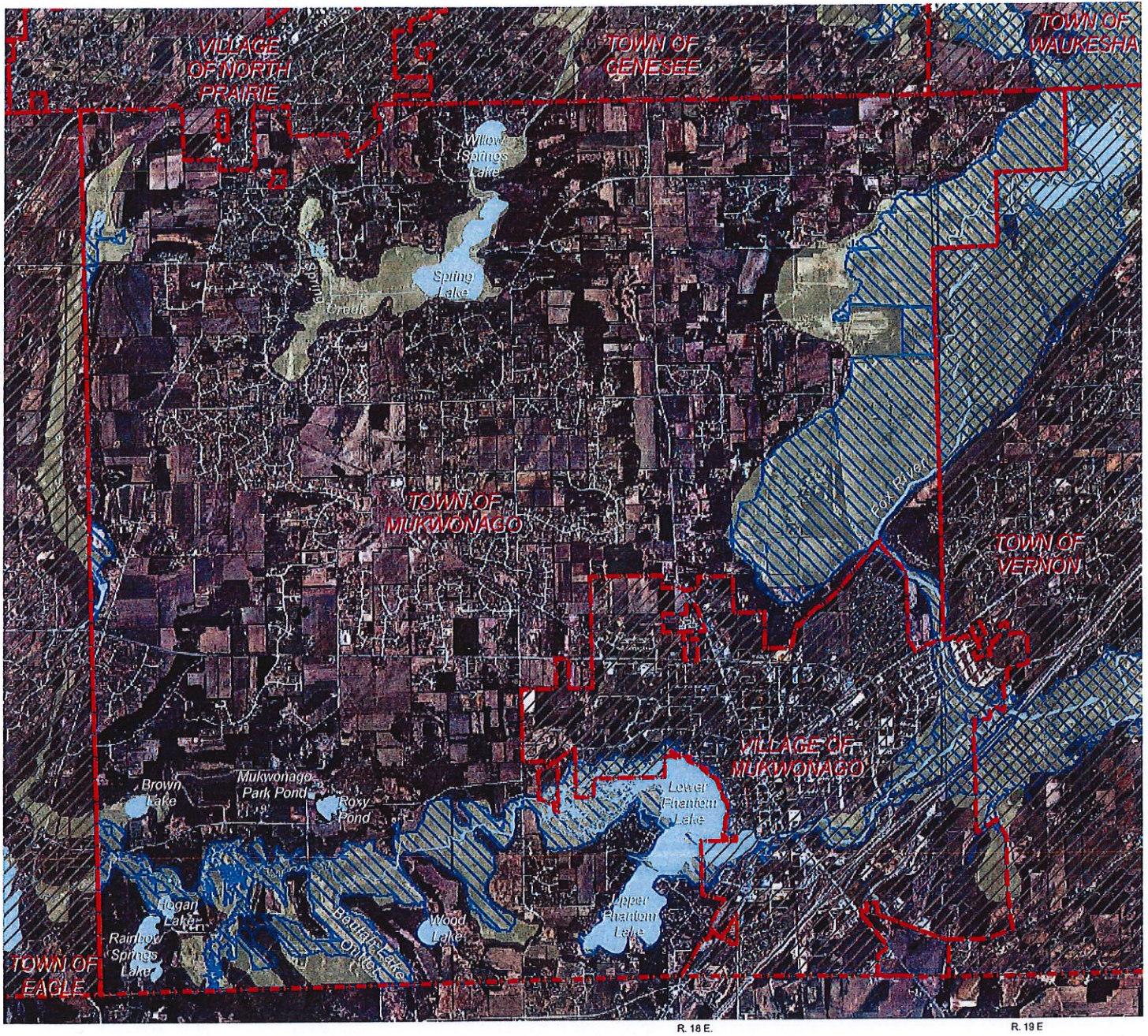


Waukesha County
Racine County

EXHIBIT B

Town of Mukwonago Boundary Map

Town of Mukwonago
Waukesha County, Wisconsin



TOWN OF MUKWONAGO

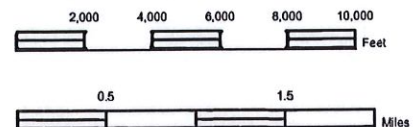


EXHIBIT C

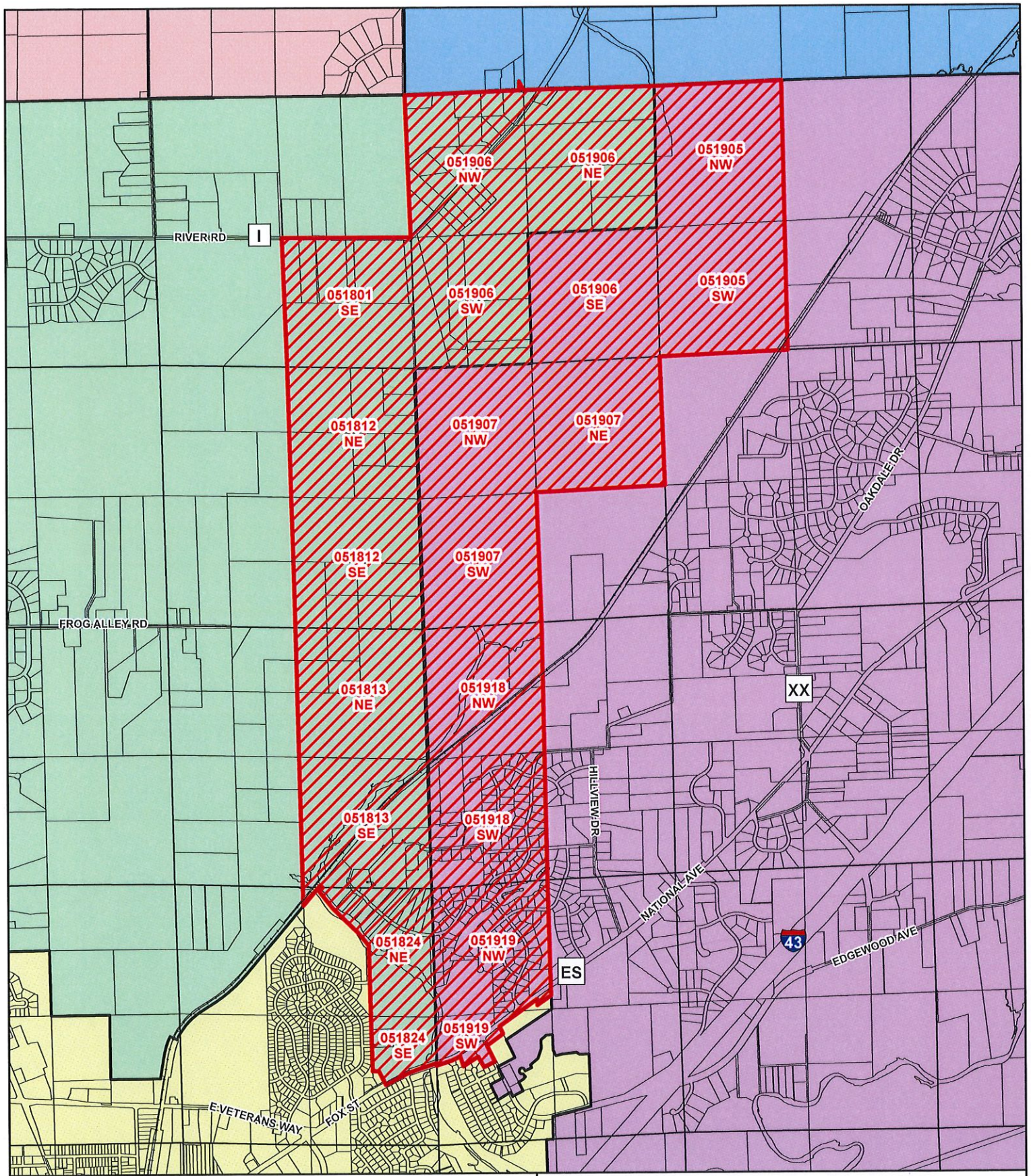
Intentionally Omitted

EXHIBIT D

Intentionally Omitted

EXHIBIT E

Joint Planning Area Map



TOWN OF VERNON - TOWN OF MUKWONAGO EXHIBIT E: JOINT PLANNING AREA

Z:\Vernon_TownCooperativePlans\TOV TOM Joint Planning Area 01082020.mxd

JANUARY 2020

0 0.25 0.5 1 Mile



MUNICIPALITIES

- TOWN OF VERNON
- TOWN OF MUKWONAGO
- TOWN OF GENESSEE
- TOWN OF WAUKESHA
- VILLAGE OF MUKWONAGO



JOINT PLANNING



SECTION



QUARTER SECTION



PARCELS

EXHIBIT F

Minutes of the Joint Public Hearing Dated November 13, 2019

**APPROVED PUBLIC HEARING COOPERATIVE BORDER
AGREEMENT MINUTES
VERNON TOWN BOARD OF SUPERVISORS AND
MUKWONAGO TOWN BOARD OF SUPERVISORS
Wednesday November 13, 2019
at 6:30 p.m. in the Town of Vernon**

1-3. CALL TOWN BOARD TO ORDER, PLEDGE TO THE FLAG, MOMENT OF SILENCE, ROLL CALL, OPEN MEETING LAW COMPLIANCE:

Chairman Carl Fortner called the Vernon Town Board to order at 6:30 pm with the Pledge of Allegiance and a moment of silence. Chairman Carl Fortner called for a roll call. Present at the Town Board meeting were: Chairman Carl Fortner, Supervisors Jeff Millies, Gary Wilde, Fred Michalek and Laureen Dashek. Town of Mukwonago called for a roll call. Present at the meeting were: Town of Mukwonago Supervisors Richard Wrasman, Gail Yerke and Lyle Boucher. Town of Vernon Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to verify that the agenda was properly noticed, which Clerk/Treasurer Karen Schuh verified that meeting notices were properly given and posted at the Town Hall inside and outside, to the media, and as a courtesy to other entities in the Town of Vernon and on the Town of Vernon website. The Clerk/Treasurer stated that this meeting complies to the Open Meetings Law requirement.

Administrator/Clerk/Treasurer Kathy Karalewitz asked for a motion for the Town of Mukwonago Board to appoint a Chairman for tonight's meeting. Motion: Richard Wrasman moved to appoint Lyle Boucher as the acting Chairman. Motion was seconded by Supervisor Gail Yerke. Motion carried by unanimous voice vote. Acting Chairman Lyle Boucher called the Town of Mukwonago Board to order.

4. NOTICE READ INTO RECORD

Chairman Carl Fortner read the following notice into the record:

Please take notice that the Town Board of the Town of Mukwonago and the Town Board of the Town of Vernon will conduct a Public Hearing on November 13, 2019 beginning at 6:30 p.m. at the Town of Vernon Town Hall, W249 S8910 Center Drive, Big Bend, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Mukwonago and Town of Vernon, 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. The Notice was published on October 23, October 30, and November 6, 2019 in the Waukesha NOW newspaper. The agenda was posted and distributed to all news media requesting notification in accordance with the open meeting laws and posted on October 18, 2019, inside and outside the Vernon Town Hall.

5. OPEN PUBLIC HEARING

Chairman Carl Fortner opened the Public Hearing at 6:35 pm.

6. Details of the Cooperative Plan between the Town of Mukwonago and Town of Vernon

Chairman Carl Fortner asked the Town Attorney to discuss the details of the cooperative plan between the Town of Mukwonago and the Town of Vernon. Town Attorney John Macy discussed the details of the cooperative plan between the Town of Mukwonago and the Town of Vernon.

Town of Mukwonago Supervisor Lyle Boucher discussed parts of the proposed border agreement that needed to be changed.

- a. Public Comments - Chairman Carl Fortner asked for comments related to the proposed border agreement.

Jim Pepper - S66 W25070 Skyline Ave: The current Border as it exists today has no variance. That being the case, it sounds good for both communities. Commented that there doesn't seem to be any negative cost to the Town of Vernon residents or Mukwonago.

Gilbert Yerke - S79 W28989 Frog Alley: Not against the border agreement. Questioned the current agreement with the Village of Mukwonago behind Hidden Lakes with some areas being surrounded by the

Town of Vernon. I can see an issue with the properties behind Hidden Lakes. The two communities fighting over the property.

Attorney John Macy: The Town of Mukwonago and the Village of Mukwonago has a Border Agreement not a Cooperative Boundary Agreement, that is under a different law. Those are still in place and still honored. The other interesting thing with this Incorporation is you can have islands, the other Incorporation does not allow islands. Keep the boundaries the way they are.

Randy Gross - W246 S6890 Maple Hill Drive: Questioned the location of where the new fire station would be if the Town creates a Town's Sanitary District in the proposed location. There is no guarantee.

Attorney John Macy: There is no detailed negotiation with the developer but has an interest in it. The developer would work with the town. The Fire Station would not be there forever. If it was a Work Force Development residential development, the developer stated he would use the Fire Station as his rec building.

Chairman Carl Fortner: The Board and Commission talked about using other Town land. The potential sewer service would be with the Village of Big Bend and that is why the Town selected the Sanitary District to be located at the Vernon Fire Station #1.

Merl Wagner - W265 S8000 Somerset Lane: Questioned section 4A, 4B, and 4C and Section 8 of the Border Agreement. There would be change to the border.

Attorney John Macy: It is a Statutory requirement comment and we can change the wording. We can modify the wording if it is problematic. It is following the State Statute we must reference that no money will change hands. We could add the word because, "no adjustment because no future transfer of land".

Chairman Carl Fortner: asked for any additional comments. There were none and Chairman Carl Fortner closed the public hearing at 6:54 pm.

Review of Timeline for Cooperative Plan

Chairman Carl Fortner asked the Town Attorney to discuss and give a review of the timeline for the Cooperative Plan. Attorney John Macy discussed the review of a timeline for the Cooperative Plan.

*Clerk/Treasurers Note: The audio is available on the Town of Vernon website and can be viewed on YouTube.

ADJOURNMENT

MOTION: Supervisor Fred Michalek moved to adjourn at 6:55 pm. Seconded by Supervisor Laureen Dashek. Motion carried by unanimous voice vote

Respectfully Submitted,

Karen L. Schuh

Karen L. Schuh, Clerk/Treasurer
Town of Vernon

APPROVED:

Carl Fortner

Carl Fortner, Chairman Town of Vernon

| **APPROVED:** Approved: By Town Board on December 5, 2019 as presented

Waukesha County



Clerk/ Treasurer, 662-2039

Fax, 662-3510

Dept. of Public Works, 662-7785

Building Inspection, 366-2400

Vernon Town Hall • W249 S8910 Center Drive • Big Bend, WI 53103

AFFIDAVIT OF CERTIFICATION

I, Karen L. Schuh, Clerk/Treasurer for the Town of Vernon, Waukesha County, Wisconsin do hereby certify the Town of Vernon and Town of Mukwonago did not receive any written or oral comments previous to or after the Public Hearing held in the Town of Vernon, at the Vernon Town Hall on November 13, 2019.

Dated this 10th day of January 2020

A handwritten signature in cursive script, reading "Karen L. Schuh", is written over a horizontal line.

Karen L. Schuh
Town of Vernon Clerk/Treasurer
Waukesha County

EXHIBIT G

Shaun Malarkey, Foth, Planner Letter
to the Towns of Vernon and Mukwonago



Lincoln Center II • 2514 South 102nd Street, Suite 278
West Allis, WI 53227
(414) 336-7900 • Fax: (414) 336-7901
www.foth.com

January 6, 2020

Town of Vernon Town Board
W249 S8910 Center Drive
Big Bend, WI 53103

Town of Mukwonago Town Board
W320 S8315 Beulah Rd
Mukwonago, WI 53149

Dear Board Members

RE: Town of Vernon – Town of Mukwonago Cooperative Plan Consistency with the respective Comprehensive Plans

The Intergovernmental Cooperative Plan between the Town of Vernon and the Town of Mukwonago is consistent with the Town of Vernon's Comprehensive Plan and the Town of Mukwonago's Comprehensive Plan. Specifically:

The Town of Vernon Planned Land Use Map depicts a mix of future land uses in the JPA including *Environmentally Sensitive Areas, Rural Residential, Low Density Residential, and small areas of Commercial and Educational & Institutional along National Ave (CTH ES)*.

The Town of Mukwonago Planned Land Use Map depicts a mix of future land uses in the Joint Planning Area (JPA) including *Lowland and Upland Conservancy, Rural Residential, Low Density Residential, Suburban Density Residential, Medium Density Residential*.

Land uses between the towns are generally consistent with each other across the border with much of the area within environmental corridor/conservancy (Vernon Marsh), however, residential density ranges vary between the communities and portions of the land in the Town of Mukwonago is only accessible from the Town of Vernon roads due to the Fox River. The Cooperative Plan will provide a framework to ensure that both communities work together to carefully consider and plan land use within the JPA.

Page 9-1 of Chapter IX *Intergovernmental Cooperation* of the Town of Vernon's Comprehensive Plan recommends working toward "...cooperative agreements with surrounding Cities and Villages regarding future land use planning and decision making, This cooperation could range from periodic meeting of officials, to formal boundary agreements and service sharing agreements..." This section does not specifically cite agreements with other Towns, but does not preclude it either so it would not be inconsistent especially given the possibility of incorporation.

Page 4-19 of Chapter 4 Community Facilities & Utilities of the Town of Mukwonago's Comprehensive Plan includes the following implementation recommendation:

7. *The Town should encourage all Municipalities in the Mukwonago School District to consider some type of growth management for development.*

Page 9-9 of Chapter 9 Intergovernmental Cooperation of the Town of Mukwonago's Comprehensive Plan includes the Goals, Objectives, Policies and Programs for joint planning and decision making for siting and sharing public services. These include:

1. *Eliminate or reduce the duplication of services with adjacent communities to avoid redundancy.*
2. *Reduce the tax burden for duplication of services on local residents.*
3. *To provide more efficiency in services.*

The establishment of the Joint Planning Area, the consideration of sharing services and confirmation of the common boundary between the municipalities creates an environment of cooperation and shared decision making, and is consistent with effective and efficient planning, development and redevelopment of lands located within both towns.

Sincerely,

Foth Infrastructure & Environment, LLC



Shaun Mularkey
Planning Consultant

EXHIBIT H

Department of Administration Approval Criteria

Wisconsin Cooperative Boundary Plan Approval Checklist

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

Authorizing/Approving Resolutions

Present	Not Present	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town(s) Authorizing Resolution See Exhibits K and L s. 66.0307(4)(a) Wis. Stats.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City or Village(s) Authorizing Resolution s. 66.0307(4)(a) Wis. Stats.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Affidavit that authorizing resolutions were sent to DOA, DNR, DOT, DATCP, County Clerk, County Planning, RPC, and other jurisdictions within 5 miles such as municipalities, school districts, vocational districts, sewer or sanitary districts. See Exhibits K and L s. 66.0307(4)(a) Wis. Stats.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town(s) Approval Resolution See Exhibits N and O 66.0307(4)(d) Wis. Stats.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City/Village(s) Approval Resolution s. 66.0307(4)(d) Wis. Stats.

Public Hearing

Present	Not Present	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence that class 3 notice was published See Exhibits M and K s. 66.0307(4)(b) Wis. Stats.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Summary or transcript of public comments See Exhibit F s. 66.0307(4)(c) Wis. Stats.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	List of any changes made in response to public comments See Exhibit P s. 66.0307(4)(d) Wis. Stats.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Comment letters from the county and RPC s. 66.0307(4)(c) Wis. Stats.

Extraordinary activities

Present	Not Present	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Request for super-majority vote See Exhibit Q 66.0307(4)(d)2 Wis. Stats.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Request for advisory referendum s. 66.0307(4)(e) Wis. Stats. See Exhibit Q

Cooperative Plan**Present****Not Present****Not Applicable**☒☐☐

Do either one or both of the participating municipalities have an adopted comprehensive or master plan? **See Exhibits I and J**
[s. 66.0307\(3\)\(c\) Wis. Stats.](#)

☒☐☐

Does the cooperative plan describe how it is consistent with participating municipality's comprehensive or master plan? (note: cooperative plans may be based on, or duplicate, existing plans). **See Section 5 and Exhibit G**
[s. 66.0307\(3\)\(c\), Wis. Stats.](#)

☒☐☐

Does the cooperative plan identify boundaries that may, or may not, be changed? If certain boundaries shall or may change, are any conditions that must be met clearly identified? Is there a schedule for when changes will or may occur? **See Section 4**
[s. 66.0307\(3\)\(d\)1,2,3, Wis. Stats.](#)

☒☐☐

Does the cooperative plan describe how the proposed boundaries are compact? **See Section 4** [s. 66.0307\(3\)\(d\)4, Wis. Stats.](#)

☒☐☐

Does the cooperative plan describe how services will be provided to the plan territory, who will provide them, and when? **See Sections 5, 6, 7D, 7G** [s. 66.0307\(3\)\(d\)5,6,7 Wis. Stats.](#)

☒☐☐

Does the cooperative plan describe how it is consistent with current state and federal laws, county shoreland zoning ordinances, and any local ordinances or rules that apply to the plan territory? **See Sections 5 and 7I and Exhibit G**
[s. 66.0307\(3\)\(e\), Wis. Stats.](#)

☒☐☐

Does the cooperative plan specify the planning period? If over 10 years, is justification given? **See Section 10** [s. 66.0307\(3\)\(f\), Wis. Stats.](#)

☐☐☒

Does the cooperative plan include a zoning ordinance specifically developed for the territory? [s. 66.0307\(3\)\(g\), Wis. Stats.](#)

Department Approval Criteria**Present****Not Present****Not Applicable**☐☐☐

Is the cooperative plan sufficiently detailed for the Department to make a finding that the criteria have been met?
[s. 66.0307\(5\)\(c\)1 Wis. Stats.](#)

☐☐☐

Is the cooperative plan consistent with each participating municipality's comprehensive plan and with current state laws, municipal ordinances and rules that apply to the territory affected by the plan? [s. 66.0307\(5\)\(c\)2 Wis. Stats.](#)

☐☐☐

Does the cooperative plan adequately provide for service delivery to the territory? [s. 66.0307\(5\)\(c\)3 Wis. Stats.](#)

☐☐☐

Are the proposed plan boundaries compact, and not the result of arbitrariness? [s. 66.0307\(5\)\(c\)5, Wis. Stats.](#)

☐☐☐

If the cooperative plan exceeds 10 years in duration, is there justification provided? [s. 66.0307\(5\)\(c\)6, Wis. Stats.](#)

Exhibit H

Department of Administration Approval Criteria

Do either one or both of the participating municipalities have an adopted comprehensive or master plan? s. 66.0307(3)(c) Wis. Stats.

Yes, both Vernon and Mukwonago. See section 5 and Exhibits I and J

Does the cooperative plan describe how it is consistent with participating municipality's comprehensive or master plan? (note: cooperative plans may be based on, or duplicate, existing plans). s. 66.0307(3)(c), Wis. Stats.

Yes. See Section 5 and Exhibit G

Does the cooperative plan identify boundaries that may, or may not, be changed?

Yes. See Section 4

If certain boundaries shall or may change, are any conditions that must be met clearly identified?

Not applicable. There are no boundary changes.

Is there a schedule for when changes will or may occur? s. 66.0307(3)(d)1,2,3, Wis. Stats.

Not applicable. There are no boundary changes.

Does the cooperative plan describe how the proposed boundaries are compact? s. 66.0307(3)(d)4, Wis. Stats.

Yes. See Section 4

Does the cooperative plan describe how services will be provided to the plan territory, who will provide them, and when? s. 66.0307(3)(d)5,6,7 Wis. Stats.

Yes. See Sections 5, 6, and 7 D and G

Does the cooperative plan describe how it is consistent with current state and federal laws, county shoreland zoning ordinances, and any local ordinances or rules that apply to the plan territory? s. 66.0307(3)(e), Wis. Stats.

Yes. See Section 5 and 7 I and Exhibit G
Does the cooperative plan specify the planning period?

Yes. See Section 10

If over 10 years, is justification given? s. 66.0307(3)(f), Wis. Stats.

Yes. See Section 10

Does the cooperative plan include a zoning ordinance specifically developed for the territory? s. 66.0307(3)(g), Wis. Stats.

Not applicable. Local zoning ordinances will continue to apply to the JPA.

Overview

E-mail address: yheikkinen@townofvernon.org

Password: 1#Tov0031

First and last name: Yronne Heikkinen

E-mail storage space: 50 GB

1&1 Anti-SPAM: Enabled

1&1 Virus Protection: Enabled

Protection against spam/viruses: High

EXHIBIT I

Town of Vernon Comprehensive Land Use Plan

Waukesha County



Clerk/ Treasurer, 662-2039

Fax, 662-3510

Dept. of Public Works, 662-7785

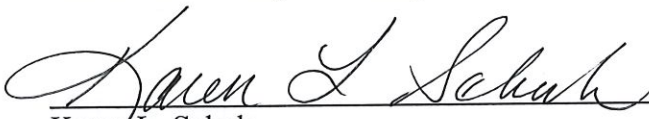
Building Inspection, 366-2400

Vernon Town Hall • W249 S8910 Center Drive • Big Bend, WI 53103

AFFIDAVIT AFFIRMING THE TOWN OF VERNON COMPREHENSIVE LAND USE PLAN

I, Karen L. Schuh, Clerk/Treasurer for the Town of Vernon, Waukesha County, Wisconsin do hereby certify that the Town of Vernon had adopted its first Comprehensive Land Use Plan on November 2, 1994, and the Town has historically completed many amendments to its original Comprehensive Land Use Plan, pursuant to the Wisconsin State Statutes 66.0307 (3) (c). And is hereby attached to this affidavit.

Dated this 10th day of January 2020



Karen L. Schuh
Town of Vernon Clerk/Treasurer
Waukesha County

W:\Clerk\Clerk Certification.Land Use Plan 1-2020



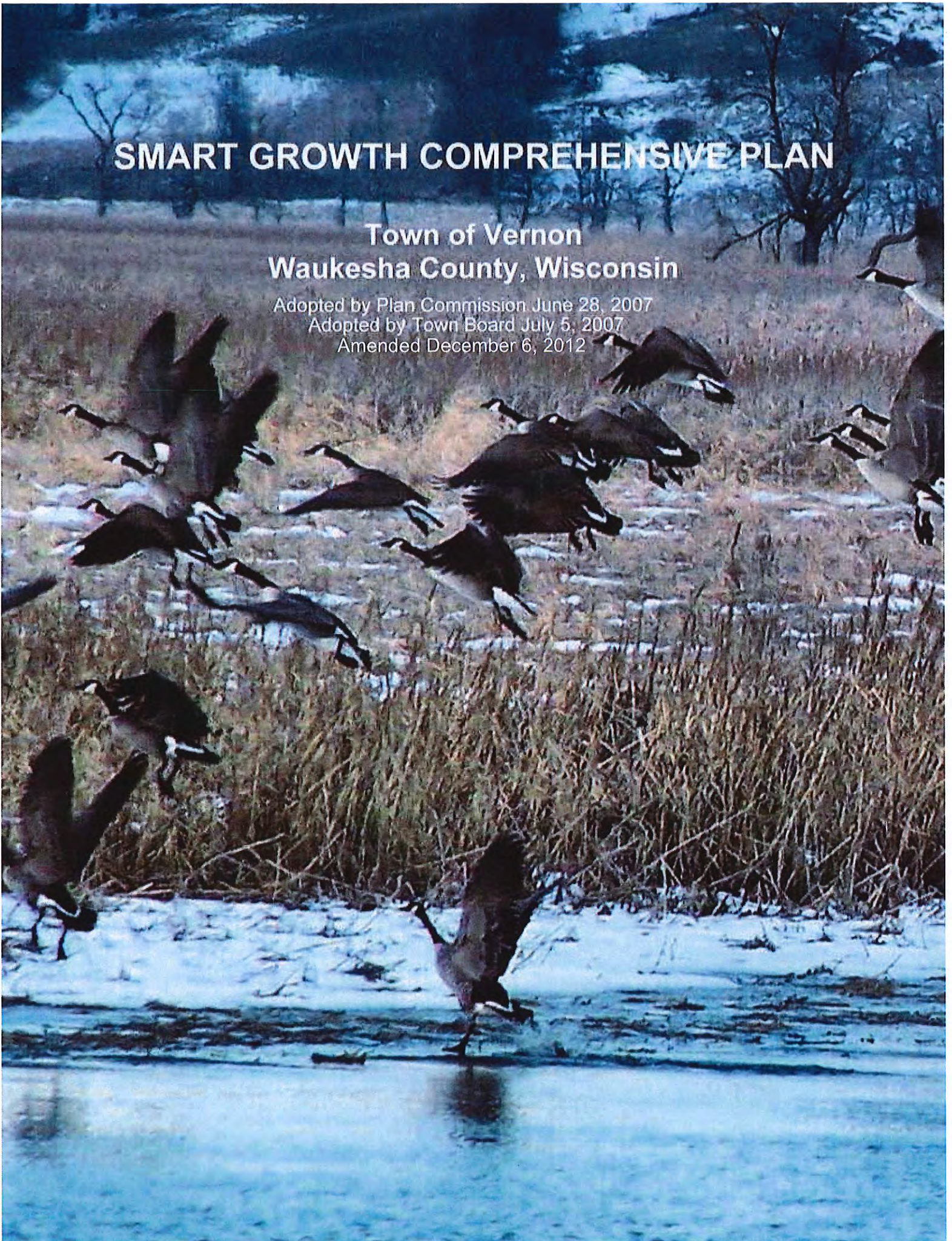
SMART GROWTH COMPREHENSIVE PLAN

Town of Vernon Waukesha County, Wisconsin

Adopted by Plan Commission June 28, 2007

Adopted by Town Board July 5, 2007

Amended December 6, 2012



ACKNOWLEDGEMENTS

Town Board of Supervisors and Elected Officials

Mr. Brian Paff, Chairman
Mr. Joe Reilly, Supervisor #1
Mr. Mark Tylinski, Supervisor #2
Mr. Gary Finch, Supervisor #3
Mr. Bill Ludwig, Supervisor #4

Ms. Gina Gresch, Town Clerk
Ms. Marie Kumershek, Town Treasurer

Plan Commission

Mr. Brian Paff, Chairman
Mr. Al Kunert
Mr. Robert Bartholomew
Mr. John Bauer
Mr. Rodney Johnson
Mr. Randy Craig
Mr. Mark Benkowski

Town of Vernon 2026 Smart Growth Plan authored by:

R.A.SMITH

& ASSOCIATES, INC.

Town of Vernon 2026 Smart Growth Plan amended by:



Cover photo courtesy of the Town of Vernon and Jim Armstrong.

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Chapter I - Town History

STUDY AREA

The Town of Vernon is located in the south central portion of Waukesha County. The Town is bounded on the north by Town of Waukesha, on the east by the City of Muskego and Village of Big Bend, on the south by Racine County, on the west by Town of Mukwonago and Village of Mukwonago. The Town contains approximately 20,960 acres, or 32.75 square miles, having been reduced from its original 36 square miles by the incorporation of the Village of Big Bend, annexations by the City of Muskego and the Village of Mukwonago, and the attachment of a portion of the Town of Vernon to the Town of Mukwonago. All of the remaining areas which constitute the Town of Vernon have been included in the study area.

HISTORY

The Town of Vernon began its existence as part of Muskego. On March 8, 1839 the Town of Vernon was created by an act of the State Legislature. The first Caucasian settlers in the Town were John Dodge, Prucius Putman, and Curtis B. and Onien Haseltine. They arrived from Andover, Vermont in November of 1836. Onien Haseltine is said to be responsible for naming the Town of Vernon which some feel seem to reflect his original home of Vermont, while others say the Town was named after Mt. Vernon.

An 1859 map of the Town shows that the original Dodges and Putman's lived in Sections 27 and 34. Onien Haseltine lived in Section 13. When the first four settlers made their claims in November of 1836, they built a cabin measuring 15' by 16' in an area later known as Dodges Corners, on property owned by Robert Bartholomew. The settlers found fine timber, fertile soils, a large supply of water courses and many curious mounds and embankments. A heavy growth of maple timber valuable for both firewood and sugar making was found along the Fox River. Streams provided power for milling and watering of stock. The sandy loam soils were found to be highly productive when properly cultivated.

Additional settlers arrived in the fall of 1836. Their claims were made in the following locations, according to the 1859 map: Ira Blood, Sections 19 and 30; Caius Munger, Section 19; and Leonard Martin, Section 24. Asa Flint was also among this group, though his claim was not shown on the 1859 map. In addition, Nelson K. Smith made claims and moved his wife and two children to the Town of Vernon in May of 1837. Mrs. Smith was considered to be the first Caucasian woman in the Town.

Onien Haseltine's house was the location of the first political meetings in the Town, including the first election, where Nelson K. Smith was chosen Town Chairman and Town Clerk. In 1841 and 1842 the Town meetings were held in Vernon Center, located on the Milwaukee/Mukwonago Plank Road. When L. Martin built his hotel, the southern influences in the Town moved the meetings to the site near Muskego, where they continued to be held through 1880. The southern influences were later overruled by their northern counterparts, and meetings were moved back to Vernon Center. Soon the rival factions compromised, and for several years held meetings at Mr. Munson's tavern, located on the Mukwonago Plank Road.

In April of 1837 Allen Haseltine, son of Onien Haseltine, was the first child born in the Town. The first wedding ceremony was celebrated on January 1, 1838 for the marriages of Prucius Putman and Emmeline Haseltine, and for Curtis Haseltine and Merial Thomas.

Asa Flint was the first Postmaster, residing over a post office in Vernon Center in 1839-1840. A few years later another post office was built in Big Bend where Aaron Putman was postmaster. Aaron and his brother Amos, who owned lands in Section 24 and 25, built and operated a sawmill in Big Bend from 1841 through 1868.

During the early history of Vernon, two distinctive communities developed. The north section of the Town was the site of many settlers from Scotland or of direct Scottish blood. In 1840, Neil McDougal traveled from New York to claim 500 to 600 woodland acres in the northwest part of the Town. That year his son-in-law, Findley Fraser and family, joined Alex Foss and family from Elgin, Illinois to settle on McDougal's land. These first Scottish settlers were soon followed by others of Scottish descent, including James Beggs who located in Sections 7 and 12, Robert Weir who settled in Sections 13 and 14, John McKinsey who settled in Section 1, and Gunther and William Guthrie who settled in Sections 1, 7 and 8. Mr. Beggs claimed that he was the first Scotchman to cast a ballot in Vernon.

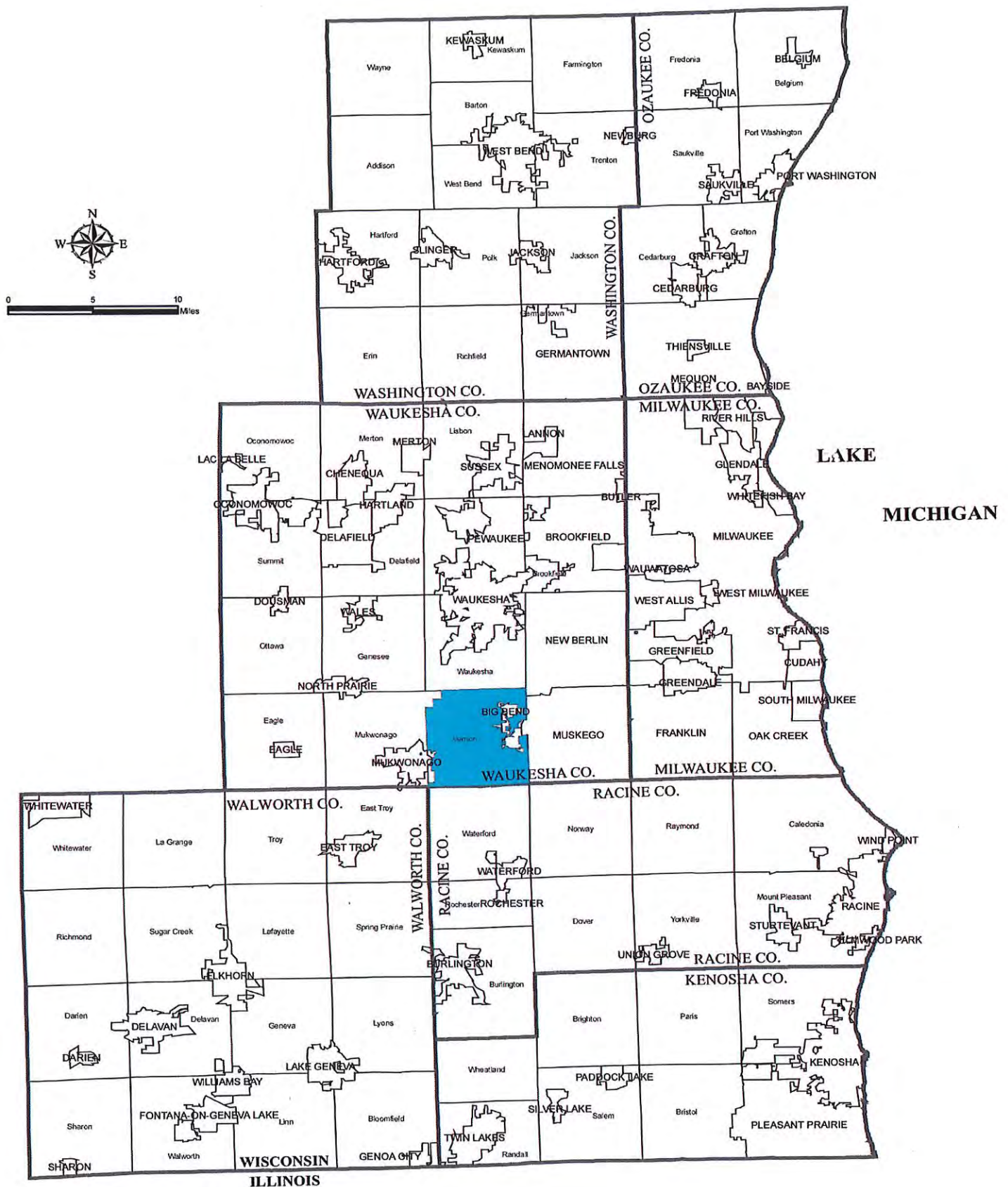
From 1841 through 1849 the Scotch families of Donald Stewart, Duncan Cameron, Hugh Fraser, William Emsly, Charles Stewart, John and Thomas Howe, Angus and John McNaughton settled in the area. In 1910 Jane Stewart, then still living in Vernon, said that she owned the original land given to her father, Charles Stewart, and signed by President James Tyler.

The Town's Scotch ancestors brought with them their strong religious beliefs, and gathered together for religious worship in the Presbyterian faith. Their first meetings were held in the barn of Robert Weir, then in various homes and a school house. In 1859 the United Presbyterian Church was built, with Archibald Stewart being the overseer.

The southwest corner of the Town of Vernon was part of the community generally known as Caldwell's Prairie, which also encompassed areas in the vicinity of the Village of Mukwonago. In 1835 Joseph and Tyler Caldwell and their families traveled from Hubbard Town, Vermont and settled about three miles from Kenosha, then known as Pike River. Abraham Resseguie, William Cheney, and Clavin Gault moved to Caldwell's Prairie. At the time the Resseguie family moved to Caldwell's Prairie about 100 Pottawatomie Indians lived in Mukwonago. Their pow-wows could be heard at night. In 1836, members of the Vernon section of Caldwell's Prairie arrived: Henry Camp in Section 30, Ira Blood in Section 30/31, Wilder Champin in Section 20, and Whitney Hudson in Section 31 staked their claims in 1837. Other Caldwell Prairie neighbors shown in 1859 mapping included the Porter and Craig families. Their descendents continue to live in the Town.

Grammatic evidence remains of the Town's first inhabitants. Twenty-nine historic mounds said to be burial grounds of Native Americans known as the Mound Builders, are located on the Born farm in Section 21 (previously owned by the Dewey's after 1920 and the Hollisters before 1920). Most of the mounds are enclosed in a park-like area enclosed by giant oaks. In 1956, Mrs. Sylvia Dewey, whose family once owned the mound area, said that their family often found arrowhead hatchets and other items left by the first settlers in the Town of Vernon.

Map 1
LOCATION OF THE TOWN OF VERNON IN THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC and Waukesha County

Chapter II – History of Smart Growth

INTRODUCTION

In 1999, the Wisconsin legislature passed, and the governor signed, a highly structured piece of land use legislation, known as Smart Growth. The law requires that by 2010, every local unit of government in the state adopt a comprehensive plan as defined by the statutes. The law came about in response to four major problems:

- As of 1998, only 29% of all Wisconsin communities had any kind of land use plan in place at all. These plans varied widely in their content, quality and age. Some communities had detailed plans covering a wide range of issues that were frequently updated. Other communities had poorly conceived or old plans.
- Even those communities with good plans often did not invest the time and resources to implement those plans when actual land use decisions were being made.
- The state at the time, offered little guidance on how to improve this situation.
- The new law was passed to ensure responsible planning, create a framework such that the planning is implemented, rein in sprawl and enhance the health of our urban and rural communities.

GOALS OF SMART GROWTH

The Smart Growth law provides fourteen goals² that state agencies are asked to consider when taking actions and which communities must consider when writing a comprehensive plan with state planning aids:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

¹1,000 Friends of Wisconsin

²1, 000 Friends of Wisconsin

11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

PUBLIC PARTICIPATION PLAN

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

On February 24, 2005 the Plan Commission, functioning as the Smart Growth Committee, recommended the Town of Vernon Public Participation Plan to the Town Board of Supervisors. On September 1, 2005 the Town Board adopted the Public Participation Plan by Resolution. A copy of the Public Participation Plan and adopting resolution are found in Appendix A.

NINE REQUIRED ELEMENTS OF SMART GROWTH

The following itemizes and summarizes the requirements of Wisconsin Statutes.

Issues and Opportunities Element. The plan must include background information on the Town of Vernon and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information must include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

Housing Element. The plan must include a compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element must assess the age, structural value and occupancy characteristics of the Town's housing stock. The element must also identify specific policies and programs that promote the development of housing for residents of the Town of Vernon, and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of

land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the Town's existing housing stock.

Transportation Element. The plan must include a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The element must compare the Town's objectives, policies, goals and programs to state and regional transportation plans. The element must also identify highways within the Town of Vernon by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the Town.

Utilities and Community Facilities Element. The plan must include a compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the Town such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element must describe the location, use and capacity of existing public utilities and community facilities that serve the Town of Vernon, and must include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the Town that are related to such utilities and facilities.

Agricultural, Natural and Cultural Resources Element. The plan must include a compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Economic Development Element. The plan must include a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the Town of Vernon. The element must assess categories or particular types of new businesses and industries that are desired by the Town. The element must assess the Town of Vernon's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element must also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element must also identify county, regional and state economic development programs that apply to the local governmental unit.

Intergovernmental Cooperation Element. The plan must include 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 must analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other

governmental units. The element must incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309 (*note: previously, s. 66.30, 66.023, or 66.945*). The element must identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

Land Use Element. The plan must include a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the Town of Vernon, such as agricultural, residential, commercial, industrial and other public and private uses. The element must analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element must contain projections for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element must also include a series of maps that show current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities will be provided in the future, consistent with the timetable described and the general location of future land uses by net density or other classifications.

Implementation Element. The plan must include a compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in the other eight elements. The element must describe how each of the elements of the plan will be integrated and made consistent with the other elements of the plan, and must include a mechanism to measure the Town of Vernon's progress toward achieving all aspects of the plan. The element must include a process for updating the comprehensive plan. A comprehensive plan must be updated no less than once every 10 years.

Chapter III - Issues and Opportunities

POPULATION

In 1960 the Town of Vernon's population was 2,037. This represented approximately 26% of the total population in the south-central portion of Waukesha County consisting of the Town of Vernon, Village of Big Bend, Town of Waukesha, and Town of Mukwonago. In 2000 the population for the Town of Vernon was 7,227 which is approximately 30% of the four communities.

Growth in the Town of Vernon has generally followed trends found in other towns in Waukesha County which do not have municipal services, such as public water and sanitary sewer. This trend is typified by the rapid growth experienced in Waukesha County since World War II. The completion of I-43 and the greater Interstate system fueled the trend of business and industry moving westerly from Milwaukee. Easy access to rural areas via I-43, combined with relatively inexpensive land prices and the natural beauty of the area, contributed to the population inflow experienced from 1960 to 1990.

However, the US Census Bureau reports that the Town lost population between 1990 and 2000, decreasing from 7,549 to 7,227. This reversal can be attributed to a decrease in average household sizes, increasing numbers of single parent households, and the threat of annexation of land by adjoining municipalities which, in effect, can transfer potential future population growth from the Town.

The challenge of the planning process is to accommodate the forecast levels of the population and households while minimizing or eliminating impacts on environmentally sensitive areas and prime agricultural lands. The utilization of population forecasting is essential in establishing land use goals and objectives of any Smart Growth Plan.

In 2004 the Wisconsin Department of Administration's (DOA) Demographic Services Center projected future population levels for all communities in the state. The DOA projects the Town of Vernon to continue its flat, and slightly negative, population growth trend through the year 2020, with a minor population gain projected for 2025. Despite limited population growth, the number of households may continue to increase, as the average household continues a trend of decreasing in size.

	1960	1970	1980	1990	2000	Est. 2005	Est. 2010	Est. 2015	Est. 2020	Est. 2025
Village of Big Bend	797	1,148	1,345	1,299	1,278	1,242	1,202	1,165	1,132	1,110
% Change		44.04%	17.16%	-3.42%	-1.62%	-2.82%	-3.22%	-3.08%	-2.83%	-1.94%
Town of Vernon	2,037	2,857	6,372	7,549	7,227	7,237	7,209	7,192	7,189	7,250
% Change		40.26%	123.03%	18.47%	-4.27%	0.14%	-0.39%	-0.24%	-0.04%	0.85%
Town of Waukesha	3,540	4,408	6,668	7,566	8,596	8,750	8,873	9,001	9,139	9,354
% Change		24.52%	51.27%	13.47%	13.61%	1.79%	1.41%	1.44%	1.53%	2.35%
Town of Mukwonago	1,579	1,930	4,979	5,967	6,868	7,263	7,631	7,989	8,346	8,765
% Change		22.23%	157.98%	19.84%	15.10%	5.75%	5.07%	4.69%	4.47%	5.02%

Table 1: Town of Vernon and Adjacent Communities Population History and Forecast
(Source: Wisconsin Department of Administration)

	19 years and less	20-39 years	40-49 years	50+ years
% of Town Population	31%	19%	29%	21%
% Change Since 1990	-2%	-13%	+8%	+7%

Table 2: Town of Vernon Age Distribution, 2000 (Source: US Census Bureau)

	1990	% of Pop. Over 25	2000	% of Pop. Over 25
Less than 9th grade	108	2.4%	55	1.2%
9th to 12th grade no diploma	359	8.1%	272	5.7%
High school graduate (includes equivalency)	1,816	41.1%	1,762	37.2%
Some college no degree	885	20.0%	1,218	25.7%
Associate degree	368	8.3%	432	9.1%
Bachelor's degree	662	15.0%	687	14.5%
Graduate or professional degree	219	5.0%	309	6.5%

Table 3: Town of Vernon Educational Attainment of Persons 25 Years and Older, 1990-2000
(Source: US Census Bureau)

HOUSEHOLD CHARACTERISTICS

‘Household’ is defined as unrelated persons living together, while a ‘family’ is a household containing related persons. Potential changes in the household size have important implications on land use, especially residential development, since an estimate of household size is required to convert forecasted population levels into housing units and needed residential land. The age distribution of the Town, as depicted in Table 2 above, also reflects national trends referred to as ‘the aging of America’, as the baby boom generation moves towards retirement. As shown in table 3, the education level of the population over 25 in the Town is high. Between 1990 and 2000, the Town has seen an increase in persons with higher degrees, and a substantial increase in persons who achieved at least some level of college education. In 2000 the US Census Bureau reported that 70.5% of persons in the Town over 15 years of age were married, 21.4% had never been married, and 5.8% were separated or divorced. Census data also indicates that median household incomes in the Town of Vernon have been consistently higher than the county as a whole, and significantly higher than statewide median incomes.

	Wisconsin	Waukesha County	Town of Vernon
1979	\$17,680	\$25,827	\$26,667
1989	\$29,442	\$44,565	\$49,595
1999	\$43,791	\$62,839	\$71,366

Table 4: Median Household Income for Wisconsin, Waukesha County, and the Town of Vernon (Source: US Census Bureau)

Year 2000 Census statistics for the Town of Vernon depict that there are 2,380 households with an average size of 3.18 persons per family, and 3.0 persons per household. This represents a decrease in both family size and household size from 1990, when they were 3.51 and 3.34 persons respectively. This downward trend is consistent with trends at both state and national levels. However, the Town's family and household sizes are higher than reported for the nation as a whole, where average family size is reported to be 3.12 persons and average household size is reported to be 2.59 persons. Potential changes in the household size have important implications on land use, especially residential development, since an estimate of household size is required to convert forecasted population levels into housing units and needed residential land.

At a national level, the US Census Bureau is forecasting further decreases in household and family sizes. The bureau estimates that by 2010, the national average family size to be 3.05 persons and the national average household size to be 2.53 persons.

In 2004 the Wisconsin Department of Administration's (DOA) Demographic Services Center projected the number of future households for all communities in the state. The DOA projects the Town of Vernon to have a modest growth in total households, with increases to 2,452 households by 2015, and 2,510 households by 2025. It should be noted that as of December 2003, the Town of Vernon is exceeding the DOA's household projections, with 2,533 households to date. Further consideration of household projections is included in the Chapter IV-Housing.

	2000	Projected 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025
Total Households	2,380	2,400	2,425	2,452	2,473	2,510

Table 5: Town of Vernon Household Trends and Projections
(Source: Wisconsin Department of Administration)

OTHER DEVELOPMENT TRENDS

The Town of Vernon has experienced slow but consistent commercial retail, service, and light industrial development. However, historical land absorption data is difficult to review over time due to changes in SEWRPC reporting methods. Prior to 1990, SEWRPC reported all lands within the Vernon Civil Township; since 1990 the inventories exclude lands which have been annexed by Big Bend, Muskego, and Mukwonago. Table 6 below illustrates historical land consumption for commercial and industrial purposes, as reported in SEWRPC Land Use Inventories and the Building Inspection office.

In addition, the Building Inspector's office reports that the Town has issued nine commercial and industrial permits between 2001 and 2003. All were major expansions of existing facilities. Based on historical trends, it is reasonable that the Town should expect between 10 and 20 acres of land to be converted to commercial retail, service and light industrial use by 2010, and perhaps up to 50 to 75 acres by 2025.

	1963	1970	1980	1990	2000
Commercial Retail	15.97	23.33	35.05	53.89	30.77
Avg. change per yr		+1.1	+1.2	+1.9	-2.3
Manufacturing	5.45	11.42	34.06	52.94	2.25
Avg. change per yr		+0.6	+2.3	+1.9	-5.1

Table 6: Commercial and Industrial Acreage Inventory by Decade (Source: SEWRPC)

EMPLOYMENT

According to the 2000 Census, the labor force of the Town of Vernon was employed across many industries, with the largest percentages in manufacturing (23.9%); health and social assistance (11.8%); retail trade (11.5%); and construction (10.2%). Manufacturing, construction, and natural resource related industries employ a significantly greater percentage of the Town of Vernon labor force than Waukesha County as a whole.

	Waukesha County	% of Labor Force	Town of Vernon	% of Labor Force
Manufacturing	41,374	21.2%	1,010	23.9%
Health care and social assistance	22,661	11.6%	500	11.8%
Retail trade	22,844	11.7%	484	11.5%
Construction	12,236	6.3%	429	10.2%
Educational services	15,960	8.2%	303	7.2%
Accommodation and food services	7,854	4.0%	236	5.6%
Finance and insurance	12,410	6.4%	203	4.8%
Wholesale trade	9,495	4.9%	181	4.3%
Professional scientific and technical services	12,959	6.6%	181	4.3%
Administrative and support and waste management services	5,143	2.6%	135	3.2%
Transportation and warehousing	6,271	3.2%	119	2.8%
Information	5,982	3.1%	109	2.6%
Other services (except public administration)	7,590	3.9%	97	2.3%
Agriculture forestry fishing and hunting and mining	867	0.4%	88	2.1%
Real estate and rental and leasing	2,968	1.5%	46	1.1%
Public administration	4,179	2.1%	46	1.1%
Utilities	1,694	0.9%	42	1.0%
Arts entertainment and recreation	2,560	1.3%	15	0.4%
Management of companies and enterprises	243	0.1%	0	0.0%

Table 7: Employed Civilian Population by Industry
for Waukesha County and Town of Vernon, 2000
(Source: US Census Bureau)

	2004 Establishments	2004 Employees	Numeric Employment Change	
			2003- 2004	1999- 2004
Food Services & drinking places	490	12,841	795	2,582
Professional & technical services	1,154	12,779	1,023	948
Educational Services	112	12,324	13	1,042
Merchants, wholesalers, durable goods	903	11,096	-83	-399
Administrative & support services	543	9,629	-265	-1,391
Specialty trade contractors	989	9,577	128	186
Fabricated metal product manufacturing	265	8,735	-61	-810
Printing & related support activities	127	7,045	-14	-1,730
Machinery manufacturing	192	7,032	-347	-2,219
Ambulatory health care services	572	6,715	59	787

Table 8: Top Ten Industries in Waukesha County, 2004
(Source: Wisconsin Department of Workforce Development)

	2002 Estimated Employment	2012 Projected Employment	2002-2012 Employment Change	2002-2012 Percentage Change
Total Non-Farm Employment	833,200	964,300	131,100	15.7%
Construction/Mining/Natural Resources	33,750	40,990	7,240	21.5%
Manufacturing	143,860	146,270	2,410	1.7%
- Fabricated Metal Products	23,470	24,020	550	2.3%
-Machinery Manufacturing	24,140	24,980	840	3.5%
- Electrical Equipment, Appliance, and Component Manufacturing	14,660	14,760	100	0.7%
Trade	125,710	141,170	15,460	12.3%
- Food and Beverage Stores	16,830	18,010	1,180	7.0%
Transportation and Utilities (Including US Postal)	35,610	42,630	7,020	19.7%
Financial Activities	57,420	64,980	7,560	13.2%
Education and Health Services (Including State and Local Gov Education. and Hospital)	162,870	206,240	43,370	26.6%
- Ambulatory Health Care Services	30,540	42,850	12,310	40.3%
- Hospitals (Including State and Local Government)	33,560	40,930	7,370	22.0%
Leisure and Hospitality	64,570	73,100	8,530	13.2%
Information/Prof Services/Other Services	169,000	207,230	38,230	22.6%
Government (Excluding US Postal, State and Local Education. and Hospital)	40,420	41,700	1,280	3.2%

1. Employment is rounded to the nearest ten. Numbers may not add due to rounding.
2. Employment does not include self-employed, unpaid family, or railroad workers.
3. Government includes tribal owned operations, which are part of Local Government employment.

Table 9: Industry Projections for Milwaukee and WOW Workforce Development Areas
(Milwaukee, Washington, Ozaukee, and Waukesha Counties), 2002-2012
(Source: Office of Economic Advisors, Wisconsin Department of Workforce Development)

Table 9 shows recent employment trends in the most important industries in Waukesha County. Table 10 shows employment forecasts to 2012 for the Milwaukee, Washington, Ozaukee, and Waukesha County region. This projection was the best available information at the time of the creation of this plan. The projections describe growth in significant employment sectors in the Town of Vernon such as Construction/Mining/Natural Resources (21.5%); Education and Health Services (26.6%); and Leisure and Hospitality (13.2%). Unfortunately, both the short term trends and the 2012 projections depict very limited growth in the manufacturing sector that is most important to the Town of Vernon labor force.

SMART GROWTH PLAN OBJECTIVES

The purpose of developing the Smart Growth Plan for the Town of Vernon is to provide a sound basis for directing and coordinating future development. General land use objectives continue to be used in formulating this plan:

- To provide a suitable range of residential categories to accommodate the projected growth.
- To protect the remaining agricultural lands which lie beyond the reasonable development needs of the Town.
- To balance the allocation of space to the various land use categories to meet the social, physical and economic needs of the Town.
- To protect the environment and the natural resource base of the Town.
- To preserve open space and enhance the overall quality of life.
- To achieve sound soil and water conservation practices in order to reduce water runoff, control agricultural and construction erosion and prevent surface and groundwater contamination.
- To distribute various land uses as they relate to proposed transportation systems and other public utility systems.

- To establish suitable industrial and commercial sites.

OBJECTIVES, STANDARDS AND PRINCIPLES

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 the Smart Growth Plan can proceed. Accordingly, a set of recommended Development Objectives was formulated for the Town of Vernon Smart Growth Plan. This Chapter sets forth those objectives together with supporting principles and standards.

The Development Objectives relate primarily to the allocation and distribution of various land uses, and the provision of those uses which are essential to meet the needs of the existing and future residents of the Town through the year 2026.

The following terms are commonly used in expressing planning goals:

Objective – A specific target that must be met as an intermediate step in achieving a long-term goal. Each goal generally has more than one objective that fulfills specific aspects of the goal.

Principal - A fundamental, primary or generally accepted belief used to support objectives, prepared standards and plans.

Standard - A measurement establishing a minimum level of quality and / or quantity used as a basis of comparison to determine the adequacy of a planned proposal in attaining an objective.

The Smart Growth Plan Committee has identified the following eight Development Objectives:

1. Land Use Allocation Objective: Balance the spatial allocation of various land uses to meet the physical, social and economic needs of the Town of Vernon.

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 2026.

Standard - The amount of land set aside for accommodating forecast growth in the Town of Vernon study area.

2. Land Use Spatial Distribution Objective: Facilitate the spatial distribution of land uses which are accessible to supporting transportation, utility and public facility systems, to assure the most economic provision of services.

Principle – Transportation, utility, and public facilities are mutually interdependent with land use patterns.

Standard - Urban and suburban development should be located to make maximum use of existing and proposed transportation systems, utilities, and public facilities.

Standard - Adequate stormwater drainage facilities should be provided for all urban and suburban development.

Principle - The proper allocation of urban and suburban land uses can avoid or minimize hazards and dangers to health, safety, and welfare. Further, proper land allocation of land uses can maximize amenities and convenience in terms of accessibility to supporting land uses.

Standard - Sites should be provided for commercial, educational, transportation, recreational, and employment facilities to serve the neighborhood and community.

Standard - When possible, public buildings should be located in the central portion of the Town to offer convenience to those transacting business. Such facilities should be designed to centralize the physical plant, coordinate government services, and facilitate the sharing of facilities such as parking. When properly designed, these facilities reduce maintenance and provide an aesthetic asset to the Town.

Standard - Land development for new retail and service orientated uses should be developed as planned shopping centers. Development of new commercial strip areas, defined as contiguous individual parcels of shallow depth with individual and direct street access, should be avoided. New shopping centers, and expansion of existing centers, should meet the following minimum standards.

- a. Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion.
- b. Adequate off-street parking and loading facilities should be provided.

- c. Adequate water supply, soils suitable for onsite sewerage disposal systems or municipal sewers, stormwater drainage and other public utilities should be available.
- d. Substantial landscape screening should be provided between commercial uses and adjacent noncommercial uses.
- e. The site should not be located on soils identified as having severe limitations for commercial developments in accordance with U.S.D.A. Soils Suitability.
- f. Adequate fire protection and emergency services should be available. Shopping centers should be located within a 1.5 mile radius of a fire station.

Standard – In addition to the general standards listed above, neighborhood shopping centers should also meet the following requirements:

- a. Accessibility to a population between 4,000 to 10,000 persons located within a 2 mile radius.
- b. A site area of 5 to 15 acres, with a gross leasable area of 50,000 to 150,000 square feet.
- c. The center should include one anchor, such as a supermarket, and other stores and service establishments located in the neighborhood centers and should be limited to those serving day to day needs of the residents.
- d. The center should be located at the intersection of two arterial streets or at the intersection of an arterial street and a collector street.

Standard - In addition to the general standards listed above, community shopping centers should also meet the following requirements:

- a. Accessibility to a population of between 10,000-75,000 persons located within a 1.5 mile radius.
- b. A gross site of 15-60 acres, with a gross leasable area of 150,000-400,000 square feet.
- c. At least two anchors, such as supermarkets and junior department stores or discount stores, should be located within the center.
- d. The center should ideally be located at the intersection of two arterial streets.

Standard - Service related commercial development, primarily meeting the needs of the highway or freeway traveler, should be afforded direct vehicular access to the supporting arterial street and highway system and should meet the following minimum standards:

- a. A minimum gross area of five acres.
- b. Direct access to the arterial street and highway system and access via a freeway and an interchange located no more than two miles from the site entrance. Properly located and controlled points of vehicular access for ingress and egress in order to prevent

safety problems and reduce traffic congestion. Site configurations may include an internal street system.

- c. A high degree of visual exposure from the freeway.
- d. Adequate water supply, soils suitable for onsite sewerage disposal systems or municipal sewers, stormwater drainage and other public utilities should be available.
- e. The site should not be located on soils identified as having severe limitations for commercial developments in accordance with U.S.D.A. Soils Suitability.
- f. Adequate off-street parking and loading should be provided.
- g. Substantial landscape screening to serve as a buffer between commercial and adjacent residential uses.
- h. Adequate building setbacks from major arterial streets and highways.
- i. Located within 3 miles of a fire station.

Standard - Community office development should be located in planned office parks which meet the following standards:

- a. Minimum gross site area of 10 acres.
- b. Direct access to the arterial street and highway system and/or access to the freeway system within 3 miles. The office park should be served by an internal street system which provides convenient access from individual buildings in the park to supporting arterial and highway system. Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent streets and highways.
- c. Adequate water supply, soils suitable for onsite sewerage disposal systems or municipal sewers, stormwater drainage and other public utilities should be available.
- d. Sites should be located so as to maximize visibility and offer public identity.
- e. The parcel should be large enough to allow future internal expansion of the office park if needed.
- f. Sites should be located within 3 miles of a fire station.
- g. Adequate off-street parking and loading areas should be provided.
- h. Substantial landscape screening to serve as a buffer between adjacent non-office uses.
- i. Adequate building setbacks from abutting major street and highways.
- j. The architecture of the structures shall be in accordance with the Town of Vernon Ordinance pertaining to commercial buildings.

Standard - Community industrial development should be located in planned industrial parks meeting the following standards:

- a. Initial site area should be no less than 80 acres.
- b. The site should have convenient access to an arterial street and highway system. Industrial parks should be served by an internal street system which provides a convenient access from individual parcels in the development to the arterial street and highway system. Properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on arterial streets.
- c. Adequate public facilities and storm water drainage should be available.
- d. The site should not be located on soils identified as having severe limitations for commercial developments in accordance with U.S.D.A. Soils Suitability.
- e. The site configuration and shape should accommodate the use of the site as an industrial park. Parcels should be large enough to allow future internal expansion of industrial facilities. Lands with slopes exceeding 10% are generally not suitable for industrial related development. The maximum street grade should not exceed 6%.
- f. Industrial sites should be located to maximize visibility and offer potential for public identity.
- g. Sites should be located within 3 miles of a fire station.
- h. Adequate off-street parking and on-site loading areas should be provided.
- i. Substantial landscape screening to serve as a buffer between industrial uses and adjacent non-industrial uses.

3. Natural Resources Objective - Encourage the protection, preservation, and wise use of natural resources, including soils, lakes, streams, wetlands, and woodlands.

Principle - The proper allocation of land uses can assist in maintaining an ecological balance between the activities of people and the natural environment that support them.

Soils Principle - The proper relation of urban and rural land use development to soil type and distribution can avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of irreplaceable resources.

Standard - Development should not be located on soils identified in the U.S.D.A Soil Survey as having severe limitations for such development unless properly engineered. Development should not occur within wetland areas regardless of their size, unless properly permitted, engineered, and mitigated.

Standard - Low density residential development should not be allowed unless a state approved sewerage disposal system is available, other than a holding tank.

Lakes and Streams Principle - Inland lakes and perennial streams are a valuable natural resource and contribute to the community's environmental well being and should be protected through wise management. 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 opportunities 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.

Standard - The shorelines and flood storage areas of inland lakes, streams and rivers should be preserved and protected in accordance with the following standards:

- a. Both banks of all perennial streams and rivers should be maintained in a natural state.
- b. Retain a minimum of 70% of the vegetation within 35 feet of the shoreline frontage in accordance with the Waukesha County Shoreland and Floodland Protection Ordinance.
- c. Floodplains should not be allocated to any urban development which would cause or be subject to flood damage.
- d. Floodwater storage capacity of natural floodlands should not be reduced by urban or rural development.
- e. The flow capacity of perennial stream channels and associated floodlands should not be reduced below their existing conditions.

Wetlands Principle - Wetlands perform a variety of important functions that make them invaluable resources which should be preserved, protected, and managed wisely. These functions include: supporting a wide variety of desirable and sometimes unique plant and animal life; assisting in the stabilization of lake levels and stream flows; trapping and storing plant nutrients in runoff, thus reducing the rate of enrichment of surface waters which contributes to noxious weed and algae growth; contributing to the atmospheric oxygen and water supply; reducing stormwater runoff by providing area for floodwater impoundment and storage; trapping soil particles suspended in runoff and thus reducing stream sedimentation; and providing the population with opportunities for certain scientific, educational, and recreational pursuits.

Standard - Wetland areas adjacent to streams or lakes, wetlands within areas having special wildlife and other natural values, and all other wetlands larger than one acre should not be allocated to any urban development except limited recreation and should not be drained or filled. To the extent practical, areas immediately adjacent to and surrounding wetlands should be kept in open space uses or very low intensity urban uses, such as agriculture or limited recreation. All wetlands one acre or larger located in floodland and shoreland areas should be preserved in accordance with the Wisconsin Administrative Code.

Woodlands Principle - 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; aid in reducing soil erosion and stream sedimentation; provide the resource base for forest product industries; provide the population with opportunities for scientific, educational and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.

Standard - Woodland areas having a minimum area of five acres should not be developed in a manner that removes more than 25% of vegetation for development purposes.

Standard - A minimum of five acres of woodland for each 1,000 residents should be maintained for recreational purposes.

Wildlife Principle - Wildlife, when provided with a suitable habitat, will supply the population with opportunities for certain scientific, educational, and recreational pursuits such as harvesting of game. It comprises an integral component of the life systems which are vital to beneficial natural processes, including the control of harmful insects and other noxious pests and the promotion of plant pollination; provides food sources; offers an economic resource for the recreation industries; and serves as an indication of environmental health.

Standard - The most suitable habitat for wildlife, that is, the area where fish and game can best find food, shelter, and reproduce, is a natural habitat. Natural habitats for fish and game can best be achieved by preserving or maintaining in a wholesome state other natural resources such as soil, air, water, wetland, and woodlands. The standards for each of these other resources, if met, would ensure the preservation of a suitable wildlife habitat and population.

4. Environmental Corridor and Agricultural Land Preservation Objective: To preserve high-quality open spaces to protect the underlying natural resources base, and enhance the social and economic well being and environmental quality of the area.

Principle - Ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment, and maintain social and economic well being. The primary and secondary environmental corridors and isolated natural areas within the Town of Vernon 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. 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.

Standard - All remaining undeveloped lands within designated primary and secondary environmental corridors and isolated natural areas should be preserved. If development is to occur in upland areas, such development shall be for residential purposes only and at a density not greater than 5 acres per dwelling.

Prime Agricultural Lands Principle - Preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for providing food and fiber; contribute to the agricultural and agricultural-related economy of the area; maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimize conflicts between the farming operations and activities associated with developed land uses; and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soils.

Standard - All prime agricultural lands in the Town which consist of contiguous areas at least 20.1 acres in area and which consist of Class I and II soils should be preserved, except in those areas classified as infill between existing residential subdivisions.

5. Recreation Objective - To provide an integrated system of public outdoor recreation sites and related open space areas, including areas for both resource oriented and non-resource oriented active and passive outdoor recreational activities, to allow participation in a wide range of recreation activities.

Principle - The opportunity to attain and maintain good physical and mental health is an inherent right for all residents of the Town. The provision of outdoor recreation sites and open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities. An integrated park and open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resources. Finally, an integrated system of outdoor recreational sites and open space areas can contribute to the orderly growth of planning areas by lending form and structure to development patterns.

Principle - Public outdoor recreation sites promote the maintenance of proper physical and mental health both by providing residents an opportunity to participate in activities that facilitate the maintenance of proper health because of the exercise involved (such as baseball, swimming, tennis, ice-skating), and also provide an opportunity to participate in less athletic activities (such as walking and picnicking). These activities tend to reduce everyday tensions and anxieties and thereby help maintain proper physical and mental well being. Well designed and properly located public 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.

Standard - Outdoor recreation sites should be available at the rate of 10 acres per 1000 population, efficient in size and number to meet the recreation demands of the resident population. Such sites shall maintain natural resources and provide improvements appropriate to the recreational activities to be accommodated therein, and be spatially distributed in a manner that provides ready access by the resident population. This acreage standard is distributed among the following types of parks:

- a. Play lots, 1 acre per 1,000 people;
- b. Playfields 1.5 acres per 1,000 people;
- c. Neighborhood parks, 2.5 acres per 1,000 people; and
- d. Community parks, 5 acres per 1,000 people.

6. Transportation System Objective - To provide an integrated transportation system which, through its location, capacity, and design, will meet the travel demand generated by existing and proposed land use patterns.

Principle - An integrated transportation system serves the various land use activities within the Town and adjacent communities, thereby providing the access needs which support these activities.

Standard - The transportation system should provide access not only to all land presently devoted to urban development but to land proposed to be used for such development. The transportation system should be comprised of an orderly functional hierarchy of arterials, collectors, local streets, and pedestrian and bicycle paths to service the area. All streets and highways in the town are defined by one of the functional classifications listed below:

- Local Street - 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.
- Collector Streets - The primary function of a collector street is to gather traffic from local streets and convey it to arterial streets or highways.
- 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.

Standard - Streets and highways in the town should be improved to accommodate the level of service outlined above and should adequately convey the traffic generated by adjacent land uses as well as through-transit needs.

Standard - Transportation facilities, such as off-street parking and off-street truck loading, should be located in proximity to the commercial or industrial land uses to which they are accessory.

Standard - Bicycle and pedestrian paths should be provided as a part of an overall system plan and be designed in conformance with generally accepted and contemporary standards and guidelines.

7. Fire Protection Objective - To provide the facilities necessary to maintain high quality fire protection within the Town in order to preserve life and protect property.

Principle- The adequacy of fire protection in the town is dependent upon the relationship between the size and distribution of the population and land uses.

Standard - Fire protection resources should be distributed within reasonable service areas in the town and within generally accepted distances as promulgated by the Insurance Service Office.

8. Housing Objective - To provide adequate location and choice of housing and housing types for all residents, regardless of age, income, or household size.

Principle - Adequate choice in size, cost and location of housing units will assure equal housing opportunity.

Standard - Housing units within the town should be geographically well distributed and include a full range of housing type, size and cost, including manufactured housing, detached single-family dwellings, attached two-family dwellings, in-law units, and one and two-family condominiums.

Standard - Residential areas and densities in the town should be generally provided in accordance with the following guidelines:

- a. Approximately 95% of residential units within the town should consist of detached single-family housing.
- b. Approximately 5% of residential, units within the town should consist of duplexes or attached single family units.

Chapter IV – Housing

DEVELOPMENT OBJECTIVES

As discussed in Chapter III-Issues and Opportunities, the Town developed a set of recommended Development Objectives:

Housing Objective - To provide adequate location and choice of housing and housing types for all residents, regardless of age, income, or household size.

Principle - Adequate choice in size, cost and location of housing units will assure equal housing opportunity.

Standard - Housing units within the town should be geographically well distributed and include a full range of housing type, size and cost, including manufactured housing, detached single-family dwellings, attached two-family dwellings, in-law units, and one and two-family condominiums.

Standard - Residential areas and densities in the town should be generally provided in accordance with the following guidelines:

- a. Approximately 95% of residential units within the town should consist of detached single-family housing.
- b. Approximately 5% of residential, units within the town should consist of duplexes or attached single family units.

	1960	1970	1980	1990	2000
No. Housing Units	513	718	1,828	2,267	2,402
Owner Occupied	395	576	1,654	2,119	2,287
Vacant, for sale	0	5	19	1	7
Renter Occupied	118	125	117	122	93
Vacant, for rent	1	2	0	1	1
Other Vacant	27	11	28	24*	14**
Persons per Household	3.97	3.98	3.56	3.34	3.00
Median Value	NA	\$20,000-24,999	\$82,000	\$110,127	\$178,700

*10 units reported for occasional or seasonal use

**1 unit reported for occasional or seasonal use

Table 10: Town of Vernon Housing Statistics (Source: US Census Bureau)

RESIDENTIAL DEVELOPMENT TRENDS

In 2000, the Town of Vernon had 2,402 total housing units. Of this housing stock, 96.4% are single family detached units, 2.5% are single family attached or townhouse, and 1.1% are multiple family with three or more units in the structure. This represents a consistent mix of housing choices since 1990.

The 2000 Census indicates that 99% of the housing stock in the Town of Vernon is owner occupied. This demonstrates an increasing trend towards home ownership, as owner occupancy has climbed steadily from 77% in 1960 to 93.5% by 1990. The 2000 Census also indicates that vacancy rates for owner occupied units runs 0.3%, while vacancy rates for rental units runs 5.1%. Table 10 summarizes the shifts in housing statistics for the Town of Vernon over the past forty years. The housing stock in the Town of Vernon is relatively young (see Table 11). A large percentage (41.2%) was built in the 1970's and an additional 31.7% was built since then.

	1 year or less	2-5 years	6-10 years	11-20 years	21-30 years	31-40 years	41-50 years	51-60 years	61+ years
Number of units	39	151	188	384	989	185	174	17	275
Percentage of housing stock	1.6%	6.3%	7.8%	16.0%	41.2%	7.7%	7.2%	0.7%	11.4%

Table 11: Age of Housing Units in Town of Vernon (Source: US Census Bureau)

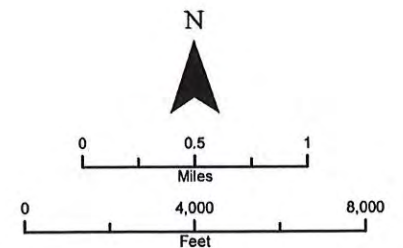
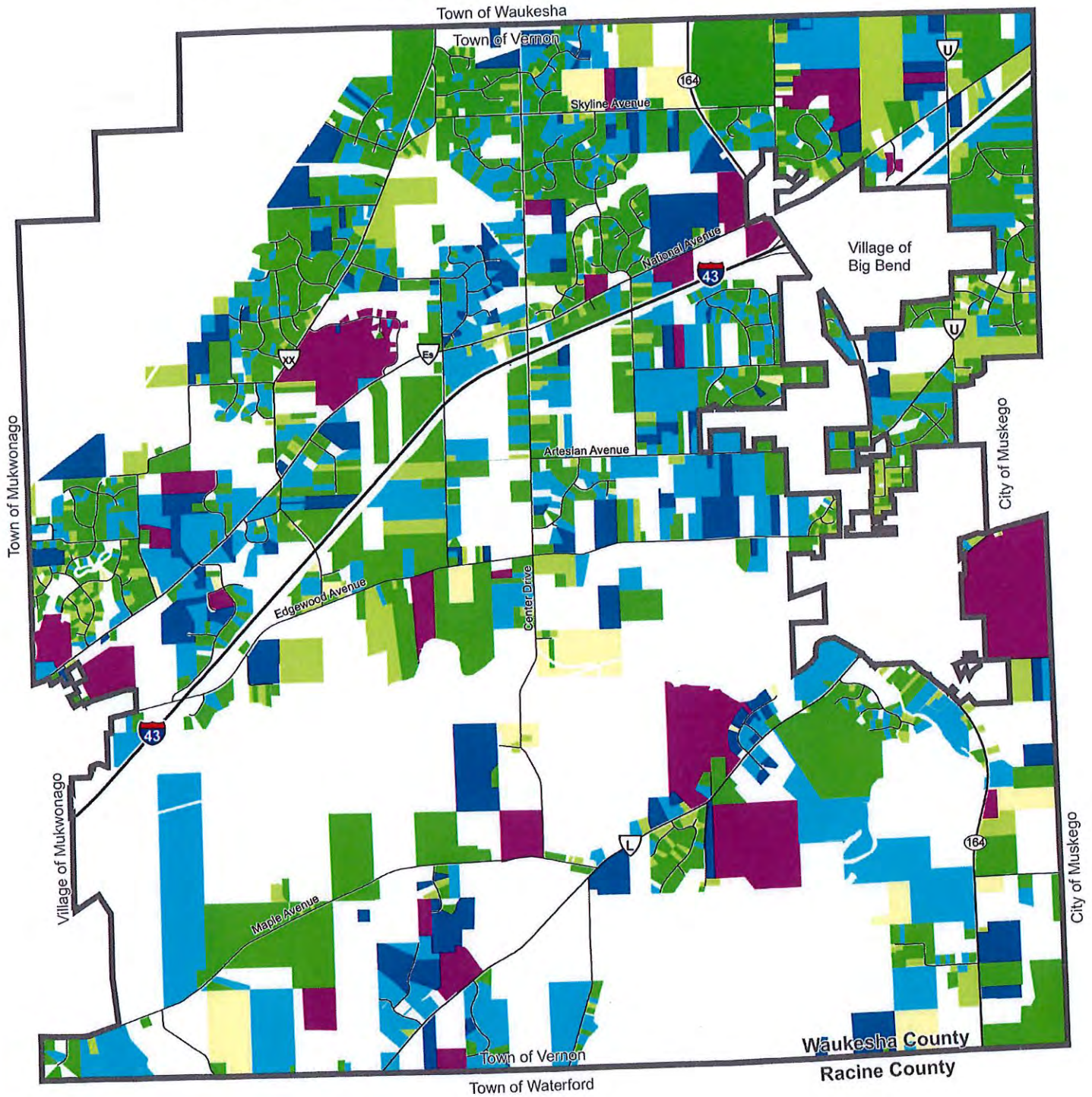
Housing in the Town of Vernon is affordable to a household with moderate income, that being \$57,090 per year, or 80% of the Town median income of \$71,366. HUD defines an 'affordable' unit of housing as a unit costing 30% or less of household income. In the case of a Town of Vernon moderate income household this would equal \$1427 a month for rent or house payment. The affordable home price in Table 12 was determined using a mortgage calculator. For simplicity, the calculation assumed no downpayment, no other monthly debt, a mortgage rate of 7%, and no personal mortgage insurance. Additionally, the calculation assumed the national average annual property taxes of \$3500 and annual homeowner's insurance of \$481. It is important to note that home prices have been steadily rising throughout the region. Median home sale prices in Waukesha County have increased 42.3% between 2000 and the second quarter of 2005 (see Table 13).

Gross Annual Income	Gross Monthly Income	Affordable Monthly Housing Payment (30% of gross monthly income)	Number of Affordable Rental Units	Percentage of Rental Housing Units that are Affordable	Affordable Home Price	Number of Affordable Owner Occupied Housing Units	Percentage of Owner Occupied Housing Units that are Affordable
\$57,090	\$4758	\$1427	69	100%	\$164,600	1,053	65.7%

Table 12: Housing Affordability for Moderate Income Household (80% of Median) in the Town of Vernon, 2000 (Source: US Census Bureau)

Map 2

2003 ASSESSED VALUE OF IMPROVED PARCELS IN THE TOWN OF VERNON



Year	Median Sale Price	Percentage Change
2000	\$177,700	--
2001	\$185,500	4.4%
2002	\$202,600	9.2%
2003	\$220,000	8.6%
2004	\$238,100	8.2%
2005 Q2	\$252,800	6.2%
Percent Change 2000-Q2 2005		42.3%

Table 13: Median Sale Prices in Waukesha County, 2000-Q2 2005
(Source: Wisconsin REALTORS Association)

Between 1990 and 2000, the average number of annual permits for new residential construction was 37.8 dwelling units. This represents a relatively stable construction industry compared to 1980-1989, where 38.4 new units per year were constructed, and represents a decrease from the housing boom from 1970-1979 when there were 98.9 new residential units constructed per year.

FUTURE RESIDENTIAL DEVELOPMENT

As previously noted, changes in household size have important implications on land use, especially residential development. Estimates of household size are required to convert forecasted population levels into housing units, and acreage necessary for new residential development. Table 14 provides several projected household size scenarios in order to demonstrate the impact of various forecasts on residential development needs.

Scenario 1 assumes household sizes remain stable at the 2000 levels. Scenario 2 assumes the continuing trend of decreasing household sizes, but at rates which decrease slower than the national rate. This is consistent with historical trends. Scenario 3 assumes that household size drops to a level consistent with national forecasts. Scenario 4 assumes households smaller than the national forecast. No scenario considers an increase in household size.

	Projected Household Size			
	Scenario 1 3.00 persons	Scenario 2 2.75 persons	Scenario 3 2.53 persons	Scenario 4 2.25 persons
2025 No. of Households	2,417	2,636	2,866	3,222
% change from 2000	1.6%	10.8%	20.4%	35.4%

Table 14: Estimated Household Forecast Scenarios, 2025

As previously noted, the Wisconsin Department of Administration's (DOA) Demographic Services Center projected the number of future households for all communities in the state. The DOA projects the Town of Vernon household sizes to decline to 2.89 persons per household by 2025, resulting in a demand for 2,510 dwelling units, an increase of 108 units from 2000.

In considering which household size to use to forecast local residential development trends, a conservative approach (i.e. projecting slightly smaller household sizes to afford an adequate supply of land planned for development) is often recommended. Using such an approach, Scenario 2 appears to be the most realistic 2025 forecast of housing needs for the Town of Vernon.

The goals of this Smart Growth Plan are anticipated to continue the past trends in the composition of the housing stock. A comparatively large base of single family detached housing draws a larger proportion of dual parent households and families with school aged children. Although family sizes and household sizes are declining consistent with national trends, there are no indications that local household sizes are decreasing at rates higher than the national level, which would result in an eventual match of the national family and household size. Therefore, using Scenario 2, the Town should plan for an estimated addition of 234 housing units between 2000 and 2025.

Table 15 depicts historical housing development, as reported by the US Census Bureau, and land absorption rates for the Town of Vernon, prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and as reported in their Land Use Inventories.

Time Period	Gross Acres Consumed	Annual Average Acres Consumed	New Housing Units Built	Average Acres Consumed Per Home
1963 - 1969	224.70	32.1	108*	2.08
1970 - 1979	1,515.00	151.1	989	1.53
1980 - 1989	368.78	36.8	384	0.96
1990 - 2000	241.87	24.1	381	0.63

* US Census Bureau, annualized for the seven year period

Table 15: Residential Land Consumption

Another indication of how residential development is transforming the Town of Vernon is the number of Residential Building Permits issued. Table 16 illustrates residential permit activity for the Town of Vernon, as reported by the Building Inspection office.

	1970-1979	1980-1989	1990-1999	2000-2003
Single Family	1,110	434	309	143
Average per Year	111.0	43.4	30.9	35.5
Two Family	0	0	0	0
Average per Year	n/a	n/a	n/a	n/a
Multiple Family 3+ units	0	0	0	0
Average per Year	n/a	n/a	n/a	n/a

Table 16: Dwelling Unit Permits Issued, 1970-2003

Over the period 1963-2000 the Town of Vernon has averaged 1.3 acres of land consumption per dwelling unit constructed. However, the Town has demonstrated a consistent trend of decreasing land consumption per dwelling. Based on these trends, it is reasonable to conservatively estimate 0.75 acres of land consumption per dwelling unit. Using the household growth projected in Scenario 2, the Town should plan for an estimated residential land consumption of 175.5 acres between 2000 and 2025.

HOUSING PROGRAMS

Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs in Waukesha County, including the Town of Vernon. Many of the programs available in Waukesha County are administered through local and statewide nonprofit organizations that receive funding from the Federal Government. The programs are as follows:

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 by the State of Wisconsin. The original purpose has now 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.

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 country, 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, thus increasing accessibility 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 only USDA program available for Waukesha County residents is the Guaranteed Rural Housing (GRH) loan program.

Chapter V-Transportation

DEVELOPMENT OBJECTIVES

Transportation System Objective - To provide an integrated transportation system which, through its location, capacity, and design, will meet the travel demand generated by existing and proposed land use patterns.

Principle - An integrated transportation system serves the various land use activities within the Town and adjacent communities, thereby providing the access needs which support these activities.

Standard - The transportation system should provide access not only to all land presently devoted to urban development but to land proposed to be used for such development. The transportation system should be comprised of an orderly functional hierarchy of arterials, collectors, local streets, and pedestrian and bicycle paths to service the area. All streets and highways in the town are defined by one of the functional classifications listed below:

- ◆ Local Street - 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.
- ◆ Collector Streets - The primary function of a collector street is to gather traffic from local streets and convey it to arterial streets or highways.
- ◆ 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.

Standard - Streets and highways in the town should be improved to accommodate the level of service outlined above and should adequately convey the traffic generated by adjacent land uses as well as through-transit needs.

Standard - Transportation facilities, such as off-street parking and off-street truck loading, should be located in proximity to the commercial or industrial land uses to which they are accessory.

Standard - Bicycle and pedestrian paths should be provided as a part of an overall system plan and be designed in conformance with generally accepted and contemporary standards and guidelines.

HIGHWAYS

One of the major components of a sound land use plan is to determine if the existing network of collector and arterial streets can accommodate additional traffic if adjacent properties are developed for more intensive use. In addition to I-43 which serves the region, the Town of Vernon has several major arterials.

The most recent data regarding annual average daily traffic (ADT) for the Town of Vernon was collected by the Wisconsin Department of Transportation in 2000. The following ADT were reported:

Location	ADT
S.T.H. "164" north of C.T.H. "ES"	15,000
S.T.H. "164" north of Edgewood	10,700
S.T.H. "164" south of C.T.H. "L"	7,300
C.T.H. "ES" east of S.T.H. "164"	9,700
C.T.H. "ES" west of S.T.H. "164"	6,900
C.T.H. "ES" west of C.T.H. "U"	3,000
C.T.H. "U" east of S.T.H. "164"	5,400
C.T.H. "L" west of Crowbar	5,000
C.T.H. "L" west of S.T.H. "164"	3,300
C.T.H. "L" west of Fox River	1,300

Table 17: 2000 Average Daily Traffic Counts

TRANSIT

The Town is served by one inter-city bus line, Wisconsin Coach Lines, with routes along I-43. The nearest Wisconsin Coach Lines bus stations are in the Village of Mukwonago and the City of Waukesha.

TRANSPORTATION FOR THE DISABLED

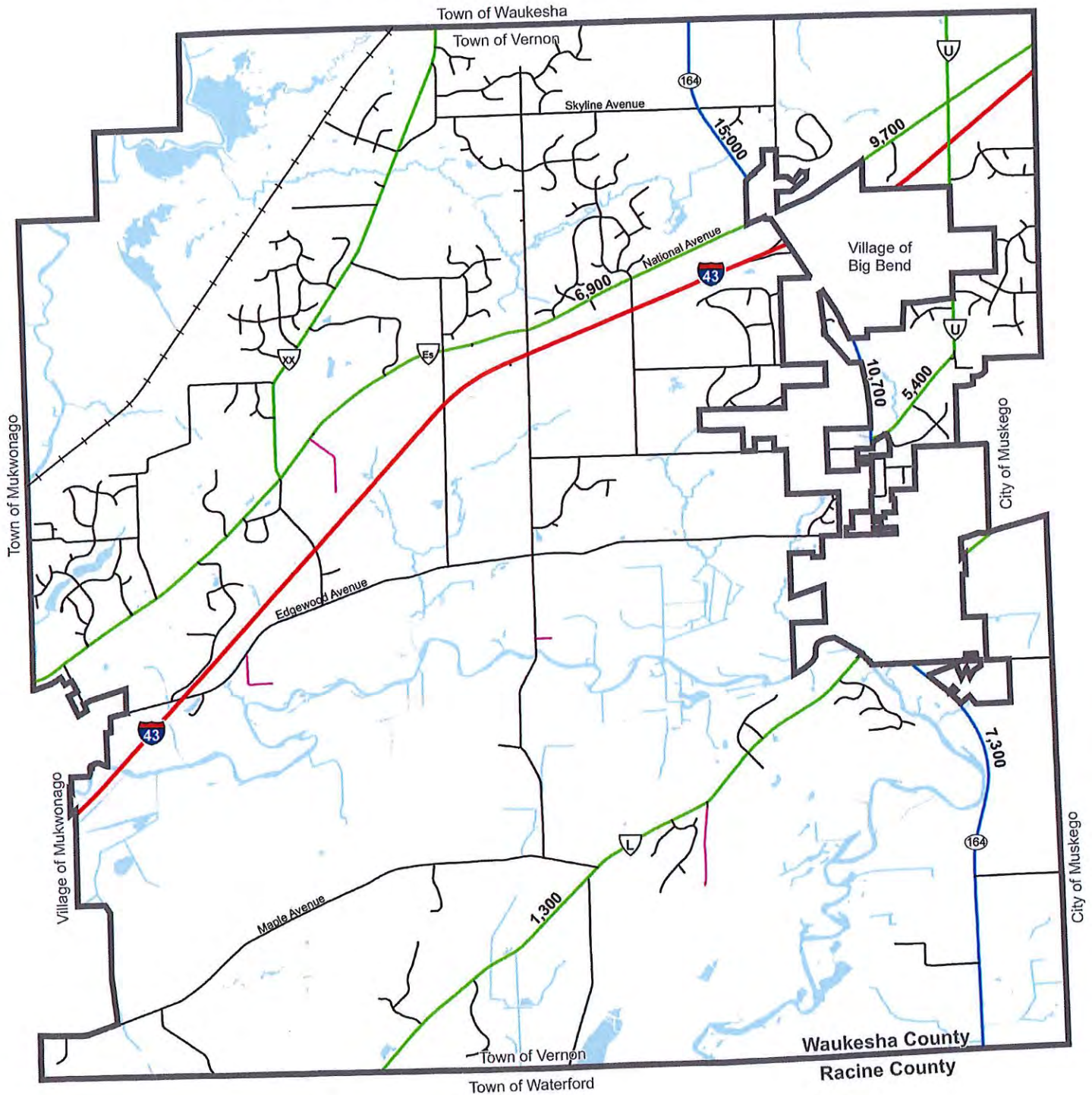
Transportation for the disabled in the Town of Vernon is provided by the Waukesha County Department of Senior Services Specialized Transportation.

RAILROADS

The Wisconsin Central railroad runs northeast/southwest through the northwestern corner of the Township. The line is freight rail only. The closest passenger rail station is the Amtrak station in downtown Milwaukee.

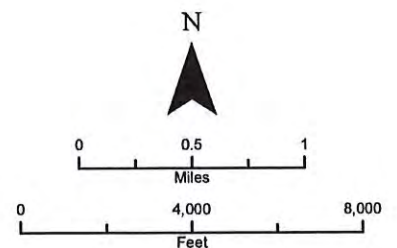
Map 3

ROAD JURISDICTION AND TRAFFIC COUNTS IN THE TOWN OF VERNON



- Interstate Highway
- State Highway
- County Road
- Local Road
- Private Road
- 15,000 Average Daily Traffic Count (2000)

Source: Waukesha County and Wisconsin Department of Transportation



AIR TRANSPORTATION

The Town of Vernon is served mainly by General Mitchell International Airport in Milwaukee. The Town is also served by the Waukesha County Airport and Lawrence J. Timmerman Airport in northern Milwaukee.

WATER TRANSPORTATION

The Town has no water transportation facilities.

OTHER PLANS

A Regional Transportation System Plan for Southeastern Wisconsin: 2035

In 2006, the Regional Planning Commission adopted a regional transportation system plan as a result of a major review and re-evaluation of the design year 2020 plan adopted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 1997, and its amendments and extensions to the design year 2025 adopted in 2003.

The major recommendations involving the Town of Vernon include widening Big Bend Drive from two to four lanes between I-43 and Edgewood Avenue and reserving right-of-way to widen Big Bend Drive from two to four lanes between Forest Home Avenue and S. Denoon Road.

Connections 2030

The Wisconsin Department of Transportation (WisDOT) is currently engaged in a policy-based, statewide long-range transportation plan for the year 2030. The plan, which is projected for a final release in the spring of 2006, focuses on designated multimodal corridors for each part of the state. The Town of Vernon is mainly affected by two corridors:

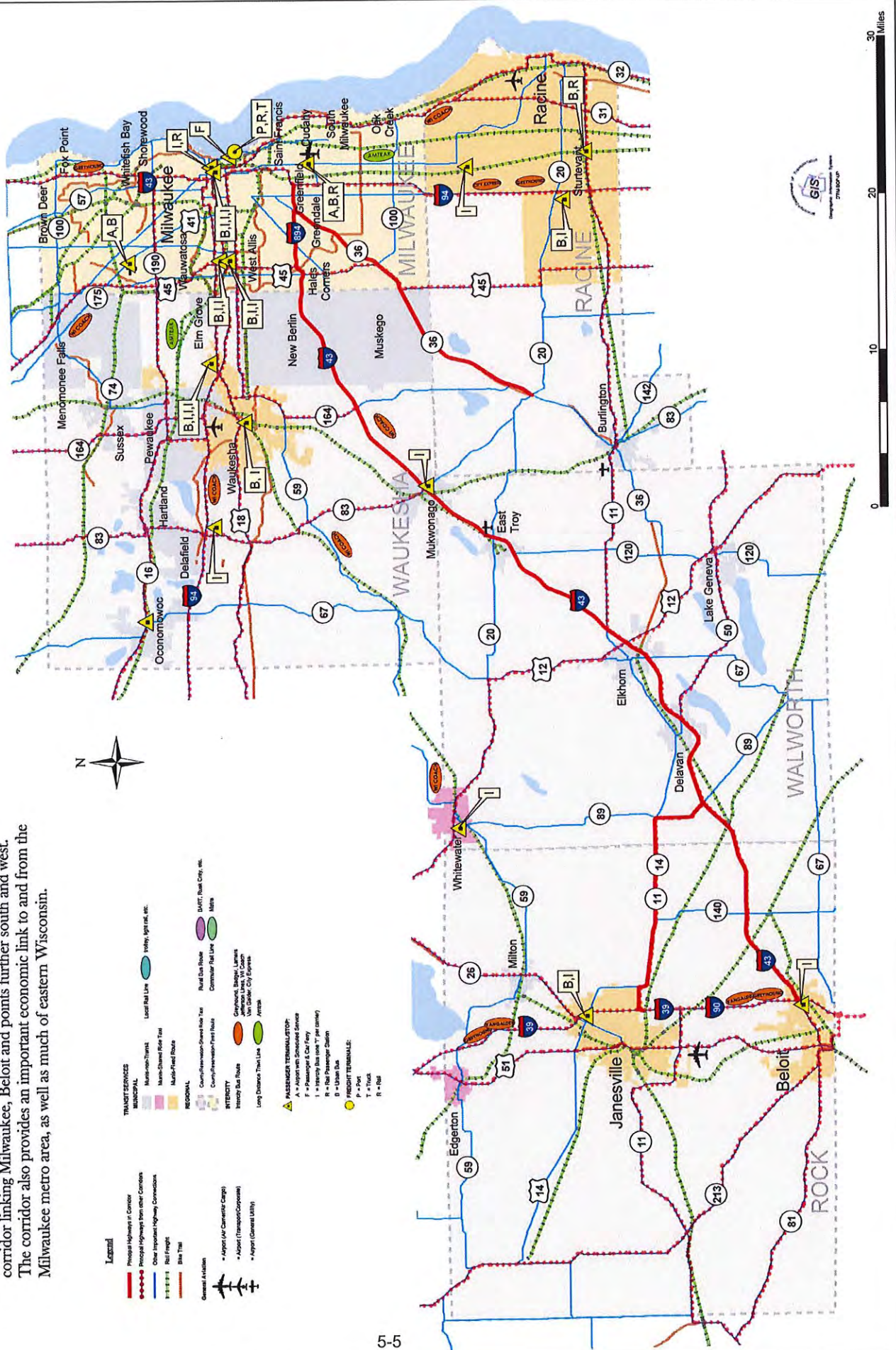
Alpine Valley Corridor (Janesville/Beloit-Milwaukee)

This corridor is an important passenger and freight route linking Milwaukee and the Beloit-Janesville area. The corridor also provides an important economic connection for the Milwaukee metro area. The principal highways in this 75-mile corridor are State Highway 11, U.S. Highway 14, Interstate Highway 43, and State Highway 36 north of Burlington.

Waukesha Connection Corridor (Waukesha-Washington County)

This corridor is part of a major freight and passenger transportation system linking Waukesha County to travel corridors to the north and south. The 35-mile corridor is also important for commuters between the economic centers in Waukesha County. The principal highways in this corridor are State Highway 83 and State Highway 164.

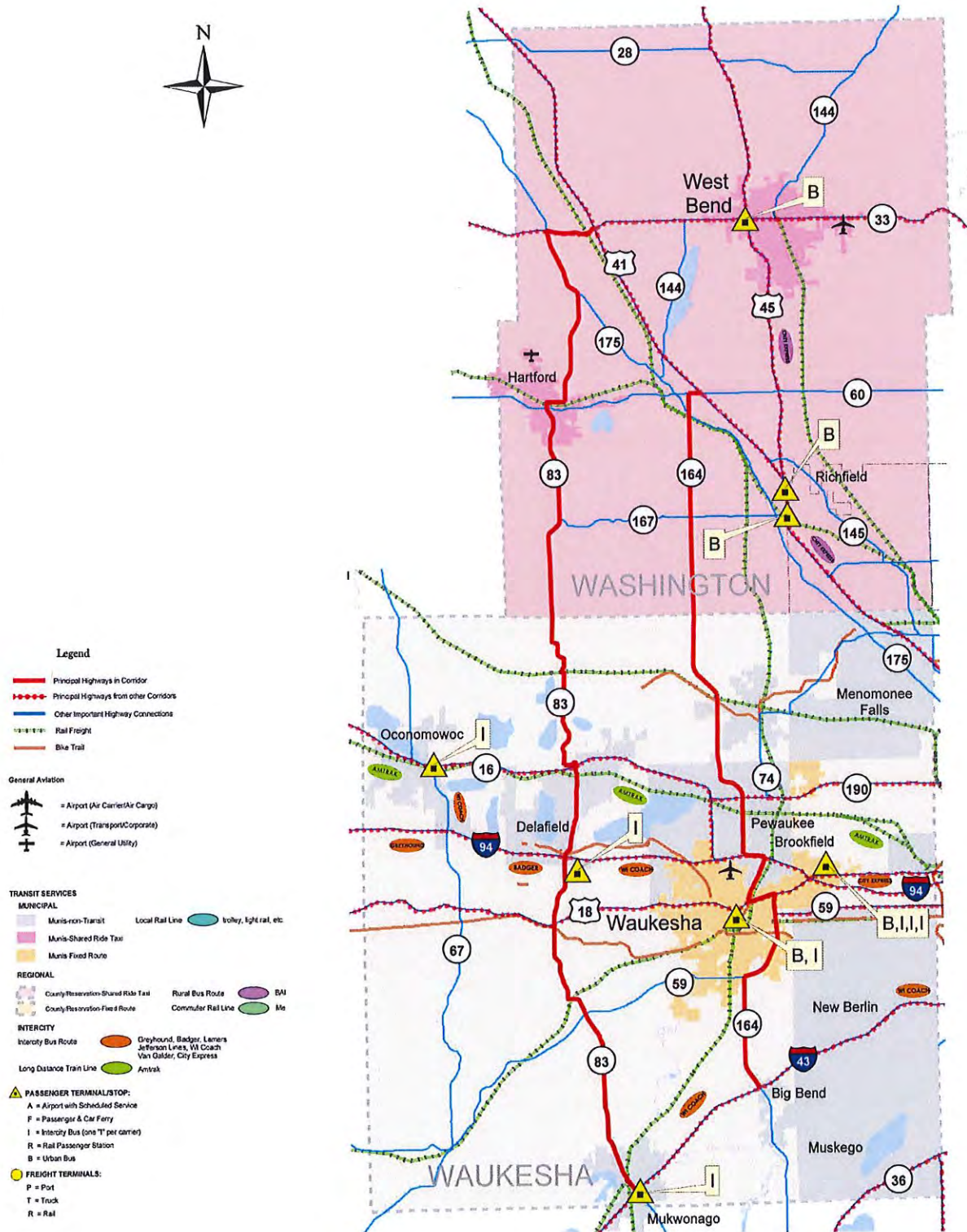
Janesville/Beloit - Milwaukee



Waukesha Connection Corridor

Waukesha - Washington County

This 35-mile corridor is part of a major passenger and freight corridor linking the growing Waukesha County area to major travel corridors to the north and south. This corridor is also important as a commuter corridor to the economic centers in Waukesha County.



Chapter VI-Utilities and Community Facilities

UTILITIES

Sanitary Sewer Service and Water Supply

The sanitary sewer service area for the Village of Mukwonago as depicted in SEWRPC Community Assistance Planning Report No. 191 originally included a one square mile area in the Town of Vernon, however, none of the Town of Vernon was included in the refined sanitary sewer area. Town of Vernon officials have previously studied the possibility of forming a sanitary or utility district with City of Waukesha, Village of Mukwonago, and Village of Big Bend.

At this time no sanitary or utility district has been formed. Each residence and business must construct and maintain its own well and provide a sewage disposal system. On-site wastewater treatment is regulated by Waukesha County codes.

Storm Water Management

Storm water in the Town of Vernon is regulated under the Waukesha County Storm Water Management and Erosion Control Ordinance. This ordinance became effective on May, 1992 as an erosion control ordinance, and was substantially amended in 1998 and 2005. This ordinance requires a county permit for land disturbing construction activity. The primary purposes of this Ordinance is to regulate post-development flows to match pre-development storm water runoff and to reduce non-point source pollution originating from construction sites. This Ordinance does allow Waukesha County to enforce the Ordinance within the Town unless the Town elects to enforce the provisions on their own.

Water quality is also regulated as part of the Environmental Protection Agency's (EPA) efforts to minimize all non point source pollution. To meet the requirements of the EPA, the Wisconsin DNR enacted Wis. Adm. Code. NR 216 that outlines requirements for storm water discharge permits for municipal separate storm sewer systems (MS4s), which includes the Town of Vernon. NR 216 is the implementation code for the developed urban area performance standard. The goal of NR 216 is to minimize the discharge of total suspended solids carried by storm water runoff that enters waters of the state from industrial facilities, construction sites and MS4s to the maximum extent practicable. Under this provision, owners or operators of MS4s are required to obtain coverage under a WPDES municipal storm water permit.

Under NR 216, a municipality is required to provide an assessment of the actions taken to comply with the performance standards. This assessment may take the form of an annual progress report and should include details involving implementation of best management practices, annual pollutant load calculations, monitoring storm water outfalls, creation and enforcement of local ordinances, and development of a communications strategy for municipal residents.

Solid Waste Disposal

Solid waste disposal and recycling services in the Town of Vernon are provided by Waste Management, Inc.

Telecommunications Facilities

The following wireless communications facilities have been installed in the Town:

Street Location	Section	Type of Facility
Artesian Avenue	14	Monopole within electric transmission tower
Vernon Hills Drive	11	Monopole within electric transmission tower
National Avenue	19	Lattice tower
Karlstad Drive	20	Lattice tower
STH 164	25	Lattice tower

Table 18: Wireless Communication Facilities

The regional planning commission maintains a database of facilities in the seven county area. All major providers have coverage.

Power Plants and Transmission Lines

There is no current inventory of electrical infrastructure in the Town.

COMMUNITY FACILITIES

Schools

Most of the Town of Vernon is part of the Mukwonago Area School District. Southern sections of the Town are part of the Norris School District and Waterford Joint School District No. 1, as depicted in Map 5.

Child Care Facilities

There are no commercial child care facilities in the Town of Vernon. However, residents are served by faith based organizations, home based operations, and facilities in the surrounding communities.

Libraries

There are no libraries in the Town of Vernon. The Town is part of the Waukesha County Federated Library System and residents can use libraries in surrounding communities.

Cemeteries

The Town of Vernon is served by the Vernon Reformed Presbyterian Cemetery and United Presbyterian Cemetery on National Avenue, the Vernon Cemetery located west of Hi-Lo Drive, Vernon Lutheran Cemetery on Hillview Drive, the Dodges Corners Cemetery on Maple Avenue, and the Rural Home Cemetery on Forest Home Avenue. Additional cemeteries can be found in the surrounding communities.

Health Care Facilities

There are no health care facilities in the Town of Vernon. Residents are served by clinics in New Berlin and Muskego as well as other facilities in the surrounding communities.

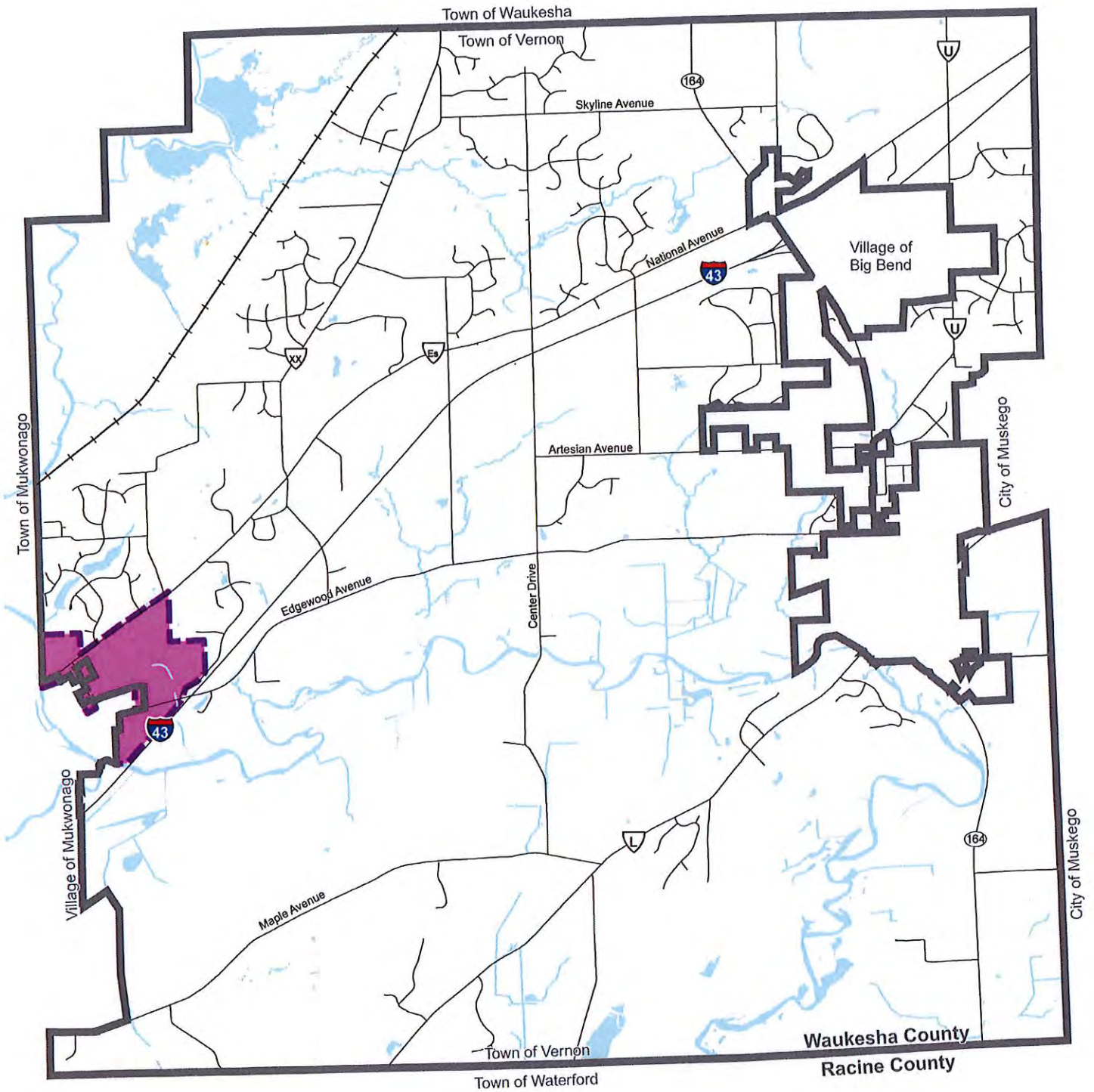
Police


All police services for the Town of Vernon are provided by the Waukesha County Sheriff's Department.

Fire and Rescue

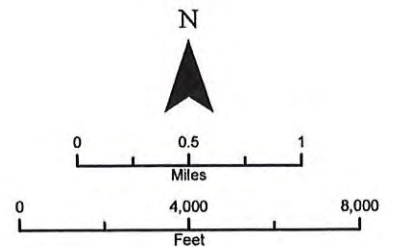
The Town of Vernon is serviced by the Big Bend/Vernon Fire Department. There are three fire stations to accommodate equipment needed for emergency medical, rescue, and fire services. The first is located on C.T.H "ES"; the second is located at the southwest corner of S.T.H. "164" and I-43, and the third is located within the Village of Big Bend.

Map 4 SEWER SERVICE AREAS IN THE TOWN OF VERNON

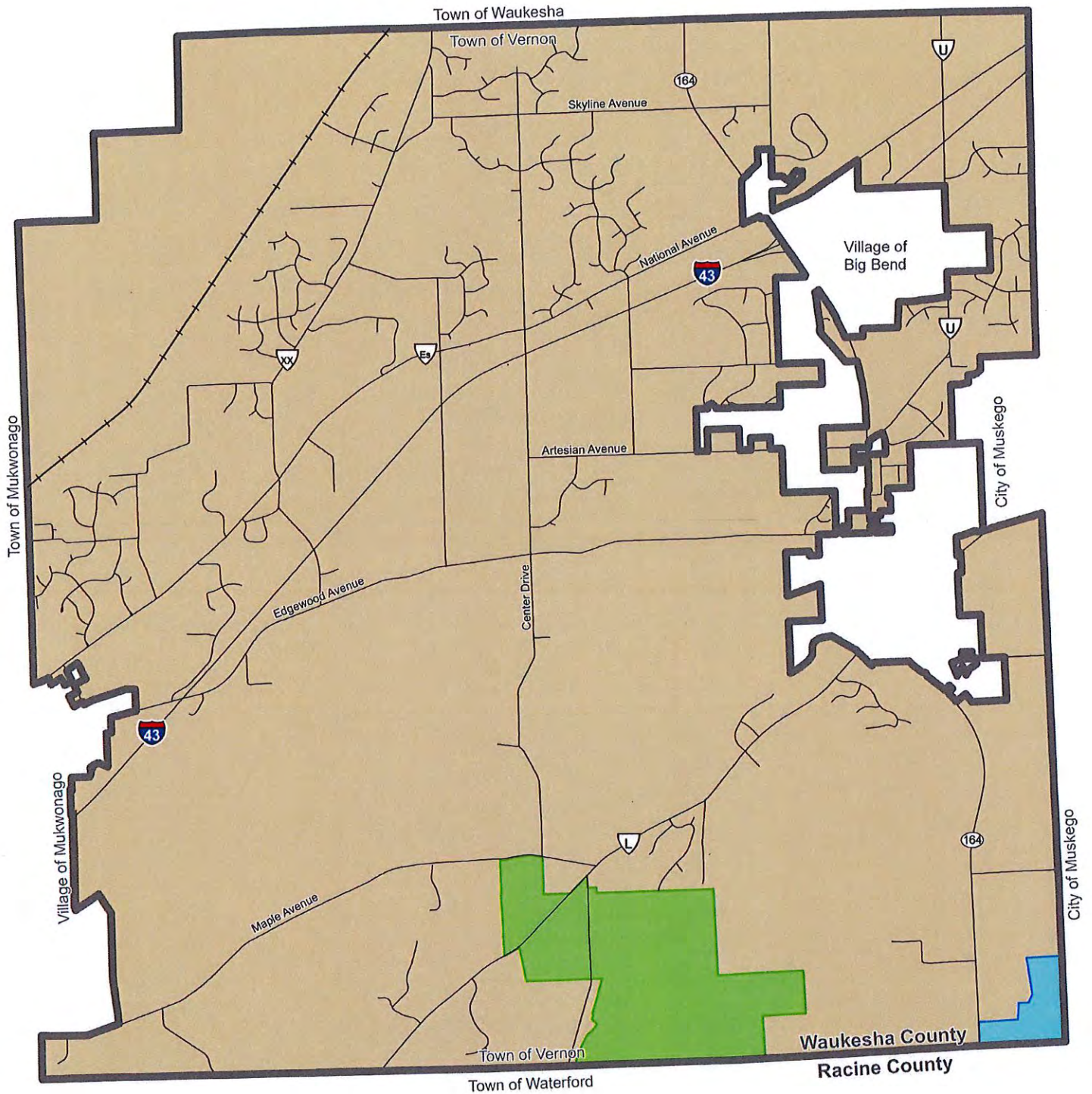


 Village of Mukwonago Sewer Service Area (2006)

Source: Waukesha County and SEWRPC

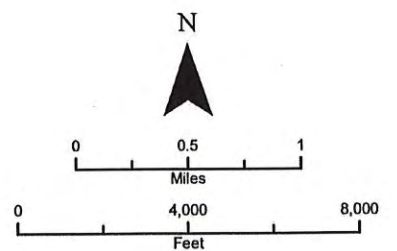


Map 5 SCHOOL DISTRICTS IN THE TOWN OF VERNON



- Mukwonago Area School District
- Norris School District
- Waterford Joint School District No. 1

Source: Waukesha County



Chapter VII-Agricultural, Natural, and Cultural Resources

OBJECTIVES, STANDARDS, AND PRINCIPLES

Natural Resources Objective - Encourage the protection, preservation, and wise use of natural resources, including soils, lakes, streams, wetlands, and woodlands.

Principle - The proper allocation of land uses can assist in maintaining an ecological balance between the activities of people and the natural environment that support them.

Soils Principle - The proper relation of urban and rural land use development to soil type and distribution can avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of irreplaceable resources.

Standard - Development should not be located on soils identified in the U.S.D.A Soil Survey as having severe limitations for such development unless properly engineered. Development should not occur within wetland areas regardless of their size.

Standard - Low density residential development should not be allowed unless a state approved sewerage disposal system is available, other than a holding tank.

Lakes and Streams Principle - Inland lakes and perennial streams are a valuable natural resource and contribute to the community's environmental well being and should be protected through wise management. 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 opportunities 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.

Standard - The shorelines and flood storage areas of inland lakes, streams and rivers should be preserved and protected in accordance with the following standards:

- a. Both banks of all perennial streams and rivers should be maintained in a natural state.
- b. Retain a minimum of 70% of the vegetation within 35 feet of the shoreline frontage in accordance with the Waukesha County Shoreland and Floodland Protection Ordinance.
- c. Floodplains should not be allocated to any urban development which would cause or be subject to flood damage.
- d. Floodwater storage capacity of natural floodlands should not be reduced by urban or rural development.
- e. The flow capacity of perennial stream channels and associated floodlands should not be reduced below their existing conditions.

Wetlands Principle - Wetlands perform a variety of important functions that make them invaluable resources which should be preserved, protected, and managed wisely. These functions include: supporting a wide variety of desirable and sometimes unique plant and animal life; assisting in the stabilization of lake levels and stream flows; trapping and storing plant nutrients in runoff, thus reducing the rate of enrichment of surface waters which contributes to noxious weed and algae growth; contributing to the atmospheric oxygen and water supply; reducing stormwater runoff by providing area for floodwater impoundment and storage; trapping soil particles suspended in runoff and thus reducing stream sedimentation; and providing the population with opportunities for certain scientific, educational, and recreational pursuits.

Standard - Wetland areas adjacent to streams or lakes, wetlands within areas having special wildlife and other natural values, and all other wetlands larger than one acre should not be allocated to any urban development except limited recreation and should not be drained or filled. To the extent practical, areas immediately adjacent to and surrounding wetlands should be kept in open space uses or very low intensity urban uses, such as agriculture or limited recreation. All wetlands one acre or larger located in floodland and shoreland areas should be preserved in accordance with the Wisconsin Administrative Code.

Woodlands Principle - 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; aid in reducing soil erosion and stream sedimentation; provide the resource base for forest product industries; provide the population with opportunities for scientific, educational and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.

Standard - Woodland areas having a minimum area of five acres should not be developed in a manner that removes more than 25% of vegetation for development purposes.

Standard - A minimum of five acres of woodland for each 1,000 residents should be maintained for recreational purposes.

Wildlife Principle - Wildlife, when provided with a suitable habitat, will supply the population with opportunities for certain scientific, educational, and recreational pursuits. It comprises an integral component of the life systems which are vital to beneficial natural processes, including the control of harmful insects and other noxious pests and the promotion of plant pollination; provide food sources; offer an economic resource for the recreation industries; and serve as an indication of environmental health.

Standard - The most suitable habitat for wildlife, that is, the area where fish and game can best find food, shelter, and reproduce, is a natural habitat. Natural habitats for fish and game can best be achieved by preserving or maintaining in a wholesome state other natural resources such as soil, air, water, wetland, and woodlands. The standards for each of these other resources, if met, would ensure the preservation of a suitable wildlife habitat and population.

Environmental Corridor and Agricultural Land Preservation Objective: To preserve high-quality open spaces to protect the underlying natural resources base, and enhance the social and economic well being and environmental quality of the area.

Principle - Ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment, and maintain social and economic well being. The primary and secondary environmental corridors and isolated natural areas within the Town of Vernon 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. 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.

Standard - All remaining undeveloped lands within designated primary and secondary environmental corridors and isolated natural areas should be preserved. If development is to occur in upland areas, such development shall be for residential purposes only and at a density not greater than 5 acres per dwelling.

Prime Agricultural Lands Principle - Preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for providing food and fiber; contribute to the agricultural and agricultural-related economy of the area; maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimize conflicts between the farming operations and activities associated with developed land uses; and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soils.

Standard - All prime agricultural lands in the Town which consist of contiguous areas at least 20.1 acres in area and which consist of Class I and II soils should be preserved, except in those areas classified as infill between existing residential subdivisions.

Recreation Objective - To provide an integrated system of public outdoor recreation sites and related open space areas, including areas for both resource oriented and non-resource oriented active and passive outdoor recreational activities, to allow participation in a wide range of recreation activities.

Principle - The opportunity to attain and maintain good physical and mental health is an inherent right for all residents of the Town. The provision of outdoor recreation sites and open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities. An integrated park and open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resources. Finally, an integrated system of outdoor recreational sites and open space areas can contribute to the orderly growth of planning areas by lending form and structure to development patterns.

Principle - Public outdoor recreation sites promote the maintenance of proper physical and mental health both by providing residents an opportunity to participate in activities that facilitate the maintenance of proper health because of the exercise involved (such as baseball, swimming, tennis, ice-skating), and also provide an opportunity to participate in less athletic activities (such

as walking and picnicking). These activities tend to reduce everyday tensions and anxieties and thereby help maintain proper physical and mental well being. Well designed and properly located public 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.

Standard - Outdoor recreation sites should be available at the rate of 10 acres per 1000 population, efficient in size and number to meet the recreation demands of the resident population. Such sites shall maintain natural resources and provide improvements appropriate to the recreational activities to be accommodated therein, and be spatially distributed in a manner that provides ready access by the resident population. This acreage standard is distributed among the following types of parks:

- a. Play lots, 1 acre per 1,000 people;
- b. Playfields 1.5 acres per 1,000 people;
- c. Neighborhood parks, 2.5 acres per 1,000 people; and
- d. Community parks, 5 acres per 1,000 people.

NATURAL RESOURCES INVENTORY

The natural resource base, especially those sensitive areas exhibiting limitations with respect to soils, environmental corridors, wetlands and floodlands are critical factors in decision making in this local planning effort. The maintenance of the environment is very important to the aesthetics and perception of the community. Therefore, a good understanding of the Town's resource base is essential.

Careful analysis of the capabilities of the resource base to support various kinds and intensities of land use is important to any sound land planning effort. Misuse of land and water resources may lead to severe developmental and environmental problems which may be difficult and costly, or perhaps impossible, to correct. The Smart Growth Plan Committee analyzed the following resources:

Soils - Physical properties and limitations exhibited by the soils within the Town of Vernon are a key consideration to be utilized in 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 groundwater recharge, groundwater pollution or unnecessary drainage of wetlands and can be protected through sound land use planning practices.

In all land use planning efforts, it is critically important to understand the limitations that soil types place on development. A soil which exhibits "severe" limitations is one which demonstrates one or more properties that are so unfavorable as to cause an overwhelming level of effort, cost, design, or intensive maintenance. Generally, 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. This Smart Growth Plan inventoried soils with severe development limitations into two general classifications:

- Soils with severe limitations for conventional onsite sewerage disposal systems (Map 6), and

- Soils with severe limitations on a public sewer system (Map 7).

Under the rules in effect at the time of the 1993 Master Plan adoption, known as DIHLR 83, approximately 50% of the southern half of the Town of Vernon contained soils which were considered to be unsuitable for onsite sewage disposal systems. The majority of the southeast portion of the Town contiguous to S.T.H. "164" and south of the Village of Big Bend also contain soils which are unsuitable for onsite systems.

The majority of the soils in the northern half of the Town are Theresa and Hochheim soils, which were acceptable for onsite sewage disposal systems. However, through field investigations made of these soils in the Town, many of them will contain fluctuating groundwater tables and mound systems may be an acceptable onsite sewage disposal system.

In February 2000, the State of Wisconsin Department of Commerce adopted new rules for private onsite wastewater treatment systems (POWTS). These rules are commonly referred to as COMM 83. Unlike the old DIHLR 83 rules which dictated construction methods and specifications, the new codes prescribe an end result, such as purity of discharge water. COMM 83 is essentially a performance-based building code, and permits an assortment of new sewerage treatment technologies for residential application. COMM 83 has created new development potential on 34% of lands in the State of Wisconsin which were previously unbuildable. This amounts to approximately nine million acres of land.

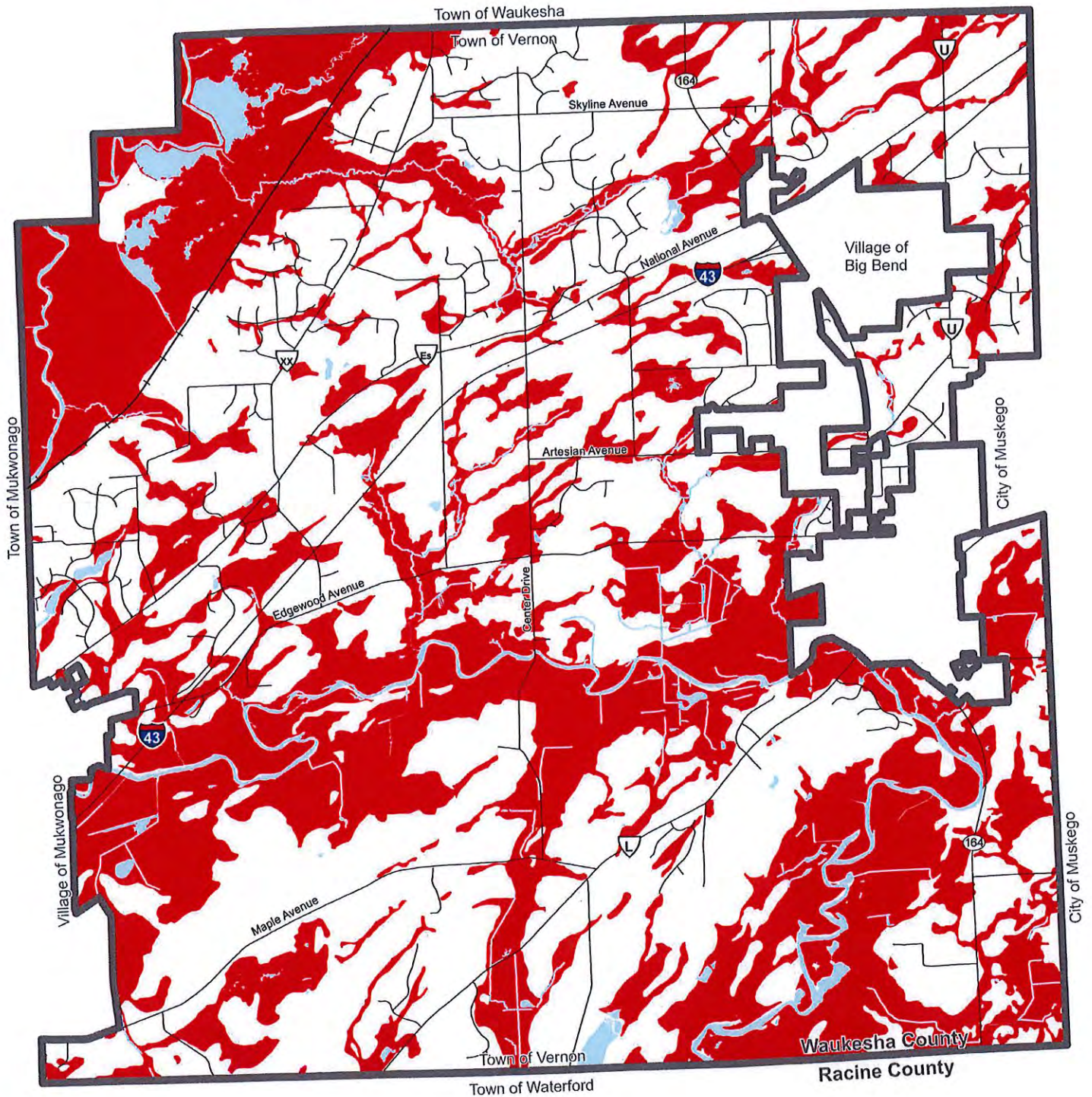
Locally, the impact of COMM 83 is still unknown, but may be significant. As technology improves over time, many of the lands in the Town of Vernon which were previously classified as "severe" may be subject to development. Opponents of the COMM 83 rules claim that the new performance standards will promote urban sprawl by allowing development on previously unbuildable land; proponents of COMM 83 claim that the rules will aid communities in their efforts to preserve prime agricultural lands, by shifting development from the most productive agricultural soils.

The Smart Growth Plan Committee believes that public sanitary sewers will not be made available during this plan's study period, which extends to the year 2026. Therefore, the effect of COMM 83 rules and technologies should be carefully monitored, and any perceived conflicts with Town development policies should be reviewed and reported to the Waukesha County Environmental Health division.

In the absence of a centralized public water supply system in the Town, individuals must rely on shallow wells for a potable water supply. These type of wells are recharged from rainfall, runoff, and are 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 June 2002, the Southeastern Wisconsin Regional Planning Commission issued Technical report 37, Groundwater Resources of Southeastern Wisconsin. This report focuses on the shallow aquifers and their contamination potential. Deep aquifers were not studied in detail as a part of this report. SEWRPC subsequently issued a prospectus seeking support and funding for the study of the region's deep aquifers. Funding has been secured to complete the deep aquifer study. A water supply plan with a design year of 2035 is projected to be completed in mid-2007.

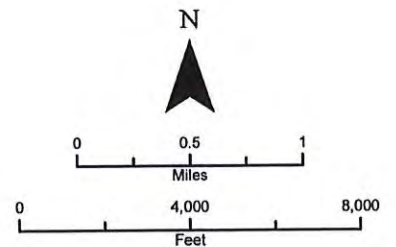
Map 6

SOILS WITH SEVERE LIMITATIONS FOR DEVELOPMENT ON SEPTIC SYSTEMS



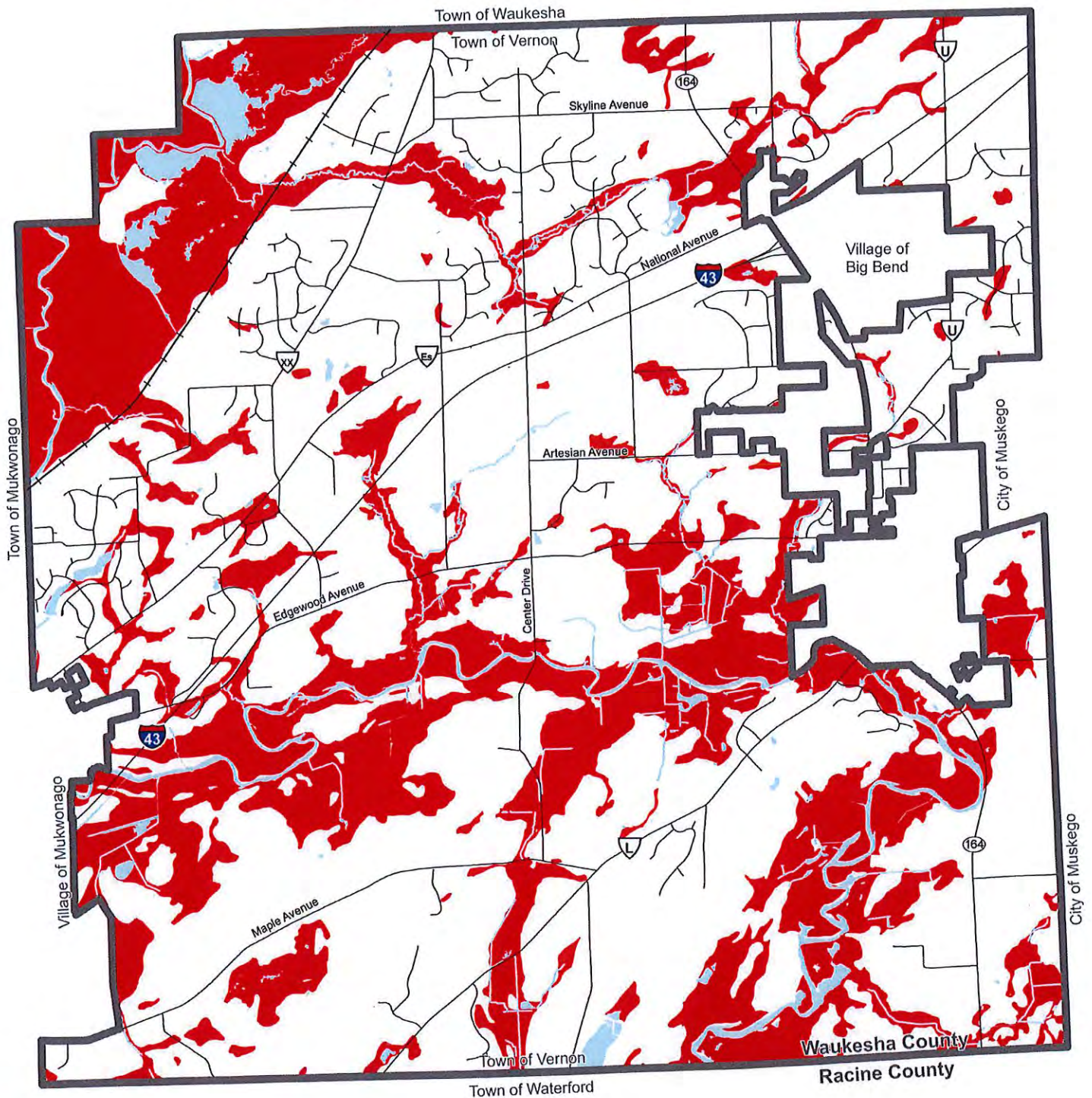
Soils With Severe Limitations for Onsite Systems (Septic System)

Source: Waukesha County and Natural Resources Conservation Service

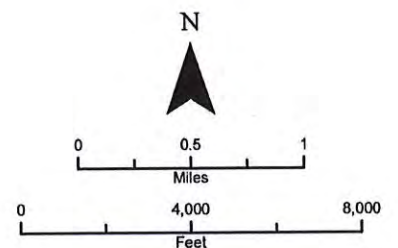


Map 7

SOILS HAVING SEVERE LIMITATIONS FOR DEVELOPMENT ON PUBLIC SEWER



Soils With Severe Limitations for Development on Public Sewer



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 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. There are two man-made lakes located in the Town of Vernon. Reischl Lake is located in the south central portion of the Town, while Hidden Lakes are located in the Hidden Lakes development.

Streams and Watersheds - There are 5 named streams in the Town of Vernon. All are within the Fox River watershed. Mill Brook is located north of C.T.H. "ES" and flows into the Fox River in the Vernon Marsh. It is approximately 8.5 miles in length, has a mean width of 12', a mean depth of 1.5", and an area of 12.4 acres, and a gradient of 9.4' per mile. Horseshoe Brook is located in Sections 16 and 21 south of 1-43, is approximately 1.5 miles in length, and is considered an intermittent stream with a gradient of 6' per mile. Artesian Brook is located in Sections 15, 22, and 23, is approximately 2 miles in length, has a mean width of 3', is .7 acres in area and has a gradient of 7.4' per mile with a mean depth of 1'. Ripple Brook is located in Section 24 and 25, is approximately 0.5 miles in length, has a mean width of 3.5', has a mean depth of 0.5', an area of .2 acres, and a gradient of 4' per mile. The Krueger Brook is located in Sections 35 and 36 has a length of .5 miles, a mean width of 1.5', a mean depth of 0.5', an area of 0.1 acres, and has a gradient of 8' per mile. The Fox River flows through the northwest portion of the Town within the Vernon Marsh, and again through the southerly half of the Town and has a total length of approximately 13 miles.

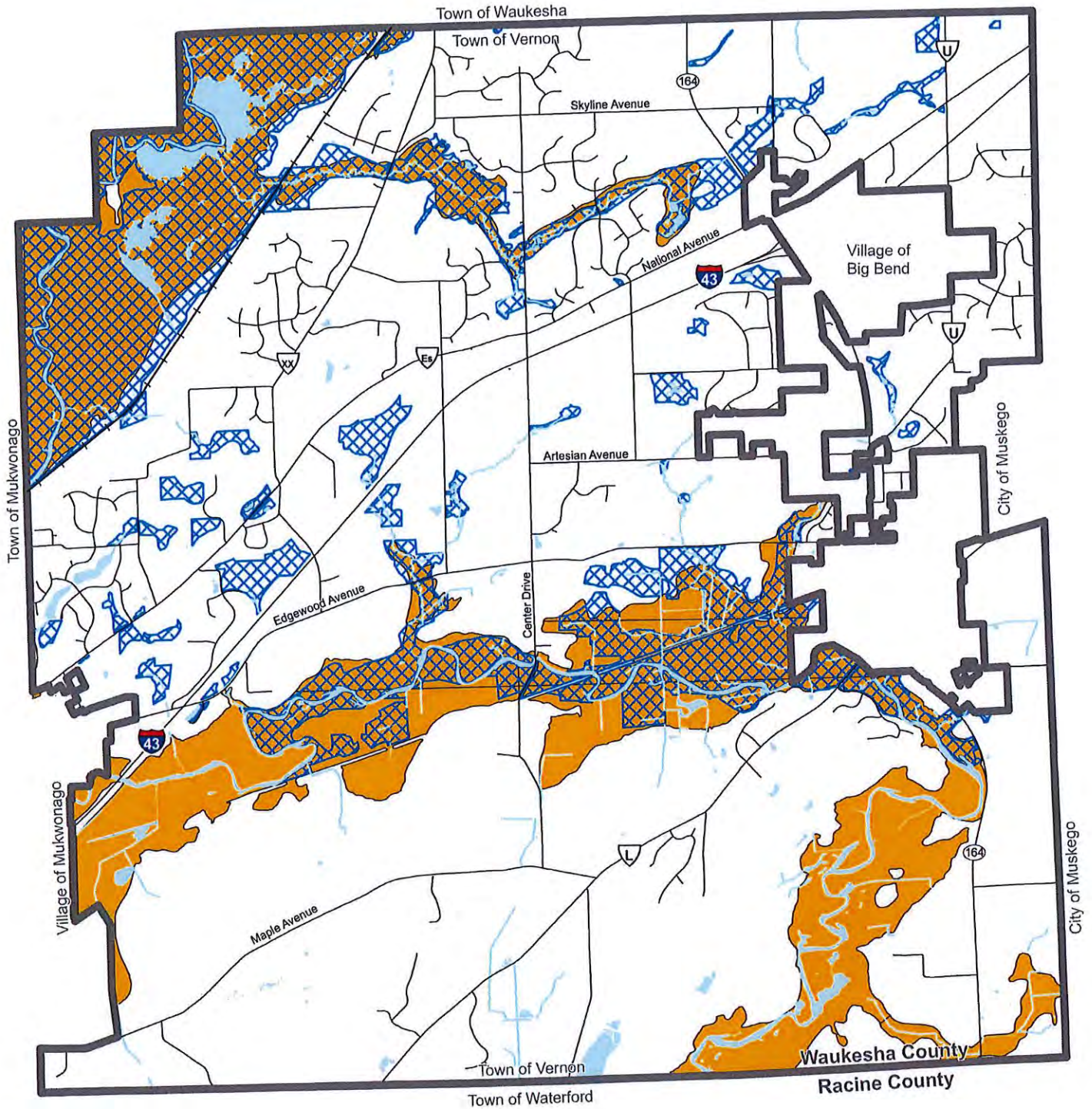
Wetlands - According to the 2000 SEWRPC Land Use Inventory, there are approximately 4,874 acres of wetlands in the Town of Vernon. Wetlands perform a variety of important functions that make them invaluable resources. Their functions include supporting the wide variety of desirable and unique plant and animal life; assisting in the stabilization of lake levels and stream flows; trapping and storing plant nutrients and runoff and thus reducing the rate of enrichment of surface water and obnoxious weeds and algae growth; contributing to atmospheric oxygen and water supply; stormwater runoff and floodwater impoundment and storage; trapping soil particles suspended in runoff thus reducing stream sedimentation; and providing the population with opportunities for certain scientific, educational and recreational pursuits.

There are three main wetland complexes in the Town of Vernon. The first is located in the northwest part of the Town within the Vernon Marsh area, and is adjacent to Mill Brook, which runs through the northern portion of the Town north of C.T.H. "ES". This wetland is contiguous to the Fox River in the southerly portion of the Town. A second wetland complex is adjacent to the Horseshoe Brook, Artesian Brook, Ripple Brook and Krueger Brook.

According to SEWRPC Land Use Inventories, the amount of wetlands in the Vernon Township has been reduced from 4,972 acres to 4,874 acres or approximately 98 acres between 1963 and 2000. These losses are principally attributed to the inventories being done by photometric methods which may have classified farmland as wetland areas or surface water during high groundwater conditions.

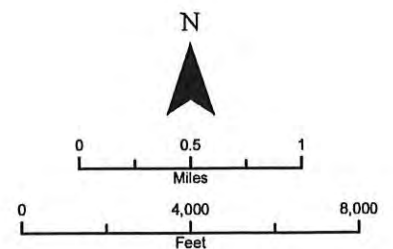
Woodlands - Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aide in reducing soil erosion and stream sedimentation; provide the resource base for forest product inventory; provide the population with opportunities for scientific, educational and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development. According to the SEWRPC, Land Use Inventories

Map 8 WATER AND WETLANDS



- Hydrology
- Wetlands
- Mapped Floodplain

Source: Waukesha County, Southeastern Wisconsin Regional Planning Commission, and FEMA



between 1963 and 2000, upland woodland areas have decreased approximately 204 acres, from 1,578 acres in 1963 to 1,374 acres in 2000.

Wildlife - 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; promotes sustainable plant populations; provides food sources; offers an economic resource for recreational industries; and serves as an indicator of environmental health.

AGRICULTURAL LANDS

Preservation of agricultural lands insures that the most productive existing farmlands will remain available for providing food and fiber; contribute to the agricultural related economy of the area; maximize the return on capital investment; maximize benefits of agricultural irrigation and drainage systems; aid soil and water conservation practices; minimize conflicts between farming operations and developing land uses; and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soil types.

Overall, between 1963 and 2000, the Southeastern Wisconsin Regional Planning Commission's Land Use Inventories for the Town of Vernon indicate that farmlands decreased from 14,389 acres to 8,850 acres or approximately 38.5%.

The Waukesha County Board has previously adopted an Agricultural Land Preservation Plan for the County. That Plan designates large tracts of lands in the Town of Vernon for preservation and prime agricultural use. In the early 1980's, the Town of Vernon chose not to adopt prime agricultural zoning which would have restricted many of those lands to prime agricultural use. Many of the farms in the Town of Vernon, which are owned by non-farm operators, are now being rented by other farm operators.

During the 1993 Master Plan process, the committee conducted a meeting with property owners having more than 20 acres of land north of the Fox River, to discuss the future of agriculture in the Town of Vernon. The Town Assessor attended this meeting to explain the different classifications of agricultural land. At the time, Wisconsin law did not permit tax benefits for agricultural operations. Agricultural lands were valued for their highest and best use. Therefore, if lands which were desirable for commercial use were to be designated as agricultural lands on the Master Plan, it would still be assessed and taxed for its higher commercial development potential. At the public meeting, it appeared to be the consensus of the property owners that because of the tax laws in effect at the time and the aging of the property owners, they would like to sell their property at what they felt was a highest market value. On the other hand, farmers indicated it was more cost effective to rent a piece of property rather than to purchase it and pay the mortgage and property taxes.

Since that time, the Wisconsin Department of Revenue (DOR) has fully implemented "Use Value Assessment". This new assessment method was implemented to protect Wisconsin's farm economy and curb urban sprawl. According to the DOR, the purpose of Use Value Assessment is to place a value on agricultural lands based upon their productivity, rather than their potential for development.

For planning purposes, it is useful to distinguish between prime agricultural lands and other farming areas. The prime agricultural lands are those lands which in terms of farm size and soil characteristics are best suited for the production of food and fiber. The Waukesha County Park and Planning

Commission has defined prime agricultural land as areas containing farm units that meet the following criteria:

1. The farm unit is at least 35 acres in area.
2. At least 50% of the farm unit is covered by soils which meet U.S.D.A. soil conservation service standards for national prime farmland or farmland of statewide importance (Class I, Class II, and Class III soils).
3. The farm unit is located in a block of farmland of at least 100 acres in size.

During the 1993 Master Plan process, the Committee determined that only Class I and Class II soils would be locally classified as being prime agricultural. Class III soils or statewide significant soils were not classified as prime because, in most cases in the Town of Vernon, these were areas that were adjacent to the Fox River and its tributaries and subject to periodic flooding.

In review of the agricultural parcels in the Town north of the Fox River, it was determined that on parcels having a minimum size of at least 20 acres, that there were approximately 4,200 acres of vacant land, excluding the Vernon marsh and floodplain adjacent to the Fox River and other streams which had potential for development. A minimum number of areas north of the Fox River would meet the agricultural criteria of having at least 50 percent of their soil classified as prime agricultural or of statewide significance, have parcel sizes at least 35 acres in size, and being in blocks of at least 100 combined acres.

In evaluating the area south and east of the Fox River, all parcels more than 20 acres in size were evaluated by their soil capability for residential and agricultural uses. It was determined in evaluating the area east of the Fox River and south of Big Bend (Big Bend South Study Area) that approximately 1,350 acres of prime agricultural soils existed on approximately 1,700 acres or about 78% of the area. In that area south and west of the Fox River, 71% or approximately 3,030 acres of the 4,270 acres of land on parcels greater than 20 acres in size were considered prime agricultural.

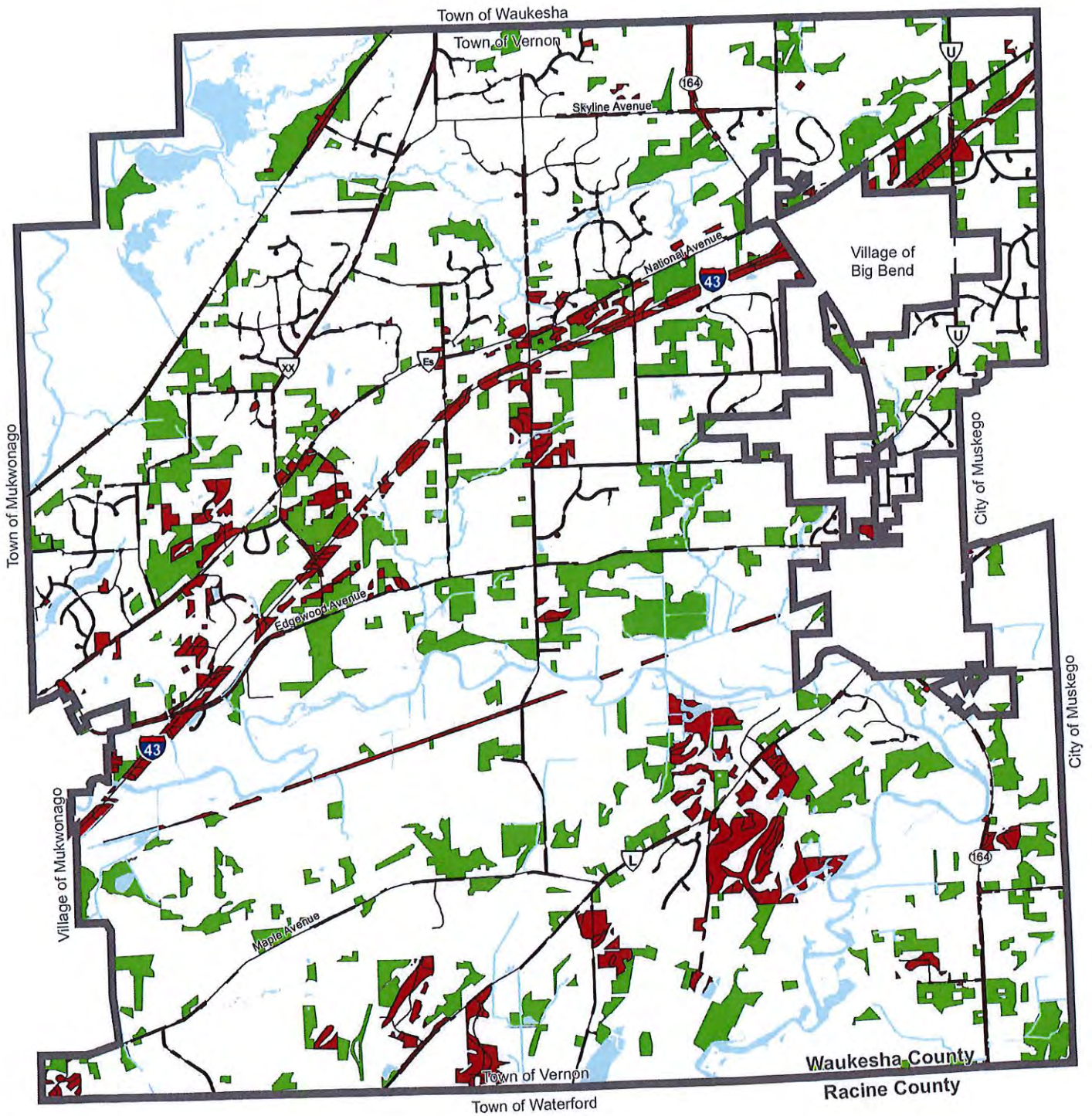
Map 9 depicts lands in the Town of Vernon with Class I and Class II soils, which are the most productive prime agricultural soil classes. This map also depicts where Class I and Class II soils have been converted to non-farm uses since 1963. A number of important public purposes include the maintenance of agricultural reserves, energy conservation, the maintenance of open space, and the protection of environmentally significant areas.

OUTDOOR RECREATION USES

The Department of Natural Resources owns the Vernon Marsh wildlife area, which is located in the northwest portion of the study area consisting of over 1,400 acres. The Vernon Marsh encompasses a variety of natural resources, including wetlands and floodplains associated with the Fox River, wildlife habitat areas and woodlands and provides opportunities for hiking, canoeing, hunting and nature study.

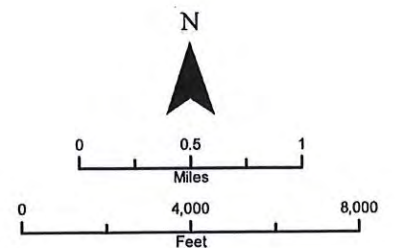
The Fox River Parkway lands consist of County owned parcels located along the main stem of the Fox River in the southeastern portion of the Town. The natural resource features at the sites include wetlands, wildlife habitat areas and floodlands. Waukesha County also owns three other park sites in

Map 9 AGRICULTURAL LANDS



- Prime Agriculture Lands (Class I and II Soils)
- Prime Ag Land Lost to Development (1963-2000)

Source: Waukesha County, and Southeastern Wisconsin Regional Planning Commission



the Town of Vernon located on the north side of C.T.H. "L" in Section 33, the former Mueller property, located in Sections 22 and 27 on the north side of C.T.H. "L", and the former Maney property located in Section 29, west of S.T.H. 164.

Other recreational facilities in the Town of Vernon include a 32 acre campground located in Section 32 on Craig Avenue, which has natural resource features including a woodland wildlife habitat area; the German Shepard Dog Club of Wisconsin, located on a 5 acre site in Section 1, south of I-43; the Norris Athletic Field consisting of a 5 acre site within the Norris School for Boys Property located in Section 34, south of C.T.H. "L", and the West Allis Training Kennel Club, which includes 102 acres located on the north side of C.T.H. "ES" in Sections 3 and 10.

The Town of Vernon is host to three golfing facilities: Morningstar Golf Course in the Mill Brook Study Area (the formerly Hribar quarry site), Edgewood Golf Course in the Fox River South Study Area, and Vernon View in the Big Bend South Study Area.

Heather Ridge Park, owned by the Town, is approximately 13 acres in area and is located in Section 10, just west of the Heather Ridge Subdivision. The park is considered a community park and contains two league softball diamonds, a sandlot softball diamond, and a children's play area.

The Town Hall park site consists of 35 acres located in the central portion of the Town. The northern portion of the site contains the Town Hall, Highway Department, and recycling facility. The site is generally level with poorly drained soils, including a 6 acre wetland on the southeast portion on the site. The parcel currently is developed with baseball diamonds, soccer fields, and a recreation center.

The Town of Vernon is currently working with the developers of the Maple Vista Subdivision to secure the dedication of a 20 acre parcel on Town Line Road west of S.T.H. 164.

In all, the SEWRPC 2000 Land Use Inventory depicts 378 acres of land for recreational use, exclusive wetlands and woodlands. This represents a 58.4% increase since 1990.

Chapter VIII-Economic Development

OBJECTIVES, STANDARDS, AND PRINCIPLES

Economic Development Objective: Maintain, enhance and diversify the economy consistent with other Town's development objectives to provide a stable economic base.

Principle - Support business retention, expansion and recruitment efforts that are consistent with the Town's development objectives.

Standard - Sites should be provided for commercial, educational, transportation, recreational and employment facilities to serve the neighborhood and community.

LABOR FORCE ANALYSIS

The majority of workers residing in the Town of Vernon are employed in the private sector. As shown on Table 19, nearly 80% of workers are private, for-profit wage or salary workers. Table 19 also demonstrates that the agriculture and natural resource sector employs only a small portion of the workers in the Town. However, this data may be misleading concerning the importance of these industries in the Town, because it reflects what industries the residents work in, not which industries are found within the town.

	Workers	% of Labor Force
Total	4224	100.0%
Private for-profit wage and salary workers	3334	78.9%
Employee of private company	3133	74.2%
Self-employed in own incorporated business	201	4.8%
Private not-for-profit wage and salary workers	337	8.0%
Local government workers	221	5.2%
State government workers	41	1.0%
Federal government workers	48	1.1%
Self-employed workers in own non-incorporated business	151	3.6%
Unpaid family workers	4	0.1%
Agriculture, forestry, fishing and hunting	88	2.1%
Employee of private company	8	0.2%
Self-employed workers in own not incorporated business	80	1.9%

Table 19: Class of Worker by Industry: 2000
(Source: Wisconsin Department of Workforce Development)

As discussed in Chapter III, manufacturing is the most important sector in the Town of Vernon, followed by health care and social assistance, retail trade, and construction. As shown in Table 20, however, these sectors and many others have differing levels of importance for men and women. For example, the construction sector employs 17.3% of the male labor force, but only 2.2% of the female labor force. Conversely, the health care and social assistance sector employs more than 20% of the female labor force and only 4% of the male labor force in the Town of Vernon.

Waukesha County exceeds the statewide average in annual salaries in almost every sector by significant percentages. Only two sectors, shown in Table 21, are below the statewide average: Leisure and Hospitality at 98.7% of the statewide average, and Public Administration at 95.9% of the statewide average. As shown in Figure 1, the female portion of the labor force generally earns less than the male portion.

	Male		Female	
	Workers	% of Male Labor Force	Workers	% of Female Labor Force
Total	2,233	100.0%	1,991	100.0%
Agriculture forestry fishing and hunting	47	2.1%	41	2.1%
Construction	386	17.3%	43	2.2%
Manufacturing	720	32.2%	290	14.6%
Wholesale trade	111	5.0%	70	3.5%
Retail trade	229	10.3%	255	12.8%
Transportation and warehousing	87	3.9%	32	1.6%
Utilities	36	1.6%	6	0.3%
Information	46	2.1%	63	3.2%
Finance and insurance	75	3.4%	128	6.4%
Real estate and rental and leasing	28	1.3%	18	0.9%
Professional scientific and technical services	93	4.2%	88	4.4%
Administrative and support and waste management services	65	2.9%	70	3.5%
Educational services	90	4.0%	213	10.7%
Health care and social assistance	89	4.0%	411	20.6%
Arts entertainment and recreation	6	0.3%	9	0.5%
Accommodation and food services	61	2.7%	175	8.8%
Other services (except public administration)	52	2.3%	45	2.3%
Public administration	12	0.5%	34	1.7%

Table 20: Sex of Worker by Industry: 2000 (Source: US Census Bureau)

	Wisconsin	Waukesha County	% of State Average
Natural Resources & Mining	\$24,224	\$33,677	139.0%
Construction	\$37,883	\$43,895	115.9%
Manufacturing	\$38,611	\$43,534	112.8%
Trade, Transportation, Utilities	\$27,304	\$32,642	119.6%
Financial Activities	\$37,793	\$46,452	122.9%
Professional & Business Services	\$32,020	\$36,699	114.6%
Education & Health Services	\$31,498	\$32,519	103.2%
Leisure & Hospitality	\$11,106	\$10,965	98.7%
Other Services	\$18,508	\$22,159	119.7%
Public Administration	\$31,567	\$30,286	95.9%

Table 21: Average Annual Wages by Sector for Waukesha County and Wisconsin: 2000
(Source: Wisconsin Department of Workforce Development)

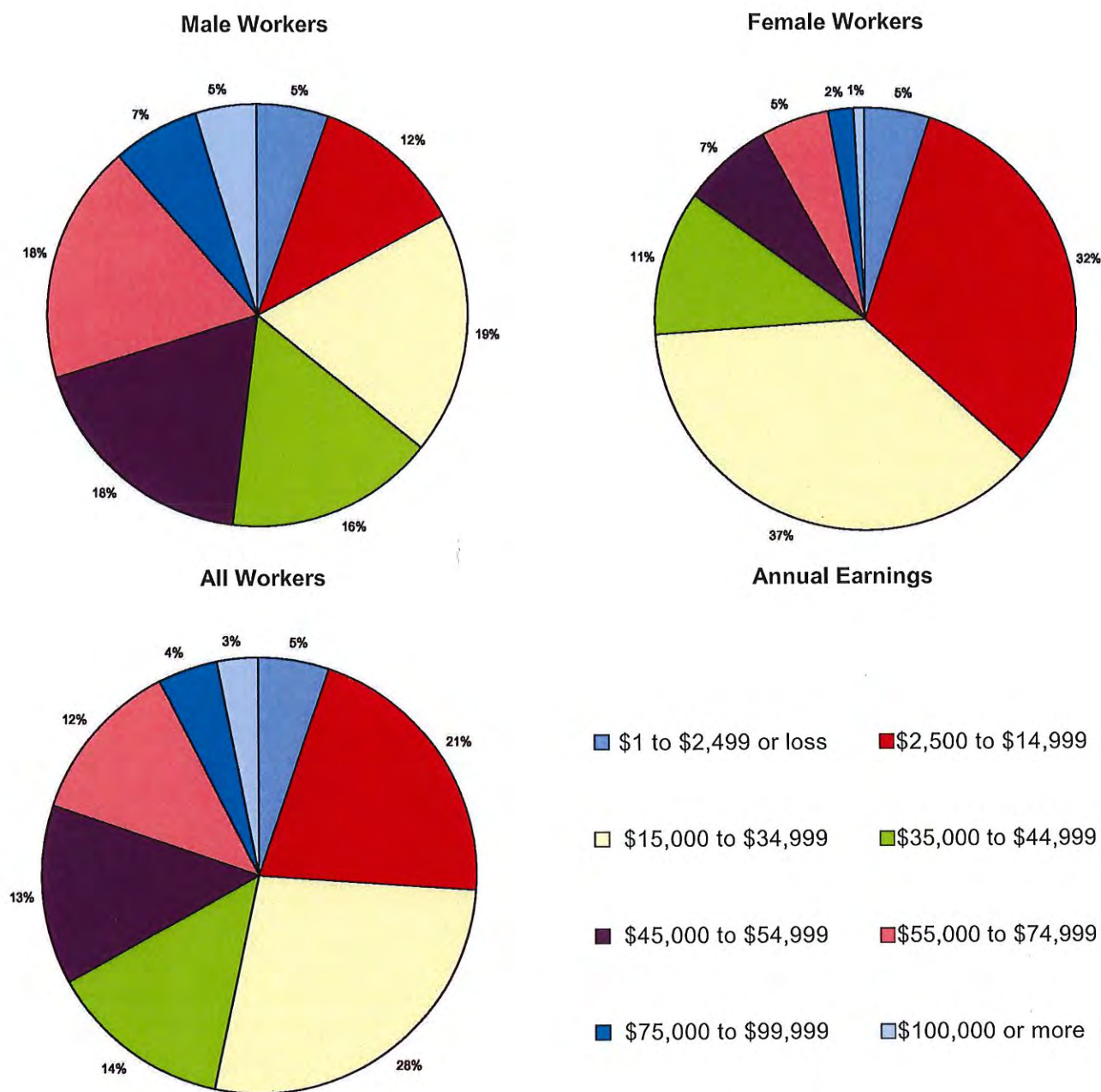
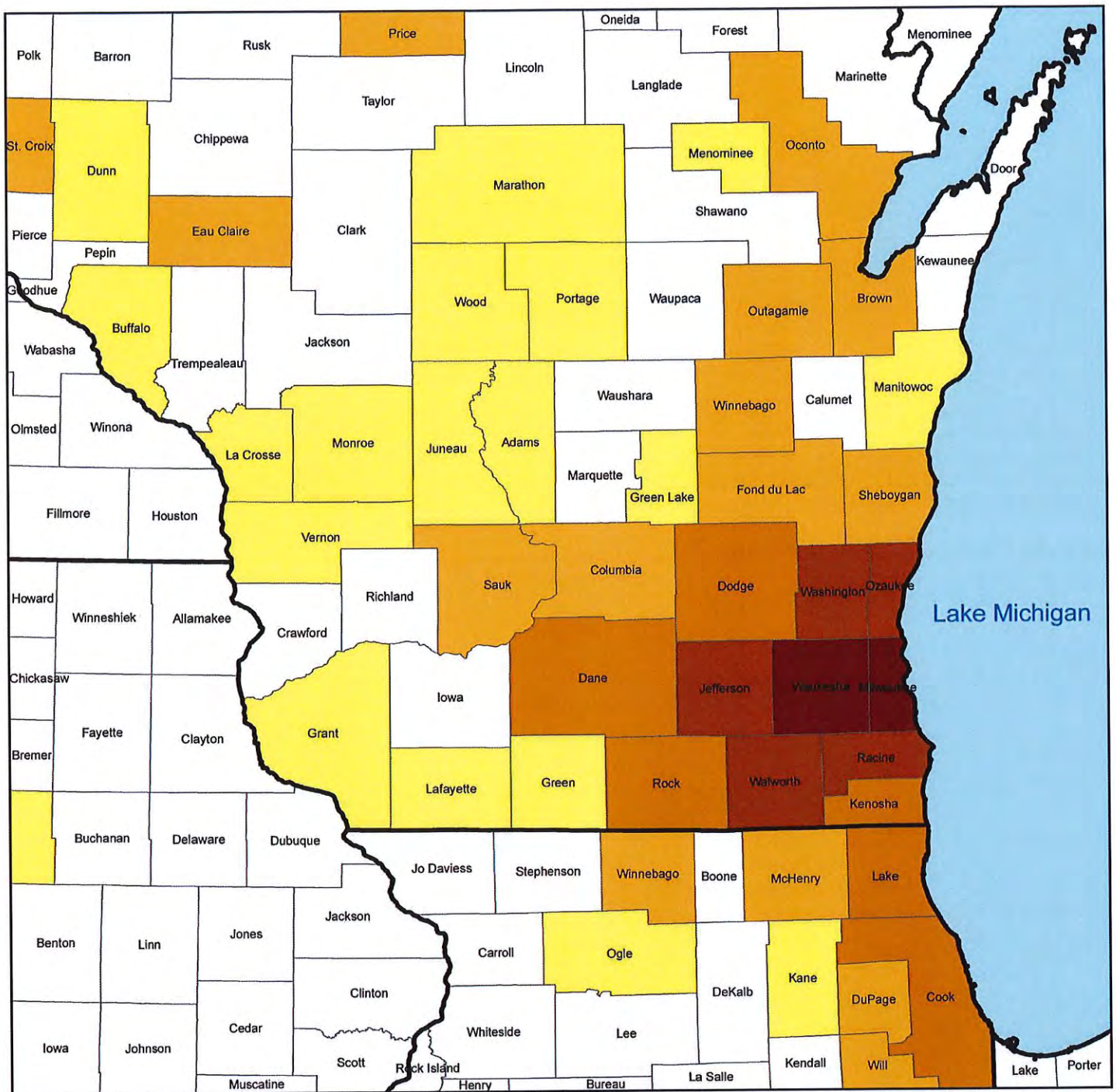
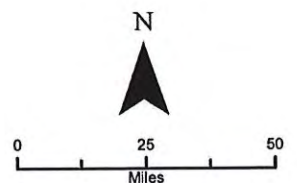
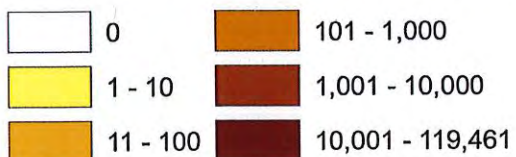


Figure 1: Annual Earnings by Sex of Worker: 2000
(Source: US Census Bureau)

Map 10
DESTINATION FOR COMMUTERS OUT OF WAUKESHA COUNTY: 2000

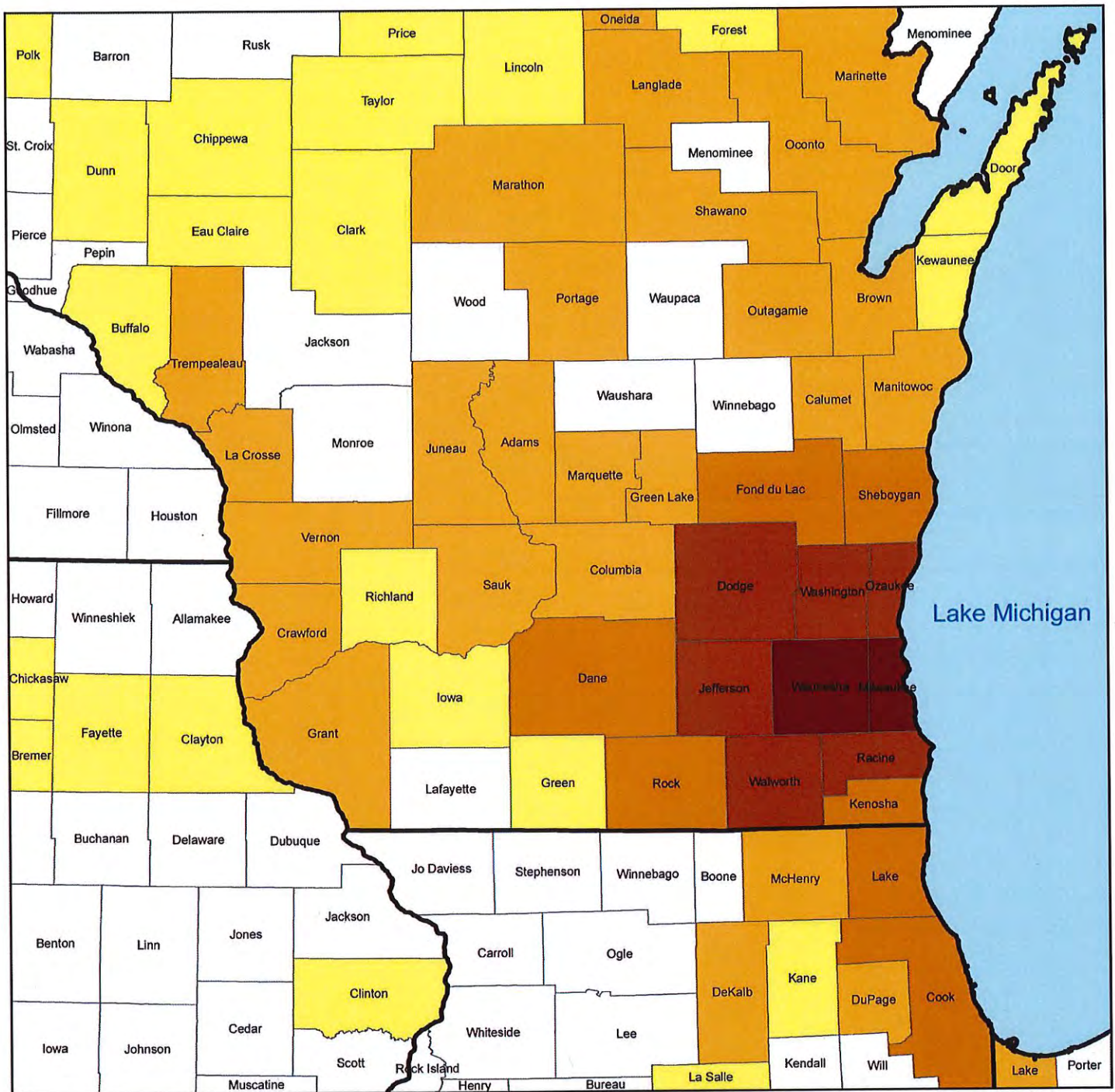


Number of Commuters out of Waukesha County

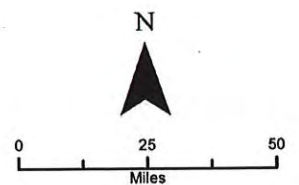
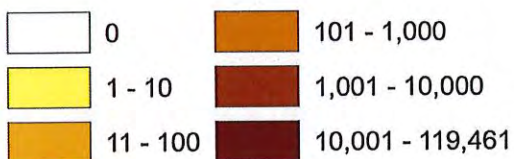


Source: Wisconsin Department of Workforce Development

Map 11
ORIGIN FOR COMMUTERS INTO WAUKESHA COUNTY: 2000



Number of Commuters into Waukesha County



Source: Wisconsin Department of Workforce Development

	1980	% of Labor Force	1990	% of Labor Force	2000	% of Labor Force
Total	2,574	100.0%	4,085	100.0%	4,188	100.0%
Under 10 minutes	211	8.2%	222	5.4%	359	8.6%
10 to 19 minutes	362	14.1%	864	21.2%	919	21.9%
20 to 44 minutes	1,771	68.8%	2,639	64.6%	2,434	58.1%
45 minutes or More	230	8.9%	245	6.0%	325	7.8%
Worked at home	N/A	N/A	115	2.8%	151	3.6%

Table 22: Commute Times for Workers Living in the Town of Vernon: 1980-2000
(Source: US Census Bureau)

COMMUTING

Most workers in the Town of Vernon have to commute less than 45 minutes. However, the 2000 census showed that while 61.0% of workers living in the Town of Vernon worked within Waukesha County, only 7.1% actually worked in the Town itself. Map 10 demonstrates that, while most Waukesha County commuters travel within Waukesha County, significant numbers are also commuting to adjacent counties, Madison, and the Chicago metro area. Map 11 shows that people are also commuting into Waukesha County from adjacent counties, the Chicago metro area, and throughout the southern portion of Wisconsin.

ECONOMIC BASE

According to an April 2006 Public Policy Forum report, the commercial properties in the Town of Vernon had an equalized property value of \$23,422,200 in 2005. This value is approximately 3% of the total equalized property value in the Town. The manufacturing properties in the Town had an equalized property value of \$666,000, less than 0.1 % of the Town total.

INDUSTRY PROJECTIONS

As indicated in Table 9 in Chapter 3 the long term projections for industries in the Milwaukee-Washington-Ozaukee-Waukesha County region show growth in most industries. However, the manufacturing industry is only expected to have minimal growth, and electrical equipment manufacturing in particular is projected to decline in both the short and long term.

BUSINESSES AND INDUSTRIES DESIRED BY THE TOWN

The area of the Town designated the Interchange Study Area includes 2,233 acres of land and is comprised of Sections 1, 2, 11, 12 and 13, and those lands within Section 13 which are north and east of the Village of Big Bend. The types of commercial and industrial uses envisioned for the interchange continue to be large scale suburban office uses consisting of office buildings in a campus environment. Light manufacturing and highway service uses such as restaurants (not fast food), conference centers and financial institutions (not general retail or service stations), would also be permitted. Small commercial / suburban office (not retail) uses such as offices and warehouses with a storefront concept are to be permitted, much like what exists along S.T.H. "164" and "59" bypass east of the City of

Waukesha. A community business park area for retail uses in a "shopping center atmosphere" would also be encouraged in this area.

The Mill Brook Study Area includes 5,492 acres of land and is comprised of lands generally in the area north of C.T.H. "ES" to the Town of Waukesha, and west of the Interchange Planning Study Area to the Town of Mukwonago. This study area contains existing commercial nodes located on the northeast corner of the intersection of C.T.H. "ES" and C.T.H. "XX", and just west of Hidden Lakes. It is intended that these commercial nodes should contain neighborhood and service oriented use, and that continued infill between them will occur in areas previously zoned for business uses.

The Fox River North Study Area includes 4,447 acres of land and is comprised of lands generally in the area north of the Fox River, south of C.T.H. "ES", and west of the Interchange Planning Study Area to the Town of Mukwonago. The area contains an existing commercial node located on the south side of the intersection of C.T.H. "ES" and Edgewood Avenue. This commercial node should contain neighborhood and service oriented uses.

The Big Bend South Study Area includes 1,974 acres of land and is comprised of lands generally in the area south of the Village of Big Bend and east of the Fox River to the county line. No commercial or industrial land uses are desired in this area.

The Fox River South Study Area includes 6,509 acres of land and is comprised of lands generally in the area west and south of the Fox River to the Racine County Line and the Town of Mukwonago. No commercial or industrial land uses are desired in this area.

STRENGTHS FOR ATTRACTING AND RETAINING BUSINESS AND INDUSTRY

Location

The Town of Vernon is located in the metro Milwaukee area and has easy access to Interstate Highway 43. The Town's location also provides relatively easy access to the Madison-Rockford corridor and the Chicago metro area. In addition, the Town is less than 30 minutes travel distance to the Port of Milwaukee and General Mitchell International Airport.

Strong Schools

Vernon's high education levels represent a skilled workforce capable of supporting highly technical fields. The Mukwonago School District schools are recognized as leaders in K-12 education. In addition to strong local school districts, the Town is close to higher educational institutions, including but not limited to Milwaukee Area Technical College, the University of Wisconsin Milwaukee, Marquette University, and Milwaukee School of Engineering. The ready availability of these institutions aids Vernon's efforts to maintain its skilled work force.

Natural Resources

An additional strength of the area is the number of natural resource amenities that contribute to the quality of life in Vernon. Areas such as the Vernon Marsh and Waukesha County's proposed Fox River Greenway bolster the community's outdoor lifestyle. As Vernon continues to grow, natural amenities should be emphasized. The scenic setting, agricultural character, and passive recreational opportunities of the landscape represent a drawing card for existing and future residents and businesses.

WEAKNESSES FOR ATTRACTING AND RETAINING BUSINESS AND INDUSTRY

Threat of Annexation / Infrastructure Limitations

Businesses and industries which require significant volumes of water and / or which generate significant volumes of effluent desire sanitary sewer and water service. The Town of Vernon does not provide these services. Therefore, when lands within the Town are desired, and utility services are available in nearby municipalities, the business or industry may be forced to annex in order to receive utility service.

Lack of Developable Land

As shown in Maps 5 and 6 in Chapter VII, much of the land in the Town of Vernon has significant soil limitations for development. In addition, approximately 1/3 of the Town is located within the shorelands of the Fox River and its tributaries.

Public Ambivalence

While public officials are actively working to expand the nonresidential tax base, citizens are often opposed to developments within their immediate neighborhood.

COUNTY, REGIONAL, AND STATE ECONOMIC PROGRAMS

The Town does not currently administer any State, regional, or County programs for economic development. There are various agencies and programs that could potentially help Vernon achieve economic development goals and objectives.

Waukesha County Economic Development Corporation (WCEDC)

The WCEDC's goals include maintaining and expanding the business community in Waukesha County. They provide technical and financial assistance to both companies and municipalities. Financial assistance to municipalities is in the form of "blue chip" grants for economic development related activities. Additional information regarding Waukesha County Economic Development Corporation can be found at www.understandingbusiness.org.

Regional Economic Partnership

The Regional Economic Partnership is an organization created to serve and promote the businesses of Southeast Wisconsin. It serves as an information clearinghouse for the region's seven counties (Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha) and offers assistance from new business site location to continuing business development and expansion. Additional information regarding the Regional Economic Partnership can be found at www.wisp.org.

Metropolitan Milwaukee Association of Commerce Regional Campaign for Economic Development

The Regional Campaign for Economic Development is an effort by the Metropolitan Milwaukee Association of Commerce to serve the region's seven counties (Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha) with strategies for creating a vibrant business climate and growing the regions economic base. The Regional Campaign for Economic Development assists the counties of the southeast region to attract and retain companies and a talented workforce. Additional information can be found at www.mmac.org.

Forward Wisconsin

Forward Wisconsin is joint public/private recruitment organization focused on marketing the State of Wisconsin and recruiting new businesses to foster economic activity throughout the state. The organization markets Wisconsin's positive business climate in an effort to entice new industry and a talented workforce and increase the economic base of the state. Focus Wisconsin offers confidential business consulting services on a no-cost basis to ensure continued positive health and growth of the state's economy. Additional information regarding Forward Wisconsin can be found at www.forwardwi.com.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce is a state department that provides development assistance to serve the citizens and business of Wisconsin. The Department offers marketing, finance, and small business assistance to the communities of Wisconsin and their respective citizens and businesses as well as a number of state and federal agencies. Additional information regarding the Wisconsin Department of Commerce can be found at www.commerce.state.wi.us.

Wisconsin Economic Development Association

The Wisconsin Economic Development Association (WEDA) is a statewide non-profit organization focused on Wisconsin's economic growth. WEDA works with both public and private sectors to promote economic development initiatives and has developed a strong membership base by serving as a legislative liaison and offering professional development services to its members. Additional information regarding WEDA can be found at www.weda.org.

Wisconsin Women's Business Initiative

The Wisconsin Women's Business Initiative Corporation (WWBIC) is an economic development corporation that offers financial, technical and educational assistance to entrepreneurs. WWBIC's mostly focuses on minorities and individuals with limited economic means for their entrepreneurial support. The WWBIC serves as a mentor to these business owners and offers continuous consulting and educational development services to promote their success. Additional information regarding the WWBIC can be found at www.wwbic.com.

ENVIRONMENTALLY CONTAMINATED SITES

The Town of Vernon has few sites that are currently documented as brown fields. The Moeller Disposal property located on National Avenue is one such site. At the time this plan was prepared the property was being petitioned for annexation to the Village of Big Bend. Another construction debris disposal site, previously in the Town of Vernon on Edgewood Avenue, has since been annexed to the Village of Big Bend.

Chapter IX-Intergovernmental Cooperation

INTRODUCTION

The Town of Vernon is bounded on the north by Town of Waukesha, on the east by the Cities of New Berlin and Muskego and Village of Big Bend, on the south by the Racine County Town of Waterford, and on the west by Town of Mukwonago and Village of Mukwonago. The Town also touches the Racine County Town of Norway and the Walworth County Town of East Troy at its southeast and southwest corners, respectively.

The Town is located within the seven county jurisdiction of the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Vernon also contains a significant amount of land owned and maintained by the Wisconsin Department of Natural Resources, and Waukesha County. It is located in the Southeast Transportation System Development Region of the Wisconsin Department of Transportation, which is served by the Waukesha field office.

The Town is served by the Mukwonago School District, which maintains one grade school within the Town.

EXISTING COOPERATION

Waukesha County provides several services to the Town, which require ongoing cooperation. First, the Sheriff's Department provides public safety patrol and enforcement service to the Town. Enforcement actions are often driven by Town Board or Plan Commission actions, requiring close lines of communication. Second, the County administers zoning throughout the Town. Applicants for the majority of developments in the Town must work closely with both Town and County officials to assure consensus on the final development approvals.

The Town of Vernon has consolidated its Fire Protection services with the Village of Big Bend, and updated the cooperative agreements in 2005. Public Safety dispatch services are administered by the County's joint dispatch center.

CONFLICTS AND CONFLICT RESOLUTION

The Town of Vernon is within the extraterritorial jurisdiction of five incorporated municipalities. Map 12 depicts the jurisdictional boundaries of these communities. Currently, all five municipalities administer their extraterritorial plat review authority. Currently, no municipality administers extraterritorial zoning within the Town.

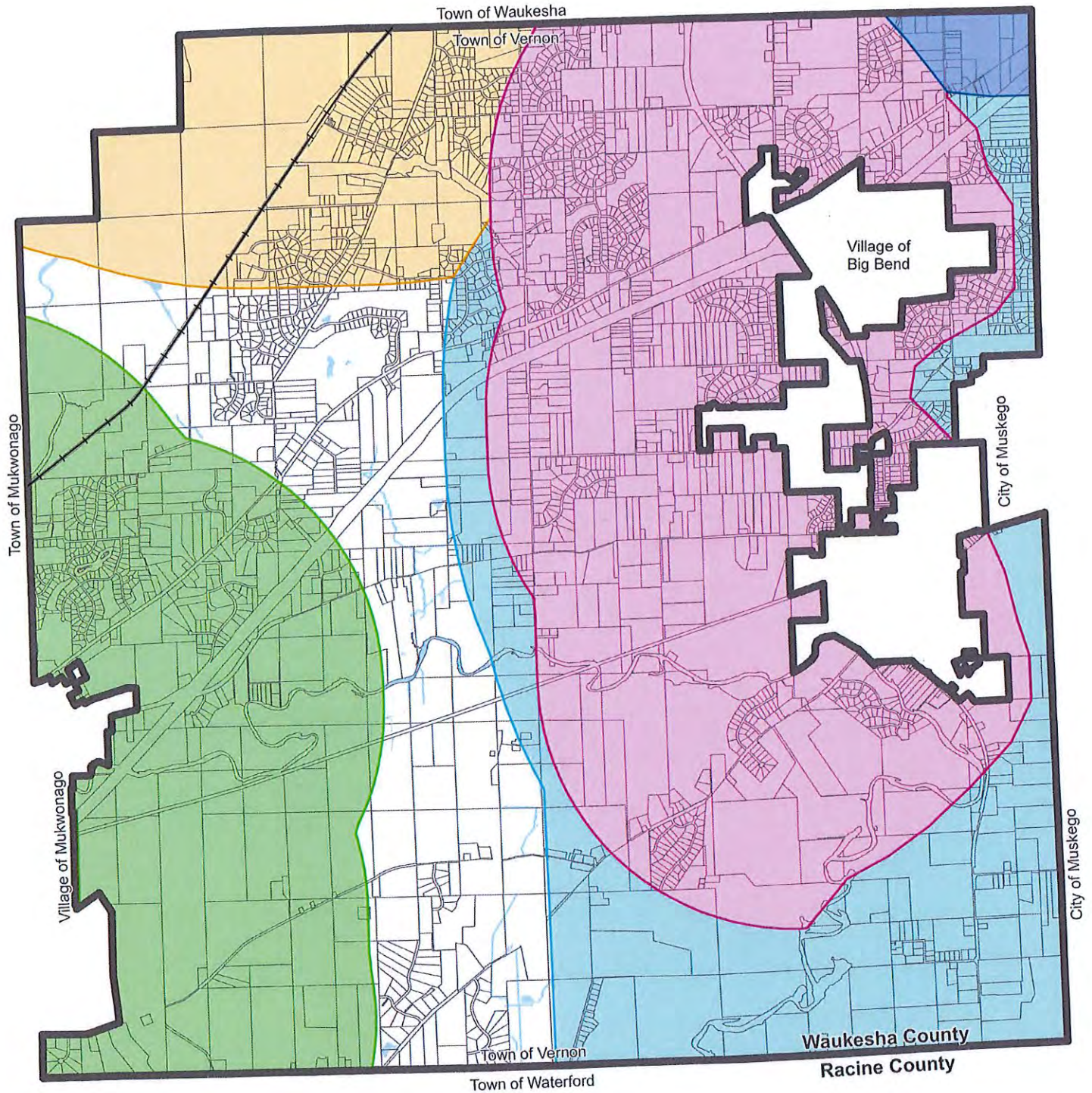
Two communities have implemented extraterritorial land use planning within the Town. The Village of Big Bend has a land use plan for all of the Town located east of Center Drive. In 2005, the Town and Village amended their plans to be virtually identical. The Village of Mukwonago developed an extraterritorial land use plan for areas they refer to as the "Edgewood Planning Area". This plan is in conflict with the Town of Vernon's Master Plan.

The Town should work towards cooperative agreements with the surrounding Cities and Villages

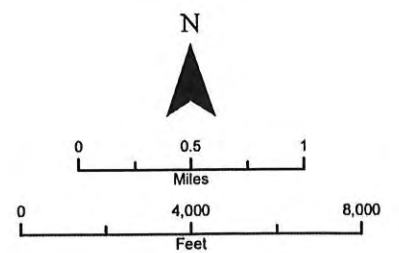
regarding future land use planning and decision making. This cooperation could range from periodic meetings of officials, to formal boundary agreements and service sharing agreements, as described in Sections 66.0301 and 66.0307 of the *Wisconsin Statutes*.

Map 12

EXTRATERRITORIAL BOUNDARIES



- Village of Big Bend (1.5 miles)
- Village of Mukwonago (1.5 miles)
- City of Muskego (3 miles)
- City of Waukesha (3 miles)
- City of New Berlin (3 miles)



Chapter X-Land Use

OBJECTIVES, STANDARDS, AND PRINCIPLES

Land Use Allocation Objective: Balance the spatial allocation of various land uses to meet the physical, social and economic needs of the Town of Vernon.

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 2026.

Standard - The amount of land set aside for accommodating forecasted growth in the Town of Vernon study area.

Land Use Spatial Distribution Objective: Facilitate the spatial distribution of land uses which are accessible to supporting transportation, utility and public facility systems, to assure the most economical provision of services.

Principle - Transportation, utility, and public facilities are mutually interdependent with land use patterns.

Standard - Urban and suburban development should be located to make maximum use of existing and proposed transportation systems, utilities, and public facilities.

Standard - Adequate stormwater drainage facilities should be provided for all urban and suburban development.

Principle - The proper allocation of urban and suburban land uses can avoid or minimize hazards and dangers to health, safety, and welfare. Further, proper land allocation of land uses can maximize amenities and convenience in terms of accessibility to supporting land uses.

Standard - Sites should be provided for commercial, educational, transportation, recreational, and employment facilities to serve the neighborhood and community.

Standard - When possible, public buildings should be located in the central portion of the Town to offer convenience to those transacting business. Such facilities should be designed to centralize the physical plant, coordinate government services, and facilitate the sharing of facilities such as parking. When properly designed, these facilities reduce maintenance and provide an aesthetic asset to the Town.

Standard - Land development for new retail and service orientated uses should be developed as planned shopping centers. Development of new commercial strip areas, defined as contiguous individual parcels of shallow depth with individual and direct street access, should be avoided. New shopping centers and expansion of existing centers should meet the following minimum standards.

- a. Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion.

- b. Adequate off-street parking and loading facilities should be provided.
- c. Adequate water supply, soils suitable for onsite sewerage disposal systems or municipal sewers, stormwater drainage and other public utilities should be available.
- d. Substantial landscape screening should be provided between commercial uses and adjacent noncommercial uses.
- e. The site should not be located on soils identified as having severe limitations for commercial developments in accordance with U.S.D.A. Soils Suitability.
- f. Adequate fire protection and emergency services should be available. Shopping centers should be located within a 1.5 mile radius of a fire station.

Standard - In addition to the general standards listed above, neighborhood shopping centers should also meet the following requirements:

- a. Accessibility to a population between 4,000 to 10,000 persons located within a 2 mile radius.
- b. A site area of 5 to 15 acres, with a gross leasable area of 50,000 to 150,000 square feet.
- c. The center should include one anchor, such as a supermarket, and other stores and service establishments located in the neighborhood centers and should be limited to those serving day to day needs of the residents.
- d. The center should be located at the intersection of two arterial streets or at the intersection of an arterial street and a collector street.

Standard - In addition to the general standards listed above, community shopping centers should also meet the following requirements:

- a. Accessibility to a population of between 10,000-75,000 persons located within a 1.5 mile radius.
- b. A gross site of 15-60 acres, with a gross leasable area of 150,000-400,000 square feet.
- c. At least two anchors, such as supermarkets and junior department stores or discount stores, should be located within the center.
- d. The center should ideally be located at the intersection of two arterial streets.

Standard - Service related commercial development, primarily meeting the needs of the highway or freeway traveler, should be afforded direct vehicular access to the supporting arterial street and highway system and should meet the following minimum standards:

- a. A minimum gross area of five acres.
- b. Direct access to the arterial street and highway system and access via a freeway and an interchange located no more than two miles from the site entrance. Properly located

and controlled points of vehicular access for ingress and egress in order to prevent safety problems and reduce traffic congestion. Site configurations may include an internal street system.

- c. A high degree of visual exposure from the freeway.
- d. Adequate water supply, soils suitable for onsite sewerage disposal systems or municipal sewers, stormwater drainage and other public utilities should be available.
- e. The site should not be located on soils identified as having severe limitations for commercial developments in accordance with U.S.D.A. Soils Suitability.
- f. Adequate off-street parking and loading should be provided.
- g. Substantial landscape screening to serve as a buffer between commercial and adjacent residential uses.
- h. Adequate building setbacks from major arterial streets and highways.
- i. Located within 3 miles of a fire station.

Standard - Community office development should be located in planned office parks which meet the following standards:

- a. Minimum gross site area of 10 acres.
- b. Direct access to the arterial street and highway system and/or access to the freeway system within 3 miles. The office park should be served by an internal street system which provides convenient access from individuals building in the park to supporting arterial and highway system. Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent streets and highways.
- c. Adequate water supply, soils suitable for onsite sewerage disposal systems or municipal sewers, stormwater drainage and other public utilities should be available.
- d. Sites should be located so as to maximize visibility and offer public identity.
- e. The parcel should be large enough to allow future internal expansion of the office park if needed.
- f. Sites should be located within 3 miles of a fire station.
- g. Adequate off-street parking and loading areas should be provided.
- h. Substantial landscape screening to serve as a buffer between adjacent non-office uses.
- i. Adequate building setbacks from abutting major street and highways.

- j. The architecture of the structures shall be in accordance with the Town of Vernon Ordinance pertaining to commercial buildings.

Standard - Community industrial development should be located in planned industrial parks meeting the following standards:

- a. Initial site area should be no less than 80 acres.
- b. The site should have convenient access to an arterial street and highway system. Industrial park should be served by an internal street system which provides a convenient access from individual parcels in the development to the arterial street and highway system. Properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on arterial streets.
- c. Adequate public facilities and storm water drainage should be available.
- d. The site should not be located on soils identified as having severe limitations for commercial developments in accordance with U.S.D.A. Soils Suitability.
- e. The site configuration and shape should accommodate the use of the site as an industrial park. Parcels should be large enough to allow future internal expansion of industrial facilities. Lands with slopes exceeding 10% are generally not suitable for industrial related development. The maximum street grade should not exceed 6%.
- f. Industrial sites should be located to maximize visibility and offer potential for public identity.
- g. Sites should be located within 3 miles of a fire station.
- h. Adequate off-street parking and on-site loading areas should be provided.
- i. Substantial landscape screening to serve as a buffer between industrial uses and adjacent non-industrial uses and adjacent non-industrial uses.

EXISTING LAND USE

A Smart Growth Plan must be based upon careful consideration of existing land use patterns, the physical characteristics of the land, and the long term needs of the community. To identify the existing land uses, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) Land Use Studies from 1963-2000 were utilized. This data was charted and analyzed to provide an important basis for determining an appropriate pattern of future development in the Town of Vernon. The 1963-1985 SEWRPC Land Use Inventories include those portions of the Village of Big Bend and City of Muskego which were in the original boundaries of the Vernon civil township. The SEWRPC 1990-2000 Land Use Inventories exclude lands located within the Village of Big Bend and City of Muskego and are not part of this study area.

The SEWRPC Land Use Inventories classify 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 categories were farmland, wetlands, woodlands, surface water, extractive, landfills, unused urban and unused rural.

Urban Land Uses

Urban land uses by definition include those areas where houses or other buildings have been constructed in relatively close proximity or where a closely spaced network of minor streets has been constructed, thereby indicating a concentration of residential, commercial, industrial, governmental or institutional uses.

In the SEWRPC 1963 Land Use Inventory, urban-type uses accounted for approximately 2,051 acres or approximately 8.6% of the land in the civil township. In the 2000 Southeastern Wisconsin Regional Planning Commission's Land Use Inventory, 5,051 acres or 24.1% were urban land uses. Although the Town has experienced a steady amount of residential development in the last two decades, the most dominant land use in the Town is still agricultural related uses.

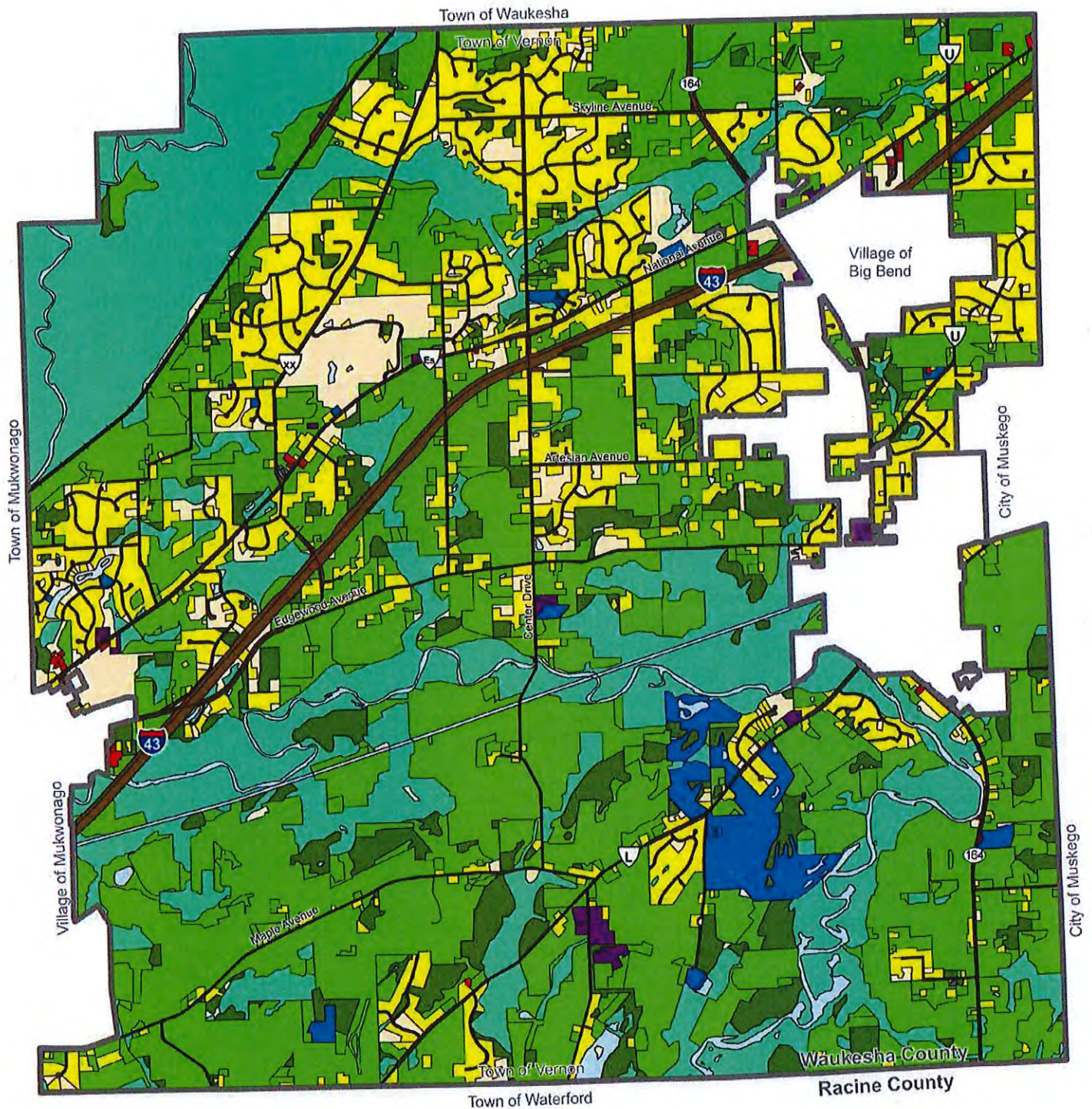
Residential Land Uses - Of all the elements of the Smart Growth Plan, residential land use continues to be the fundamental agent of change in the Town. It is appropriate that this area of interest be given careful consideration in developing the Smart Growth Plan. In the 1963 Southeastern Wisconsin Regional Planning Commission's Land Use Inventory, there were 760.4 acres of land used for residential purposes. In 2000, residential land uses account for approximately 65.4% of the urban land use category or 3,303 acres. This represents 15.7% of the total area of the Town.

Other Urban Land Uses - According to the SEWRPC Land Use Inventory completed in 2000, other urban land uses which consist of Retail Service, Manufacturing, Transportation, Communications, Public Uses, and Recreational Uses account for about 1,748 acres of urban use. This represents 8.3% of the total area of the Town, and is described in greater detail below.

The Town of Vernon has two areas that encompass the majority of the commercial development. The first is located east of the intersection of C.T.H. "ES", Hwy. "164", and Interstate "I-43" extending east to Guthrie Road. The second area is located on the north and south side of C.T.H. "ES" in the vicinity of C.T.H. "XX" and the Hidden Lakes Subdivision development. According to the 2000 Southeastern Wisconsin Regional Planning Commission's Land Use Inventory, commercial-type uses account for 30.8 acres, or 0.6% of the urban area. Trade areas for a number of regional shopping centers extend to the Town from the nearby Village of Mukwonago, Cities of Waukesha, New Berlin and Muskego, and the Metropolitan Milwaukee area.

Industrial uses account for approximately 2.3 acres, of the urban area of the Town according to the 2000 Land Use Inventory. According to the Land Use Inventory, these manufacturing uses are located on the north side of C.T.H. "ES", to the west of Hwy. "164", and on the west side of Guthrie School Road. It should be noted that these areas are zoned for commercial use and are not locally classified as industrial uses. Active mining related uses such as sand and gravel quarries previously reported in SEWRPC inventories are no longer classified for such purposes in the Town. The quarry operations previously designated in the Master Plan were the Hales Corners Sand and Gravel operation located in Sections 8 and 9 on the north side of C.T.H. "ES", and the Payne & Dolan quarry located east of the Village of Big Bend and in the City of Muskego, on the north side of Edgewood Avenue.

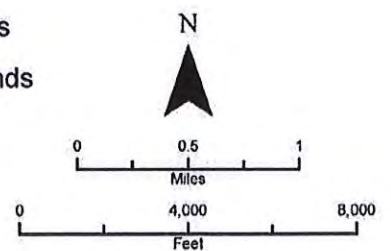
Map 13 LAND USE: 2000



- | | | |
|------------------------------|------------------------|----------------|
| Agricultural | Industrial | Unused or Open |
| Commercial | Recreation | Water |
| Communication and Utilities | Residential | Wetlands |
| Government and Institutional | Transportation Related | Woodlands |

Source: Waukesha County, and Southeastern Wisconsin
Regional Planning Commission

10-6



Land Use	INVENTORY YEAR				
	1963	1970	1980	1990	2000
Residential	760.38	985.10	2,500.12	3,061.39	3,303.26
Retail Service	15.97	23.33	35.05	53.89	30.77
Manufacturing	5.45	11.42	34.06	52.94	2.25
Transportation	502.58	720.08	1,094.82	1,140.32	1,208.55
Communications and Utilities	76.12	76.36	74.92	74.27	59.68
Public Uses	662.54	66.16	69.18	72.28	69.12
Recreation	27.98	189.53	213.22	220.57	377.89
Urban Total	2,051.02	2,071.98	4,021.37	4,675.66	5,051.50
Farmland	14,368.86	13,692.07	11,556.41	10,846.91	8,849.70
Wetlands	4,972.36	4,862.44	4,851.64	4,829.96	4,470.23
Woodlands	1,577.85	1,532.21	1,477.1	1,488.72	1,338.62
Surface Water	373.03	407.73	419.70	424.12	334.43
Extractive	50.15	101.68	167.49	219.02	0.00
Landfill	5.58	5.58	5.59	3.83	0.00
Unused Urban	51.99	68.2	71.27	74.15	76.59
Unused Rural	346.30	455.15	626.47	576.92	839.33
Rural Total	21,746.12	21,125.06	18,175.67	18,463.63	15,908.91

NOTE: 1963-1980 Inventories include all of Vernon Civil Township including lands in Big Bend and Muskego. The 1990-2000 Inventories are for Town of Vernon only.

Table 23: Acres of Land Use Change 1963-2000

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 2000 Land Use Inventory, approximately 1,208 acres are designated for transportation-type uses with 60 acres being used for communication and utility-type uses. This does not include power transmission lines which are located within easements. In total, these uses account for approximately 25.1% of the total urban uses and 6.2% of the total acreage of the Town.

Public uses represent approximately 69 acres, or 1.3% of the urban uses of the Town according to the 2000 Land Use Inventory, which mainly consists of schools and the government building.

Recreational uses occupy 378 acres or 7.4% of the Town, according to the 2000 Land Use Inventory. It should be noted that this recreational use category does not include those portions of the Vernon Marsh which are owned by the Department of Natural Resources.

Rural Land Uses

According to the Southeastern Wisconsin Regional Planning Commission's 2000 Land Use Inventory, 8,850 acres, or 42.2% of the Town uses are devoted to farmland purposes. An additional 839 acres, or 4.0% of the Town, are classified as unused rural land. These figures do not include 4,470 acres of wetlands, 1,338 acres of woodlands, and 334 acres of surface water.

The farmland category includes crop lands, pasture lands, orchards, nurseries, and special use farms. When the Southeastern Wisconsin Regional Planning Commission delineated these areas they did not include farm dwellings. These were classified as rural farmsteads, assigned a site of approximately 30,000 square feet, and are included in the urban use category. All other buildings were included in the Agricultural Land category.

TRENDS IN LAND PRICES

Table 24 displays the trends in land prices for agricultural land in Waukesha County sold between 2004 and 2007. In general, the value increased for both agricultural land sold for agricultural uses and agricultural land being diverted to other uses. Conversely, the number of transactions and the number of acres sold decreased during this time period for agricultural land. While this data is generalized to the County level, many of these trends are also reflected locally in the Town of Vernon.

	2004	2005	2006	2007	#Change 2004-2007	%Change 2004-2007
Ag Land Continuing in Ag Use						
Number of Transactions	6	5	3	3	-3	-50%
Acres Sold	340	310	217	152	-148	-55.29%
Dollars per Acre	\$14,432	\$15,715	\$12,393	\$15,878	\$1,446	10.02%
Ag Land Being Diverted to Other Uses						
Number of Transactions	24	11	13	7	-17	-70.83%
Acres Sold	1,291	681	711	318	-973	-75.37%
Dollars per Acre	\$27,582	\$24,430	\$17,743	\$31,804	\$4,222	15.31%
Total of All Ag Land						
Number of Transactions	30	16	16	10	-20	-66.66%
Acres Sold	1,631	991	928	470	-1,161	-71.19%
Dollars per Acre	\$24,841	\$21,704	\$16,492	\$26,653	\$1,812	7.29%

Source: National Agricultural Statistics Service, Agricultural Land Sales, 2004-2007

Table 24: Trends in Land Prices for Agricultural Land in Waukesha County

EXISTING PLANS

Town Plans

In developing the 2004 Master Plan for the Town of Vernon, the Town was divided into five Study Areas.

Interchange Study Area is comprised of the four square miles in the northeast portion of the Town immediately around the I-43/S.T.H. 164 Interchange.

Mill Brook Study Area is comprised of lands generally in the area north of C.T.H. "ES" to the Town of Waukesha, and west of the Interchange Planning Study Unit to the Town of Mukwonago.

Fox River North Study Area is comprised of lands generally in the area north of the Fox River, south of C.T.H. "ES", and west of the Interchange Planning Study Unit to the Town of Mukwonago.

Big Bend South Study Area is comprised of lands generally in the area south of the Village of Big Bend to the Racine County line, and east of the Fox River to the City of Muskego.

Fox River South Study Area is comprised of lands generally in the area west and south of the Fox River to the Racine County Line and the Town of Mukwonago.

In developing the 2004 Master Plan for the Town of Vernon, the Committee analyzed each Study Area by inventorying existing land uses, residential development patterns, soil limitations, transportation networks, presence of large farming units, prime agricultural soils, and the amount of land available for development and how it would impact the controlled growth concept which the Town wanted as part of the development of this plan.

During that review, it became apparent that each Planning Study Area could not be analyzed on an individual basis. The Town then was divided into two analysis areas: north of the Fox River, which contained the Interchange, the Mill Brook, and the Fox River North Planning Study Areas; and that area south of the Fox River, containing the Big Bend South and the Fox River South Study Areas.

Adopted General Recommendations

After analysis of all the proposed plans and Study Areas, the 2004 Master Plan Study Committee chose to recommend, in general:

Environmental Corridors and Isolated Natural Resource Areas - The Plan recommends the preservation of all floodplain and wetland areas in their natural state and locates all new development outside the lowland primary environmental corridors which are wetlands, floodplains and conservancy zoned areas. This serves to maintain a high level of environmental quality in the Town and avoids the creation of problems such as flood damage, wet basements, failing septic systems, and damage to the environmental qualities of that natural resource base.

The Master Plan anticipates that development may occur in upland environmental corridors at five acre densities, provided only minimal disturbance of those areas would occur.

Agricultural - The Plan preserves all prime agricultural lands consisting of Class I and II soils for Agricultural purposes in tracts of 20.1 acre or more, in areas south and east of the Fox River. This area is generally where concentrations of prime agricultural soil characteristics are found. As previously noted, Class III soils or soils of statewide significance were not classified as prime because, in most cases in the Town of Vernon, these were areas that were adjacent to the Fox River and its tributaries, and subject to periodic flooding.

Five acre and ten acre density zoning categories, which require preservation of all prime agricultural soils (Class I & II) on minimum 20.1 acres of contiguous area were established.

Residential Development - The Master Plan identified three classifications for residential land uses: rural residential, low density residential and medium density residential.

The rural residential area consists of parcels for single-family living units which maintain an overall density of 5 acres per dwelling unit. This classification was intended to help preserve those lands which are considered prime agricultural and in contiguous areas over 20.1 acres of Class I and II soils. The rural residential category allows development on those lands which are not prime agricultural lands based upon slopes, soil types, or where parcel sizes are below 20 acres. The Committee, especially the farmers on the Committee, felt that a 20 acre parcel was the minimum economical land area necessary to support an agricultural operation. A total of 3,639.9 acres of vacant land was proposed for rural residential development on the proposed plan by the year 2010.

The low density residential category consists primarily of existing single-family detached dwelling units and 182.2 acres. This category generally had 0.2 to 0.75 dwelling units per acre, representing lot sizes ranging from 1.5 acres to 4.9 acres.

The medium density residential category allows densities of 0.7 to 1.5 dwelling units per acre, representing lot sizes from 30,000 square feet to 1.5 acres. The areas proposed for new medium density residential growth under the recommended plan totaled 706.2 acres by the year 2010.

Parks and Recreation - The park and open space element of the plan includes a recommendation that County and State agencies of government maintain important open space land in the Vernon Marsh, acquire and develop major park sites along the main stem of the Fox River for recreational corridors, and provide opportunities for trail-oriented, outdoor recreational activities.

The plan recommends that the Town provide local parks, including the maintenance of the Heather Ridge Park, the development and expansion of the Town Hall park site, and acquisition and development of two new parks. The Master Plan recommends one new park be located in the northwest portion of the town, north of C.T.H. "ES" and west of C.T.H. "XX", and the other site be located in the northeast portion of the Town, generally in the area of the intersection of I-43 and S.T.H. 164.

Other recreational facilities in the Town which should be maintained as outdoor recreational uses are the Morningstar Golf Course (formerly the Hribar quarry site), the Edgewood Golf Course, which contains approximately 252 acres and is located in the south central portion of the Town, the Vernon View golf facility, the campground located in Section 32 on Craig Avenue, the German Shepherd Dog

Club of Wisconsin, located in Section 1, the Athletic Fields at the Norris Foundation, located in Section 34, and the West Allis Training Kennel Club, containing two acres, located in Sections 3 and 10.

Commercial and Industrial Development - The Interchange area of the Town of Vernon was originally zoned for business and industrial uses in 1972. At that time, approximately 190 acres were zoned to business categories. During the 1993 Master Plan development, the Study Committee determined that the Interchange Study Area warranted more in depth study, concurrent with evaluation of sanitary sewer feasibility studies. The Committee proceeded to adopt the Master Plan while those feasibility studies were underway.

In 1995 the Town of Vernon amended the Master Plan relating to the Interchange Study Area. As the 1995 amendments relate to commercial and industrial land uses, the following recommendations were adopted:

Existing Businesses - Several business nodes are located along C.T.H. "ES" throughout the Town of Vernon. These nodes are anticipated to continue to provide community oriented services, and are depicted in the Master Plan as such.

The parcel which had been conditionally rezoned east of Guthrie School Road was recommended to remain in business use as long as the conditions of approval are complied with. The business site located on the northwest corner of S.T.H. "164" and C.T.H. "ES" which was zoned for B-3 for a lumber and hardware business in the 1980's was to remain in the existing zoning category for the intended use. Portions of this corner have since been annexed to the Village of Big Bend.

Interchange - The types of uses envisioned for the interchange were large scale suburban office uses consisting of office buildings in a campus environment. Light manufacturing and highway service uses such as restaurants (not fast food), conference centers and financial institutions (not general retail or service stations), would also be permitted. Small commercial / suburban office (not retail) uses such as offices and warehouses with a storefront concept would be permitted, much like what exists along S.T.H. "164" and "59" bypass south of the City of Waukesha. A community business park area for retail uses in a "shopping center atmosphere" was also being encouraged in this area. The amended Master Plan for the Interchange area retains and continues the local commercial land uses in the area located between S.T.H. "164" and Big Bend Drive. Similarly, the area south of C.T.H. "ES", north of I-43, and west of Guthrie School Road is to be allowed to in-fill with similar transitional residential-business uses, provided they comply with the Town's architectural standards. Portions of this area have since been annexed to the Village of Big Bend.

A community business park consisting of retail uses was proposed to be located on the southwest corner of C.T.H. "ES" and S.T.H. "164". That area is planned to be developed as one large complex in a "shopping center" atmosphere rather than on individual parcels. Outlots were encouraged on the frontage of the center for ancillary uses such as restaurants, financial institutions, and other commercial uses not normally located within the shopping center. It is not anticipated that sanitary sewer will become available by the year 2010.

It was anticipated that this area would not develop until public sanitary sewers become available, as the Committee had indications that topography and soils would otherwise require the use of holding tanks. However, because of the transitional nature of the area and its close proximity to the business uses on the south side of C.T.H. "ES", office uses or other uses listed in the B-1 Restricted Business District could be allowed on the north side of C.T.H. "ES" between the Presbyterian Church properties and C.T.H. "U" without public sanitary sewer, provided they were low water users. Similar uses could be allowed south of C.T.H. "ES" between Guthrie School Road and C.T.H. "U" as infill between existing business uses, the school, and the previously rezoned Stender property. However, it was felt if public sewer became available, generally B-2 Local Business uses would be appropriate in this area.

It is recommended that the conversion of each residential use to a business use be evaluated based upon the compatibility with the adjacent uses at the time of request. It was noted that during the analysis of the proposed new uses, careful consideration must be given to the impact on traffic, safe highway access, the lot size and width, the physical features of the site, noise, dust, drainage, general aesthetics and whether the use would be a hazard, noxious, offensive or a nuisance to the surrounding neighborhood.

Large scale suburban office-type commercial development was recommended to be located on the north side of I-43, west of S.T.H. "164", on the south side of I-43, east of S.T.H. "164", and along S.T.H. "164", south of I-43. The town chose not to predetermine the exact types of uses in a particular location in the Master Plan, but rather generalized commercial and light industrial uses in those areas already zoned for light industrial or business uses. It was recognized that any of the larger sanitary sewer users would not locate in this area until public sanitary sewer was available. Portions of this corner have since been annexed to the Village of Big Bend.

Highway service type commercial uses including general retail, service stations or fast food restaurants, as permitted uses by right, were designated on the south side of I-43 south of the park and ride lot, on the southeast corner of S.T.H. "164" and I-43. Portions of this corner have since been annexed to the Village of Big Bend.

The area on the northwest corner of C.T.H. "ES", and S.T.H. "164" was recommended to develop for highway service uses, with controlled access. Small commercial and suburban office uses were proposed adjacent to and south of C.T.H. "ES", and west of the community business park area. Other areas designated for this type of use are the remainder of that area northwest of S.T.H. "164" and C.T.H. "ES", the Stender parcel south of C.T.H. "ES" and west of C.T.H. "U" and that area that fronts on C.T.H. "U" south of I-43 and buffers the existing residential uses south of I-43 from the light industrial park area.

The existing remnant residential parcels contiguous to C.T.H. "U" were also recommended to develop in this type of use in the future, with access only to an interior street system. It was recommended that

the most restrictive professional office type uses in this category be immediately adjacent to C.T.H. "U" and the residential subdivisions to the east.

The Plan anticipated that when sanitary sewer became available to those parcels north of C.T.H. "ES", east of Big Bend Drive, and west of C.T.H. "U", that they may be developed on minimum five acre parcels for office type uses. The Plan also anticipated eliminating existing individual accesses and restricting access to C.T.H. "ES".

Originally, industrial uses were planned to be in a business or industrial park campus setting, in the interior of the development on the south side of I-43, and between the large scale office area and the small suburban office area adjacent to I-43. Portions of this area have since been annexed to the Village of Big Bend. However, at the time the Committee felt that the creation of the Business Park Zoning District allowed light industrial uses intermingled and ancillary to the otherwise permitted business uses, and thus no lands were designated exclusively for industrial use.

Government, Institutional, and Educational Development - The recommended plan envisioned an expansion of the existing Town facilities located to the north of the Town Hall on Center Drive and Edgewood Avenue, and west of Fire Station #3 located on the southwest corner of I-43 and S.T.H. 164.

Adopted Study Area Recommendations

After analysis of all the proposed plans and portions of the plans, the 2004 Master Plan Study Committee chose to recommend the following specific elements for each Study Area:

Interchange Study Area - All upland primary environmental corridors were recommended to be allowed to develop at five acre densities. All floodplains and lowland environmental corridors were recommended to be preserved in their natural state through land use regulations.

A review of the Interchange Study Area's commercial and industrial land use recommendations is described earlier in this chapter. At the time of the 1995 Interchange Study Area amendment, substantial effort was put towards sanitary sewer feasibility studies, and the potential to create a sanitary or utility district to serve this region of the Town. Since the 1995 feasibility studies, no concentrated effort has been made to provide such services. The 1995 amendment to the Master Plan noted differing development densities in the event of sewer provision. The Plan encouraged Town officials to explore service alternatives with the City of Waukesha and Village of Mukwonago. At this time, the Master Plan Update Committee does not envision sanitary sewer to become available before the end of this planning study's life in 2010.

The Plan specified certain lands to be developed at the Medium Density Residential category of 0.75 to 1.49 acres per dwelling unit. The first of these areas is located south of I-43 and east of C.T.H. "U", and east of the Vernon Meadows subdivision in the area of Woodland Drive. The second area is the Dickson property located west of CTH U and south of Town Line Road. It was anticipated that such development would occur at one acre densities, similar to existing developments in the area. All other areas designated as Medium Density Residential are currently developed.

The rural residential category was delineated in areas north and south of the environmental corridor, and north of C.T.H. "ES". This area was anticipated to be developed at five acre densities in order to preserve all prime agricultural areas in 20.1 acre contiguous tracts. As previously noted, prime agricultural lands are defined as areas with Class I and Class II soils. It was felt that the rural

residential designation would allow minimal development of these parcels until such time as proper public services are available to these areas.

It was recommended that the northern portion of the Darling property, located east of Vernon Meadows subdivision, should be an expansion of municipal facilities, and initially be used for recreational purposes. This area was anticipated to be between 15 and 20 acres.

Mill Brook Study Area - All upland primary environmental corridors were recommended to be allowed to develop at five acre densities. All floodplains and lowland environmental corridors were recommended to be preserved in their natural state through land use regulations.

The West Allis Training Kennel Club located in Sections 3 and 10, the Morningstar Golf Course located in Sections 8 and 9, and the Heather Ridge Park, located in Section 10, were recommended to be retained in recreational use. A new town park site of approximately 20-25 acres was recommended be located in the general area of the intersection of C.T.H. "XX" and C.T.H. "ES." This site was meant to accommodate soccer fields, playfields, picnic areas and supporting facilities.

The Vernon Marsh State Wildlife Area, consisting of approximately 1,400 acres, is designated as remaining in state ownership under the stewardship of the Department of Natural Resources.

The lands designated in the Medium Density Residential category of 0.75 to 1.49 acres per dwelling unit were those lands determined to be in-fill between existing subdivisions. These areas were recommended to be developed at one acre densities.

The Low Density Residential category of 1.5 to 4.9 acres per dwelling unit was recommended for areas adjacent to developed areas, and which contain soil or slope limitations.

The lands designated as Rural Residential were recommended to develop at five acre densities, in order to preserve 20.1 acre contiguous tracts which have prime agricultural soils (Class I and II). These areas were generally adjacent to other residential areas.

The Plan recognizes the maintenance of two existing commercial nodes within the Mill Brook Study Area. The first is located on the northeast corner of the intersection of C.T.H. "ES" and C.T.H. "XX". The second is located just west of Hidden Lakes on the north side of C.T.H. "ES". It is intended that these commercial uses be neighborhood and service oriented. This category recognizes existing uses, as well as the in-fill between them on lands which have been previously zoned for business use. The educational and institutional category recognizes an existing church and fire station located along C.T.H. "ES".

Fox River North Study Area - All upland primary environmental corridors were recommended to be allowed to develop at five acre densities. All floodplains and lowland environmental corridors were recommended to be preserved in their natural state through land use regulations. It was noted that Waukesha County intended to acquire additional floodplain and primary environmental corridor lands adjacent to the Fox River in order to implement the County's Park and Open Space Plan.

The Medium Density Residential category in this Study Area included infill between existing residential developments which are mostly developed with one acre lot sizes. The Rural Residential category required development at five acre densities on non-prime agricultural soils, and required the preservation of those areas of at least 20.1 contiguous acres of prime agricultural soils (Class I and II).

The Planning Study Unit recognized the two existing commercial nodes on the south side of C.T.H. "ES" in the vicinity of its intersections with Edgewood Avenue and Grandview Farm, and also in the vicinity of the Anderson Parcel in the NE 1/4 of Section 14. The land uses in these areas are service oriented uses. The later commercial node has since been annexed to the Village of Big Bend.

Big Bend South Study Area - All Primary Environmental Corridors, wetlands and floodplains were recommended to be preserved in their natural state through land use regulations and implementation of the Waukesha County Park and Open Space Plan.

The majority of the parcels are to be retained in agricultural uses due to soil limitations. This designation would allow limited residential development on the non-prime farmlands.

The plan specified that properties located north of Henneberry Drive to be Medium Density Residential (0.7 to 1.5 acre parcels) as infill between the Village of Big Bend and the City of Muskego. Several existing parcels located in the vicinity of River Avenue are also designated Medium Density.

Other areas which were designated as Low Density Residential development, consisting of 1.5 to 4.9 acre parcels, are existing developments generally along River Avenue.

Lands south of Henneberry Drive adjacent to the Medium Density classification, and lands in the vicinity of River Road adjacent to existing developments are depicted as Rural Residential densities of five acres per dwelling. These areas are generally the non-prime farmlands in the Study Area.

It is anticipated that further development of this Planning Study Unit would not be feasible until such time as sanitary sewer is available.

Fox River South Planning Study Area - All upland primary environmental corridors were recommended to be allowed to develop at five acre densities. All floodplains and lowland Environmental Corridors were recommended to be preserved in their natural state through land use regulations. Areas which are designated in the Waukesha County Park and Open Space Plan for the Fox River Parkway were noted to be acquired by Waukesha County.

All areas designated as Low Density Residential (1.5 to 4.9 acre parcels) and Medium Density Residential (0.7 to 1.5 acre parcels) was existing parcels of record at the time of review. The areas in this Study Area which have been designated in the Rural Residential category are areas which are adjacent to existing residential uses, which do not exhibit large amounts of prime agricultural soils.

All other areas in this Study Area which were designated as agricultural would be allowed to be developed at ten acre densities, while preserving the prime agricultural portions of the property in areas of at least 20.1 contiguous acres.

The Mueller property, the Smith property, Edgewood Golf Course, and Craig's Campground were recommended to be preserved for open space and recreational uses in the Town.

The developed areas on the Norris Foundation property were depicted as educational and institutional uses on this portion of the plan. It was the intent of the Master Plan that if the Town and County approve expanded uses for the Norris Foundation, that these uses will be considered in conformance with the Plan and it will not be necessary to amend the adopted Plan or Map.

County Plans

The Waukesha County Board of Supervisors has adopted the Southeastern Wisconsin Regional Planning Commission's Community Assistance Planning Report No. 209, A Development Plan for Waukesha County, Wisconsin. The 1994 Town of Vernon Master Plan, as amended, is incorporated into the County plan. Following adoption of this plan by the Plan Commission, and its affirmation by the Town Board, it too will be forwarded to Waukesha County officials for their consideration and inclusion in their plans.

Regional Plans

The 1994 Town of Vernon Master Plan, as amended, is a refinement of the SWRPC planning report number 45, A Regional Land Use Plan for Southeastern Wisconsin, 2020.

TOWN OF VERNON 2026 SMART GROWTH PLAN

Introduction

The Town of Vernon 2026 Smart Growth Plan was developed to update the 2004 Master Plan and bring it into compliance with the Comprehensive Planning Law (s. 66.1001). In developing the Smart Growth Plan, the Committee analyzed each Study Area by inventorying existing land uses, residential development patterns, soil limitations, transportation networks, presence of large farming units, prime agricultural soils, and the amount of land available for development and how it would impact the controlled growth concept which the Town wanted as part of the development of this plan.

General Recommendations

After analysis of all the proposed plans and portions of the plans, the Smart Growth Plan Committee chose to continue many of the 2004 recommendations, and provide several new recommendations to better reflect the current setting.

The following recommendations are adopted in this Smart Growth Plan:

Environmental Corridors and Isolated Natural Resource Areas - The Plan locates all new development outside the lowland Primary and Secondary Environmental Corridors, which are comprised of wetlands, floodplains and conservancy zoned areas. This continues 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.

It is anticipated that development may occur in upland Primary and Secondary Environmental Corridors at five acre densities provided only minimal disturbance of those areas occurs. This plan recommends that the Town of Vernon explore Zoning Code and Subdivision Control Ordinance amendments to better encourage cluster or conservation subdivisions which transfer density from upland environmental corridors. These development styles, when properly designed and constructed, help preserve scenic views, uplands woodlands, and rural character.

Agricultural - The adopted five density categories which require preservation of all prime agricultural soils (Class I & Class II) on minimum 20.1 acres of contiguous area should be continued. Class III soils or statewide significant soils are not classified as prime because, in most cases in the Town of Vernon, these are areas that are adjacent to the Fox River and its tributaries and are subject to flooding.

In order to maintain, encourage, and promote agricultural uses in the Town of Vernon, it is reasonable, in certain circumstances, to allow business endeavors which promote the continuation and availability of agricultural lands. These types of business uses, when properly located and regulated, serve to support the viability of agriculture as an economic activity. The uses which promote the continuation of farming operations could be allowed in an Agricultural Business zoning category or as a conditional use, if certain minimum standards are met such as: the parcel is at least five acres in size, structures containing said uses have adequate separate distances from residential uses and areas designated for residential use in the Smart Growth Plan, the parcel has direct access to a collector or arterial street, an appropriate site plan is approved by the Plan Commission, and the use is located in an area with other business uses.

Residential Development - The Smart Growth Plan continues the use of three classifications for residential land uses: rural residential, low density residential and medium density residential.

The Low Density and Medium Density residential classifications continue to be implemented primarily as in-fill development, as described in the Study Areas, below.

The rural residential classification consists of farm and related open lands that do not meet the agricultural classification criteria as described above; but are proposed to be retained in a rural land use. Rural land uses anticipated in the Town include the continuation of existing farming activity, promotion of agricultural business, creation of smaller farm operations (i.e. hobby farming, specialty farms, etc.), and the creation of rural residential development. The rural residential development will consist of parcels for single-family living units while maintaining an overall density of 5 acres per unit. This will serve to preserve those lands which are considered prime agricultural and in contiguous areas over 20 acres of Class I and II soils. It is envisioned that the agricultural uses would continue in the rural residential areas of the Town, and that the rural residential development would be allowed to occur at such time as the agricultural uses are discontinued.

As noted above, this plan recommends that the Town of Vernon explore Zoning Code and Subdivision Control Ordinance amendments to better encourage cluster or conservation subdivisions.

Parks and Recreation - The park and open space element of the plan includes a recommendation that County and State agencies of government continue to maintain important open space land in the Vernon Marsh, acquire and develop major park sites along the banks of the Fox River, providing opportunities for trail-oriented active and passive outdoor recreation activities.

The plan recommends that the Town provide local parks, including the maintenance of the Heather Ridge Park, the development and expansion of the Town Hall park site, and acquisition and development of one new park in the northern portion of the town.

Existing private recreation facilities in the Town should be maintained as outdoor recreational uses, including the Edgewood, Morningstar, and Vernon View golf facilities, the campground located in Section 32 on Craig Avenue, the German Shepherd Dog Club of Wisconsin, located in Section 1, the Athletic Fields at the Norris Foundation, located in Section 34, and the West Allis Training Kennel Club, located in Sections 3 and 10.

This plan recommends that the Town explore the possibility of developing multiple use and multiple purpose recreation trails to enhance both recreation and non-motorized transportation alternatives for Town residents.

Finally, it is recommended that the Town of Vernon prepare and adopt detailed park and recreation plans. Such plans, when consistent with SEWRPC regional plans, give the Town eligibility for State and Federal outdoor recreation grant assistance.

Commercial and Industrial Development - This plan recommends the continuance of existing commercial nodes within the Town, and recommends the continuing development of commercial and industrial development within the Interchange Study area, described in greater detail below.

Government, Institutional, and Educational - The Master Plan Update Committee continues recommendations pertaining to Town-owned properties, including an expansion of the existing Town facilities located to the north of the Town Hall on Center Drive and Edgewood Avenue, and west of Fire Station #3 located on the southwest corner of I-43 and S.T.H. 164.

Study Area Recommendations

Since the inception of the 2004 Study Area, the boundaries of the Town of Vernon have changed as a result of annexations, especially in the northeast portions of the Town. In some cases, Study Areas were divided into two or more noncontiguous areas. Study Area boundaries have been adjusted by the Smart Growth Plan Committee to provide contiguity of each Area. The new Study Area boundaries are reflected on Map 15.

After analysis of all the proposed plans and portions of the plans, the Smart Growth Plan Committee chose to recommend the following for each Study Area:

Interchange Study Area includes 2,233 acres of land and is comprised of Sections 1, 2, 11, 12 and 13, and those lands within Section 13 which are north and east of the Village of Big Bend. These lands were originally in the Fox River North Study Area, but have since become non-contiguous to that Area due to annexations by the Village.

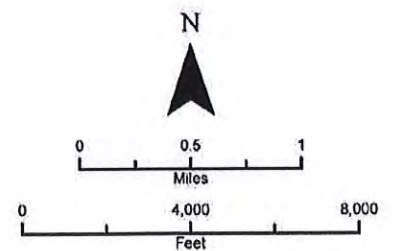
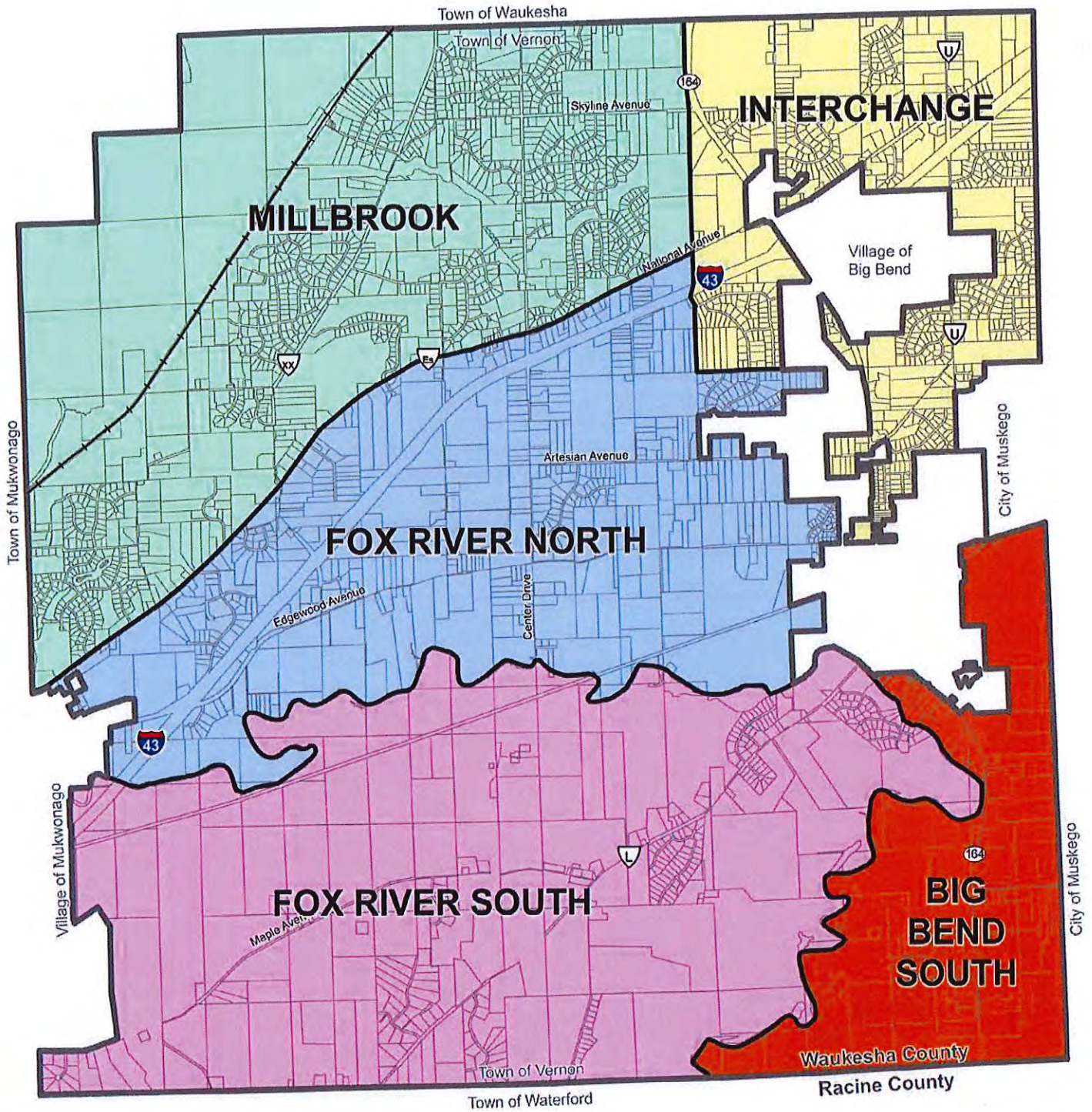
Mill Brook Study Area includes 5,492 acres of land and is comprised of lands generally in the area north of C.T.H. "ES" to the Town of Waukesha, and west of the Interchange Planning Study Area to the Town of Mukwonago. This Study Area has had minor boundary adjustments in Sections 14 and 23 to account for annexations by the Village of Big Bend.

Fox River North Study Area includes 4,490 acres of land and is comprised of lands generally in the area north of the Fox River, south of C.T.H. "ES", and west of the Interchange Planning Study Area to the Town of Mukwonago.

Big Bend South Study Area includes 1,920 acres of land and is comprised of lands generally in the area The Big Bend South Planning Study Area is that portion south of the Village of Big Bend and east of the Fox River to the county line. This Study Area has had minor boundary adjustments in Section 24 to account for annexations by the Village of Big Bend.

Fox River South Study Area includes 6,257 acres of land and is comprised of lands generally in the area west and south of the Fox River to the Racine County Line and the Town of Mukwonago.

Map 15
PLAN STUDY AREAS



Interchange Study Area - All Primary Environmental Corridors, wetlands and floodplains were recommended to be preserved in their natural state through land use regulations and implementation of the Waukesha County Park and Open Space Plan.

The plan specifies lands to be developed at the Medium Density Residential category permitting densities of 0.75 to 1.49 acres per dwelling unit in areas south of I-43 and east of C.T.H. "U", and east of the Vernon Meadows subdivision in the area of Woodland Drive. It also anticipates the development of the Dickson property and approximately 12 acres of the Mainwaring, Alioto, and Breen properties, west of CTH U and south of Town Line Road at these densities. It is anticipated that the area will develop at one acre density similar to existing developments in the area. All other areas in this designation are currently developed at this density.

The rural residential category is delineated in areas north and south of the environmental corridor, and north of C.T.H. "ES" and is anticipated to be developed at five acre densities while preserving all prime agricultural areas in 20.1 acre contiguous parcels which are Class I and II soils. It is felt that the rural residential designation will allow minimal development of these parcels until such time as proper public services are provided to these areas.

The types of commercial and industrial uses envisioned for the interchange continue to be large scale suburban office uses consisting of office buildings in a campus environment. Light manufacturing and highway service uses such as restaurants (not fast food), conference centers and financial institutions (not general retail or service stations), would also be permitted. Small commercial / suburban office (not retail) uses such as offices and warehouses with a storefront concept are to be permitted, much like what exists along S.T.H. "164" and "59" bypass east of the City of Waukesha. A community business park area for retail uses in a "shopping center atmosphere" would also be encouraged in this area.

The area abutting I-43 on the south, CTH "U" on the west, CTH "ES" on the north, and Crowbar Drive on the east from the Rural Residential Category to the Commercial Category, whereby it can be developed to accommodate businesses which necessitate larger lots, County highway access and combination business / residential endeavors. Development within this area should be analyzed on a case-by-case basis to determine compatibility with architectural standards set forth within Town of Vernon Ordinances, and to ensure common access points and drainage facilities are utilized wherever possible. Division of properties within the corridor should be discouraged unless public road extensions and improvements are constructed into a property and an overall road plan for the area is submitted and approved. Parcels with limited frontage on CTH "ES" may need joint access points with adjacent properties or a frontage road to obtain commercial access approval. Exposure of items, materials and signage to I-43 should be limited to ensure that businesses do not detract from the rural atmosphere of the Town of Vernon. Detailed renderings and information should be submitted showing existing and proposed views from surrounding lands and I-43 for projects proposed within the area. Businesses relying heavily on exposure to roadways for advertisements of their business (i.e. automobile sales, mini-warehouse storage, large retail stores, etc.) and businesses exceeding 50% impervious surface area should be discouraged within the corridor.

Town Land Use Classification	Total Acres
Agriculture (10+ acre)	0.00
Rural Residential (5 acre)	430.62
Low Density Residential	86.12
Medium Density Residential	951.06
Commercial	80.12
Mixed Business Park Uses	269.99
Shopping Center Uses	28.74
Residential Business Transition	85.57
Recreational	8.33
Educational & Institutional	41.24
Environmentally Sensitive Area	250.91
	2,232.70

Table 24: Interchange Study Area 2026 Planned Land Use

A community business park use consisting of retail uses is envisioned to be located on the southwest corner of C.T.H. "ES" and S.T.H. "164". As noted in the 1993 Master Plan, that area should be developed as one large complex in a "shopping center" atmosphere rather than on individual parcels. Outlots should be encouraged on the frontage of the center for ancillary uses such as restaurants, financial institutions, and other commercial uses not normally located within the shopping center. The Committee concurs with past assumptions that this area will not develop until public sewers are available, due to past indications that topography and soils would otherwise require the use of holding tanks. Further, it is not anticipated that sanitary sewers will be available during this plan's study period. However, because of the transitional nature of the area and its close proximity to the business uses on the south side of C.T.H. "ES", office uses or other uses listed in the B-1 Restricted Business District could be allowed on the north side of C.T.H. "ES" between the Presbyterian Church properties and C.T.H. "U" without public sewer if they are low water users. Similar uses could be allowed south of C.T.H. "ES" between Guthrie School Road and C.T.H. "U" as infill between existing business uses, the school, and the previously rezoned Stender property. Further, if public sewer became available, generally B-2 Local Business uses would be appropriate in this area.

With the reconstruction of S.T.H. "164" to four lanes, the 156 acre parcel located at the southeast corner of S.T.H. "164" and Town Line Road is conditionally designated for mixed use business park development. The Town conditionally approved this classification due to depletion of other designated business sites, contiguity to the City of Waukesha sewer service area, location on S.T.H. "164", and site factors which preclude development without sanitary sewers. This property should not develop without sanitary sewer service or approved COMM 83 systems without holding tanks. There should

be at least one street access to the site controlled by a signalized intersection with S.T.H. "164". Parcels should be three to five acres in size, and uses should be screened from adjacent residential uses with berms and landscape buffers. While it is the intent of this Smart Growth Plan for this area to develop for mixed business park uses, there may be other uses which will not meet the zoning standard, which are compatible with these types of uses, and which can be allowed by conditional use with certain limitations.

A five-acre site north and west of the Vernon United Presbyterian Church is conditionally approved for commercial uses. This site should not develop unless there is adequate provision for an on-site septic system with kitchen waste going to a holding tank, or unless there is a public sanitary sewer. Uses on this site should be highway service related, primarily to serve the needs of the public traveling I-43. The use should have direct access to C.T.H. "ES", have adequate stormwater facilities, adequate public utilities, and off-street parking and loading. In development of this site, special caution should be given to providing safe ingress and egress, and to providing adequate landscape buffers between this use and adjacent residential uses and the church.

The conversion of each residential use to a business use will be evaluated based upon the compatibility with the adjacent uses at the time of request. In the analysis of the proposed new uses, careful consideration should be given to the impact on traffic, safe highway access, the lot size and width, the physical features of the site, noise, dust, drainage, general aesthetics and whether the use would be a hazard, noxious, offensive or a nuisance to the surrounding neighborhood.

Large-scale suburban office-type commercial development is proposed to be located on the north side of I-43, west of S.T.H. "164" on both the north and south sides of C.T.H. "ES", on the north side of I-43 west of C.T.H. "U", and on the east side of Guthrie Road, south of C.T.H. "ES". The town chose not to predetermine the exact types of uses of these locations in the Smart Growth Plan, but rather generalized commercial and light industrial uses in those areas already zoned for light industrial or business uses. Many of the larger sanitary users would not locate in this area until public sewer was available. The Business Park Zoning District permits light industrial uses intermingled and ancillary to the otherwise permitted business uses, and therefore no lands are designated exclusively for industrial use.

The existing remnant residential parcels contiguous to C.T.H. "U" may develop for highway and service-oriented use in the future with accesses to an interior street system only. It is recommended that the most restrictive professional office type uses in this category be immediately adjacent to C.T.H. "U" and the residential subdivisions to the east.

It is anticipated that when sewer is available to those parcels north of C.T.H. "ES", east of Big Bend Drive, and west of C.T.H. "U", they may develop for office use, eliminating existing individual accesses, and restricting access to C.T.H. "ES" on minimum five-acre parcels.

Mill Brook Study Area - All Primary Environmental Corridors, wetlands and floodplains were recommended to be preserved in their natural state through land use regulations and implementation of the Waukesha County Park and Open Space Plan.

The West Allis Training Kennel Club located in Sections 3 and 10, the Morningstar Golf Course located in Sections 8 and 9, and the Heather Ridge Park, located in Section 10, shall be retained in recreational purposes. The Vernon Marsh State Wildlife Area, consisting of approximately 1,400 acres

of land owned by the Department of Natural Resources, is located in the northwest portion of this Study Area.

Lands designated as Medium Density Residential (0.75 to 1.49 acres per dwelling unit) are those lands which are infill between existing subdivisions, to be developed for one acre home sites. The lands designated in the Low Density Residential category of 1.5 to 4.9 acres per dwelling unit are areas adjacent to developed areas which contain soils and slope limitations. This includes the 77.5 acre Plehn Farm property located west of CTH "XX", south of Town Line Road and north of Benson Avenue. This property is currently zoned RDD-5 but is anticipated to develop under conditional R-1 zoning with an overall density of 2.2 acres per dwelling unit.

Town Land Use Classification	Total Acres
Agriculture (10+ acre)	0.00
Rural Residential (5 acre)	1,191.55
Low Density Residential	270.06
Medium Density Residential	1,709.55
Commercial	31.29
Mixed Business Park Uses	5.74
Shopping Center Uses	0.00
Residential Business Transition	1.12
Recreational	214.13
Educational & Institutional	10.28
Environmentally Sensitive Area	2,058.41
	5,492.16

Table 25: Mill Brook Study Area 2026 Planned Land Use

The lands designated as Rural Residential are to be developed at five acre densities, while preserving 20.1 acre contiguous parcels classified as Prime Agricultural soils (Class I and Class II) and adjacent to other Medium Density Residential areas.

The Plan recognizes the maintenance of the existing commercial node located on the northeast corner of the intersection of C.T.H. "ES" and C.T.H. "XX", and just west of Hidden Lakes. It is intended that these commercial nodes should contain neighborhood and service oriented use, and that continued infill between them will occur in areas which has been previously zoned for business uses. The Study Area includes an existing church and fire station along C.T.H. "ES" which are anticipated to remain in institutional use.

Fox River North Study Area - All Primary Environmental Corridors, wetlands and floodplains were recommended to be preserved in their natural state through land use regulations and implementation of the Waukesha County Park and Open Space Plan.

This Smart Growth Plan recognizes that Waukesha County intends to acquire floodplain and environmental corridor lands adjacent to the Fox River in order to implement the County's Park and Open Space Plan.

Town Land Use Classification	Total Acres
Rural Residential (5 acre)	2,075.14
Low Density Residential	43.09
Medium Density Residential	612.05
Commercial	60.6
Mixed Business Park Uses	0.99
Shopping Center Uses	0.00
Residential Business Transition	31.84
Recreational	53.82
Educational & Institutional	5.21
Environmentally Sensitive Area	1,638.76
	4,490.89

Table 26: Fox River North Study Area 2026 Planned Land Use

The Medium Density Residential category permits a limited amount of infill between existing residential developments. These existing residential developments are primarily developed at one acre lot sizes.

The Rural Residential category is recommended for the majority of this Study Area, requiring development at five acre densities on non-prime Agricultural soils, and requiring preservation of those areas of at least 20.1 contiguous acres of prime agricultural soils (Class I and II).

The plan recognizes the maintenance of the existing commercial node located on the south side of the intersection of C.T.H. "ES" and Edgewood Avenue. This commercial node should contain neighborhood and service oriented uses. No new commercial or industrial uses are anticipated in this Study Area.

Big Bend South Study Area - All Primary Environmental Corridors, wetlands and floodplains were recommended to be preserved in their natural state through land use regulations and implementation of the Waukesha County Park and Open Space Plan.

Town Land Use Classification	Total Acres
Rural Residential (5 acre)	736.3
Low Density Residential	96.4
Medium Density Residential	270.7
Commercial	0.0
Mixed Business Park Uses	0.0
Shopping Center Uses	0.0
Residential Business Transition	0.0
Recreational	0.0
Educational & Institutional	0.0
Environmentally Sensitive Area	817.4
	1,920.8

Table 27: Big Bend South Study Area 2026 Planned Land Use

Due to soil conditions, the majority of the parcels in this Study Area are recommended to be retained in agricultural uses. This designation allows residential development on the non-prime farmlands at 5 acre densities.

The plan specified that properties located north of Henneberry Drive to be Medium Density Residential (0.7 to 1.5 acre parcels) as infill between the Village of Big Bend and the City of Muskego. Several existing parcels located in the vicinity of River Avenue are also designated Medium Density. Other areas which are designated as Low Density Residential development, consisting of 1.5 to 4.9 acre parcels, are existing developments generally along River Avenue. Lands south of Henneberry Drive adjacent to Medium Density classification, and lands in the vicinity of River Road adjacent to existing developments, including the 26 acre Roger King tract located at the northwest corner of STH "164" and River Avenue, and the 10 acre Loughney / Maney / Nettesheim property located east of STH "164" and south of Kelsey Avenue

It is anticipated that further development of this Planning Study Unit would not be feasible until such time as some type of municipal sewage disposal system is available. The Smart Growth Plan does not recommend any new commercial or industrial land use in this Study Area.

Fox River South Planning Study Area - All Primary Environmental Corridors, wetlands and floodplains were recommended to be preserved in their natural state through land use regulations and implementation of the Waukesha County Park and Open Space Plan. The Mueller property, the Smith property, Edgewood Golf Course, and the Campground should be preserved for open space and recreational uses in the Town.

All areas designated as low density residential (1.5 to 4.9 acre parcels) and medium density residential (20,000 square feet to 1.5 acre parcels) are existing parcels of record. No new low or medium density residential land uses are recommended.

The areas in this Study Area which have been designated in the Rural Residential category are areas which are adjacent to existing residential uses, which do not exhibit large amounts of prime agricultural soils, and are adjacent to other similarly developed parcels. These areas are recommended to develop at 5 acre densities on lands not classified as having Class I and Class II soils.

All other areas in this Planning Study Area which are designated as Agricultural would be allowed to be developed at ten acre density while preserving the prime agricultural portions of the property having no less than 20.1 acre contiguous acres.

Town Land Use Classification	Total Acres
Rural Residential (5 acre)	2,665.2
Low Density Residential	180.9
Medium Density Residential	210.6
Commercial	0.0
Mixed Business Park Uses	0.0
Shopping Center Uses	0.0
Residential Business Transition	0.0
Recreational	375.3
Educational & Institutional	140.0
Environmentally Sensitive Area	2,684.6
	6,256.6

Table 28: Fox River South Study Area 2026 Planned Land Use

The developed areas on the Norris Foundation property are depicted as educational and institutional uses on this Smart Growth Plan. It is the intent of the plan that if the Town and County approve expanded uses for the Norris Foundation, that these uses will be considered in conformance with the plan and it will not be necessary to amend the adopted Plan or Map.

No new commercial or industrial development is anticipated in the Study Area.

EXISTING AND POTENTIAL LAND USE CONFLICTS

The following existing and potential land use conflicts have been identified by the Town of Vernon. While the planning process was designed to maximize opportunities for the resolution of both internal and external land use conflicts, some issues may remain. Due to their complexity, the long-range nature of comprehensive planning, and the uncertainty of related assumptions, these conflicts remain unresolved and should be monitored during plan implementation.

Existing Land Use Conflicts

- ◆ Pressure to convert farmland to residential use
- ◆ Residential development next to agricultural land use
- ◆ Pressure for development on poor soil conditions
- ◆ Waukesha County's water supply is finite

Potential Land Use Conflicts

- ◆ Continued pressure to convert farmland to residential use
- ◆ Continued residential development next to agricultural land use
- ◆ Continued pressure for development on poor soil conditions
- ◆ Continued strain on limited water supply
- ◆ The over-consumption of rural lands
- ◆ The loss of rural character in some locations

SUMMARY

The Town of Vernon is expected to see a steady, consistent pace of growth by the year 2026. Although the Town is developing at a rate that exceeds Wisconsin Department of Administration projections, it is not anticipated that the Town's Study Areas will reach "build-out" levels depicted in this Smart Growth Plan. As a rule of thumb, the supply of land in each land development category exceeds expected demand. This helps avoid price increases which often follow artificial supply restraints.

Town Land Use Classification	Total Acres
Rural Residential (5 acre)	6,641.6
Low Density Residential	1,006.8
Medium Density Residential	3,634.1
Commercial	174.4
Mixed Business Park Uses	256.4
Shopping Center Uses	28.8
Residential Business Transition	85.6
Recreational	707.1
Educational & Institutional	202.4
Environmentally Sensitive Area	7,440.8
	20,178.0

Table 29: Town of Vernon 2026 Planned Land Use

Chapter XI-Implementation

EXISTING LAND USE REGULATIONS

Introduction

All land development and building activities in the Town of Vernon are regulated by Zoning Ordinances, Subdivision Control Ordinances, Building Codes, and Health Regulations. Land uses are further regulated by the "Waukesha County Zoning Code" and the "Waukesha County Shoreland and Floodland Protection Ordinance".

Land division activities are regulated by the "Waukesha County Shoreland and Floodland Subdivision Control Ordinance" and the "Town of Vernon Land Division Control Ordinance".

Land disturbing activities are regulated by the "Waukesha County Construction Site Erosion Control and Stormwater Management Ordinance".

Health regulations in regards to onsite sewage disposal systems, restaurant and food service facilities, and animal welfare issues are regulated by "Waukesha County Code".

The Future of Town Zoning

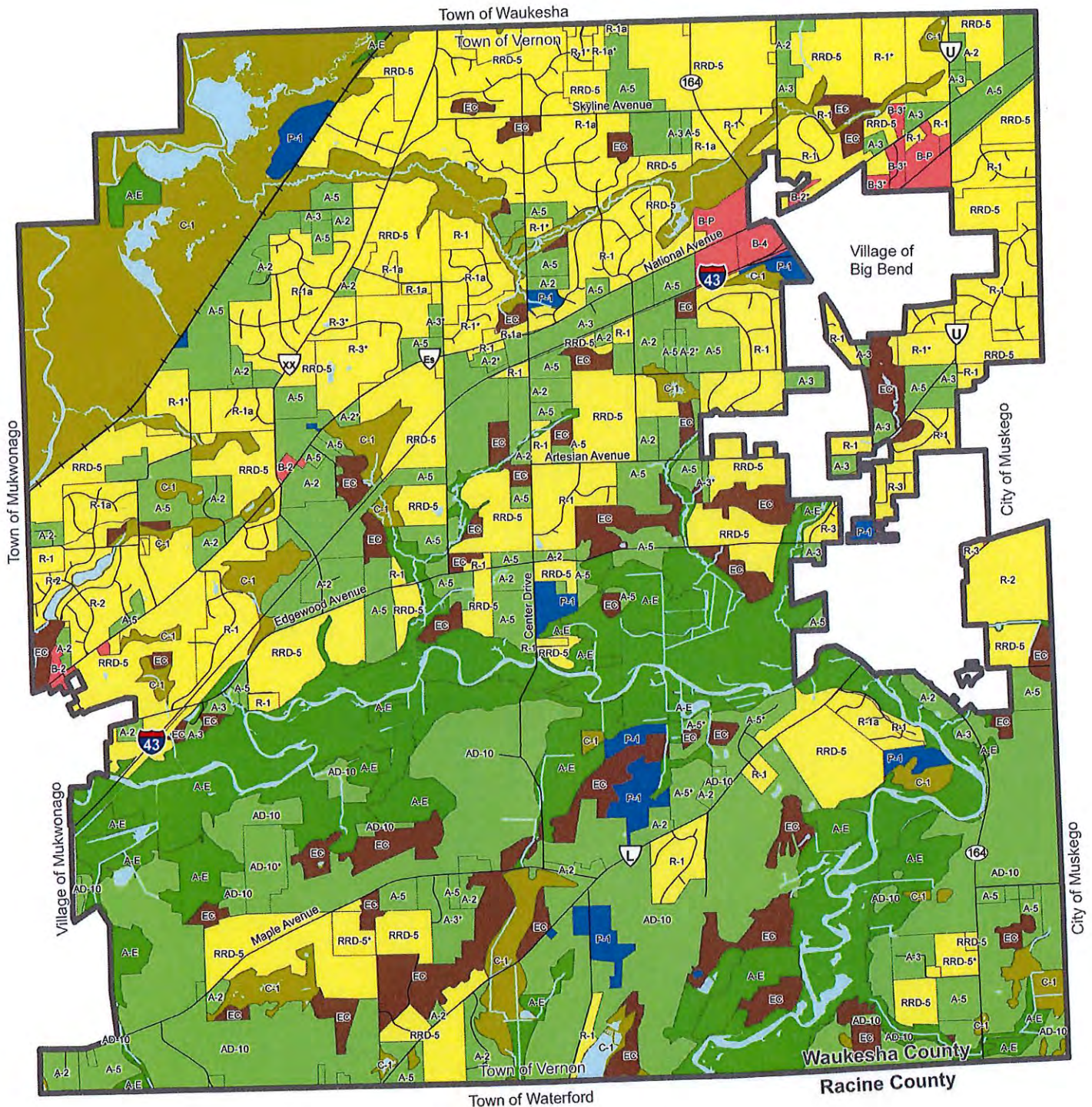
In 2003-2004 the Town Board formed a study committee to evaluate and make recommendations to adopt the Waukesha County Zoning Code as the Town of Vernon Zoning Code. If approved by action of the Town Board and County Board, the Town of Vernon will administer its own Zoning Code for all areas not under jurisdiction of the County's Shoreland and Floodland Protection Ordinance. The Town subsequently adopted a zoning code and is anticipating filing a petition with the County Board in order to opt out of County Zoning.








Zoning Ordinance

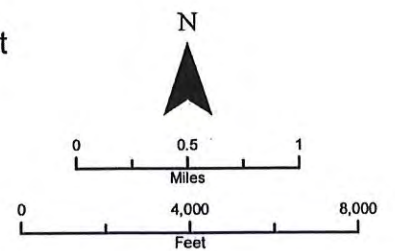
The Waukesha County Zoning Code became effective on February 26, 1959. Until such time as the Town adopts its own local zoning ordinance, this Code has jurisdiction in all of the Town of Vernon which lies outside the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance. In 2004, 2005, and 2006 the County made a number of significant changes to the Zoning Code. The County is contemplating a number of significant amendments to the Zoning Code in 2007, all of which are pending at the time this Smart Growth Plan was being prepared.

The Waukesha County Shoreland and Floodland Protection Ordinance became effective on July 16, 1970, and has jurisdiction in the Town over all areas within 1,000 feet of any lake or pond, 300 feet of any stream or river. This Code also applies to the landward side of the floodplain, if greater than 300 feet from a stream or river. In 2004, 2005, and 2006 the County made a number of significant changes to the Shoreland and Floodland Protection Ordinance. The County is considering a number of significant Shoreland and Floodland Protection Ordinance amendments in 2007, all of which are pending at the time this Smart Growth Plan was being prepared. The Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance under

TOWN OF VERNON ZONING



- | | | | |
|---|---------------------------------|---|-----------------------------------|
|  | Agriculture District |  | Residential District |
|  | Exclusive Agriculture District |  | Business District |
|  | Conservancy District |  | Public and Institutional District |
|  | Environmental Corridor District | | |



Wisconsin law, are administered jointly by the Waukesha County Park and Planning Department and the Town of Vernon.

The Zoning Ordinance includes twenty-seven different zoning districts including conservancy/wetland, agricultural, residential, commercial, industrial, public and institutional, and quarry uses. The individual district requirements are minimum standards adopted to promote the health, safety, morals, comfort, prosperity, and general welfare of the Town of Vernon 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 other 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 otherwise provide for the healthy and prosperous growth of the community.

Agricultural Districts - The Zoning Ordinance has nine agricultural zoning districts. Generally, they are as follows:

A-E Exclusive Agricultural Conservancy District, A-P Agricultural Land Preservation District, and A-T Agricultural Land Preservation Transition District, all requiring 35 acre minimum parcel sizes.

A-1 Agricultural District, permitting residential development on 3-acre parcels with a minimum average width of 200 feet.

A-1a Agricultural District, permitting residential development on 1 acre parcels with a width of 150 feet.

AD-10 Agriculture District, intended to preserve the prime agricultural lands in tracts of 20 contiguous acres or more by transferring development rights at five acre densities to other lands more suited for development.

A-5 Mini Farm District, permitting 5 acre parcels and low density residential use in transitional areas.

A-B Agricultural Business District is a 5-acre district which promotes agricultural business endeavors which support the agricultural community.

A-O Existing Agricultural Overlay District promotes continued farm operations where there is a potential for conflict with encroaching residential development.

Generally, agricultural lands in the Town which are not already zoned for development fall within the AE, AD-10, or A-5 Districts.

At the time of inception of the Agricultural Land Preservation Zoning District in both the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance, officials from the Town of Vernon chose not to participate in the program.

Residential Districts - There are seven residential zoning categories in the Code, with minimum lot sizes ranging from 3-acres to 20,000 square feet in area. Generally, areas which are already developed

are zoned in the R-1, or R-1a Residential District which requires 1 acre minimum lot sizes with 150' minimum average width. The distinction between the two zoning districts categories is the minimum home size required. The R-1 district requires a 1,300 square foot minimum, while the R-1a District requires a 1,500 square foot minimum.

The majority of undeveloped lands which are zoned for residential development are classified in the RRD-5 Rural Residential Density District. This district permits lot sizes of one acre and 150 foot width, with overall development densities of one dwelling per five acres.

Environmental Districts - The EC Environmental Corridor District allows residential development at 5 acre densities with minimal disturbance of the upland portion of the corridor. This district, as it is intended to be mapped, includes non-wetland / floodplain primary and secondary environmental corridors, and is intended to be used to preserve, protect, and enhance significant upland wildlife habitat areas, scenic views, and slopes in excess of 12%.

Environmentally sensitive areas are also regulated through the use of the A-E Exclusive Agricultural Conservancy District and the C-1 Conservancy Wetland District. Those areas zoned A-E Exclusive Agricultural Conservancy District are presently in agricultural uses by virtue of either cultivation or pasturing. Absent of such use they would be classified as conservancy lands due to inherently wet soil conditions, or the presence of natural vegetation indicative of wet soils. The intent of this district is to identify and regulate existing agricultural uses on these lands.

The C-1 Conservancy zoned areas are lands which are considered wetlands, marsh lands, swamps, or 100 year floodplains, and under the Shoreland and Floodland Protection Ordinance such uses are those lands which are indicated as DNR Wetlands on the final Wisconsin Wetland Inventory Maps dated September 6, 1984.

In order to protect existing improvements in the C-1 Floodplain areas, the Shoreland and Floodland Protection Ordinance has an Existing Floodplain Overlay District (EFD) that permits the reconstruction of improvements on existing properties which are within the 100-Year Floodplain. However, the Ordinance requires the subject structures and appropriate amenities, i.e. wells and septic systems, to be floodproofed. Generally, all vacant lands which are outside the C-1 Conservancy/Wetland/Floodplain District are zoned to permit agriculture or development.

Business and Industrial Districts - The Zoning Code includes four commercial districts, a mixed use business park district, and two industrial districts, permitting development on parcels as small as 20,000 square feet. The Town does not have any lands currently zoned in the M-1 Limited Industrial, M-2 General Industrial District.

Commercial districts including the B-1, B-2, B-3, B-4 and B-P zones are concentrated in the general vicinity of the intersection of S.T.H. "164" and C.T.H. "ES", including significant amounts of B-4 Community Business District and B-P Mixed Use Business Park District zoning which remain undeveloped. In addition, there are a number of B-2 and B-3 zoned areas scattered on the north and south side of C.T.H. "ES" in the Town of Vernon, of which many parcels were conditionally rezoned for particular operations.

to be a specialized derivation of an industrial zone. The Town does not have any lands currently zoned to the Q-1 Quarrying District.

Subdivision Control Ordinances

The division and improvement of lands within the Town of Vernon are regulated by the Town of Vernon Land Division Control Ordinance, and the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, the later of which has jurisdiction in the same areas as the County's Shoreland and Floodland Protection Ordinance. The Town's Subdivision Control Ordinance requirements are more restrictive than Chapter 236 of Wisconsin State Statutes, as it requires formal platting of lands when three lots under five acres in area are created within a five year time period.

Generally, the intent of the Land Division Ordinance is to lessen street congestion, secure safety, and prevent overcrowding of the land; facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks, playgrounds, and other public requirements; to prevent scattered development beyond the service areas of community facilities and utilities; conserve the existing and potential value of land, water, and improvements; provide the best possible environment for human habitation; meet the public demand for aquatic recreation with the least disturbance to shoreland owners; preserve natural growth and ground cover; prevent erosion and sedimentation; protect surface and sub-surface water quality; provide for further division of larger tracts into smaller parcels of land; and secure adequate legal descriptions and survey documentation of divided land.

The Ordinance provides for adequate open space facilities for public use, as all such facilities must be properly located and preserved as the Town develops. Under the Ordinance, the subdivider must dedicate an amount of land equal to .045 acres per dwelling unit or pay a fee which is deposited into two non-lapsing funds, with one being for public park purposes, and the other being for fire protection purposes.

The Ordinance includes pre-application and preliminary filing procedures, and details the review procedures for all land divisions. It sets forth specific information as to what items are to be contained on surveys, plats, and construction plans, including all streets, public improvements, stormwater management and erosion controls. In addition, specific design standards according to street classification, items pertaining to street arrangements, types of streets, street widths, street grades, intersection details, the designs for lots and blocks are contained within the Ordinance.

The provisions of the County's Shoreland and Floodland Subdivision Control Ordinance are very similar to those of the Town's Land Division Control Ordinance. However, under the County's Ordinance, parcels are exempt if they are 20 acres or more in area after division.

Construction Site Erosion Control and Stormwater Management Ordinance

The Waukesha County Construction Site Erosion Control Ordinance became effective on May, 1992 as an erosion control ordinance, and was substantially amended in May, 1998 to address stormwater management. This ordinance requires a county permit for land disturbing construction activity. The primary purpose of this Ordinance is to reduce non-point source pollution originating from construction sites. This Ordinance does allow Waukesha County to enforce the Ordinance within the Town unless the Town elects to enforce the provisions on their own.

Building Codes

Building Codes apply to the occupancy of all new buildings constructed in the Town of Vernon. These Codes allow the Town of Vernon to establish fees and require permits for any construction, additions, alterations, or repairs.

On site construction of one-family and two-family dwellings are regulated by the Wisconsin Department of Commerce Administrative Code Chapters COMM 20, 21, 22, 23, 24, & 25 otherwise known as the Uniform Dwelling Code. These chapters also apply to and newly constructed community based residential facilities providing care, treatment, and services for eight or fewer unrelated persons.

One-family and two-family built-off-site Manufactured Homes or Dwellings or Modular Housing as defined by COMM 20.07,27 and Section § 10 1. 91 Wisconsin Statutes.

Commercial construction is required to conform to Wisconsin Administrative Code Chapters COMM 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, and 65, and to the Wisconsin Enrolled Commercial Building Code Volume 1 and 2.

Sign Regulations

Signs in the Town of Vernon are regulated through the Waukesha County Zoning Code.

Historic Preservation Ordinances

The Town of Vernon has no regulations concerning historic preservation, and has no plans to create any regulations in the future.

Housing Codes

Housing in the Town of Vernon is regulated by the Wisconsin Administrative Code.

Sanitary Codes

Sanitary sewers in the Town of Vernon are regulated under the Wisconsin Administrative Code and the Waukesha County Code of Ordinances to protect environmental health and safety through proper siting, design, installation, inspection, and maintenance of private sewage systems.

Health Codes and Services

The Waukesha County Division of Environmental Health inspects and licenses restaurants, and retail food establishments, and investigates all reports of food borne and water borne illness from licensed establishments within Waukesha County. The Environmental Health Division also administers the County's programs relating to well safety and sanitation.

Waukesha County Humane Officers work with law enforcement agencies to follow up on complaints of neglect and abuse of animals in Waukesha County. Waukesha County also administers a county wide Rabies Control Program.

The Waukesha County Department of Health and Human Services provides social services and programming to Town residents. The department provides a wide range of confidential services designed to enhance the physical and emotional functioning of individuals and families in Waukesha County. The Department's varied and diverse services share a philosophical commitment to the dignity of the individual and a belief that individuals and families can, with proper assistance, positively respond to the challenges that life's problems and crises present.

The Waukesha County Department of Senior Services provides meal programs to local residents, including service at twelve locations throughout the County. The program provides low cost nutritious meals meeting one third of the recommended dietary allowance. Residents over the age of 60 years are eligible to participate. The program emphasizes outreach to the frail, isolated, homebound and disadvantaged. The Home Delivered Meal program provides a meal delivered to frail and homebound older adults who are unable to prepare their own meal.

IMPLEMENTATION RECOMMENDATIONS

Introduction

After formal adoption of the Smart Growth Plan by the Town Planning Commission and confirmation by the Town Board of Supervisors, a number of actions are necessary to achieve the objectives as outlined in the Plan.

After formal adoption, the Town Planning Commission and the Town Board must come to the realization that the Plan will require a commitment to the underlying objectives. The adoption of the Plan is only the first step in a series of requirements necessary to achieve the objectives expressed in this document.

The Plan is intended to be used as a guide when making decisions concerning land development in the Town of Vernon. In addition to its regular use as a reference document, the Town Planning Commission and the Town Board should evaluate the Plan at set periods of time in order to confirm that the Plan is reflecting the conditions as they currently prevail in the Town of Vernon. It is suggested that this re-evaluation be done in 5 year increments or more frequently if warranted by changing conditions.

In order for the Town to follow the recommended Smart Growth Plan, it will require some changes in the policy of the Town Board and Town Planning Commission in reviewing specific development proposals. The Town should preserve rural character by preserving and protecting the natural resource base including prime agricultural lands, floodplains, environmental corridors, wetlands, and by regulating new residential, commercial, and industrial land uses.

Development requiring the use of the best remaining agricultural lands, the draining and filling of wetlands, the grading of hilly wooded sections should be discouraged or avoided in total where possible.

If the Town ignores these basic recommendations they will be greatly compromising the intent of the adopted Plan. The Town should develop policies and practices which protect the natural environment in the long term and prevent the need to provide costly urban facilities and services to those developments which encroach upon environmentally sensitive areas.

Public Informational Meetings and Hearings

The Town of Vernon Smart Growth Committee, consisting of the members of the Town Planning Commission has met in public open session to review updates to the 2004 Plan. Upon its completion, the Town of Vernon Smart Growth Plan Committee held a public hearing on June 28, 2007, to acquaint residents and land owners with the proposed plan, and to solicit public reaction to it.

Plan Adoption

An important step in the plan implementation is the formal recommendation of the plan by the Smart Growth Plan Committee and the adoption of the plan pursuant to the State's enabling legislation. After adoption the plan becomes an official guide intended to be used by Town officials in making land use and development decisions, and by the public in proposing specific development project proposals consistent with the plan.

The Town Planning Commission adopted the plan on June 28, 2007. The plan was then forwarded to the Town of Vernon Board and they endorsed the adopted plan on July 5, 2007. This is a step recommended to demonstrate acceptance of the plan by the Town Board and its support of the Town Planning Commission.

Upon adoption of the plan by the Town of Vernon Planning Commission, and concurrence by the Vernon Town Board, the plan should be submitted to the Southeastern Wisconsin Regional Planning Commission, and the Waukesha County Land Development Committee to be incorporated into the Waukesha County Development Plan. The Smart Growth Plan should be considered a refinement of the Southeastern Wisconsin Regional Planning Commission's Land Use Plan, latest edition.

Following plan adoption, and prior to the adoption of any zoning map amendments, confirmation should be received from the Regional Planning Commission that they concur with the Town's adopted plan, and will support incorporation of the Town Plan into the Regional Plan and the Waukesha County Development Plan. The Regional Planning Commission's concurrence with this plan and the incorporation of the Town's plan into the Waukesha County Development Plan show that all levels of government will be in agreement with the long-range development goals of the Town of Vernon.

Following adoption, the Town should also transmit copies of the Plan to adjacent communities for their reference. Communication at this level often assists communities in planning buffers and transitions between land uses, and can minimize external impacts that community plans may have on one another.

Zoning Text Changes

Of all the devices presently available to implement Smart Growth Plans, perhaps the most important is the Zoning Ordinance. The Town of Vernon is under the jurisdiction of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance. It is anticipated that the Town will implement its own Zoning Code, and will administer all non-shoreland related zoning decisions locally.

In order for the Town of Vernon to implement the recommended Smart Growth Plan, changes in the local Zoning Code may be necessary, such as modification to the text of the Zoning Ordinance to accommodate certain suggestions regarding the cluster or conservation development in environmentally sensitive areas.

Zoning Map Changes

Once the Zoning Code has been locally adopted, the Town of Vernon may proceed in making any necessary amendments to the Zoning District Maps that may apply. The Zoning District Map should represent an accommodation of existing land uses which are compatible with the Smart Growth Plan with consideration given to existing parcel sizes and uses.

Substantial changes to existing Zoning Maps are not contemplated at this time. Any such amendments to the Zoning District Maps would be intended to refine the existing maps in order to protect desirable

existing land uses until such time as specific development proposals, which are consistent with the adopted plan, are made to the Town Board and Town Planning Commission.

Subdivision Review

In 2006 the Town of Vernon amended its Residential Development Permitting process (Allotment). In 2006 and 2007 the Town also amended its Street Standards. All of these amendments are found within the Land Division Control Ordinance. No substantial changes to the Land Division Control Ordinance are proposed at this time. However, amendments should be thoughtfully considered where necessary to refine local codes to best carry out the implementation of this plan. This can often be an important means of implementing the Land Use Plan by coordinating the layout, design, and improvements of private land development and proposals within the Town, especially as they relate to cluster or conservation subdivisions.

Compliance with the Smart Growth Plan should serve as a basis for the review of all subdivisions and certified survey maps. Proposed land divisions should consider the proper layout of streets, blocks, and lots as well as the topography and soils. It is suggested that before any certified survey map is approved, that a neighborhood layout be presented showing how the proposed parcel will impact the overall development of the area and how surrounding, existing or future development will be accommodated upon approval of the subject development.

Park and Open Space Plan

As part of the implementation of the Smart Growth Plan, certain sites have been designated as future public parks in order to accommodate the continued growth in the Town of Vernon. Therefore, as part of the development of the subject plan, the Town should review adopted park plans, assess their relevance to this Plan, and update as needed.

Official Map

The Town has adopted an Official Map designating which town roads should be updated or widened and any potential through-streets that should be delineated between existing neighborhoods. The Official Map takes into account topography and the preservation of wetlands and floodplains areas.

Capital Improvement Program

Use of a Capital Improvement Program (CIP) to designate annual expenditures for public improvements is one of the best ways to manage and implement a comprehensive plan. A CIP is a multi-year schedule of public physical improvements which usually address such issues as the upgrading of roads, new roads, park facilities, sewer and water, and fire and police protection for a five or six year period. A CIP generally consists of an inventory of existing facilities, the evaluation of the condition of those facilities, the evaluation of those facilities based on acceptable industry standards, a repair and replacement schedule and the need for new facilities.

PLAN AMENDMENT PROCEDURES

The Town anticipates a four-step planning process for the future updates to this Smart Growth Plan. The following procedures for public participation shall be undertaken for informing and getting citizens involved during each phase of the comprehensive planning process.

- **Analysis:** Appropriate tools are identified and utilized to obtain a complete understanding of the amendment, and get a sense of its strengths, weaknesses, issues and opportunities.

- **Visioning:** Appropriate tools are identified and utilized to assess how services and types of development will affect the community, as well as determine any additional issues to address, and strengths to build on.
- **Synthesis:** The vision is drafted into document and map form which includes demographic information and translates the amendment into statements of goals and policies.
- **Formal Review and Approval:** The draft document is distributed to the public, neighboring communities, and overlapping jurisdictions, as well as all others who express interest in receiving the draft plan. Responses to written public comments and suggestions on the draft document are reviewed by the Town Board and addressed before additions, edits or other changes to the draft plan are recommended to the Plan Commission. A public hearing is held for formal public review and comment on the final draft. Town Board reviews and addresses the public written comments on the final draft in the adopted document.

It is recommended that the Plan Commission review this Plan and the Official Map on an annual basis. Following adoption of a revision, it should be forwarded to the County and considered for inclusion in the next County Development Plan amendment.

INTEGRATION AND CONSISTENCY OF PLANNING ELEMENTS

Implementation Strategies for Planning Element Integration

Comprehensive planning legislation requires that the Implementation element describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. The planning process that was used to create the Town of Vernon 2026 Smart Growth Plan required all elements of the plan to be produced in a simultaneous manner. No elements were created independently from the other elements of the plan, thereby minimizing threat of inconsistency. There are no known inconsistencies within the plan or individual elements or between goals, objectives, policies and recommendations.

Over time, the threat of inconsistency between the plan and existing conditions will increase, requiring amendments or updates to be made. Likewise, additional plans regarding specific features within the community may also be developed. The process used to develop any further detailed plans should be consistent with the Town of Vernon 2026 Smart Growth Plan.

Planning Element Consistency

As the planning process that was used to create the Town of Vernon 2026 Comprehensive Plan required all elements of the plan to be produced in a simultaneous manner and no elements were created independently from the other elements of the plan, the threat of inconsistency is reduced. Of course, there may be inconsistencies between the goals and objectives between elements or even within an individual element. This is the nature of goals and objectives. Because these are statements of community values, they may very well compete with one another in certain situations. The mechanism for resolving any such inconsistency is the policy statement. Where goals or objectives express competing values, the Town should look to the related policies to provide decision-making guidance. The policies established by this plan have been designed with this function in mind, and no known policy inconsistencies are present between elements or within an individual element.

Over time, the threat of inconsistency between the plan and existing conditions will increase, requiring amendments or updates to be made. Additional plans regarding specific features within the community may also be developed. The process used to develop any further detailed plans should be consistent with the Town of Vernon 2026 Smart Growth Plan.

Measurement of Plan Progress

Wisconsin's Comprehensive Planning law requires that the Implementation element provide a mechanism to measure community progress toward achieving all aspects of the comprehensive plan. An acceptable method is to evaluate two primary components of the plan, policies and recommendations, which are found in each plan element.

To measure the effectiveness of an adopted policy, the community must determine if the policy has met the intended purpose. Each policy statement should be reviewed periodically to determine the plan's effectiveness. Likewise, recommendations listed within each element can be measured. For recommendations, the ability to measure progress toward achievement is very straight forward in that the recommendations have either been implemented or not. To ensure the plan is achieving intended results, periodic reviews should be conducted by the Plan Commission and results reported to the governing body and the public.

Appendix A-Public Participation Plan

TOWN OF VERNON, WISCONSIN SMART GROWTH PUBLIC PARTICIPATION PLAN

1. REQUIREMENTS

The Wisconsin Smart Growth Act. Section 66.1001(4)(a) Wisconsin Statutes requires the Town to “adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

2. PURPOSE

This public participation procedure is prepared to implement a public involvement process for the development of the Comprehensive Plan’s Smart Growth Update and its components. The procedure brings diverse stakeholder viewpoints into the decision making process, enabling the Town to make more informed decisions and improve quality through collaborative efforts. This procedure is designed as a general framework within which Smart Growth Updates will operate. It promotes openness and two-way communication. It is not intended to affect requirements imposed by law, regulation, or contract agreements; neither does it modify any rights available to the public under the current law.

3. PUBLIC PARTICIPATION GOALS AND OBJECTIVES

The effectiveness of a plan depends upon its success in meeting the expectations of the public. Further, plans need to be reassessed periodically to determine if the public’s evolving needs and expectations are adequately being met. This procedure ensures that the public will be kept informed of activities and given meaningful opportunities to participate in the development and review of public plans and policy.

Goal: The Smart Growth Update process shall provide to the public complete information, timely notice and full access to key decisions, and shall support early and continuing involvement of the public.

Objective 1: Provide the public with timely notice and reasonable access to information about physical development issues and processes.

Objective 2: Create opportunities for all segments of the public to become informed about issues and proposals under consideration.

Objective 3: Share with the public the tasks of identifying concerns, developing alternatives and evaluating policies to address the concerns.

Objective 4: Be open, honest, and accurate in public statements and accountable for diligent follow-up and timely results from the commitments they make.

Objective 5: Listen and respond to suggestions made by the public. The Town will incorporate public input into the plan documents.

Objective 6: Foster candid information exchanges and ongoing two-way communication using a variety of media.

4. PROCEDURES FOR PUBLIC PARTICIPATION

The Town anticipates a four-step planning process for the development of the Smart Growth Update. The following procedures for public participation shall be undertaken for informing and getting citizens involved during each phase of the comprehensive planning process.

- (a) Analysis: Appropriate participation tools are identified and utilized to obtain a complete demographic profile of the community and get a sense of the strengths, weaknesses, issues and opportunities.
- (b) Visioning: The Appropriate participation tools are identified and utilized to assess which services and types of development are considered important to the community, as well as determine issues to address and strengths to build on.
- (c) Synthesis: The public's vision is drafted into document form which includes demographic information and translates the public's desires into statements of goals and policies.
- (d) Formal Review and Approval: The draft document is distributed to the public, Town Library, neighboring communities, and overlapping jurisdictions, as well as all others who express interest in receiving the draft plan. Responses to written public comments and suggestions on the draft document are reviewed by the Town Board and addressed before additions, edits or other changes to the draft plan are recommended by the Council to the Plan Commission. A public hearing is held for formal public review and comment on the final draft. Town Board reviews and addresses the public written comments on the final draft in the adopted document.

5. PUBLIC PARTICIPATION TOOLS

Citizen involvement has always been very important at all stages of the Town's planning process; not just the Approval Phase when recommendations are being presented. The following is a summary of the various ways in which the Town has and continues to engage citizens in discussions about planning. Each technique has its advantages and disadvantages. Any or all of the techniques listed can be chosen in the Analysis Phase and utilized in the Visioning Phase of the comprehensive planning process.

- Public Information Handouts
- Commission Meeting With Open Comment Period
- Press Packet/News Releases
- Web Postings
- Key Stakeholder Interviews
- Targeted Mailings and Surveys
- Stakeholder/Public Official Briefings
- News Conferences
- Task Force Meetings
- Advisory Committee Meetings
- Visioning Sessions
- On-going Newsletter Articles
- Design Charettes
- Dedicated Web-site
- Public Information Meetings and Open Houses
- Exhibits and Displays In Public Buildings
- Public Hearings

Of the techniques listed above, the Town of Vernon will, at a minimum, hold advisory committee meetings, public information meetings and open houses, briefings by public officials, public hearings. The other techniques listed will be considered by the Town and employed on a case by case basis as may be appropriate to the issues at hand.

Appendix B-Waukesha County Survey Results

Waukesha County Comprehensive Planning Survey Highlights – Town of Vernon

Survey Purpose and Methods

The Town of Vernon is currently working in cooperation with many other municipalities in Waukesha County to prepare a comprehensive plan that will guide growth and land use decisions into the future. As part of the process, the Town chose to work with the Survey Research Center (SRC) at the University of Wisconsin – River Falls to survey the residents about the future of the Town. The goal of the study is to provide decision-makers in the Town of Vernon with accurate, up-to-date information about the views of Town residents regarding key planning issues.

In October 2006, the SRC mailed questionnaires to 1,074 households in the Town of Vernon. After two weeks, postcards were mailed to those who had not returned the questionnaire. A second questionnaire was sent to remaining non-respondents in mid-November. The Center received a total of 441 completed questionnaires from residents for a 41 percent response rate. Based on 2000 census adult population data for the Town (5,198), the estimates provided in this report are expected to be accurate to within plus or minus 4.5 percent with 95 percent confidence.

Quality of Life

- Residents cited the rural atmosphere as the top reason they chose to live in Waukesha County.
- More Town of Vernon residents (30%) said that the quality of life had declined during the last 5 to 10 years than said it had improved (21%); 36% believed it did not change. Residents ranked the amount of development as the most important factor that has changed the town's quality of life.

Agriculture, Natural, and Cultural Resources

- Two-thirds of Town of Vernon residents rated environmental quality in the county as either "Good" (55%) or "Excellent" (11%).
- Groundwater and air quality were the two county resources that were most valued for protection.

Housing Development

- When given county growth data, 42% thought that the rate of growth was about right; 56% thought that too much development has occurred. Two percent said there had been "too little" development.
- A majority of Town of Vernon residents said that the county needs more housing for seniors (62%). Town of Vernon residents generally disagreed with the need for more multi-family units (apartments and duplexes) and mobile homes.

Land Use and Growth

- Tax rates and green space preservation were the top growth issues for Town of Vernon residents.
- When asked how satisfied they are with how county-wide growth issues are being dealt with, a majority of Vernon residents rated three of fourteen issues as "Satisfied": solid waste management, crime rate/safety, and the quality of roads.

Transportation

- 58% of Vernon residents believed that the overall road network currently meets the need of the county's residents, but 42% either disagreed or strongly disagreed that it will be adequate to meet future growth needs.
- 47% desired more county biking and walking lanes/trails. 65% of residents supported an additional north-south corridor connecting I-43 and I-94, but 55% opposed a corridor connecting I-43 and US-41/US-45.

Economic Development

- Residents were generally satisfied with the economic development efforts in the county for types of businesses that they use frequently, such as medical services and restaurants. They were more neutral in their opinions about types of businesses with which they have less personal contact, such as warehousing.
- Town of Vernon residents chose emerging technology as the most important type of future business development in the county.

Community Facilities and Services

- Most community facilities and services were rated as "Good" or "Excellent" by a majority of residents. Eleven of the fifteen received combined "Good" or "Excellent" ratings above 50%.
- Majorities favored sharing public library services and fire protection with neighboring governments.

WAUKESHA COUNTY SURVEY RESULTS – TOWN OF VERNON

COMPREHENSIVE PLANNING PUBLIC OPINION SURVEY

QUALITY OF LIFE

1. Referring to Waukesha County, please check the box that best describes your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Cost of living	44%	37%	19%	k. Proximity to work	56%	36%	7%
b. Crime rate/safety	71%	21%	8%	l. Quality of schools	65%	29%	6%
c. Emergency services (police, fire, ambulance)	75%	22%	3%	m. Roads/traffic	54%	26%	21%
d. Employment opportunities	40%	49%	11%	n. Rural atmosphere	71%	15%	13%
e. Housing choices	68%	28%	4%	o. Shopping opportunities	62%	24%	15%
f. Medical care (doctors, hospitals, clinics)	73%	20%	7%	p. Urban atmosphere	46%	48%	7%
g. Natural environment/open space (wetlands, wildlife, etc.)	64%	19%	16%	q. Recycling and garbage collection	85%	11%	5%
h. Land use planning & zoning	30%	33%	37%	r. Water quality (lakes, streams)	58%	29%	13%
i. Parks and recreation	57%	33%	10%	s. Water quality (drinking water)	55%	32%	13%
j. Property taxes	41%	26%	33%	t. Water supply	58%	33%	9%

2. Please identify which of the items, from Q1a – t, are the five most important issues/priorities in terms of reasons you and your family choose to live in Waukesha County by placing the letter of your choice next to the space allotted. (Please list five only)

	Most Imp.	2 nd Most Imp.	3 rd Most Imp.	4 th Most Imp.	5 th Most Imp.		Most Imp.	2 nd Most Imp.	3 rd Most Imp.	4 th Most Imp.	5 th Most Imp.
a. Cost of living	8%	7%	5%	6%	6%	k. Proximity to work	2%	3%	4%	4%	7%
b. Crime rate/safety	8%	11%	15%	14%	12%	l. Quality of schools	6%	10%	7%	5%	6%
c. Emergency services (police, fire, ambulance)	1%	3%	4%	4%	4%	m. Roads/traffic	1%	1%	3%	3%	7%
d. Employment opportunities	2%	2%	2%	3%	2%	n. Rural atmosphere	27%	10%	10%	9%	8%
e. Housing choices	6%	6%	7%	5%	5%	o. Shopping opportunities	0%	1%	1%	1%	4%
f. Medical care (doctors, hospitals, clinics)	2%	3%	4%	5%	4%	p. Urban atmosphere	1%	1%	1%	2%	2%
g. Natural environment/open space (wetlands, wildlife, etc.)	11%	14%	9%	10%	9%	q. Recycling and garbage collection	0%	0%	0%	1%	1%
h. Land use planning & zoning	3%	3%	4%	6%	4%	r. Water quality (lakes, streams)	1%	1%	3%	2%	3%
i. Parks and recreation	1%	4%	4%	3%	3%	s. Water quality (drinking water)	1%	2%	2%	3%	3%
j. Property taxes	19%	17%	12%	10%	9%	t. Water supply	1%	1%	3%	2%	3%

3. What has happened to the quality of life in your municipality over the past 5 to 10 years? (Check only one)	Improved	Declined	Remained the same
	21%	30%	36%
	No opinion		Have lived in muni less than 5 years
	5%		8%
4. If you answered improved or declined to Question 3, which items have had the greatest impact on the quality of life in your municipality? (Check up to three)	Fire and Police protection	Community events	Residential areas
	17%	6%	20%
	Parks and open spaces	School system	Conditions of road/traffic
	25%	17%	38%
	Emp Opportunities	Amount of development	Avail of shopping
	6%	63%	26%

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES This series of questions asks your opinion about agricultural, natural, and cultural resources.

5. Please rate how satisfied you are with how Waukesha County protects these agricultural/natural/cultural resources by checking the box that best describes your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Air quality	69%	26%	5%	f. Parks	59%	34%	7%
b. Farmland	42%	26%	32%	g. Surface water (rivers, lakes, streams)	50%	35%	15%
c. Forested land	42%	28%	29%	h. Wetlands (marshes, bogs, fens)	50%	30%	20%
d. Groundwater	38%	35%	26%	i. Wildlife/habitat	49%	28%	23%
e. Historic sites	39%	55%	6%	j. Other	0%	0%	100%

6. Please identify which of the items, from 5a –j, are the three most important agricultural/natural/cultural resources that should be protected in Waukesha County by placing the letter of your choice next to the space allotted. (Please list three only)

	Most Imp.	2 nd Most Imp.	3 rd Most Imp.		Most Imp.	2 nd Most Imp.	3 rd Most Imp.
a. Air quality	25%	13%	8%	f. Parks	1%	5%	6%
b. Farmland	19%	11%	11%	g. Surface water (rivers, lakes, streams)	4%	10%	20%
c. Forested land	8%	18%	12%	h. Wetlands (marshes, bogs, fens)	6%	12%	12%
d. Groundwater	28%	21%	10%	i. Wildlife/habitat	8%	8%	17%
e. Historic sites	1%	1%	2%	j. Other	1%	0%	1%

7. On a scale of 1 (= not at all important) to 10 (= extremely important), how important do you think reducing water use in your home is?	1	2	3	4	5	6	7	8	9	10
	8%	4%	7%	3%	28%	9%	9%	14%	2%	16%
8. Would you favor a program in which local governments purchased development rights to permanently stop development on selected agricultural land and open spaces?	Yes					No				
	74%					26%				
9. How would you rate the overall environmental quality in	Excellent	Good		Average		Poor		Very Poor		No Opinion
Waukesha County?	11%	55%		27%		6%		0%		1%

HOUSING/DEVELOPMENT We would like your opinion about housing development.

10. More of the following types of housing are needed in Waukesha County:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
a. Single family housing (owner)	17%	27%	28%	17%	9%	2%
b. Single family housing (rental)	2%	10%	27%	31%	25%	4%
c. Duplexes (2 units)	3%	12%	26%	31%	26%	3%
d. Apartments (3 or more units – rental)	2%	6%	21%	32%	36%	3%
e. Town houses or condos (owner)	3%	18%	31%	24%	21%	3%
f. Mobile homes	1%	2%	10%	20%	64%	4%
g. Affordable housing (defined as \$208,900 or below in 2005 in Waukesha County by federal gov't statistics)	15%	28%	24%	14%	17%	2%
h. Housing specifically designed to meet the needs of older people (55+)	19%	43%	25%	5%	6%	3%
i. Housing specifically designed to meet the needs of people with disabilities	14%	35%	38%	5%	6%	3%
11. Homeowners should be allowed to make major modifications to existing dwellings to enable elderly or disabled relatives to live with them.	42%	48%	8%	0%	1%	1%
12. Programs are needed to provide assistance to low and moderate income residents for the purpose of purchasing/rehabilitating homes.	13%	24%	29%	18%	13%	3%
13. Which best describes the type of housing you currently live in? Please mark box (x) underneath your housing choice if you own or rent your housing.	Single Family	Duplex (2 units)	Multiple (3 or more)	Family units)		Other
	↓	↓		↓		↓
	Own Rent	Own Rent		Rent	Own	Rent
		0%	0%	0%	0%	0%

15. The population of Waukesha County has grown an average of 16% per decade since 1970. How do you feel about this amount of development?	Too Much Development	right the About amount of development	little Too development
	56%	42%	2%

16. Which of the following best describes your preference about residential development in your municipality?	Residential areas with smaller lots, even if homes will be built closer together	Residential areas with larger lots, even if more land will be used to build homes	Both/Some of Each	Don't Know
	11%	39%	40%	9%

LAND USE AND GROWTH This series of questions asks your opinion about land use and growth

17. Of the following elements, which define rural character in Waukesha County? (Check all that apply)	Greater Housing Setbacks from Roads	Existing Farmsteads	Agricultural Land	Woodlands/ Wetlands	Open Space within Developed Areas	
	40%	70%	61%	66%	44%	
18. People should be able to do whatever they want with land they own or purchase in Waukesha County?	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
	16%	16%	15%	36%	18%	0%

19. Please rate how satisfied you are with how the following County-wide growth issues are being dealt with by checking the box that best describes your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Preservation of green space	33%	35%	32%	h. Maintaining community atmosphere	45%	43%	12%
b. Building regulations	29%	49%	22%	i. Quality of roads	52%	32%	15%
c. Zoning regulations	25%	43%	32%	j. School issues (buildings, crowding)	46%	43%	10%
d. Crime rate/safety	64%	27%	9%	k. Solid waste management (garbage)	69%	24%	7%
e. Environmental protection	39%	43%	18%	l. Water/sewer system capacity	31%	60%	9%
f. Water quality	42%	37%	21%	m. Employment opportunities	33%	56%	11%
g. Traffic congestion	34%	36%	30%	n. Tax rates	39%	30%	31%

20. Please identify which of the items, from 19a –n, are the three most important County-wide growth issues in Waukesha County by placing the letter of your choice next to the space allotted. (Please list three only)

	Most Imp.	2 nd Most Imp.	3 rd Most Imp.		Most Imp.	2 nd Most Imp.	3 rd Most Imp.
a. Preservation of green space	21%	11%	8%	h. Maintaining community atmosphere	4%	6%	7%
b. Building regulations	4%	6%	6%	i. Quality of roads	1%	4%	7%
c. Zoning regulations	6%	8%	8%	j. School issues (buildings, crowding)	6%	7%	8%
d. Crime rate/safety	9%	13%	9%	k. Solid waste management (garbage)	0%	0%	2%
e. Environmental protection	6%	11%	10%	l. Water/sewer system capacity	1%	2%	1%
f. Water quality	10%	13%	9%	m. Employment opportunities	1%	3%	2%
g. Traffic congestion	3%	8%	9%	n. Tax rates	27%	9%	15%

21. If Waukesha County continues to grow, land-conserving, compact housing developments should be required to slow the conversion of open space and farmland?									Yes	No
									73%	27%
22. When considering housing affordability, on a scale of 1 (= not at all important) to 10 (= extremely important), how concerned are you that future generations will be able to afford housing in Waukesha County?	1	2	3	4	5	6	7	8	9	10
	9%	1%	6%	3%	24%	7%	8%	15%	6%	21%

TRANSPORTATION This series of questions asks your opinion about transportation issues.

23. I use existing public transit services (bus service, commuter/ride share, taxi, etc.) within the County.					YES	NO
					1%	99%
24. If yes to Q23, I am satisfied with the quality of the following transportation services:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
a. Bus service (local)	0%	15%	31%	15%	0%	38%
b. Bus service (to Milwaukee or Madison)	14%	21%	50%	0%	0%	14%
c. Commuter/ride share program to work	8%	8%	46%	8%	0%	31%
d. Disability transportation services	0%	15%	62%	0%	0%	23%
e. Ride-share taxi (multiple users vs. one rider)	0%	14%	64%	0%	0%	21%
f. Taxi	0%	0%	50%	14%	0%	36%
g. Other	0%	0%	0%	0%	0%	100%
25. The availability of public transit services in the County meets my needs (e.g. routes, frequency of service, etc.).	8%	14%	35%	13%	9%	21%
26. The overall road network (roads, streets, and highways) in Waukesha County meets the current needs of its citizens.	11%	47%	17%	18%	5%	2%
27. The overall road network is adequate to meet projected future growth in Waukesha County.	5%	26%	24%	32%	10%	3%
28. Road and street maintenance in Waukesha County is acceptable.	9%	52%	21%	12%	6%	1%
29. More biking and walking lanes/trails are needed in Waukesha County.	19%	28%	29%	13%	8%	3%
30. Do you support the development of an additional north-south transportation corridor connecting I-43 and I-94?					Yes	No
					65%	35%
31. Do you support the development of an additional north-south transportation corridor connecting I-43 and US-41/US-45?					45%	55%

ECONOMIC DEVELOPMENT The following questions ask how you view economic development.

32. Please rate how satisfied you are with how Waukesha County is encouraging these types of businesses by checkin^g the box that best describes ^your current level of satisfaction.

	Satisfied	Neutral	Dissatisfied		Satisfied	Neutral	Dissatisfied
a. Emerging technology	26%	59%	14%	g. Professional services	52%	43%	5%
b. Entertainment venues	39%	47%	14%	h. Recreational facilities	45%	41%	14%
c. Hotels, tourism	44%	46%	10%	i. Restaurants	55%	30%	15%
d. Industrial	36%	47%	17%	j. Retail/shopping	53%	33%	14%
e. Manufacturing	35%	47%	18%	k. Warehousing	30%	66%	4%
f. Medical services	60%	31%	9%	l. Other	0%	11%	89%

33. Please identify which of the items, from 32a –l, are the three most important types of future business development Waukesha County should encourage by placing the letter of your choice next to the space allotted. (Please list three only)

	Most Imp.	2nd Most Imp.	3rd Most Imp.		Most Imp.	2nd Most Imp.	3rd Most Imp.
a. Emerging technology	30%	8%	9%	g. Professional services	4%	9%	13%
b. Entertainment venues	5%	9%	7%	h. Recreational facilities	10%	12%	11%
c. Hotels, tourism	4%	3%	3%	i. Restaurants	6%	9%	12%
d. Industrial	5%	12%	9%	j. Retail/shopping	5%	10%	13%
e. Manufacturing	12%	14%	9%	k. Warehousing	0%	1%	2%
f. Medical services	16%	11%	10%	l. Other	2%	2%	1%

34. I am satisfied with the availability of employment opportunities in the area.	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
	10%	32%	37%	11%	3%	6%
35. Rate the importance of the following in Waukesha County:	Very Important	Important	Neutral	Unimportant	Very Unimportant	No Opinion
a. Business retention	46%	34%	15%	1%	0%	4%
b. Entrepreneurial assistance	26%	36%	27%	5%	2%	5%

COMMUNITY FACILITIES AND SERVICES These questions asks for your opinion about your municipality's facilities and services.

36. Please rate the quality of the following	Excellent	Good	Average	Poor	Very Poor	No Opinion/Not Applicable
a. Ambulance service	26%	40%	18%	1%	1%	
b. Building inspection	12%	39%	32%	6%	1%	10%
c. Fire protection	26%	47%	19%	2%	0%	5%
d. Garbage collection	35%	46%	15%	3%	0%	0%
e. Park and recreation facilities	18%	46%	29%	4%	1%	3%
f. Planning and zoning	5%	30%	37%	14%	6%	8%
g. Police protection	17%	45%	30%	4%	1%	3%
h. Public library	18%	37%	23%	7%	1%	13%
i. Public school system	23%	42%	22%	3%	1%	9%
j. Recycling programs	27%	49%	19%	4%	1%	1%
k. Road maintenance	12%	50%	25%	9%	3%	1%
l. Sanitary sewer service (not private system)	4%	8%	12%	2%	2%	73%
m. Snow removal	21%	52%	21%	3%	1%	2%
n. Storm water management	8%	27%	23%	3%	1%	37%
o. Water utility service (not private system)	3%	9%	12%	2%	1%	73%
p. Other	0%	0%	0%	33%	67%	0%

37. Some local governments share public services with neighboring local governments, ranging from recycling to libraries to police services. Please indicate which service(s) from Question 36a - p you would favor becoming a shared service between your municipality and a neighboring municipality. (Check all that apply)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
49%	32%	52%	38%	35%	21%	48%	57%	32%	41%	35%	20%	29%	19%	19%	9%

DEMOGRAPHICS Please tell us some things about you. **Please choose only one answer per question.**

38. Gender:	Male		Female
	60%		40%
39. What is your age range?	18-24	25-34	35-44
	0%	5%	21%
	45-54	55-64	65-74
	30%	28%	13%
	75+		
	3%		
40. Employment status:	Employed	Unemployed	Retired
	69%	1%	22%
	Homemaker	Other	
	6%	3%	
41. What is your highest level of education?	Less than high school	High school diploma	Some tech/col/trade school
	3%	16%	30%
	Two year tech/col/trade deg	Bachelor's degree	Grad/Professional degree
	16%	22%	14%
42. How long have you lived in Waukesha County?	Less than 1 year	1 to 5 years	5.1 – 10 years
	1%	8%	9%
	10.1 – 15 years	15.1 – 20 years	20.1 to 30 years
	10%	10%	26%
	Over 30 years		
	36%		
43. What is your approximate annual family income?	Under \$25,000	\$25,000-\$34,999	\$35,000 - \$49,999
	4%	6%	9%
	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 or more
	27%	29%	25%

Thanks for Completing the Survey!

Please return your survey by _____, 2006 to:

Survey Research Center
University of Wisconsin – River Falls
124 RDI Building
410 S. Third St.
River Falls, WI 54022-5001

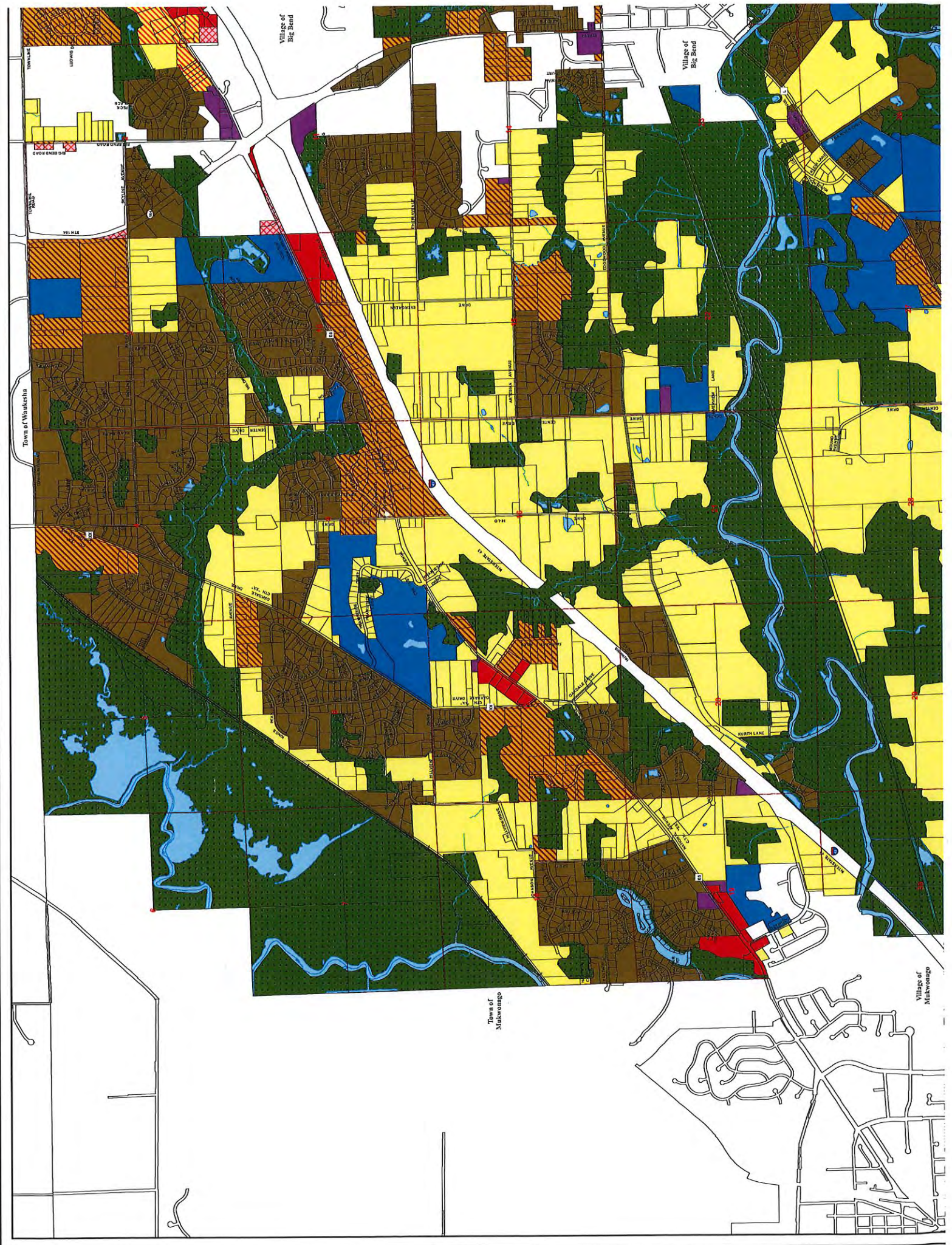


EXHIBIT J

Town of Mukwonago Comprehensive Land Use Plan



Town of Mukwonago
Administration Clerk / Treasurer

W320 S8315 Beulah Road
Mukwonago, WI 53149

**AFFIDAVIT AFFIRMING THE TOWN OF MUKWONAGO
COMPREHENSIVE LAND USE PLAN**

I, Kathy Karalewitz, Administrator/Clerk/Treasurer for the Town of Mukwonago, Waukesha County, Wisconsin do hereby certify that the Town of Mukwonago adopted its first Comprehensive Land Use Plan on November 2, 1994, and the Town has historically completed many amendments to its original Comprehensive Land Use Plan, pursuant to the Wisconsin State Statutes 66.0307 (3) (c), and is hereby attached to this affidavit.

Dated this 10th day of January 2020

Kathy Karalewitz

Town of Mukwonago Administrator/Clerk/Treasurer

Waukesha County



CHAPTER 1

COMMUNITY BACKGROUND INFORMATION

INTRODUCTION

The Town of Mukwonago originally adopted a Master Plan in December of 1981, which was intended to be a comprehensive guide for the elected officials, Plan Commission and the residents of the Town of Mukwonago to direct future growth and development in the Town. The Master Plan was a long-range policy document including goals, objectives, and policies for the different elements. Subsequent to the original adoption, updates of the Plan were made in 1990 and 1998, which included updates to the Commercial and Recreational elements, delineation of the environmental corridors and isolated natural areas, updating of the statistical charts, land use and development and subdivision activities.

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 communities by January 2010, in order for a County, City, Village, or Town to enforce zoning restrictions, land division regulations or official maps. The Town in cooperation with their private planning consultant is now about to undertake that process to comply with the Comprehensive Planning Law.

COMMUNITY BACKGROUND INFORMATION

History

The first settlement in the Mukwonago area was the Potawatomi Indian Village along the Fox River where the Village of Mukwonago is now located. The Winnebago tribe also lived in Waukesha County before the Potawatomi tribe arrived in the early 1700's. In 1832, the Potawatomi ceded their lands and white settlers soon arrived.

The Indian village site was considered desirable by the new wave of white settlers. In the spring of 1836, Sewall Andrews, and Henry Camp attempted to erect a house at that site. The remaining Native Americans objected to the intrusions, so Andrews and Camp built their house about a mile and one half northwest of the Indian village near the still existing Andrew's house (Mukwonago Museum). During the same year, Charles Cox and Joseph Smart set up homesteads in Section 19 of the Town, as did Tom Sugden in Section 26. Following the early settlers in 1836 additional families arrived. A colony of 20 socialistic families from England purchased 160 acres around Spring Lake in 1843, led by a man named Hunt. They built one large log cabin for the whole group to live in, supplemented by smaller cabins. Following theories developed by Robert Owen, a Welsh born factory owner, everything was owned by the community and everyone was to receive an equal share of the necessities of life. The land did not yield the crops needed to support them and in 1850 the colony broke up. Several Owenites, including the Steele, Johnson, Skidmore, Whitnall, Blackworth and Hunt families did not return to England but remained in the Mukwonago area. Other new timers, who moved to the Town or the Village before 1840, included the Jones, Hills, Raynons, Chafin, Prescott, Winch, Ray, Bond, Blood, Elmore, and the Basselt families. By the end of this decade, Mukwonago included a hotel built in 1837, two stores, a shoemaker, blacksmith, and post office. The first permanent bridge was laid over the Fox River in 1843. A flour and sawmill started operating in 1847 and two years later, the Mukwonago Chief began printing. Henry Hinkley was elected the first Town Chairman in 1838, when the Town of Mukwonago also included the present Towns of Genesee, Ottawa and Eagle.

For the rest of the 19th century, Mukwonago grew as a farming community. Construction of the Milwaukee and Beloit railroad track running through the village provided the farmers with transportation for their crops. Schools and churches were established to further fulfill the basic needs of the residents. Social clubs and activities were also important. In 1878, 19 young women who swore never to marry formed an "old maids club". When they met for the last time in 1905, only Martha MacArthur, Josephine, Rose & Fanny Chapin, Dr. Evelyn Hoehne and Betty Andrews had remained single. The Mukwonago Territorial Badgers, survivors of the pioneers who lived in Wisconsin when it was still a territory, held meetings from 1899 to 1928.

The character of Waukesha County changed in the late 1800's from being exclusively agricultural to including resort activities. Travelers from Milwaukee, Chicago, and all over the country visited the fresh water springs at Spring Lake and Kellogg Springs as well as other springs throughout the county. Several large hotels were built in Mukwonago to house those seeking the curative waters. Another popular recreational activity for both visitors and residents was clam digging from canoes along the shores of the Fox River. The area now known as the

Vernon Marsh was used for activities other than hunting and fishing; farmers harvested wild hay and other crops. During the prohibition era, the marsh hid several moonshine stills.

Mukwonago was never isolated from the political events of state and national importance. In 1919 a "women's liberation" parade marched through the village square drawing women from many of the area's prominent families. Mukwonago dairy farmers showed their clout when they broke with the Wisconsin Cooperative Milk producers in 1934 through their vote to keep the United Dairy plant open. The Mukwonago delegation was among those who met with the Governor of Wisconsin and later with the U.S. Secretary of Agriculture about the milk pricing controversy.

The Village of Mukwonago was incorporated from the Town of Mukwonago in 1905. The population of the Town remained at about 800 from 1890 to 1950 when the influx of suburbanites began. In 1954 a lot and single family home in the Town sold for \$9,000 to \$13,500, by 1960 the population increased in the Town to 1,579 residents.

The beauty of the Town did not go un-noticed by developer Francis Schroedel. In the 1960's he bought 900 acres adjacent to a lake south of the Mukwonago River and planned a 756 room convention and resort center called Rainbow Springs. He considered this project to be the triumph of his career, but he never saw it to completion. Before the hotels furnishings were installed for a project completion target date of May of 1967, Schroedel ran into financial difficulties. The Marshall and Isley Bank foreclosed on Schroedel and bought the complex in 1973. Since then, there have been several efforts to open Rainbow Springs, the most recent one occurring in the summer of 1981. The 736-room hotel was partially destroyed by fire in the early 2000's and subsequent to that, the Town of Mukwonago Board and the Waukesha County Park & Planning Commission terminated the Conditional Use permit for the hotel and convention center on said property and only allowed it to operate the golf course and clubhouse.

Through the 1960's and 1970's more homes sprang up in the Town. Construction of the Rock Freeway (I-43) from Milwaukee to Mukwonago in 1972 aided the influx of new residents. By 1980 the growing needs of the Town residents resulted in the construction of a new Town Hall next to the existing one on Beulah Road.

Over the years, many of the Town's first families have moved or died out. Agricultural activities still exist operated by descendants of the settlers as well as by newcomers. The Town is now a mix of agricultural and residential areas but old and new residents appreciate the Town's natural beauty and unique character. It was with preservation of this community flavor and preservation of the natural beauty in mind that the citizens of the Town of Mukwonago embarked upon the original long range land use plan to encourage preservation of its quality of life to their heirs.

Smart Growth Requirements

In October of 1999 the Wisconsin Legislature adopted new legislation for comprehensive planning. The intent was to require local municipalities to complete a comprehensive plan taking into consideration the effects of such a plan on the surrounding communities and required the adoption of the resulting plan by ordinance. These regulations will effect the implementation of the Town's Plan and require that all elements in the existing Plan will have to be expanded

and upgraded in accordance with the nine elements and their requirements in the new Smart Growth Law. All elements of the Plan are now required to be consistent.

The nine elements outlined in the 1999 legislation for consideration and inclusion in any future comprehensive plan prior to 2010 are the basis of the 1999 Smart Growth description of a comprehensive plan.

1. Issues And Opportunities Element: Background information on the local government, a statement of overall objectives, policies, goals, and programs to guide future development and re-development over the next 20 years. This element shall include information on population, household characteristics, employment, demographic trends, age, education and income.
2. Housing Element: A compilation of objectives, policies, goals, maps and programs of the local government to provide an adequate housing supply that meets the existing and forecasted housing demand in the Town.
3. Transportation Element: A compilation of objectives, policies, goals, maps and programs to guide the future development of transportation modes, including highways, mass transit, bicycle, walkways, railroad systems, systems for the disabled, air, trucking and water transportation. The plan should also show the local goals of the county, regional, and state transportation plans.
4. Utilities & Community Facilities Element: A compilation of objectives, policies, goals, maps and programs to guide future development of utilities system and community facilities, such as sanitary sewer, water supply, storm water management, solid waste disposal, recycling, telecommunication, cemeteries, health care, childcare facilities, police, fire, library, schools and other public facilities. This section should also include a forecast of expansion or rehabilitation projects for various systems and utilities.
5. Agricultural, Natural & Cultural Resource Element: A compilation of objectives, policies, goals, maps and programs for conservation and the effective management of natural resources, historic and cultural resources, community design and recreational resources.
6. Economical Development Element: A compilation of objectives, policies, goals, maps and programs of the stabilization, retention, expansion, and focus of the economic base and quality employment opportunities in the local market area. Assess the categories or types of business and industries desired by the communities, its strength and weaknesses, and evaluate any contaminated sites for future development.
7. Intergovernmental Cooperation Element: A compilation of objectives, policies, goals, maps and programs for joint planning, decision making with other jurisdictions, including school districts and adjacent communities. The location of any public building facilities and sharing public services.
8. Land Use Element: A compilation of objectives, policies, goals, maps and programs to guide the future development and re-development of public and private property. This

section contains projections for future residential, agricultural, commercial and industrial lands including the assumption of net densities. This section should contain a series of maps that shows current and future land uses, agricultural lands, soil types, floodplains, wet lands, public utilities service districts and community facility areas.

9. Implementation Element: A compilation of programs of specific actions to be completed in a stated sequence including any changes to the local codes and ordinances. This section describes how each of the other elements will be integrated and made consistent with the other elements and shows a measurable scale for achieving these standards. A process for review and updating of the Plan or any amendment must be noted with complete review no later than every 10 years.

A Public Participation Plan was endorsed by the Town Board in January of 2006, which encouraged the interaction and involvement from the citizens of the community through open discussions, communication, dissemination of information between the citizens and the focus group, continuous updates on the Town's website and conduct of a kickoff meeting. Public participation in the comprehensive plan meetings were at the discretion of the focus group chairman. Special meetings, when needed, were scheduled throughout the planning process as determined by the Town, which included an open house when the plan was completed. Public informational meetings were necessary, along with the final public hearing. The Public Participation Plan required the plan to be available for its review; in its entirety at least 30 days prior to the open house/public informational meeting and public hearing.

The Town of Mukwonago held a kickoff meeting to update their plan to be Smart Growth compliant on May 31, 2007 at the Town Hall. The content of the kickoff meeting included discussion of the comprehensive planning law, the nine elements and other factors of the law that are required it to be completed no later than January 1, 2010. Also discussed, was the existing Town Plan and the fact that if the Town did not update their plan in compliance with the Smart Growth Law, it could not make land use decisions such as zoning, land divisions or have an official map.

Pursuant to the comprehensive planning law, the comprehensive plan must be adopted prior to January 1, 2010. The comprehensive planning law requires that all nine elements must be consistent, requires public participation in the development of the plan, requires that the plan must be adopted by ordinance and must be adopted in its entirety. Not only does the law require the adoption of the comprehensive plan by January 1, 2010, it also requires that any official map, land division, and zoning actions carried out by the Town beginning on that date must be consistent with the comprehensive plan. The Town's official map is incorporated herein by reference and any change in the official map shall also be made part of this comprehensive plan.

The Focus Group which was appointed by the Town Board to work with the Planning Consultant, was made up of a cross-section of citizens from the Town of Mukwonago including a longtime farmer, a local business man, a number of residents who lived on a variety of parcel sizes in the Town, an environmentalist, a lake resident, a Plan Commission and Town Board member.

The Focus Group was updated on the fact that the Town is participating in cooperation with Waukesha County in the updating of the Waukesha County Development Plan with 28 of the 37 communities in Waukesha County and the new components of the Southeastern Wisconsin

Regional Planning Commissions (SEWRPC) 2035 Plan. Also discussed, were some of the goals and objectives of the existing Master Plan for the Town of Mukwonago, which were most recently amended in 1998, the anticipated process in how the public could participate in the plan, and the results of the Town and County questionnaires which were conducted in 2002 and 2006 respectively.

After concurrence of the specific chapters by the Focus Group, and review of the chapters by the Planner Committee which consists of all members of the Town Plan Commission and Town Board, they were then placed on the Town's Internet website for review and comments by the residents of the Town. At the completion of the project, an open house was held to discuss the plan and a public hearing was held prior to adoption by the Plan Commission and Town Board.

CHAPTER 2

TRENDS, ISSUES & OPPORTUNITIES

INTRODUCTION

Information regarding the 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 data base has been developed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) pertaining to these and other aspects of the Southeastern Wisconsin Region, who updates the data base periodically. A major inventory update effort was carried out by SEWRPC in early 2000 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 represents the summary of the resulting inventory of the updates pertaining to the population and demographics of the Town of Mukwonago and the surrounding municipalities in the southwestern portion of Waukesha County. Much of the demographic data in this chapter is from the US Bureau of the Census. This data is collected every 10 years and is derived from both short and long form questionnaires. The short forms provide a complete count of all persons living in the United States with over 300 tables with counts and cross tabulations of race, ethnicity and general 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 & 1980; the majority of the county's growth in population occurred in the Cities and Towns. In fact, 46% took place in Cities, 44% in Towns and only 10% in Villages. Between 1990-2000 the growth in Cities remained the same, (46%) with a more even distribution of growth between Villages 31% and Towns 23%. In 2005 an estimated 20% of the total Waukesha County population lived in Towns (75,626 people), 24% resided in villages (91,157 people) and 56% were residents of cities (210,565).

Components of Population Changed

Population change can be attributed to the natural increase and net migration. Natural increase is the balance between the births and deaths in the area over a given period of time. It can be measured directly from historical records from the number of births and deaths for an area. Net migration is the balance between the 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 increases from the total population change for a given time period. Of the total population increase of 56,052 persons in the County between the years 1990-2000 18,582 can be attributed to natural increase, the balance, of 37,470 persons, can be attributed to net migration.

In reviewing the municipalities in the southwestern portion of the County consisting of the Towns of Eagle, Genesee, Mukwonago, and Vernon and the Villages of North Prairie, and Mukwonago; the population growth from 1970-2000 was over 100% with the townships gaining the most population. The Town of Eagle grew 149%, the Town of Genesee grew 130%, the Town of Mukwonago grew 255%, the Town of Vernon grew 153%, the Village of Mukwonago grew 160% and the Village of North Prairie grew 134%.

Table 1

Population Growth for the Southwestern Portion for Waukesha County 1970-2000

Communities	1970	1980	1990	2000	2006
Town of Eagle	1250	1758	2028	3117	3492
Town of Genesee	3172	5126	5986	7284	7542
Town of Mukwonago	1930	4979	5967	6868	7512
Town of Vernon	2857	6372	7549	7227	7455
Village of Mukwonago	2367	4014	4464	6162	6506
Village of North Prairie	669	938	1322	1571	1855

Racial Composition

Almost 96% of the residents in Waukesha County were white in 2000; however, the population in Waukesha County continues to grow more diverse. Between 1990-2000 the Hispanic population in the County nearly doubled from 5448 to 9503. The City of Waukesha experienced the largest growth in the number of Hispanics. Several neighborhood block groups in the City of Waukesha report a population that is over 25% Hispanic. Asians with nearly 5400 people made up the 3rd largest racial group within Waukesha County. According to the 2000 census, 6724 persons or 97.9% were white in the Town of Mukwonago, 7 or .1% were African American, 11 or .2% were American Indian or Alaska Natives and 22 or .3% were Asians. Ninety-two people were more than 1 race.

Household Trends

The number of households or occupied housing units is of importance in land use and public facilities planning. The number and location of households directly influences 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 home, 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 Mukwonago had 2184 owner occupied living units which was 97.5% of the households and 57 rental units which was 2.5% of the households. The owner occupied residences were approximately 21% above the Waukesha County average and the rentals were 21% below the County average.

Table 2

Owner vs. Renter Occupied Living Units in the Southwestern Portion of Waukesha County Municipalities 2000

Communities	Owner Occupied	Percent	Renter Occupied	Percent
Town of Eagle	1,049	93.8	69	6.2
Town of Genesee	2,431	98	50	2
Town of Mukwonago	2,184	97.5	57	2.5
Town of Vernon	2,380	99	25	1
Village of Mukwonago	1,516	63.4	876	36.6
Village of North Prairie	455	85.7	76	14.3
Waukesha County Total	103,373	76.4	31,856	23.6

Source: US Bureau of Census

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

Household Size

In 2000, the average household size in Waukesha County ranged in size from 2.05 persons in the Village of Butler to 3.26 persons in the Village of Merton. The figures continue 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 persons. According to the 2000 census, the average household size in the Town of Mukwonago was 3.14 people. This trend of decreasing

household size is occurring on a regional, state and national scale as families continue to become smaller. The growing population with a decreasing household size has implications for development of housing stock, common demand for future water and sanitary sewer system capacity, land use, other utilities and community facilities.

Table 3

Average Household Size in the Southwest Portion of Waukesha County in 2000.

Communities	Average Household Size
Town of Eagle	2.97
Town of Genesee	3
Town of Mukwonago	3.14
Town of Vernon	3
Village of Mukwonago	2.54
Village of North Prairie	2.96
Waukesha County	2.63

In evaluating the communities in the southwest part of Waukesha County including the Town of Mukwonago, it appears that the communities with the most types of rental units have lower person per household occupancy, such as the Villages of North Prairie and Mukwonago, as they typically have larger amounts of rental units than Towns.

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 38.1 in 2000. The median age in 2000 for the Town of Mukwonago was 36.7 years old; whereas the County was 38.1.

Age Composition

The 45 to 64 age group and 65 and over age group will continue to grow in number reflecting the aging baby boomers (people born from 1946 to 1964). The 25 to 44 years age group will begin to decrease as baby boomers grow older and smaller numbers of individuals born in 1970s move into this age group. This changing age composition will have implications for school districts, housing, labor, and transportation. In reviewing the 2000 census statistics for the Town of Mukwonago, 21.8% of the population was between 35 and 44 years and 18.6% was between 45 to 54 years. These age trends are consistent with the rest of Waukesha County.

Table 4

**Southwestern Waukesha County Communities Population
by Age Group and Median Age for the Year 2000.**

Communities	Under 5	5 – 14	15-24	25-44	45-64	65 & Older	Median Age
Town of Eagle	226	532	326	1030	799	204	36.9
Town of Genesee	437	1289	865	2101	2121	471	38.7
Town of Mukwonago	426	1316	856	2128	1839	303	36.7
Town of Vernon	346	1206	1353	864	2360	412	39.4
Village of Mukwonago	434	864	882	1980	1328	674	33.9
Village of North Prairie	98	296	188	515	392	92	36.3
Waukesha County	23,096	54,805	41,587	107,439	90,406	43,434	38.1

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. These figures were over 60% higher than the median household income for the adjacent Milwaukee County residents. The median household incomes in Waukesha County communities range from \$33,883 in the Village of Butler to over \$160,000 in the Village of Chenequa. The year 2000 census indicates that the Town of Mukwonago has a median household income of \$75,067 which is substantially higher than other communities in Waukesha County.

Table 5

Household Income for the Southwestern Waukesha County Communities 1999

Communities	Median Household Income
Town of Eagle	\$69,071
Town of Genesee	\$78,740
Town of Mukwonago	\$75,067
Town of Vernon	\$71,366
Village of Mukwonago	\$56,250
Village of North Prairie	\$70,781
Waukesha County	\$62,839

Employment Trends

Waukesha County has continued to enhance its economy through new job creations. Waukesha County has experienced a 43% growth in employment from 1990 – 2000 resulting in a net addition of 81,100 jobs. It should be noted that Milwaukee County has nearly 3 times as many jobs as Waukesha County; however, it recorded only a 2% increase in jobs during the 1990s. Waukesha County, like the rest of Wisconsin has experienced a decline in manufacturing jobs as a percent of total employment. Despite this fact, Waukesha County is still above the national average in manufacturing employment. Approximately 21% of all jobs in Waukesha County are in the manufacturing category. Nationally, only about 12% 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 Waukesha County, accounting for 28% of all jobs within the County.

The US Census Bureau information does not designate the types of the jobs available in the Town of Mukwonago, only what types of jobs the residents of the Town are employed in. According to the US Census there are 3789 persons over 16 years of age employed in the Town. The Census information indicates that 1440 or 38% are management, professional and related occupations, 298 or 7.9% are service occupations, 983 or 25.9% are sales and office occupations, 5 or 0.1% of the jobs are in farming, fishing, and forestry, 443 or 11.7% in construction or extraction and 620 or 16.4% in transportation and material moving occupation. The major types of industries that the residents of the Town are employed in are; manufacturing at 895 or 23.6%, educational health and social services at 759 or 20% and 339 or 10.4% in retail trade.

Table 6

Waukesha County Employment and Industries Trends 1990-2000

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

Note: Services include business, repair, personal, entertainment, recreational, health education, accommodations and full social & professional services. Government and Governmental Enterprises includes all non-military governmental agencies and enterprises regardless of North American Industry Classification System (NAICS), other includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs. Source: US Census Bureau

Educational Attainment

In the State of Wisconsin, 31% of the residents age 25 and older have earned an associate, bachelor, graduate or professional degree. Waukesha County has the 3rd highest percentages of people with associate, bachelor, graduate, or professional degrees in Wisconsin. Over 41% of the people, 25 years of age and older have associate, bachelor, graduate, or professional degrees in Waukesha County. Within Waukesha County municipalities this figure ranges from 18% in the Village of Butler to 70% in the Village of Chenequa. In the Town of Mukwonago, 42.3% of the residents ages 25 and older have earned associate, bachelor, graduate or professional degrees. This figure is slightly higher than the average for Waukesha County.

Table 7

Residents 25 Years of Age and Over with Associate, Bachelor, Graduate or Professional Degrees by the Communities in the Southwest Portion of Waukesha County 2000.

Community	Number	Percent
Town of Eagle	673	34.2
Town of Genesee	2100	45.5
Town of Mukwonago	1757	42.3
Town of Vernon	1428	30.1
Village of Mukwonago	1381	35
Village of North Prairie	370	36.6

Summary of the Population Characteristics of the Town Of Mukwonago

The 1990 census indicated that the Town of Mukwonago had a population of 5967. The year 2000 census showed the population of the Town at 6868 persons, which is a 15.1% increase in the population, however, the 2005 population projection by Wisconsin Department of Administration shows the projection population to be 7482 persons. The average household size declined to 3.14 persons per household by 2000. Assuming development densities in the Town will remain relatively low and as indicated in the Public Facilities Needs Assessment and an Impact Fee Study conducted by Ruckert-Mielke for the Town of Mukwonago for new development, it is anticipated by the year 2025, that the Town's population will be 8796. The median age of the Town's residents at the time of the 2000 census was 36.7 years of age; with males being 50.9 % and females being 49.1 %.

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 1 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 they serve as the basis for the land use trends present in this Plan.

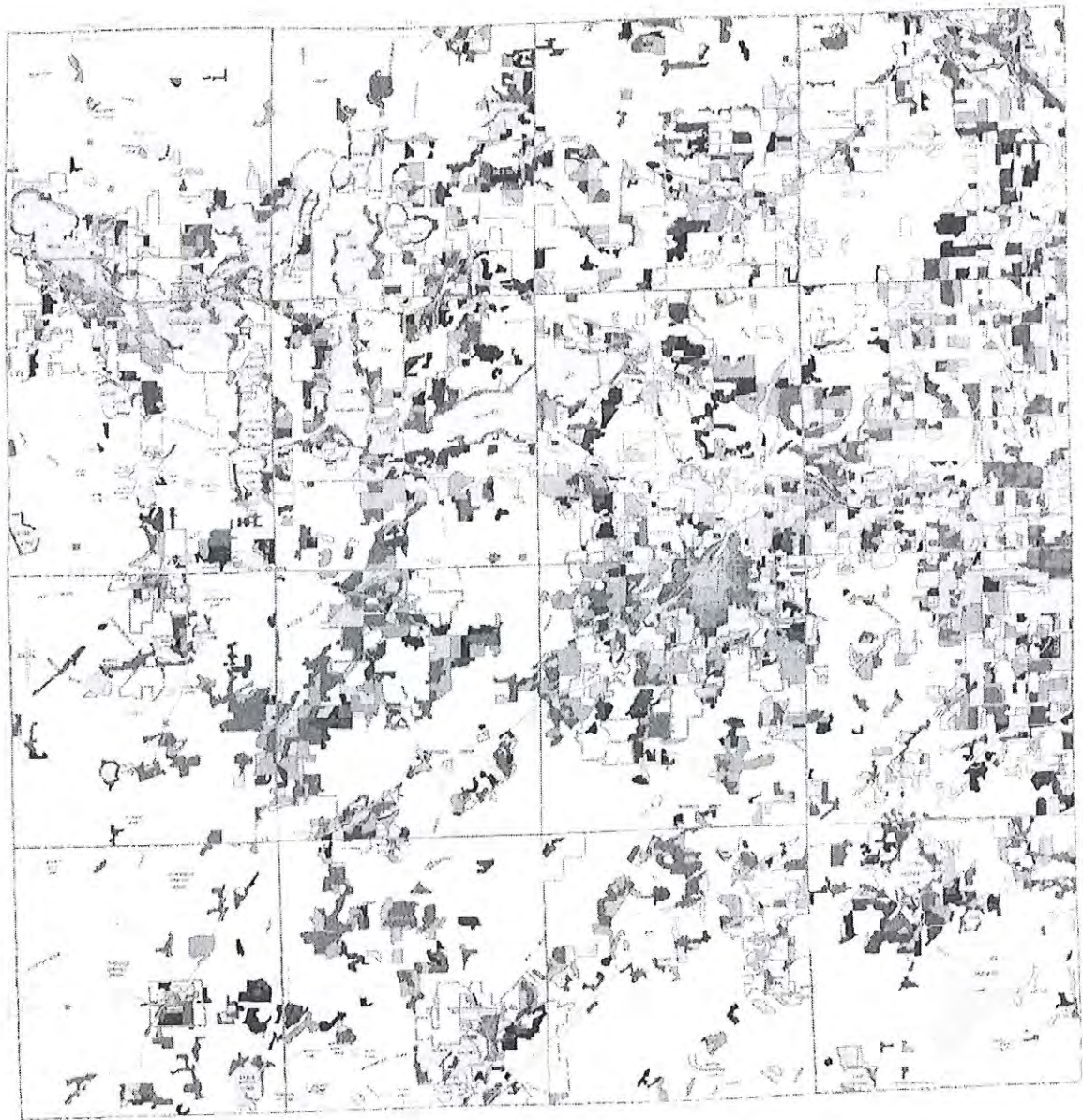
Urban Growth Ring Analysis

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 the map below.

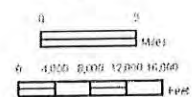
HISTORIC GROWTH RING ANALYSIS IN WAUKESHA COUNTY: 1850-2000

Historic Urban Growth in Waukesha County: 1850-2000



Legend

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



Source: SEWRPC & Waukesha County

Town of Mukwonago Conversion of Land Use.

A more detailed analysis is shown on Map K which indicates the conversion of agricultural land in the Town of Mukwonago from 1963-2005. This map is based upon the SEWRPC Land Use inventories from 1963-2000 and updated with changes to 2005. The acreages for these changes are on the conversion chart in the Land Use chapter of this document.

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 2 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. SEWRPC 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. The University of Wisconsin Applied Population Laboratory made the projections for years 2030 and 2035 with simple trend extrapolation techniques. These projections are built upon the Wisconsin Department of Administration's Demographic Services Center's population projections for municipalities (through 2025) and for counties (through 2030). At the community level it is more difficult to project future population growth. There is greater uncertainty with making demographic trend assumptions at the community level. For example, fertility is influenced by many factors including age of residents, income, educational attainment, race, and percentage of married couple families. Domestic migration or movement from one community to another is also difficult to project at a local community level. This variable is influenced by age, marriage, income, housing availability, and percentage of renters vs. homeowners. Between 1995 and 2000 over 66,000 Waukesha County residents moved to different houses within communities in the County. As a result, the projections for communities are a best projection guess, but may end up being quite different at the community level 20 years into the future.

Table 8

**Projected Population in Waukesha County: 2010-2035
(Intermediate Projection)**

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

Source: Southeastern Wisconsin Regional Planning Commission

Household Projections

Based upon the intermediate projection, SEWRPC estimates that Waukesha County will gain an additional 38,900 households by 2035. 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 2.37 persons in the year 2035.

Table 9

**Actual and Projected Households in Waukesha County
2000-2035**

(Intermediate Projection)

Year	Households	Change from Preceding Year	
		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.

Town of Mukwonago Projections

In the projecting of the population growth in 5 year increments through the year 2030, the Focus Group for the Town of Mukwonago analyzed a growth rate of 1.5% and 2% growth per year using the Waukesha County estimates and the growth and building permit data for the Town of Mukwonago from 1990-2007. Based upon that analysis they decided to use the continuation of the allotment system at 50 new residential living units per year which is lower than the actual growth in the last 17 years and larger than that projected in the update of the Waukesha County Development Plan.

Also used to analyze projected growth was the persons per household data from the Census data from 1960-2000 which indicates that the household size has been decreasing from 3.66 in 1960 to 3.14 in the year 2000 in the Town. The Focus Group reviewed the projected household size used in the Waukesha County Development Plan update of 2.48 persons per household by the year 2030 and determined that was too low because that included all types of living units such as multifamily and senior housing which typically are smaller than single family housing which is approximately 94% of the living units in the Town of Mukwonago. The Focus Group chose to use a household size of 2.75 persons per household which is a significant reduction in the 3.14 persons in the 2000 Census but somewhat higher than the 2.48 persons used by the County for the reasons stated above.

Table 10

Town of Mukwonago Growth 1960-2007 and Population Projections 2007-2030

	Actual Populations						Estimates					
	1960	1970	1980	1990	2000	Projected Growth Rate % per Year	2007	2010	2015	2020	2025	2030
Community Town of Mukwonago	1,579	1,930	4,979	5,967	6,868	1.5%	7,544	7,888	8,498	9,155	9,862	10,624
Town of Mukwonago	1,579	1,930	4,979	5,967	6,868	2.0%	7,544	8,006	8,839	9,759	10,775	11,896
Waukesha County Estimate for Town of Mukwonago	1,579	1,930	4,979	5,967	6,868	.93%	7,544	7,631	7,989	8,346	8,765	9,153

¹Growth Rate by Decade

1960-1970 22%
1970-1980 158%
1980-1990 19.8%
1990-2000 13.1%
2000-2007 5.4%

Source: Wisconsin Department of Administration

Note: the projections for the year 2030 were made on simple extrapolation techniques by University of Wisconsin Applied.
Population: Projections are built upon Wisconsin Department of DOA Demographic Services Center.

Table 11**Yearly Growth 1990 – 2007**

Year	Population	Population change	Change in population %	Building Permits for New Residential Units	Person per household in new dwelling units
1990	5,960	-	-	72	1.16
1991	6,051	91	1.53	71	4.13
1992	6,344	293	4.84	101	1.33
1993	6,479	135	2.13	104	1.44
1994	6,629	150	2.32	78	1.56
1995	6,751	122	1.84	56	1.83
1996	6,854	103	1.53	48	2.50
1997	6,974	120	1.75	45	1.48
1998	7,041	67	0.96	52	2.86
1999	7,190	149	2.12	53	0*
2000	6,868	-322	-4.48	50	1.66
2001	6,951	83	1.20	90	1.58
2002	7,093	142	2.02	82	2.02
2003	7,259	166	2.34	67	1.97
2004	7,391	132	1.82	34	2.67
2005	7,482	91	1.23	33	0.91
2006	7,512	30	0.40	17	1.88
2007	7,544	32	0.43	-	-

Based upon a 17-year average, there were 1.5 persons per household for all new houses built. The average percentage population change from 1990 through 2007 was 1.41 % per year.

* Negative population based upon Border agreement with the Village of Mukwonago and the number of new houses.

Table 12

**Projected Population and Households in the Town Of Mukwonago
2000 – 2030**

YEAR	PROJECTED POPULATION	PROJECTED LIVING UNITS
2000	6,868*	2,155*
2005	7,482**	2,691**
2010	8,170	2,881***
2015	8,857	3,221
2020	9,545	3,471
2025	10,232	3,721
2030	10,920	3,971

These projections were based upon 50 new living units per year and a household size of 2.75 persons

* Based upon 2000 Census data

** Population based upon DOA Data and building permits issued from 2000-2005

***Based upon building permit data from 2005-2006 and 50 per year for 2007-2009

Results of Surveys of Town of Mukwonago Citizens

Two surveys were conducted of the citizens of the Town of Mukwonago in order to establish the goals and objectives of the residents of the Town. The first survey was in the fall of 2002, which was mailed to the residents between August 29 and September 17. That survey was sent to all households within the Town to assess their attitudes and opinions on long-range growth and development issues. This information was needed in order to guide the Town in the update of the Town's Comprehensive Plan in accordance with the new Comprehensive Planning Law (Wisconsin Statutes: ss 66.1001) also, commonly referred to as the Wisconsin Smart Growth Law. This law requires community comprehensive plans to address different issues and elements including, land use, housing, economic development, agricultural, natural and cultural resources, transportation, utilities and community facilities, inter-governmental cooperation and implementation. The Town Survey questions were selected to obtain household opinions pertaining to the general and specific planning issues affecting residents of the Town in each of the elements. It was the intent that the survey would contribute to and be part of the public involvement process for the Town's Comprehensive Plan. There were 2,505 surveys mailed to the households within the Town; 1,341 surveys were returned for a response rate of 53.5%.

Subsequently, in October of 2006, as part of the participation of the Town of Mukwonago in the update of the Waukesha County Development Plan, a new survey was sent out to provide the decision makers of the Town of Mukwonago with accurate, up-to-date information regarding the views of the Town's residents regarding planning issues. In October of 2006, the County questionnaires were mailed to 1,065 households in the Town of Mukwonago. After 2 weeks, postcards were mailed to those who had not returned the questionnaire, a second questionnaire was sent to the remaining non-respondents in mid November. 3 hundred sixty-9 questionnaires were returned for a response rate of 35%. This percentage was based upon the 2000 census

population data. The estimates provided in the County's report were expected to be accurate within a + or - 4.9% with a 95% confidence rating.

That questionnaire indicated that quality of life issues such as the rural atmosphere, natural environment, open space, quality of the school system, property taxes, and the natural resource base were the top reasons that people choose to live in Waukesha County. Furthermore, 36% of the Town of Mukwonago residents said that the quality of life had declined during the last 5 to 10 years, 26% said it had improved and 25% believed it had not changed. Town residents ranked the amount of development as the most important factor that had changed the Town's quality of life. In the agricultural/ natural resource category, 67% of the Town respondents rated environmental quality in the county as either good at 57% or excellent at 10%. Air quality and groundwater were the 2 County resources residents most wanted to see protected.

Housing

When given County growth data, 38% of the residents thought the rate of growth was about right, 61% thought too much development had occurred and 1% said there was too little. A majority (55%) of the Mukwonago residents said that the County needs more housing for seniors. In addressing land use and growth issues the top issues of residents countywide were tax rates and green space preservation. When Town residents were asked how countywide growth issues were being dealt with, the majority of the Town residents rated 2 of 14 issues as being satisfactory, solid waste management and crime rate/safety. About half were satisfied with the quality of roads and no item had more than 50% dissatisfaction.

Transportation

57% of the Town of Mukwonago residents believe that the overall road network currently meets the needs of the county's residents. About 47% either disagreed or strongly disagreed that they will be adequate to meet future growth needs. 55% of Town residents desired more biking and walking trails.

Economic Development

Mukwonago residents emphasized the development of knowledge based types of businesses such as emerging technology and medical services as the most desirable for the County's future economic base. It did not appear in the survey that more than 50% of the people in the Town were in favor of sharing services with neighboring governments.

Overall, the County's survey which was conducted in 2006 reinforced the Town's survey from 2002 as the residents continued to support the retention and protection of the rural atmosphere, preserving the natural resources such as water quality for the lakes and streams, farm lands, open spaces and ground water. The Town's survey indicated that 76% agreed with purchase of development rights and the County's survey verified that 73% of the residents of the Town continued to support some kind of Purchase of Development Rights Program (PDR).

At the kick off meeting which was conducted on May 30, 2007, issues that were discussed by the committee were as follows:

1. The long term maintenance of open spaces in the existing subdivisions or planned unit developments in the Town.
2. The possibility of transfer of development rights.
3. The maximum lot size, with the idea that if someone wanted larger acreage, that they would purchase multiple lots.
4. The aging population of the Town.
5. The status of the existing transportation arterials.
6. The possibility of combining the Mukwonago Community Library and the Eagle Library.
7. The use of outside contractors versus Town employees.
8. The expanding of different types of commercial Conditional Use Permits in the Town's ordinance.
9. The definition of rural character in discussing the issue of rural character, there was a wide range of visions of what the members felt was rural character, ranging in size from 1.5 to 2 acre lots, another 3 acre lots density and open space, farm open space, private ownership and maximum lot sizes.

Vision Statement

Based on the input of many people and the results of the two opinion surveys that were conducted, a vision statement has been developed to help describe what the Town of Mukwonago hopes to be like in the coming years. As issues and opportunities arise in the future, the Town Board and Plan Commission will need to review this vision statement to ensure it remains fresh and looks to the future with anticipation.

Much of the Town retains its rural character. Homes blend in with and complement their natural surroundings. Forests, wetlands, lakes, and agricultural lands are dominant in the landscape. The water quality of surface waters remains high and groundwater resources are protected from contamination and overuse. By 2025, the Town's population will likely increase to 10,232 residents, representing an increase of 1,030 new dwelling units since 2005. New residential developments are designed to minimize the impact on the natural environment and environmentally sensitive lands and to protect open space, including productive agricultural lands. Improvements are made to the Town's infrastructure in a cost-effective manner to accommodate a growing population. Residents are served by a safe, efficient, and convenient comprehensive transportation system with vehicular, pedestrian, and recreational modes of transportation. The Town offers a range of recreational opportunities, such as organized activities for the youth and passive recreational areas. Town residents and visitors alike enjoy the lands in public ownership, including the Vernon Marsh Wildlife Area and the newly-acquired Rainbow Springs State Park [verify name]. The Town's fire and police departments continue to provide exceptional service. Town government continues to proactively address issues and opportunities for the benefit of town residents.

Objectives of the Update of the Waukesha County Development Plan and 2035 Regional Plan

Since the Town of Mukwonago is participating with 27 other communities in the update of the Waukesha County Development Plan, the Focus Group for the Town of Mukwonago has reviewed the objectives and supporting principles and related standards used in the update of the County Plan to determine and analyze whether the Town concurs with and support those objectives, standards and principles.

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

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

The terms “objective,” “principle,” “standard,” “plan,” “policy,” and “program” are subject to a range of interpretations. Although this chapter deals with only the first 3 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 Town of Mukwonago Focus Group has reviewed the following general development objectives, presented as part of the year 2035 regional land use plan, which have been reaffirmed by the Comprehensive Development Plan Advisory Committee for use in the preparation of the Waukesha County Comprehensive Development Plan, 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, 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.

The Town Board and Planning Commission has reviewed the above objectives and supports them countywide, but realizes they all may not be appropriate for the Town of Mukwonago as discussed in subsequent chapters.

Specific Development Objectives

Within the framework established by the general development objectives, a secondary set of more specific objectives, which are directly related 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 development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.
6. The preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.
7. The conservation, renewal, and full use of existing urban service areas of the Region and the County.
8. The preservation of productive agricultural lands.

9. 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.

The Town Board and Planning Commission has reviewed the above objectives and supports them countywide but realizes they all may not be appropriate for the Town of Mukwonago as discussed in subsequent chapters.

Formulation of Standards

Each set of standards is directly related to the objective. The standards facilitate application of the objectives in plan design and evaluation. The Focus Group has reviewed the standards relating to the 9 specific land use objectives that were developed by the County subcommittee which address the particular planning element, and although they may concur with them on a countywide basis, they feel they may not be appropriate for every community in the County. However, the Town does support these objectives and standards on a larger scale.

The following objective and standards serve as an example for industrial and commercial sites.

Objective

The preservation, development, and re-development of a variety of suitable industrial and commercial sites, are 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 or soils suitable for installation for a mound or in-ground onsite septic system, storm water drainage facilities, and power supply.
- b. Ready access to the arterial and highway system.
- c. Adequate off-street parking and loading areas.
- d. Provisions for spacing of ingress and egress points appropriately controlled to prevent congestion on adjacent arterial streets.
- e. Site design appropriately integrating the site with adjacent land uses.

Balancing Of Planning Standards

In applying the planning standards and preparing the Waukesha County Comprehensive Development Plan, it should be recognized that it is unlikely that the County Plan can meet all of the standards completely. It should be recognized that some objectives are complementary, with the achievement of 1 objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through 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 other uses in support of the orderly growth and development of the Town.

Most of County's land use development objectives, principles, and standards were incorporated without significant change from the set of planning objectives, principles, and standards included in the adopted Year 2035 Regional Land Use Plan. The intent of this chapter is to analyze general objectives for the Town's Plan, and subsequent chapters will detail planning principles and standards as they relate to the particular planning element.

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 Town and 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 Town'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, 2 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 1 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 5 acres in size and 200 feet in width.

Standards

- a. Primary environmental corridors shall be preserved in natural and open uses to the extent practical.
- b. Secondary environmental corridors and isolated natural resource areas should be preserved in essentially natural, open uses to the extent practicable, as determined in the Town Plan.

Uses considered being compatible with the preservation of environmental corridors and isolated natural resource areas are indicated in Table 13.

Table 13

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS

Permitted Development																
Component Natural Resource and Related Features within Environmental Corridors ^a	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 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 ...	X ^e	X ^{f,g}	-	X ^h	X ⁱ	-	-	X	X	-	-	-	-	-	-	-
Shoreland	X ^p	X	X	X	X	X	X	X	X	-	X ^s	-	-	X ^d	X ^l	-
Floodplain	X ^k	X	-	X	X	X	X	X	X	-	X ^s	X	-	X ^d	X ^l	-
Wetland ^m	X ^k	X	-	-	X ^u	-	-	-	X	-	X ^o	-	-	-	-	-
Wet Soils	X ^p	X	X	X	X	-	X	X	X	-	X	-	-	X ^p	-	-
Woodland	X ^p	X ^p	X ^d	-	X	X	-	-	X	X	X ^p	X ^p	X ^p	X ^p	X ^p	X ^p
Steep Slope....	X ^p	X	-	-	X ^b	-	-	-	-	X ^r	X	-	-	-	-	-
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-
Historic Site ..	-	X ^g	-	-	X ^b	-	-	-	-	-	-	-	-	-	-	-
Scenic Viewpoint.....	X	X	-	-	X	X	-	-	X	X	X	-	-	X	X	X
Natural Area or Critical Species Habitat Site	-	-	-	-	X ^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 1 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 sensitive 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 (Table 13) 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 % of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 % 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 by 5, with only a limited portion of the site which is covered by surface water, floodplain and wetlands being counted in the total corridor acreage. 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 1 dwelling per 5 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.

Footnotes to Table 13

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

Lakes, Rivers, and Streams: *Includes all lakes greater than 5 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.*

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 1 acre or more in size having 17 or more deciduous trees per acre with at least a 50 % 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 % 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.

^bIncludes such improvements as stream channel modifications and such facilities as dams.

^cIncludes 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.

^dIncludes 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 2-week stay.

^eCertain transportation facilities such as bridges may be constructed over such resources.

^fUtility facilities such as sanitary sewers may be located in or under such resources.

^gElectric power transmission lines and similar lines may be suspended over such resources.

^hCertain 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.

ⁱBridges for trail facilities may be constructed over such resources.

^jConsistent with Chapter NR 115 of the Wisconsin Administrative Code.

^kStreets 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.

^lConsistent with Chapter NR 116 of the Wisconsin Administrative Code.

^mAny development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

ⁿOnly 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.

s Allow only if proper safeguards can be put into place to preserve the environmental characteristics.

Source: SEWRPC

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 Town and to avoid developmental problems.

Standards

- a. All 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 designated on the Town Plan.
- 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 for Southeastern Wisconsin SEWRPC Planning Report # 42 adopted by the Waukesha County Board on April 27, 1999 shall be preserved to the extent practical.
- c. One hundred year recurrence interval floodlands should not be allocated to any development, which would cause or be subject to flood damage; and only structures and those land uses specifically authorized and designed for that purpose (i.e., water- boat landings, trails, parks, athletic fields) shall 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 1 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 1 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

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 minimize conflicts between farming operations and urban land uses.

Standard

Prime agricultural lands in the Town of Mukwonago includes those lands in agricultural use, unused/open lands, primary/secondary environmental corridor or isolated natural areas and 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 % 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 5 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 % 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 particu-

larly 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 % 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 II soils, and because of the significant loss of dairy farm operations within Waukesha County over the past 3 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 5 square mile farmland block size is not a new criterion. Indeed, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) utilized the 5-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 1996. 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 5 square miles containing concentrations of farmland meeting the 3 criteria cited above. At least 75% of the gross area should be comprised of such farmland or of 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 5 square miles in the standards for prime agricultural lands.

The Town Board and Plan Commission discussed as an alternative to the large blocks of agricultural lands that sustainable agriculture should be encouraged on smaller areas for truck farming or small specialty type farming operations. These areas could include open space areas in planned unit developments and conservation design developments.

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. The Town of Mukwonago will provide 1 large park complex in the central portion of the Town adjacent to the Town Hall by combining and expanding the existing park facilities east and west of Beulah Road. It is the intent of the Town to acquire portions of the Swan Property through the development process either as a planned unit or conservation design development. Additionally the Town has other park facilities and open space areas which have been dedicated to the Town through the development process prior to the adoption of the Town Park Plan. It is not the intension of the Town to develop these areas as active recreational areas or obtain addition lands not designated on the Town Park Plan.
- c. The Town of Mukwonago intends to provide outdoor recreation facilities to afford the resident population of the opportunities to participate in intensive non-resource-oriented

outdoor recreation activities. These types of facilities are activity specific such as tennis, baseball, basketball, soccer and playgrounds.

- d. Areas having unique scientific, cultural, scenic, or educational value should not be allocated to any urban or agricultural land uses, adjacent surrounding areas should be retained in open space use, such as agricultural or limited recreational uses.
- e. The County should acquire or otherwise protect land and establish Greenways along the following major streams; the Fox River and Mukwonago 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.
- f. The Town will continue to encourage development of play areas, walking trails, tot lots and other private recreational facilities in the open space areas of planned unit developments and conservation design developments which are to be owned and maintained by the homeowners in each particular development.

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 Town.

Principle

Information regarding existing and potential surface and ground water quality 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.

Principle

Information regarding existing ground water quantity conditions is essential to any comprehensive land use and natural resource planning program. The studying and documenting of the existing condition of ground water quantity provides important baseline data. Potential ground water quantity conditions provide important data upon which planners, municipal officials and resource managers can make comprehensive development planning decisions.

Standards

- a. Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining or enhancing the natural surface and groundwater hydrology to the extent practicable.
- b. Storm water management planning should seek to encourage or enhance to the extent practicable ground water recharge to maintain the natural groundwater hydrology.

Notes: As of the writing of this Plan, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) 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 Town 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.

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

- a. 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.
- 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 (12% or greater) or with seasonally high groundwater 1 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 1 foot separation from the seasonally high groundwater level.

Nonmetallic Minerals

Principle

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

Standard

Consideration for short term mining projects for public improvement projects will be allowed with approval of the Town Board where the resource is available in close proximity to the project in order to eliminate unnecessary trucking costs which are paid for by the general public.

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

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 Town population.

Principle

The only planned urban land use within the Town is around the Phantom Lakes and within the planned sewer service area.

Land Use Development Objective No. 2

The various land uses shall be convenient and compatible.

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

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

The various land uses should be distributed so they are 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, loading upon transportation and utility facilities. These facilities, in turn, are essential to, and form a basic framework for land use development.

Standards

- a. 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 development but to land planned to be used for such development.
- c. Land developed or planned to be developed for urban type residential use should be located in areas serviceable by an existing or planned public sanitary sewerage system.
- d. 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 as planned unit or conservation design developments.
 3. New urban development served by onsite sewage disposal systems in areas planned to receive sanitary sewer service is not allowed.

Land Use Development Objective No. 4

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

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.

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 1 elementary school and 1 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.

Table 14

PERCENT OF AREA IN LAND DEVELOPMENT CATEGORY

Land use Category	Rural Residential 5 Acre Density	Agricultural Residential 3.2 Acre Density	Suburban Density II 3 Acre	Low Density 1 Acre Density	Medium Density 30,000 sq ft Density
Residential					
Conventional	88%	NA	83%	81%	77%
P.U.D	58%	58%	58%	56%	56%
Conservation Design	52%	52%	46%	49%	49%
Park & Open Space					
Conventional	0%	NA	0%	0%	0%
P.U.D.	30%	30%	30%	30%	30%
Conservation Design	40%	40%	40%	40%	40%
Streets					
Conventional	12%	NA	17%	19%	23%
P.U.D	10%	12%	12%	14%	14%
Conservation Design	08%	08%	14%	11%	11%

Density based upon Planned Unit Development and Conservation Design Conditional Use Standards of 130,680 sq. ft. per unit in R-1 and R-2 and 1 acre in R-1 and R-2 respectively.

Areas of development based upon .23 acres for streets on 1 acre and 30,000 sq. ft. lots, .3 acres for streets on 1.5-acre lots, .6 acres for streets on acre lots and .7 acres for streets on 5-acre lots consistent with Table 139 in the Waukesha County Development Plan

- b. Where appropriate, 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 in all land use categories, as appropriate.
- 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.

Principle

Residential development in a rural setting can provide a desirable environment for households seeking proximity to open space.

Standards

- a. The Town's Plan to seek and 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, the overall density of the Town shall be no more than 1 dwelling unit per 5 acres with a 3.2 density in individual developments. 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.
- d. A development density of no more than 1 home per 3.2 acres in rural areas is recommended to help accomplish the following:
 - Minimize traffic volumes on rural highways and the need to widen highways beyond 2 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.
 - Sustain development served by onsite sewage treatment systems and wells.
 - Minimize the risks to the groundwater supply which the widespread use of onsite 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 soil suitability Class I and Class II soils.

Land Use Development Objective No. 5

Limited commercial type uses may be considered as Conditional Uses.

Principle

These limited commercial type Conditional Uses require areas and locations suitable to their purposes.

Standards

- a. Limited type Commercial Conditional Uses should meet the following standards:
 1. Available adequate water supply, sanitary sewer service or soils suitable for an in ground septic system, storm water management facilities, and power supply.
 2. Ready access to the arterial street and highway system.
 3. Adequate on-street and off-street parking 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 appropriately integrating the site with adjacent land uses.
 6. The uses may be allowed by Conditional Use permits, where it is determined that the use is compatible with the adjacent residential and agricultural uses.

Land Use Development Objective No. 6

The renewal and upgrading of existing nonconforming structures and uses in the area near Phantom Lake within the Village of Mukwonago sewer service area.

Principle

Such effort, along with infill development on vacant land within the sewer service area, serves to maximize the use of public infrastructure and public service systems.

Standards

- a. Existing urban uses with the sewer service area should be updated and renewed, as appropriate.
- b. Infill of undeveloped lands within the urban areas.

Transportation Objective No. 1

A multi-modal transportation system which, through its location, capacity, and design, will effectively serve the existing Town and County 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 Town 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 Plans.
2. Higher relative transportation accessibility should be provided to areas recommended for development than to areas not recommended for development.
3. 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 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

a. Street and Highways System

1. Highways should be provided in the County in each direction in urban high-density areas, at intervals of no more than 1 mile in each direction in urban medium-density areas, and at intervals of no more than 2 miles in each direction in urban low-density and suburban-density areas.
2. In rural areas, arterials should be provided at intervals of no less than 2 miles in each direction.
3. Arterial street and highway facilities should be provided with adequate traffic-carrying capacity to minimize traffic congestion and in accordance with the Tables contained on page 248 of the Southeastern Wisconsin Regional Transportation Plan for 2035.

b. Bicycle and Pedestrian Facilities

1. All County Trunk Highways (including their bridge and underpass facilities) should provide accommodation for bicyclists upon construction or reconstruction, when resurfaced.
2. Off-street bicycle paths should be provided in accordance with the recommendations set forth in the adopted County Park and open space plans. These off-street bicycle paths should provide reasonably direct connections between residential 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 and cost effective 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, safe, and sanitary 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.

Principle

Increases in the total number of households within the Town, are a result of new household formations and net in-migration of additional households, as well as changing size and composition of existing households.

Standards

- a. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. The creation of new residential lots shall be controlled by an allotment system, so that lots are not created which exceed the projected growth of the Town.
- b. The supply of sound housing units should be provided through the working of the private housing sector to the maximum extent possible with use of the residential permit system, with continued assistance from governmental agencies as necessary.

CHAPTER 3

**AGRICULTURAL NATURAL &
CULTURAL RESOURCES**

INTRODUCTION

This chapter represents an inventory analysis of the Agricultural, Natural & Cultural Resource base of the Town of Mukwonago. Included is descriptive information pertaining to the topography, soils, groundwater resources, surface water resources, wetlands, woodlands, natural areas, critical species habitat areas, environmental corridors, historical and cultural resources and agricultural lands.

The natural resource space of the Town is one of the most important factors influencing the type of development in the Town. It is the natural resource base which makes the Town an attractive location for residential development. The natural resource base has great economic value including but not limited to development potential and agriculture, as well as recreational and aesthetic value. In order to preserve and protect this important asset, future development in the Town must remain consistent with the ability of the natural resource base to support various forms of rural development without deterioration or destruction of the underlying and sustainability of the natural resource base. The natural resources in the Town are susceptible to irreversible damage through inappropriate land use, transportation and public facility development in areas of the Town where the population resides in close proximities to the Phantom Lakes, the Mukwonago River, the Vernon Marsh, the Jericho Creek and Spring Lake which are all environmentally sensitive inland lakes and waterways.

Without a specific understanding and recognition of the character, and importance of the various elements of the natural resources in the Town, alteration of the natural environment proceeds at the risk of excessive cost in terms of both monetary expenditures and environmental degradation. A sound and meaningful planning effort must therefore acknowledge that natural resources are limited and urban and rural type development should be properly adjusted to the natural resources, so that serious and costly environmental problems can be avoided.

According to the 1998 Town of Mukwonago Master Plan update, the land use chart indicated there were 10,792 acres of agricultural land in 1990 in the Town of Mukwonago. The 1995 land use inventory indicated that there was 9,648 acres of agricultural land and the 2000 inventory done by SEWRPC indicated that there was 8,268 acres. There has been a reduction of over 6,044 acres of agricultural lands in the Town of Mukwonago from 1963 to 2000.

The existing Town of Mukwonago Master Plan establishes goals to recognize that the natural environment is an interdependent system of land, water, and air components and that the health and stability of this resource system should be maintained and enhanced for future generations. The directives of the existing plan are as follows:

1. Protect the existing natural resources within the Town and promote the maintenance of environmentally sensitive areas in their natural state.
2. Promote open space preservation for general public access, recreational use, and preservation of scientific and historical resources and to enhance community identity by providing permanent open spaces between expanding developed areas.
3. Encourage the enhancement and preservation of permanent environmental corridors, wooded areas, fence rows, and wildlife habitat areas within the Town.
4. Provide for a balanced natural environment in the Town by preserving agricultural land to complement developed residential, commercial, industrial and institutional areas.
5. Encourage the preservation of public and privately owned open spaces in a manner which will not impair their original appearance or importance to the environment.
6. Encourage the preservation, recognition and maintenance of the historical sites within the Town as essential elements of the natural environment as a means of protecting the historical character of the Town.
7. Protect shoreland and floodplain areas in the Town as focal points of natural beauty and recreation.
8. Consider and recognize potential damage, which may be caused by pesticides and fertilizers, which degrade the quality of the Town's land and water resources.
9. Promote development design, which will use natural drainage control measures to minimize pollution entering the surface water and ground water.
10. Develop a full range of programs for preservation of environmentally sensitive areas utilizing devices such as acquisition, dedication, zoning, and easements.
11. Explore innovative methods of preserving open space and creating green belts between developed areas of the Town and within subdivisions.

SURFACE WATERS

The Town of Mukwonago contains diverse and significant water resources. The inland lakes, streams, ground waters, shorelands, floodplains, wetlands and natural drainage systems; in addition to being part of the ecosystem and worthy of environmental protection, water resources often influence land use decisions. Development can be restricted on land, which is classified as floodplains, wetlands, and high ground water resources areas.

Sewerage treatment plant construction, which often leads to concentrated development, may be dependent upon discharge to a body of water, fresh drinking water supplies from wells or municipal water supplies fed by lakes or rivers are essential for any kind of development. Lakes and streams are complex systems, which include concentration of chemicals, and nutrients, aquatic plant life, fish life and shore land configurations, which support terrestrial plants and animals.

The Town of Mukwonago has 3 major lakes; Upper Phantom Lake, Lower Phantom Lake, and Spring Lake along with two major streams, the Fox River and the Mukwonago River. Lower Phantom Lake was created by damming the Mukwonago River at the Village of Mukwonago. It covers 433 acres with a maximum depth of 12 feet, with an average depth of 3 feet. Because it is so shallow, Lower Phantom Lake is marshy and is often full of algae and aquatic vegetation. Upper Phantom Lake is 106 acres in size and is irregularly shaped. Because Upper Phantom Lake is deeper with a maximum depth of 29 feet and an average depth of 11 feet, and has greater recreational usage and residential shoreland development. Together, these two lakes share about 4 miles of shoreline. Spring Lake is in the north central part of the Town, which has fluctuating water levels generated by wetlands to the north and west. The lake covers 107 acres not including wetlands, and is shallow and weedy with a maximum depth of 22 feet and an average depth of five feet.

The Town of Mukwonago is part of the Fox River watershed, which runs south from northern Waukesha County near Menomonee Falls and flows through most of Waukesha, Racine, and Kenosha Counties into Illinois. In the Town, the Fox River is a sluggish stream, which can support boat travel only near the Village of Mukwonago and serves as the outlet for treated sewage for the Village of Mukwonago sewerage treatment plant. The part of the 81-mile stream/lake, which is located in the Town flows between low moraine ridges and wetlands in the Vernon Marsh to the Village. The Mukwonago River runs west to east in the southern portion of the Town through the Village and feeds upper and lower Phantom Lake. High quality floodplains and wetlands lie along its 13-mile length, in addition to providing recreational opportunities.

"A Lake Management Plan for the Phantom Lakes" was prepared by SEWRPC in January 2006 consisting of two volumes. In volume 1 the inventory data used as a basis for alternative lake management measures and developed recommendations for management measures in volume 2. The inventory included an overview of the lakes and their watersheds, a review of the governance structures currently in place, a summary of the water quality, a summary of their biology, and a review of the water use objectives. Volume 2 discusses alternative lake management and watershed measures and addresses current and future lake management issues relevant to Upper and Lower Phantom Lakes. The Plan recommends that maintaining historic

residential densities, enforcing setback regulations, adoption of storm water and groundwater protection ordinances and the protection of shorelands and wetlands.

Additionally, two other bodies of water that exist in the Town of Mukwonago are Spring Lake and Willow Spring Lake, which are located in the north central portion of the Town. Spring Lake is 105 acres and is primarily spring fed with some contribution of surface water from localized surface run off. Spring Lake is roughly a circular lake with an elongated northern bay. The lake has a maximum depth of 22 feet, a mean depth of five feet and a volume of 553 acres. It drains to the north through a short section of Spring Creek into Willow Spring Lake.

Willow Spring Lake is a 46-acre water body, which receives most of its water from Spring Lake and Spring Creek, and surface water from the immediate area surrounding the lake. Willow Spring Lake drains through Spring Creek in a northerly and easterly direction to Genesee Creek. The lake is roughly oval in shape, with one large basin. Willow Spring Lake has a maximum depth of 13 feet, a mean depth of five feet and a volume of 230 acres.

According to the lake protection plan for Spring Lake and Willow Spring, about 1,250 acres or 36 percent of the drainage area is devoted to urban uses and 2,270 acres, or about 64 percent to rural uses. The Plan anticipates by the year 2020 that additional urban density residential development would be expected to occur in the area north of the area west of Willow Spring Lake for a conversion of about 280 acres of agricultural land.

In a wetland inventory, which were conducted between 1971 and 2000 in the vicinity of Spring and Willow Spring Lakes, it had been determined, that disturbances in these areas included ditching, clear cutting, filling, vegetative removal, agricultural activity and dumping. It was generally associated with agricultural activities and subsequently urban development. Of the species present in this area, about 20 percent were considered to be exotic species indicating that the wetlands were moderately to heavily disturbed in the past. The surveyed wetland parcels contained a variety of wetland types with a number of federal and state designated rare, threatened or endangered species being present. About 10 percent of the drainage area or 415 acres is wetland in the spring and Willow Spring Lake's watershed. The surface water quality of Spring Lake and Willow Spring Lake is reported to be poor to good.

The Plan recommends consideration of public acquisition or acquisition of conservation easements over lands within the primary environmental corridor to ensure the protection and preservation of the ecologically valuable areas in a manner consistent with the regional natural areas and critical species habitat protection plan. The Dunlop property and a portion of the Smart property were recently purchased by Waukesha County. Those areas are just east of Spring Lake. Most of the area adjacent to Spring Lake and Willow Spring Lake in the undeveloped portions are designated in the C-1 conservancy/ wetland category or the environmental corridor zoning district on the Towns Land Use Plan and on the current town zoning maps. This will serve to protect those areas immediately adjacent to the lake and limit the amount and type of disturbance.

Recommendations were made in the Lake Protection Plan for Spring Lake and Willow Spring Lake, which would encourage the management of non-point source pollution on page 61 of the document.

The Town contains two other lakes. Browns Lake is located in the southwestern portion of the town, which is considered a Natural Area and is surrounded by upland environmental corridors and conservancy/wetland areas. As part of the Lakewood Farms Preserve development east of that water body, a 27-acre parcel was donated to the Waukesha County Land Conservancy to protect the waterbody and buffer provisions were required for that portion of the development that drained directly to the water resource.

The Rainbow Springs property contains two other water bodies where there have been numerous inventories conducted on the wetlands, environmental corridors, endangered, and critical species habitat areas surrounding them. As required in recent land use plan amendments by both the Town of Mukwonago and Waukesha County, detailed inventories will have to be completed on that property prior to any development proposal being approved by the Town. The intent of those inventories will be to protect the environmentally sensitive areas, critical species habitat area, and the surface water resource in any design for development of the property.

According to the Water Classification Code as described in Chapter 3 of the update to the Waukesha County Development Plan, the Jericho Creek and Spring Creek in the Town are classified as "coldwater streams" and Spring Lake and the Mukwonago River are classified as "outstanding resource waters".

Groundwater Resources

Groundwater is a vital natural resource in these parts of Waukesha County, which not only sustains lake levels, wetlands and provides base flow of the streams, but also, it is a major source of water supply. In general, Waukesha County has an adequate supply of ground water to support its growing population, agriculture, commerce, and viable diverse industries; however, reduction of water sources may occur in areas of concentrated development and intensive water demand, especially in the sand stone aquifer. The amount of recharge, movement and discharge of the groundwater is controlled by several factors including precipitation, topography, drainage, land use, and soil conditions. In 2002, SEWRPC published Technical Report 37, entitled, "Groundwater Resources in Southeastern Wisconsin" which provided baseline information regarding groundwater availability in southeastern Wisconsin. In 2008, SEWRPC also published Technical Report 47, titled, "Groundwater Recharge in Southeastern Wisconsin Estimated by GIS-Based Water-Balance Model," which explains the methodology used to identify groundwater recharge areas in southeastern Wisconsin.

Groundwater Aquifers

Groundwater occurs within three major aquifers that underlie the County. From the land's surface downward, they are: 1) the sand stone 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 absent in the northwesterly portion of Waukesha County. All residential homes in the Town are served by private water

supply systems. A large part of the Town of Mukwonago is contained within an area designated as having a "High Contamination Potential" (See Map G).

The Town is aware that in January of 2005 SEWRPC announced that it would initiate the conduct of a regional water supply study for southeastern Wisconsin. This study will lead to the preparation and adoption of the regional water supply system plan. The preparation of the regional water supply plan represents the third and final element of SEWRPC regional water supply management program. The first two elements comprise the development of basic groundwater inventory and the development of a groundwater model for the southeastern Wisconsin. It is anticipated that the regional water supply will address the following major components.

- Development of water supply service areas and a 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 surface area and in recommendations for development of the basic infrastructure required to deliver that supply.
- Identification of groundwater recharges 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.

It is anticipated that this study will be based upon a design year of 2035. It was originally anticipated the plan would be completed in 2006 and the adoption would occur in early 2007. As of July 2007, the plan has not been completed. It should be noted that the governor has designated Waukesha County as a "Groundwater Management Area". (See ACT 310)

Floodlands

The floodlands of a river or stream are the wide, gently sloping areas contiguous with and usually lying on both sides. Streams and rivers 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. 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 recurrence 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 park and

open space areas. Floodlands also provide storage for floodwaters and thereby decrease downstream flood discharges and stages.

According to a report issued by the Federal Emergency Management Agency, (FEMA) on February 2, 2007 for some of the streams and rivers in the Town of Mukwonago, the 100-year flood elevation on Phantom Lake will raise by 1.9 feet once adopted. The flood lands within the Town are along the Mukwonago River, Jericho Creek, and Fox River systems. (See Map A)

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, installation of onsite sewage disposal systems and provisions for 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 SEWRPC 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 County. 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 Town of Mukwonago in greater detail than previously available but individual borings are the best measure on individual properties. 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. (See Map B)

Suitability for Agricultural

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. 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 significance includes land in addition to National prime farmland, which is of statewide importance for the production of food, feed, fiber, forage and oilseed crops.

Class I and II soils for agricultural productivity are generally considered prime in this area of Waukesha County, along with Class III soils being soils of statewide significance, which are also considered good for agricultural uses. Map C designates the areas within the Town of Mukwonago where Class I and II soils exist, which are considered prime. There are still a

number of large blocks of agricultural operations, which exist in the Town. It appears from discussions with the Focus Group, the Town would like to retain those areas, if at all possible.

When analyzing the soils in general in the Town, most of the soils around the area are well-drained sandy gravel soils classified as Casco-Rodmen and Fox. There are Pella and Houghton Mucky Peat soils in the areas adjacent to the Fox River and Mukwonago River, the low areas adjacent to the Phantom Lakes. Many of these are considered hydric soils and are poorly drained and not suitable for onsite sewage disposal systems or development. Map B designates the location of these hydric and poorly drained soils, most of which are also located in designated wetlands and floodplains. Map B also indicates the location of slopes greater than 12 percent, which are sandy gravelly soils, which are not considered good for residential development.

Surface Geology Physiography

Four major stages of glaciations, the last of which was the Wisconsin Stage ending approximately 10,000 years ago in the state have largely determined the physiographic, topography, and soils of Waukesha County. The dominant physiographic and topographic feature in Waukesha County is the Kettle Moraine and interlobate glacial deposit form between Green Bay and Lake Michigan. Lobes of continental glaciers moved in a generally southerly direction from its region of origin in what is now Canada. The Kettle Moraine which is orientated in a general southwest direction across western Waukesha and Washington Counties, is a complex system of kames or conical hills, kettle holes formed by glacial ice blocks that became separated from the ice mass and melted to form depressions and small lakes as the melt-away deposited material around the ice blocks and eskers which are long narrow ridges of drift deposit and abandoned drainage waste. The remainder of the county is covered by a variety of glacial landforms and features, which includes various types of moraines, drumlins, kames, outwash plains and lake deposit. According to a general topographic map (See Map D), the highest elevations in the Town of Mukwonago range from 1,000 to 1,100 feet above sea level. There are two general areas of nearly level outwash, one in the western portion of the Town along the basin of the Jericho Creek and the other just west of the Vernon Marsh generally from the northerly town line south through the village and adjacent to the Phantom Lakes. The lowest in elevations in the Town are generally between 700 and 800 feet and those areas are generally along the Fox River in the easterly portion of the Town and the Mukwonago River in the southerly portion of the Town.

Environmental Corridors & Isolated Natural Resource Areas

The most important elements of the natural resource base of this area of Waukesha 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 2 miles long, 200 feet wide and 400 acres in area. As shown on Map E, the primary environmental corridors are generally located along the Fox & Mukwonago River systems in wetland areas. The current Town master plan and zoning regulations preserve the primary environmental corridor in natural and open space uses. The preservation of those corridors is considered essential to the overall environmental quality of the Town and the maintenance of its unique

cultural and natural heritage and beauty. Because these corridors are generally poorly suited for urban development due 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 areas. Isolated natural resource areas are considered concentrations of natural resources of at least five acres in size, 200 feet in width that have been separated from an environmental corridor network by urban or agricultural uses. Map E designates the location of all primary, secondary, and isolated natural areas within the Town of Mukwonago. While the Town's current Master Plan recommends protection of environmental corridors and isolated natural areas, it recognizes that certain development may be accommodated in these areas without jeopardizing their overall integrity. The plan recognizes that certain transportation and utility uses may out of necessity, have to be located within such areas and that limited residential and recreational uses may be accommodated in those areas. The policy of the Town is that the residential development in the corridors should be limited to upland environmental corridors at an overall density of no more than one dwelling unit per five acres. The Town has a policy in the review and approval of planned unit developments or conservation design subdivisions of making every effort to try to preserve those environmental corridors in their entirety.

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, 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. Map F designates the areas of wetlands in the Town of Mukwonago. The Town has designated most of these areas in the C-1 zoning district, AE (Exclusive Agricultural) zoning district and EFO (Existing Floodplain Overlay) on their zoning maps.

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 Town. 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. Map F designates the areas in the Town of Mukwonago where there are significant amounts of woodlands. Many of these areas are also contained within the primary environmental corridor.

Rare and Endangered Species

For residents, the Town's attraction is not merely the land and water resources, but the accompanying abundance of wildlife. The Town is home for many species of fish, mammals, reptiles and birds. Many opportunities exist for hunting, fishing and for wildlife study and observation.

The major lakes and streams in the Town all contain largemouth bass, pan fish and northern pike. Walleye is also found in Lower Phantom Lake, and the Mukwonago River supports smallmouth bass. In the wetlands surrounding the lakes and streams, waterfowl, muskrat and mink find their home. Muskrat is abundant and widely distributed throughout southeastern Wisconsin. The muskrat house is also used by other wildlife. Waterfowl "loaf" and nest on it, while mink and raccoon den in it.

Raccoon, skunk and opossum are woodland animals but migrate to wetlands for their water-based food. White-tailed deer are found in an area west of Spring Lake and in the Vernon Marsh. Other persistent mammals are the gray squirrel, fox squirrel, cotton tail rabbit, coyotes, wolves and red and gray foxes. These latter three animals are hunted as game.

Waterfowl hunting includes both resident ducks and migratory geese since the area lies within the major pathway of the "Mississippi Flyway." Other game birds include pheasant, woodcock, and jacksnipe. A study area in the Vernon Marsh contains many bird residents such as the loon, cormorant, great blue heron, sandpiper, plover, grouse and tern. Bird species unique to the Vernon Marsh are yellow-headed blackbirds, bald eagles and ospreys. The pickerel frog and sandhill cranes, both endangered species, are also found in the Vernon Marsh. Birds found throughout the Town include the eagle, turkey, vulture, hawks, owls, kingfisher, woodpeckers, robin, whippoorwill and mourning dove.

Wildlife performs vital functions in the ecological chain. Some examples are birds, which eat crop pests, or waterfowl, which keep streams clear by feeding on aquatic vegetation. Endangered species are a special concern. Any action, which affects wildlife, goes beyond recreational importance to potential environmental consequences.

Some of the state (special concerned) species, state threatened and endangered species are located within the Town of Mukwonago. Due to the sensitivity of this data, mapping is only allowed to show graphically the data on a section-by-section basis. Resource maps indicate natural areas, critical species habitat site, rare bird species habitat sites, rare reptile species habitat sites, state threatened and endangered species habitat and special concerns species sites. The species which are considered state (special concerned) species are not as rare as threatened or endangered but require the watchful eye of advocacy groups to keep them from dwindling in numbers and becoming threatened and endangered. The DNR and environmental advocacy groups monitor and assist in protecting individual threatened and endangered species. Recent conservation efforts have changed to be more proactive by focusing on and concentrating on entire habitats or ecosystems surrounding these species. The Town continues to promote improving the chance of these threatened and endangered species from surviving and growing, by their land use regulations.

Climate

Its mid-continent location gives Waukesha County a continental climate that spans four seasons, one season succeeding the other through varying time periods of unsteady transition. Summers, generally the months of June, July and August, are relatively warm, with occasional periods of hot, humid weather and sporadic periods of cool weather. The cold winter, accentuated by prevailing frigid northwesterly winds, generally spans the months of December, January and February, but may in some years include parts of November and March. Autumn and spring in the County are transitional times of the year between the dominant seasons and usually periods of widely varying weather conditions. Temperatures are extremely varied, and long periods of precipitation are common in autumn and spring. Some of the more pronounced weather events include tornadoes and major snowmelt occurrences.

Air temperatures within Waukesha 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. 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 Waukesha County are generally 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 5 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. The Town is not aware that they have any emissions issues due to their lack of business and industrial uses.

Culture Resources

Historic sites often have important recreational, educational and cultural value. A variety of inventories and surveys of sites that possess architectural, cultural and archeology value have been conducted by the Wisconsin Historic Society and by various units and agencies in Waukesha County. Certain sites of known historic significance in Waukesha County are listed on the National Registry of Historic places in Appendix B of the updated Waukesha County Development Plan. It is important to note, that the potential exists for 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 a National

Registry. Eligible historic sites are also designated on Exhibit B of the Waukesha County Development Plan update.

The Town of Mukwonago is fortunate to have numerous sites of scenic and historic significance. Each site is representative of three general categories: Native American Legacy, early settlement history, and unique natural or man-made contributions.

Members of the Winnebago and Potawatomi Tribes lived in the Town before settlers appeared in the 1830s. Tribal burial mounds were found throughout the Town. Native Americans used today's Field Park for recreation; it was the site of an Indian horse race track. Though no physical evidence remains, Indians congregated around Kellogg Springs on CTH LO, one of the many natural springs in Waukesha County.

Sites of unique or scenic importance include the Mukwonago and Fox Rivers, Vernon Marsh, and the Rainbow Springs development. Besides possessing great natural beauty, Beulah Road and CTH LO carried Native American and white settler travelers long before they were paved for automobiles. The two quality prairies identified in the Town, are located off CTH LO and CTH I, are remnants of prairies, which covered much of the Town before the settlers arrived.

The remainders of the scenic and historic sites are associated with the white settlers. Several school sites and gravesites are represented though physical structures may be absent. In the Village of Mukwonago, several historic hotels and homes are still being used. The Mukwonago Plank Road, now abandoned, was the main highway to and from Milwaukee. City folks roomed in the Village hotels but traveled along CTH LO, then just a rustic road to Kellogg Springs for day picnics. Two farm communities, the Bud Sugden Farm and the Owenite Settlement Site, are recommended for recognition.

Appreciation of the Town's scenic and historic resources is pervasive among Town residents. Many have urged not only recognition of them as a vital aspect of the Town's character and heritage, but also preservation. If that is desired, designation of historic districts or sites can be included in Town Zoning Ordinance.

Recreational

The Town of Mukwonago's Recreational Element in the 1981 Plan indicated it was the Town's intent to have two types of recreational development – passive and active. Passive development protects environmentally sensitive areas with the only alteration of the site being associated with the maintenance of the natural state for such uses as nature study, hiking, fishing and hunting. Active recreational areas were to include parks and trails. The 1981 plan stated, if a new school was built in the Town, its facilities could be used for youth and adult recreation activities.

The 1981 Recreational Element encouraged the development of neighborhood parks in residential developments, protection of environmentally sensitive areas, chose not to follow the recommendation of SEWRPC for a 100-249 acre park in the northwest portion of the Town, encouraged the Village to develop a 5-25 acre park west of the River Park Estates in the Village of Mukwonago, develop a 25-99 acre park site with limited outdoor recreational facilities, east of STH 83, and north of I-43 and develop a 40-50 acre park site in close proximity to the Town Hall for outdoor recreational activities. Further, the element went on to explain, it was the Town's

intent to promote equestrian, bike and nature trails; encourage trail development to protect environmentally sensitive areas and to separate subdivisions while linking existing areas of residential development and encourage the development and maintenance of local and State recreational corridor plans as recommended by SEWRPC.

In general, the intent was to encourage the development of a centralized recreational facility to provide family, youth and adult activities, cooperate with the Village of Mukwonago and School District in developing shared recreational programs, and explore programs for delineation and acquisition of development of large parcels within the township for recreational activities.

As part of the Town of Mukwonago's 1998 recreational element update, the Town decided that they did concur with the recommendation of the Waukesha County Development Plan, Park and Open Space Plan, which includes the acquisition by Waukesha County of an additional 316 acres adjacent to the 220-acre Mukwonago County Park. Initially, they did not concur with the recommendation of the acquisition of 755 acres of parkway along the Mukwonago River of which Waukesha County owned 17 acres in Section 26 & 34, or support the acquisition by the State of Wisconsin for an additional 411 acres adjacent to their 1,844 acres in the Vernon Marsh. Subsequent to that time, the Town Plan Commission adopted and the Town Board endorsed the incorporation of the Waukesha County Parks & Open Space Plan in its entirety into the Town of Mukwonago's recreational element.

In the Town of Mukwonago's update of the Recreation Element, an inventory was completed of all lands owned by the Town of Mukwonago, and whether they were considered active or passive recreational areas (see attached Table 15). In the Town's analysis and update of the Recreational Element of the Town Plan, the Town created 16 principles and standards for analyzing lands for town park purposes. The Town reviewed four potential park sites, 3 of which were in the general vicinity of the Town Hall and adjacent to existing Town properties which are intended to be used for recreational facilities and 1 on Sugden Road which is an outlot which has been dedicated to the Town for recreational purposes. In the inventory and analysis of the potential park sites, the Town analyzed the amount of arterial road frontage, soils, topography, drainage, adjacent land uses, highway access, presence of environmentally sensitive areas and the recreational group classification according to the USDA soils inventory. The two sites which were chosen were an approximately 30 acre parcel located west of Beulah Road and east of CTH EE adjacent to the existing Town Hall facility, a 38.8-acre site east of Beulah Road and south of CTH EE immediately adjacent to the parcel which was recently dedicated to the Town of Mukwonago and the Clydesdale Farms North Development. Most sites are adjacent to or in close proximity of the Town Hall and the existing park facility on Beulah Road. Both of these sites have good soils types, which can accommodate good turf, have the capability to handle heavy foot travel, are adequate for play and athletic fields, and intensive play areas having slopes of less than 6 percent.

It is the intent of the Town to acquire these 2 sites when they are available either through the dedication as part of a Planned Unit Development, Conservation Design Development or as an outright purchase. The Town currently owes 30.4 acres of active recreational lands in the vicinity of the Town Hall and with the additional acquisition of 38.8 and 30 acres described above will have more than enough active recreational areas to accommodate the Town's projected population through 2030 along with the associated amenities such as parking and sanitary facilities.

In the update of the current Waukesha County Development Plan, Park & Open Space Element, it designates areas in the Town for proposed state ownership (DNR), local ownership, or County ownership, and designates most of the environmental corridor/wetland areas as being open space land which should be protected through land use regulations.

Since the Town is participating with 27 other communities in Waukesha County in the update of the Waukesha County Development Plan, the focus group reviewed the planning objectives and standards as set forth in the updated County Development Plan and determined that since the adoption of the original Master Plan and Park & Open Space Plan, that the Town has adopted many of the policies or ordinances and regulations which comply with the implementation recommendation of the County's Plan and the agricultural natural and cultural resource chapter. The Town is under the jurisdiction of the Waukesha County Shoreland & Floodland Protection Ordinance that preserves wetlands and floodplain along the Mukwonago River and Fox River and floodplains around the Phantom Lakes. The Town has adopted zoning regulations, which preserve the environmental corridors by only allowing development of one unit per five acres.

In the review of the objectives and standards of the County Plan regarding the preservation of prime agricultural areas of soils, the Town has concluded that there are still significant amounts of prime agricultural land remaining in the Town.

The Town supports the concept of major parks within the County within four miles of every resident of the County and believes that because of the Town's current population and projected population, that their recreational plan to accommodate approximately 100-acre site around the Town Hall will meet the recreational needs for local parks for its citizens.

The Town supports the implementation recommendations of the updated County Development Plan and believes the Town has implemented many of these measures as suggested in their previous Master Plan, such as, prohibiting development on areas having high groundwater, raising existing residences that are located in floodplains, adopting the land division check list as part of the land division ordinance, regulating primary and secondary environmental corridors along with requiring planned unit or conservation type developments on the majority of the undeveloped land in the Town.

Table 15**TOWN OF MUKWONAGO PUBLIC LANDS INVENTORY**

Subdivision or Document	Parcel	Size	Category
Highlands of Willow Springs	Outlot 1	.25 acres	Lake Access CSM Volume
9, Page 273	Outlot 1	.72 acres	Lake Access
Buckingham Oaks	Outlot 1	10.4 acres	Environmental Area
Country Squire Estates, East	Outlot 1, Block 4	8.5 acres	Environmental Area
Country Squire Estates, East Add No.1	Outlot 2, Block 1	23.8 acres	Environmental Area
Country Squire Estates, East Add No.1	Outlot 3, Block 4	1.66 acres	Environmental Area
Mayflower Hills	Outlot 1	13.61 acres	Environmental Area
Part of NW ¼ of Section 9	Meets and Bounds	16.87 acres	Environmental Area
Arbor Heights	Outlot 1	4.8 acres	Passive
Part of E ½ of Section 9	Meets and Bounds	1.86 acres	R.O.W.
Part of NE ¼ of Section 17	Meets and Bounds	1.58 acres	Passive
Jericho Ridge	Outlot 1 & 2	2.6 acres	R.O.W.
Part of SE ¼ of Section 17	Meets and Bounds	2.2 acres	Town Hall
Part of SE ¼ Section 17	Meets and Bounds	13.98 acres	Active
Meqwanego Hills	Lot 26	1 acres	Passive
Part of SE ¼ of Section 35	Meets and Bounds	35 acres	Passive
Clydesdale Farms North	Outlots 2 & 3	25.8 acres	Passive and Active
Oak Ridge Meadows	Outlot 1	30.12 acres	Passive

Given the comparatively large number of acres in the Town in state ownership, there is often a concern regarding a perceived loss of tax base. A recent Department of Revenue study in 2000 indicates that DNR land ownership of recreational lands does not increase the local tax burden. Since the 1990s, the DNR makes annual full tax payments to towns using the higher of assessed fair market value from the tax rolls or the actual purchase price. The study indicated that with this payment in lieu of taxes and the reduced need for roads, emergency services and other town services that the state land ownership actually helps decrease the taxes paid by residents of a town.

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 Town and 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 Town's most valuable natural resources.

Notes: Environmental corridors are elongated areas in the landscape that contain concentrations of natural resource features (lakes, rivers, streams, and their associated shore lands and flood lands; 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 shall be preserved in natural, open uses to the extent practical
- b. Secondary environmental corridors and isolated natural resource areas should be preserved in essentially natural, open uses to the extent practicable, as determined in the Town Plan.

Uses considered being compatible with the preservation of environmental corridors and isolated natural resource areas are indicated in Table 13.

Table 13

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS

Permitted Development																
Component Natural Resource and Related Features within Environmental Corridors ^a	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...	X ^e	X ^{fg}	-	X ^h	X ⁱ	-	-	X	X	-	-	-	-	-	-	-
Shoreland	X ^p	X	X	X	X	X	X	X	X	-	X ^s	-	-	X ^p	X ^j	-
Floodplain	X ^k	X	-	X	X	X	X	X	X	-	X ^s	X	-	X ^p	X ^l	-
Wetland ^m	X ^k	X	-	-	X ^u	-	-	-	X	-	X ^o	-	-	-	-	-
Wet Soils.....	X ^p	X	X	X	X	-	X	X	X	-	X	-	-	X ^p	-	-
Woodland.....	X ^p	X ^p	X ^d	-	X	X	-	-	X	X	X ^p	X ^p	X ^d	X ^p	X ^p	X ^p
Steep Slope ...	X ^p	X	-	-	X ^b	-	-	-	-	X ^r	X	-	-	-	-	-
Park.....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-
Historic Site ..	-	X ^g	-	-	X ^b	-	-	-	-	-	-	-	-	-	-	-
Scenic Viewpoint	X	X	-	-	X	X	-	-	X	X	X	-	-	X	X	X
Natural Area or Critical Species Habitat Site.....	-	-	-	-	X ^b	-	-	-	-	-	-	-	-	-	-	-

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 sensitive 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 by five, with only a limited portion of the site, which is covered by surface water, floodplain and wetlands being counted in the total corridor acreage. 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.

Footnotes to Table 13

^aThe 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 lakebeds, 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.

^bIncludes such improvements as stream channel modifications and such facilities as dams.

^cIncludes 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.

^dIncludes 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.

^eCertain transportation facilities such as bridges may be constructed over such resources.

^fUtility facilities such as sanitary sewers may be located in or under such resources.

^gElectric power transmission lines and similar lines may be suspended over such resources.

^hCertain 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.

ⁱBridges for trail facilities may be constructed over such resources.

^jConsistent with Chapter NR 115 of the Wisconsin Administrative Code.

^kStreets 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.

^lConsistent with Chapter NR 116 of the Wisconsin Administrative Code.

^mAny development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

ⁿOnly an appropriately designed boardwalk/trail should be permitted.

^oWetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

^pOnly if no alternative is available.

^qOnly appropriately designed and located hiking and cross-country ski trails should be permitted.

^rOnly an appropriately designed, vegetated, and maintained ski hill should be permitted.

^sAllow only if proper safeguards can be put into place to preserve the environmental characteristics.

Source: SEWRPC

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 Town and to avoid developmental problems.

Standards

- a. All 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 designated on the Town Plan.
- 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 for Southeastern Wisconsin SEWRPC Planning Report # 42 adopted by the Waukesha County Board on April 27, 1999 shall be preserved to the extent practical.
- c. 100-year recurrence interval floodlands should not be allocated to any development, which would cause or be subject to flood damage; and only structures specifically authorized and designed for that purpose shall 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 percent 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 three 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 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 the Town of Mukwonago includes those lands in agricultural use, unused/open lands, primary/secondary environmental corridor or isolated natural areas and within a five 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 percent is agricultural or open/unused land use; 3) 50 percent is Class I or II soils which meet Natural Resources Conservation Service standards; and 4) 75 percent 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 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 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, SEWRPC 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 1996. 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 or of 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.

The Town Board and Plan Commission discussed as an alternative to the large blocks of agricultural lands that sustainable agriculture should be encouraged on smaller areas for truck farming or small specialty type farming operations. These areas could include open space areas in planned unit developments and conservation design developments.

The Town intends to maintain the Agricultural Preservation zoning on all lands in the Town, which are currently, zoned AP until such time as the property owner or developer can verify that any tax credits that must be repaid to the State of Wisconsin have been repaid. Documentation must be presented to the Town of the status of any required payback of tax credits prior to the Agricultural Preservation land use category being changed, rezoning of the property or approval of any development project.

Notes: National prime farmland consists of agricultural lands covered by U. S. Natural Resources Conservation Service-designated Class I and 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: campsite, 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. The Town of Mukwonago will provide one large park complex in the central portion of the Town adjacent to the Town Hall by combining and expanding the existing park facilities east and west of Beulah Road. It is the intent of the Town to acquire portions of the Swan Property through the development process by either a planned unit or conservation design development. Additionally the Town has other park facilities and

open space areas which have been dedicated to the Town through the development process prior to the adoption of the Town Park Plan. It is not the intention of the Town to develop these areas as active recreational areas or obtain additional lands not designated on the Town Park Plan

- c. The Town of Mukwonago intends to provide outdoor recreation facilities to afford the resident population the opportunities to participate in intensive nonresource-oriented outdoor recreation activities. These types of facilities are activity specific such as tennis, baseball, basketball, soccer and playgrounds.
- d. Areas having unique scientific, cultural, scenic, or educational value should not be allocated to any urban or agricultural land uses; adjacent surrounding areas should be retained in open space use, such as agricultural or limited recreational uses.
- e. The County should acquire or otherwise protect land and establish Greenways along the following major streams: the Fox River and Mukwonago 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.
- f. The Town will continue to encourage development of play areas, walking trails, tot lots and other private recreational facilities in the open space areas of planned unit developments and conservation design developments which are to be owned and maintained by the homeowners in each particular development.

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 Town.

Principle

Information regarding existing and potential surface and ground water quality 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.

Principle

Information regarding existing ground water quantity conditions is essential to any comprehensive land use and natural resource planning program. The studying and documenting of the existing condition of ground water quantity provides important baseline data. Potential ground water quantity conditions provide important data upon which planners, municipal officials and resource managers can make comprehensive development planning decisions.

Standards

- a. Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining or enhancing the natural surface and groundwater hydrology to the extent practicable.
- b. Storm water management planning should seek to encourage or enhance to the extent practicable ground water recharge to maintain the natural groundwater hydrology.

Notes: As of the writing of this Plan, SEWRPC 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 Town 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.

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 percent 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 three 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.

Nonmetallic Minerals

Principle

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

community tax structure. Existing rural development in the Town of Mukwonago 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

Consideration for short term mining projects for public improvement projects will be allowed with approval of the Town Board where the resource is available in close proximity to the project in order to eliminate unnecessary trucking costs which are paid for by the general public.

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

Encourage protection of existing woodlands, wetlands and prairies to enhance atmospheric oxygen supply levels.

CHAPTER 4

**COMMUNITY
FACILITIES & UTILITIES**

INTRODUCTION

Within Waukesha County and the Town of Mukwonago, Community Facilities and Utilities are important in providing high quality services to enhance the safety and welfare of its citizens. The major Community Facilities & 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 Waukesha County Development Plan which the Town of Mukwonago participated in, the Community Facilities & Utilities Element Sub-Committee expressed the following strengths, concerns and weaknesses which the Focus Group for the Town of Mukwonago has reviewed.

COMMUNITY FACILITIES & UTILITIES STRENGTHS

- **Waukesha County operates the state of the art Central Communication Center for police, fire, and emergency response.**

All municipalities within Waukesha County have the opportunity to become 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 County's Sheriff Department and Wisconsin State Patrol provide law enforcement services to Waukesha County. Thirty fire departments operate Fifty-One fire stations within the county. The Town of Mukwonago currently has their own police department, which consists of six full-time officers with four part-time boat patrol officers and two part-time office staff.

- **As an agent for the Department of Commerce, Waukesha County insures that private sewerage systems are properly designed, sited and maintained.**

The use of private sewerage systems provides for development in areas not served by municipal sewer, infill of development of vacant lots, returns ground water to the aquifer; prevents most replacement systems from using sewerage holding tanks, and are a cost-effective means of providing safe onsite sewerage disposal. Currently all the development in the Town of Mukwonago is on private sewerage systems.

- **Waukesha County Municipalities have well planned sewer service areas.**

These sewer service areas allow for high-density development and adequate services for residential and business growth. Currently portions of the Town of Mukwonago are located within the sewer service area of the Village of Mukwonago Sewerage Treatment Plant. Those areas include the area around the Phantom Lakes, south to the County Line, Mukwonago County Park, and the Rainbow Springs property, along with an area north of the Village which is included in the border agreement between the Town and Village of Mukwonago.

- **Town of Mukwonago Recycling Program.**

The Town of Mukwonago currently contracts with a private hauling service for all its residential uses.

- **Waukesha County and the Town of Mukwonago have an excellent public school system and several districts are nationally recognized for their performance.**

Twenty public school districts and Fifty-Four private schools are located within Waukesha County and provide a K-12 education to over 80,000 students. These exceptional educational institutions are a major reason why families are attracted to Waukesha County.

- **Private electric, gas, phone, cable systems are in place to meet the projected county growth.**
The intermediate population growth projection for Waukesha County is 446,768 residents by the year 2035. The existing private electric, gas, phone, and cable systems are in place to meet the counties growing population.

COMMUNITY FACILITIES & UTILITIES CONCERNS AND WEAKNESSES

- **Inequities between un-sewered Towns and Villages for urban type development.**
The density of development makes it more feasible for utility construction to be more cost effective.
- **Concern about new technology private sewerage systems that are available.** New technology is available for alternate on-site waste water treatment systems 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.
- **The Town's inability to protect its' groundwater.**
The Town of Mukwonago's inability to prevent surrounding incorporated municipalities from placing high capacity wells in areas that might impact the groundwater supply within the Town.
- **Existing communication facilities not keeping up with new technologies.**
- **Sewer Service areas do not recharge into the groundwater table.**
The outfall of the Village of Mukwonago's sewer treatment plant goes down stream into the Mukwonago and Fox Rivers.
- **The need for a Stormwater Utility District.**
Years ago, the Town recognized that there is a need for a stormwater utility and to date nothing has been implemented.
- **Adjacent community's growth affecting the Town's resources.**
Communities adjacent to the Town of Mukwonago do not manage their growth appropriately, therefore affecting the Town's natural resources.

UTILITIES

Telecommunication Services

In September 2006, Southeastern Wisconsin adopted a Wireless Antenna Siting and Related Infrastructures 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 communication services within the region to maintain the economic competitiveness and to help meet growing needs in such areas as public safety, emergency response, and home healthcare. Although there are many telecommunication services provided, there are only a few basic types of communication services, which are:

- Voice transmission services including "plain old telephone service" (POTS)
- Cellular wireless
- Satellite wireless
- Packet-based telephone networks
- Internet voice services

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

Currently there are 276 cellular tower antenna sites located within Waukesha County. three of which are located in the Town of Mukwonago on the Theisen property on the east side of STH 83, the Harbold property on the north side on CTH NN and on Oak Knoll (See Map N). Other towers, which benefit the citizens of the Town of Mukwonago, include two which are located in the Village of Mukwonago, one on the north side of CTH NN and the other near I-43. Additional local towers are located on the Genesee/Mukwonago Town line on the west side of STH 83, in the Village of North Prairie and on the Mukwonago/Eagle border in the northwest portion of the Town.

There is also an American Transmission Company line which runs through the easterly portion of the Town of Mukwonago from the Town of Waukesha in the area near the Vernon Marsh to the Village of Mukwonago.

Wireless (Wi-Fi/Wi-Max)

The first broadband wireless standard that served as an alternative to a wired local area network was Wireless Fidelity Wi-Fi introduced in 1997. The Wi-Fi standard became popular for coffee shops, airports, schools, hotels and other locations where people are on the move. These locations are known as hotspots. In the Southeastern Wisconsin Region, these hotspots have grown rapidly over the last few years. A new major IEEE (Institute of Electric and Electronic Engineers) standard is due for release in 2006 for microwave access. The Wi-Max capabilities include extending the range of Wi-Fi from 300 feet up to 30 miles. Wi-Fi will continue to serve as a low cost high speed access network for direct interconnection with end users. The higher speed access and wireless service will provide enhance services for both business developments and local government public safety services. Wi-Max is well positioned to serve as a backhaul network for local Wi-Fi access network.

The original communication plan of SEWRPC recommended two levels of wireless networks for the region, however, recent issues have arisen and it is uncertain which wireless technologies will be used in the future.

PUBLIC UTILITIES

Sewerage Disposal & Water Supplies

Sanitary Sewerage & Water Supplies Utilities are particularly important to land use planning because the location and density of urban development influences the needs for such services 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 are thus, an important consideration in any land use planning effort. The majority of sewerage and water supply utilities in the county are organized as a sewer and water department. As previously stated, a portion of the Town of Mukwonago is within the Village of Mukwonago

sewer service area. This includes areas around the Village, the Mukwonago County Park and the Rainbow Springs Property. There is approximately one square mile of area served at this time with an estimated population of 4400 persons. The date of construction of the original plant was in the Village of Mukwonago in 1950 with a substantial update in 1971. The sewerage treatment plant processes activated sludge, phosphorus removal, and a chlorination basin. The discharge of effluent is into the Fox River. The majority of the sewer service areas within the Waukesha County are in the incorporated municipalities and within their political boundaries. The general patterns of sewer/water service areas follow political boundaries rather than natural topography such as watershed boundaries within the county.

Sanitary Sewerage Facilities

In 2000, Waukesha County was served by 10 public sewage treatment plants, seven of which were located within the County. The 7 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, 2, 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 1, the Town of Norway Sanitary District No. 1 sewage treatment plant, is located in the Town of Norway in Racine County.

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 Village of Mukwonago Sewerage Treatment Plant is adjacent to the Fox River and in the Village of Mukwonago and serves the Village of Mukwonago and its sewer service area has been extended to portions of the Town of Mukwonago which are shown on Map L.

Existing and Planned Sanitary Sewer Service in Waukesha County 2006

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. The un-sewered 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. These areas were identified on the basis 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.

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, State Statute 145.20 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. Currently all of the Town of Mukwonago private sewerage systems are regulated by Waukesha County. All levels of government need to work together in evaluating new technologies in waste water treatment.

Water Supply Facilities

In 2005, sixteen 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. (See Map M) Most of the water supply systems in Waukesha County rely on groundwater as the source of supply.

In addition to the sixteen municipal water supply systems, there are two additional water service supply systems; the Prairie Village Water Trust just north of the Town of Mukwonago and the Ethan Allen School in the Town of Delafield. 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 "other than 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. The largest water provider is the City of Waukesha 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 the 16 municipal systems concerned. The water use totaled about 25.6 million gallons/day (mgd) for residential, commercial, industrial, institutional, or other urban uses, with the remaining 3.7 mgd of total pump age 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 2-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 eleven percent, was for industrial uses.

Based upon the population served and reported water use, residential water consumption within the 7 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. It should be noted that the residential water use reported by the water utilities exclude that associated with the use of water by multiple-unit dwelling units with a single meter serving three or more units. A previous chapter 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 in the Great Lakes Region which limits the amount of water which can be withdrawn from the Great Lakes.

None of the Town of Mukwonago is currently served by a public water supply system; all uses within the Town are currently serviced by private wells. All levels of government review the possibility of community wells for new developments.

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 5 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. The Town of Mukwonago is very concerned about this process as the Village of Mukwonago has recently been looking for new well sites outside of its borders in order to dilute its groundwater in order to lower the radium concentration. A recent concern was the fact that they were reviewing the option of drilling a village well on the YMCA Camp located on the south side of Phantom Lake in the Town. However, because of the Town's concerns, that well has now been located south of Waukesha County and outside the Town's jurisdiction. Many residents are still concerned about the impact the drilling of this well will have on the groundwater supply for the Phantom Lakes. Residents of the Town are also concerned about the potential of new community wells being drilled in the northern portion of the Town to service the City of Waukesha to the northeast and the Village of North Prairie to the northwest.

Solid Waste Management

Solid waste management has become an increasingly important issue of concern for 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 Mukwonago currently contracts with a private disposal company which recycles some of the Town's waste.

Landfills

Land filling 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. 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 opened in 1994 and began a 3-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 Nature Resources a report setting forth the manner in which the responsible unit intends to implement its program.
3. To provide information to the DNR on the status of implementation of the program.

The County is the responsible unit for recycling for 25 municipalities and receives a state grant to fund the program. The Town of Mukwonago currently does not participate with Waukesha County concerning their recycling program. The only community in the southwestern portion of Waukesha that works with Waukesha County is the Village of Eagle. The total population served through the County's recycling program is about 272,000. The remaining 12 municipalities maintain their own Responsible Unit status and receive state funds directly. Waukesha County operates a processing facility which opened in 1991 updated with full paper and container sort lines in 1995. This facility is operated by a private company under a multi-year contract. Under the current contract, the county pays per ton processing fee and receives 50 percent of the revenue from sale of recyclables. Annual tonnage processed is about 24,000 tons during one

shift, 5 days per week. An average of 90-100 tons per day of recyclables is delivered by private haulers; approximately 64 percent paper and 36 percent bottles and cans.

A consultant was hired in 2007 to conduct a study of long term recycling needs, including recycling processing capacity and system design, comparison of 2 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 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.

In 2006 of the 4133.6 tons of solid waste generated in the Town of Mukwonago, 1175.5 tons was recycled which is 28.4 percent. The Town of Mukwonago was given a state recycling grant of \$29,742 in 2007.

Yard Waste

Waukesha County owns property in the Town of Genesee which was an old sand and gravel operation. The mining activity had left the property in need of reclamation. To generate enough topsoil to reclaim the site, the County in 2004 initiated operation of a municipal yard waste composting facility. Through a contract with a private vendor, municipalities in the County deliver yard and wood waste to the site. The yard waste material is processed and composted. The compost material is combined with the available subsoil on-site, to create topsoil for final restoration. The project will be completed within a 10- year period. The facility has processed over 6,600 tons of yard waste per year. As of 2005, 13 municipalities have signed agreements to participate in the yard waste composting project. Other communities in the County operate their own yard waste processing and composting facilities. The Town of Mukwonago currently has their waste hauler who conducts a yard waste pick-up for residents in the spring and fall of each year.

Stormwater Management

Municipal stormwater management systems are comprised of facilities that function to provide stormwater drainage, control runoff pollution, 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, bio-retention 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 2 phases.

Currently, the Town of Mukwonago is not included in this program. 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. Some local planning efforts combine 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.

The Town of Mukwonago is considering doing a stormwater management plan. In 2006, the Town Engineer conducted an inventory of all existing stormwater facilities. As a follow-up to that effort, the engineer will need to inspect and evaluate each of the facilities to determine their current functioning status. No timeline has been set for that work. When that work has been completed, the Town of Mukwonago can take the next step to evaluate the need and support for the creation of a stormwater utility district(s) within the Town.

Stormwater Utility Districts

Long-term maintenance of Stormwater Best Management Practices (BMPs) is important to ensure that they continue to function as designed. Stormwater 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 Stormwater Utility Districts. These districts usually create a segregated fund to be used for stormwater 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. The most recent subdivision developments in the Town of Mukwonago have stormwater facilities to accommodate the run-off generated from the development and in some cases from off-site development. Under the provisions of Waukesha County Construction Site & Erosion Control and Stormwater Management Ordinance, all of these drainage facilities now have to be placed on outlots, whereby they are owned as an undividable interest of all owners of the lots in the subdivision plat. These property owners are responsible for the maintenance of said facility and if the Homeowners Association does not maintain them appropriately, the Town may maintain the facility and charge it back on their tax bill for maintenance of the stormwater facility.

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 with a combined surface area of approximately 14,000 acres. Pursuant to section 33.22 of the Wisconsin Statutes, public inland

lake protection and rehabilitation districts may be created for the purpose of undertaking a program of lake protection and rehabilitation. As of 2008, there were 18 lake protection and rehabilitation districts in Waukesha County.

Two of these are located in the Town: the Phantom Lakes Management District, serving both Upper and Lower Phantom Lakes with a combined surface area of 540 acres, and the Spring Brook Watershed Lake Management District, serving Willow Spring Lake with a lake surface area of 46 acres. Phantom Lakes Management District was created by order of the Waukesha County Board in 1977. They became a sanitary district after the electors at their annual meeting in 1992 acted under Section 33.22(3) of the *Wisconsin Statutes* to adopt the powers of a Town sanitary district. Spring Brook Lake Management District was created by order of the Waukesha County Board also under Section 33.22(3) in the fall of 1998.

A district organized under Section 33.22(3) of the *Wisconsin Statutes* may adopt the powers of a town sanitary district other than the power under Section 60.77(6) of the *Wisconsin Statutes*, provided the district is authorized to do so by the annual meeting of the district and the lands are not located within an existing town sanitary district. A lake district's specific management responsibilities described under Section 33.29(1) of the *Wisconsin Statutes*, include, among others (1) studying existing water quality conditions to determine the causes of existing or expected water quality problems, (2) controlling aquatic macrophytes and algae pursuant to appropriate permitting requirements, and (3) implementing a program of lake rehabilitation.

Management of the affairs of the district is assigned to a board of commissioners. The board of commissioners consists of a person appointed by the county board, a person appointed by the municipality, and three owners of property within the district. Elected board members serve staggered 3-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 of the *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 an association is rarely mandatory, except where such membership may be required under a property owner's covenants or other private development agreement. In most cases, people may or may not decide to participate in the affairs of the association. Lake associations are run by officers who may be elected by the membership. Lake associations use various fund-raising activities and voluntary dues to raise capital for their activities, which can include informational programming, active programs of lake management, and other activities of concern to their members.

Gas and Electric Utilities

WE Energies

WE Energies provides natural gas to all of Waukesha County and electric service to most of Waukesha County. With the exception of the City of Oconomowoc and a minor area surrounding the city limits, these areas are service by the City of Oconomowoc Electric Utility. Through expanded power production projects in Port Washington and Oak Creek, WE Energies will increase total energy generation from 6,000 megawatts to 8,300 megawatts by 2010. This is

crucial since the Region and State are facing an emerging electricity shortage. On average, electricity consumption increases by a rate of 2.5 to 3 percent per year due to population growth, business expansion, and higher usage among all customer segments. Projections show that Wisconsin will require an additional 7,000 megawatts of electricity in 2016 to keep pace with increasing demand. Because other areas of the country are facing the same supply situation, purchasing power is not a future option due to limited supplies and the need for an improved transmission line grid. It is not contemplated by the Town that there will be any large scale Wind Farm operations in the Town because of the amount of scattered residential development, however, any proposals will be evaluated on a case by case basis.

There are two major gas lines running through the Town of Mukwonago, one of which is parallel to STH 83 running north to south and another which runs southwesterly through the Town through a number of residential subdivisions. An American Telecommunication Company long line also runs through the easterly portion of the Town near the Vernon Marsh.

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:

- Edgewater, Point Beach and Sheboygan Energy power plants
- Pleasant Prairie Power Plant
- Oak Creek Power Plant

In 2006, American Transmission Company completed a 10 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 that area, and the existing network will be insufficient without significant re-enforcements. Currently, the City of Waukesha is most vulnerable to facility overloads and low voltages are a system limitation in the Village of Hartland, Menomonee Falls, and the City of Delafield.

SCHOOL DISTRICTS

Public School Districts and Private Schools

There are 20 public school districts and 54 private schools operating 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 is the result of a continuing trend of declining household size and a population that continues to grow older. (See Map O).

Private/Public School and School Districts in the Town of Mukwonago: 2006-2007

PUBLIC SCHOOLS	GRADES	ENROLLMENT	ADDRESS
Clarendon Ave Elementary	PK- 6	543	915 Clarendon Ave, Mukwonago
Eagleville Charter School	1-6	122	S101 W34511 CTH LO, Eagle
Mukwonago High School	9-12	1732	605 W. School Road, Mukwonago
Park View Middle School	7-8	816	930 Rochester Street, Mukwonago
Prairie View Elementary	PK-6	443	W3330 S6473 CTH E, North Prairie
Rolling Hills Elementary	PK-6	578	W322 S9230 Beulah Road, Mukwonago
Section School	PK-6	397	W318 S8430 CTH EE, Mukwonago
Christ Lutheran School	PK-8	97	W299 S8930 Clark, Big Bend
Rooster Loft Montessori	PK-KG	6	W243 S7121 Cameron Dr, Waukesha
St. James Grade School	PK-8	111	830 CTH NN-E, Mukwonago
St. John's Lutheran School	PK-8	118	410 CTH NN-E, Unit 3, Mukwonago
St. Joseph Grade School	PK-8	139	W227 S8930 St. Joe's Drive, Big Bend
St. Pius V Catholic School	PK-8	NR	425 Grand Avenue, Mukwonago

Pre Kindergarten Programs

The 4-year old kindergarten program is organized by school which provides educational experience for 4-year old children. Twenty-five percent of the school district in Wisconsin offers this program which serves over 16,500 children throughout the state. Teachers for this program must process a pre-k3 certification or a pre-k6 certification.

Colleges and Universities

Cardinal Stritch University, Carroll University, the Keller Graduate School of Management, Ottawa University, the University of Phoenix, the University of Wisconsin-Waukesha, Upper Iowa University, and Waukesha County Technical College offer associate or bachelor degrees at locations in Waukesha County. In addition, the University of Wisconsin-Whitewater and the University of Wisconsin-Milwaukee provide Master of Business Administration (MBA) Degree

programs at University of Wisconsin-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

16 public libraries operate in Waukesha County. They are all members of the Waukesha County Federated Library System. These libraries are located in 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.

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 percent nationally.
- Individuals use from home of a computerized library catalog was only 11 percent in Waukesha County and 46 percent 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 percent rate compared to 31 percent nationally.
- Nearly 83 percent of Waukesha County residents were either extremely satisfied or very satisfied with their public library; compared to 60 percent of U.S. Library users.
- Nearly 88 percent of Waukesha County residents rated their library's use of tax funds as good or excellent, comparable to the rate found nationally.
- Nearly 80 percent of those that responded in Waukesha County thought that \$26 per capita or more was a proper amount of library taxes to pay, compared to 52 percent nationally.
- In Waukesha County, 95 percent of respondents believe that libraries will continue to exist despite the Internet; compared to 91 percent 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 Mukwonago contributes to the Village of Mukwonago's library on an annual basis.

Cemeteries

Waukesha County has a total of seventy-four cemeteries, which include mausoleums. Fifty-seven of these cemeteries or 77 percent are less than five acres in size. The remaining seventeen

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 the previous chapter.

Healthcare Facilities

Waukesha County has five operating hospitals that provide care to county residents. 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.

Hospitals in Waukesha County: 2006

Name of Hospital	City	No. 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 2 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 24 of these departments and six are privately managed. (See Map M). 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 one 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 the Village and Town of 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-99s are able to administer certain cardiac drugs via IVs. The IV Tech, also known as the Intermediate Technician, can start IVs. 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. The Town of Mukwonago currently participates with the Village of Mukwonago in a combination full-time/part-time volunteer fire-department district. That fire department currently has four full-time employees and sixty paid on call employees of which 43 are certified EMTs, thirteen pieces of equipment consisting of one ladder truck, two engines, one tanker truck and three ambulances and other associated equipment.

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 Town of Mukwonago operates its own Police Department consisting of six fulltime and four part-time boat patrol officers.

In 2005, the Waukesha County Sheriffs Department contracted to provide law enforcement services to the Villages of Merton and Sussex, and the Towns of Merton and Waukesha. Waukesha County pays for light coverage by the Waukesha County Sheriffs Department in the Towns of Delafield, Eagle, Genesee, Lisbon, Ottawa, and Vernon and the villages of Lac La Belle and Nashotah. 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. 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 twenty-four of thirty-seven communities participate in shared dispatch. Currently, the Town of Mukwonago Police Department and Fire Department do not participate in this shared dispatch, however did participate in the original buy-in for the capital improvements for the County facilities. The Focus Group determined that the reason for the nonparticipation was the number of dead spots in the system in the Town of Mukwonago.

IMPLEMENTATION RECOMMENDATIONS

The focus group for the Town of Mukwonago has reviewed the implementation recommendations of the update of the Waukesha County Development Plan and supports the following;

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 County and Town should consider modifying their 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, 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. School Districts should be encouraged to work with Waukesha County to use the demographic data 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 the plan as baseline and conduct an annual assessment of actual enrollment to verify the projections contained in this plan.
7. The Town should encourage all Municipalities in the Mukwonago School District to consider some type of growth management for development.
8. The Town should work with the two adjoining villages on transportation and sewer issues.
9. The Town of Mukwonago and the Waukesha County Towns Association should work with the State Legislature on legislation to protect the groundwater and the installation of adjacent community wells within their boundaries.

CHAPTER 5

LAND USE

INTRODUCTION

A long-range land use plan must be based upon careful consideration of the existing land use patterns and physical characteristics of the land and the long-term needs of the community in order to be sound and realistic. To identify the existing land uses the Southeastern Wisconsin Regional Planning Commission (SEWRPC) studies from 1963 through 2000 were utilized. This data was charted and analyzed to establish a basis for the determination of the pattern of future land use development in the Town of Mukwonago. The area of the Town according to the 2000 land use inventory was 20,378 acres, which includes 634 acres of water.

The SEWRPC land use inventories which were prepared between 1963 and 2000 classified urban type uses as: residential, retail service, manufacturing, transportation, communication/utilities, public uses and recreational. The rural type land uses include farmlands, wet lands, woodlands, surface water, extractive, landfills, unused urban and rural land.

EXISTING LAND USE

Urban Land Uses

Urban Land Uses, by definition includes those areas where houses or other buildings have been constructed in relatively close proximity or where a closely spaced network of minor streets have been constructed, thereby indicating a concentration of residential, commercial/industrial, governmental or institutional uses.

In the SEWRPC 1963 land use inventory, urban type uses accounted for approximately 1761 acres or 7.6% of the area of the Town. Rural type uses accounted for approximately 92.3% or 21,357 acres. In 2000 SEWRPC study, 4416 acres or 21.7% of the Town was classified as urban land uses and 15,962 acres or 78.3% were rural uses in the Township. It should be noted, that the total acreage of the Town has decreased because of annexations to the Villages of North Prairie and Mukwonago.

In the 1997 land use plan update, the Town conducted a review of all subdivision plats, Certified Survey Maps and the 1995 aerial photographs which indicated that there were 4868.6 acres of land available for urban uses which was 22.7% of the total Town. This resulted in an increase of 1150 acres of urban uses between 1970 and 1980, however, it should be noted that the 1980 land use study conducted by the SEWRPC included the entire Town including the Village of Mukwonago. The Town has experienced some residential development in the last 25 years. The most dominate land use in the Town is still agricultural related uses. The residential element of the plan should provide a safe, attractive, and affordable setting for residential type uses. It is appropriate that residential designated areas be given careful consideration in the development of the master plan.

The Town of Mukwonago according to the Southeastern Wisconsin Regional Planning Commission 1990 Land Use inventory concluded that residential development land use accounted for 63.2% of the urban land use category or 2198 acres, but only 10% of the total area of the Town. In the 1963, SEWRPC land uses study; there were 617.57 acres of land used for residential purposes in the Town. In the 2000 updated inventory, the amount of land developed for residential uses in the Town increased by 1294.85 acres or 59% over the 1963 inventory. (See Acres of Land Use table)

Table 16

ACRES OF LAND USE - 1963 thru 2000								
Urban & Rural Land Use	Town of Mukwonago							
	1963	1970	1980	*1990	1995	2000	Change	
Category								
Residential	617.57	732.03	2,073.83	2,198.00	2,802.00	3,111.00	+2493.43 acres (59%)	
Commercial	29.89	45.77	80.19	34.62	31	37	+7.11 acres	
Industrial	13.89	19.16	25.10	5.64	6	5	-8.89 acres	
Trans. Comm., Util.	573.56	588.10	917.03	769.36	767	839	+265.44 acres	
Govt. & Institutional	65.53	72.78	125.96	34.46	34	39	+26.53	
Recreational	368.25	425.83	425.52	370.64	363	385	+16.75	
Unused Urban	91.27	84.93	67.24	65.64				
General Parking	1.02	2.29	3.76	2.18				
Urban Total	1,760.98	1,970.89	3,718.63	3,480.54	4,003	4,416	2,655.02	

Agricultural	14,312.92	13,695.71	11,440.42	10,792.86	9,648	8,268	-60.44 acres
Wetlands	3,586.29	3,838.25	3,903.20	4,048.17	3,991	3,879	+293 acres
Woodlands	2,504.70	2,534.66	2,450.49	2,355.33	2,282	2,185	-319 acres
Surface Water	650.66	676.10	700.73	671.91	654	634	-17 acres
Extractive	4.61	35.89	14.89	8.55			
Landfill	2.06	2.86	.80	.00			
*Other					754	976	
Other Open Land	295.51	363.37	888.57	619.80			
Total Area	23,117.73	23,117.73	23,117.73	21,977.16	21,332.00	20,358.00	

*The difference in total acreage is due to land outside the Mukwonago Township in Vernon Township for Vernon Marsh.

Source: SEWRPC

*Other includes 1995 extractive, landfills and unused land

As part of the regional land use inventory for the year 2000, the delineation of the existing land use was referenced to real property boundary information not available for 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, the year 2000 land use inventory data are not strictly comparable with data from the prior inventories. At the county level, the most significant increase in the changes is to the increase in the transportation, communication and utility category due to the use of actual street and highway right-of-ways as part of the 2000 land use inventory as opposed to the use of the narrower estimated right-of-ways in prior inventories. This treatment of streets and highways generally diminishes the area of adjacent land use traversed by these streets and highways in the 2000 land use inventory relative to prior inventories.

Map K shows the conversion of agricultural land between 1963 and 2005 in the Town of Mukwonago. In reviewing the land use maps from 1990, 1995 and 2000, they showed the areas of changes in the Town of Mukwonago in the last decade. (See maps H, I and J, for land use inventory maps from 1990, 1995, & 2000) According to the Town of Mukwonago, records there were 735 new lots created through the subdivision platting process from 1990 to 2006 and there were 911 building permits issued for new residences in the last 15 years. The difference between that number of lots created and the new residential building permits indicates that numerous new residential building permits are being issued on lots created by certified survey maps or new construction around the lakes.

In 2002 the Town of Mukwonago created a residential development permit and allotment system for new residential subdivisions in the Town as part of their Land Division and Development Control Ordinance which limits the number of new lots that can be created in any one year to 50, as long as there are less than 100 lots less than five years old available for building.

In reviewing the Waukesha County tax data warehouse, an evaluation was done on all vacant lands in the Town having an improvement value of less than \$40,000 and that were not publicly owned. Those lands which have the possibility for potential development are noted on Map L. In comparing other inventory maps in chapter 3, many of these areas are also areas which have Class I and II soils for agricultural purposes (See Map C). Additionally, other vacant parcels contain large amounts of woodlands and primary environmental corridor as indicated on Map E. According to the 2000 SEWRPC Land Use Inventory, there was 8268 acres of agricultural land excluding wetlands and woodlands available in the Town.

Other Urban Land Uses

According to the SEWRPC 1990 land use inventory, other urban land uses which consist of, retail services, manufacturing, transportation, communication, public uses and recreation accounted for about 26.9% of the urban use acres, but only 6.1% of the total area of the Town. In the 2000 Land Use inventory, the other urban land uses accounted for 38.3% of the urban use acres but only 6.4% of the total area of the civil division. The

only areas of the Town of Mukwonago, which have commercial type development, are adjacent to the Village of Mukwonago or on Phantom Lake. According to the 2000, SEWRPC Land Use inventory commercial type uses accounted for 0.7% or 37 acres of urban area and which represents a minimal use of acreage in the Town. A number of shopping centers and commercial/industrial parks are available to Town residents in the Village of Mukwonago, the City of Waukesha, and the metropolitan Milwaukee area. Industrial uses account for about five acres of the urban area of the Town according to the 1990 and 2000 inventory. According to the Land Use map, the area in this category is on the Amron property, located on CTH I, which now has been purchased by the DNR. Mining related uses in 1990 consisting of sand and gravel quarries are accommodated by an additional 8.55 acres that bring the total of the industrial type uses to 14.15 acres. These old quarries in the subsequent land use inventories were shown in the unused land category. The governmental and institutional land use category accounts for 34.46 acres in 1990 and 39 acres in 2000. The public type uses represent 370.64 acres in 1990 or approximately 10.6% of the urban uses of the Town that consist of; schools, governmental buildings, Rainbow Springs Golf Resort, Mukwonago County Park and Town Park facilities. It should be noted that the recreational categories does not include those portions of the Vernon Marsh, which are owned by the DNR, or lands along the Mukwonago or Fox River, which Waukesha County owns. This recreational category increased to 385 acres according to the 2000 year inventory.

Rural Land Uses

According to the SEWRPC 2000 land use study, 40.6% or 8268 acres of the rural type uses are designated in the agricultural category. These figures do not include 3879 acres of wetland or 2185 acres of woodlands. The farmland category includes; crop lands, pasturelands, orchards, nurseries, and special use farms. When the SEWRPC delineated these areas, they did not include the dwellings, which are classified as rural farmsteads and are confined to an area of 30,000 square feet, which are included in the urban use category. All other buildings are included in the agricultural land category.

The Town has large amounts of Class I and II agricultural soils in many of the undeveloped areas of the Town. According to Map C, there are 5601 acres of Class I and II soils for agricultural purposes and 4392 acres of Class III soils. The proposed Grey Hawk Meadows and Hoyt property developments are in areas containing significant amounts of Class I and II soils.

There are many areas in the Town, which have natural resource limitations for development. Those areas are shown on Map B, which designates the wetlands, environmental corridors, hydric soils, poorly drained soils and areas with slopes exceeding 12%.

Other areas within the Town, which are not suitable for development, are the areas within the 100-year floodplain (See Map A), wetlands and woodlands (See Map F) and areas with the environmental corridors, isolated natural areas and areas having soils with a high groundwater table conditions (See Map E). There is a total of 2913 acres of floodplain in the Town, this acreage includes 1129 acres of floodway, and some of these areas are included in the 4963 acres of Primary Environmental Corridors. Other areas with

environmental importance include 425 acres of isolated natural areas and 138 acres of secondary environmental corridors. Many of these areas are designated for public acquisition by Waukesha County and the Wisconsin Department of Natural Resources on the adopted Town and County Park and Open Space Plans and the Town's Official Map, those areas are along the Mukwonago River and the Vernon Marsh along the Fox River.

Service Limitations of Utilities and Services

As discussed in Chapter 4 of this document, the entire Town is currently served by WE Energies and there currently is no public water or sewer available to Town residents. As indicated on the Existing and Planned Sewer Service Areas map in Chapter 4. Mukwonago Park and the Rainbow Springs property are within the Village of Mukwonago Sewer Service Area, however, at this time it does not seem cost effective to service those areas in the Town because of the limited development potential on the Rainbow Springs property because of the environmental issues.

CURRENT AND FUTURE LAND USE CONFLICTS

Although the Town does not have large areas of commercial or industrial land uses, there are situations where adjoining land uses are not compatible. For example, the area around Phantom Lakes has a number of bars, restaurants, old resorts, and parcels with multiple residential rental units next to residential uses. Although these non-residential uses have existed for many years, there is increasingly a conflict with the single family residences as more and more are converted from seasonal use to year round occupancy. Noise, traffic, and excessive outdoor lighting are of concern to those with single family residences.

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

Conflicts exist in areas where floodplains or environmental corridors have been allowed to develop in the past and are now grandfathered. To partly address this issue, the current land disturbance and vegetative removal provisions in the corridors and prohibition of new development in the floodplain should be continued in the zoning ordinance.

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, the provisions regarding compatibility with adjacent uses in the residential development permit system should continue.

Although some of the commercial and industrial land uses that were once in the Town, have been annexed to the Village of Mukwonago as part of the border agreement and the need for public services, the land use conflicts continue. It is anticipated that many of these conflicts of existing uses will continue because of their nonconforming or conditional use status.

Finally, some homeowners near and adjacent to the Vernon Marsh Wildlife Area believe there is a conflict with the public hunting that is allowed there.

PROJECTED LAND USES 2030

The population projection of 10,920 persons in the Town of Mukwonago by the year 2030, which is the plan design year and with the projected household size of 2.75 per household, the Focus Group has tried to project the changes of land use in 5-year increments through the year 2030. This number is then multiplied by the desired vacancy rate of 3% to determine the total number of housing units needed in the Town in 2030. The resulting number of housing units is about 3971. The number of additional housing units needed between 2000 and 2030 to provide an adequate supply is 1681 additional housing units. As discussed in the Economic Element the Town does not foresee additional commercial or industrial uses in the Town because of the lack of municipal services. The base for the acreage amounts is the year 2000 SEWRPC Land Use inventory.

Table 17

**PROJECTED FUTURE LAND USE
2005 – 2030**

LAND USE	RESIDENTIAL (3111)	COMMERCIAL	INDUSTRIAL	GOVERNMENTAL & INSTITUTIONAL	AGRICULTURAL (8268)	WETLANDS	WOODLANDS (2185)
2005	4,394	20	0	39 acres	7,113	3,879	2,057
2010	5,002	20	0	39 acres	6,566	3,879	1,996
2015	6,090	20	0	39 acres	5,846	3,879	1,916
2020	6,890	20	0	39 acres	5,146	3,879	1,836
2025	7,690	20	0	39 acres	4,460	3,879	1,756
2030	8,490	20	0	39 acres	3,606	3,879	1,676

- The projected living units in each year were calculated by 3.2 acres per unit, which is the general zoning for approximately 90 percent of the Town, which is undeveloped.
- 3.2 acres is the density used per living unit in Conservation Design and Planned Unit Developments, which is the only allowable way to develop in the majority of the Town.
- When calculating the residential category it was estimated that 90 percent of that area would be from the Agricultural category in land use inventory and 10% would be from the Woodlands category.

(0000) Acreage in 2000 SEWRPC Land Use Inventory

Land Value & Demand

According to information received from the Wisconsin Multiple Listing Service for recent sales of vacant land and improved properties within the Town of Mukwonago from 2003 to 2006; a total of 245 properties were sold and were on the market from 1 day to 676 days. Single-family residences sold for an average of \$299,227 and large vacant parcels sold for an average of \$15,941 per acre over that same period.

CURRENT TOWN ORDINANCES REGULATING LAND USE

All land development and building activities in the Town of Mukwonago are regulated by zoning ordinances, building codes, health regulations, and land division ordinances. Land uses are regulated by the Town of Mukwonago Zoning Ordinance, which is Chapter 82 of the Municipal Code of the Town of Mukwonago, Wisconsin, and the Waukesha County Shoreland & Floodland Protection Ordinance. Land Development activities are regulated by the Town of Mukwonago Land Division and Development Control Ordinance, which is Chapter 34 of the Municipal Code of the Town of Mukwonago, Wisconsin and the Waukesha County Shoreland & Floodland Subdivision Control Ordinance. Additionally, all land disturbing activities other than those related to one and two family constructions are regulated by the Waukesha County Stormwater and Erosion Control Ordinance. Health regulations in regards to onsite sewage disposal system, restaurants/food service facilities and animal welfare issues are regulated by the Waukesha County Code under the direction of the Waukesha County Department Parks & Land Use Environmental Health Division. Construction of single-family and 2-family dwellings is regulated by the uniform dwelling code under ILHR, Chapter 20 through 25.

Zoning Ordinances

The Town of Mukwonago Zoning Ordinances, which is Chapter 82 of the Municipal Code, is currently in effect in the Town and was originally adopted on May 19, 1983 and most recently codified in 2007 has jurisdiction in all of the Town of Mukwonago. The Waukesha County Shoreland & Floodland Protection Ordinance, which became effective on July 16, 1970, has jurisdiction within 1000 feet of any lake or pond, 300 feet of any stream or river or the landward side of the floodplain if it is a greater distance. The Town of Mukwonago Zoning Code is administered by the Town of Mukwonago and the Waukesha County Shoreland & Floodplain Protection Ordinance is administered by the Waukesha County Department Parks & Land Use-Planning and Zoning Division staff.

Under the provisions of the Town of Mukwonago Zoning Ordinance, there are 18 land use categories including; Conservancy (3341 acres), Existing Floodplain Overlay (141 acres), Environmental Corridor (2444 acres), Exclusive Agricultural, (244 acres), Residential (2289.2 acres), Commercial, Industrial, Public (296 acres) districts. Currently, there are no commercial or industrial zoned areas in the Town of Mukwonago. These zoning districts regulations are to be minimum requirements adopted to promote the health, safety, morals, comfort, prosperity and general welfare of the residents of the Town of Mukwonago. Among other purposes such provisions are intended to provide for adequate light, air, sanitation, drainage, convenience of access, conservation of wetlands/floodplains, safety from fire and other dangers, promote the safety/efficiency of

the public streets/highways, aid in conserving/stabilizing the economic values of the community, preserve/promote the general attractiveness/character of the community environments, guide the proper distribution/location of the population in the various land uses, and otherwise provide for the healthy/prosperous growth of the community.

The Town Zoning Ordinance has four agricultural zoning districts: A-E Exclusive Agricultural District, A-P Agricultural Land Preservation District, A-T Agricultural Land Preservation Transition District, and A-1 Agricultural District. The A-E, A-P, and A-T Agricultural Districts all require thirty-five-acre minimum lot sizes. The A-1 Agricultural District permits residential development on three-acre lots created by Certified Survey Maps or by Planned Unit Development or Conservation Design Developments at a 3.2 acre overall density approximately 6262 acres are categorized in this district.

The Waukesha County Shoreland and Floodplain Protection Ordinance has eight agricultural zoning districts: A-E Exclusive Agricultural Conservancy District, A-P Agricultural Land Preservation District, A-T Agricultural Land Preservation Transition District (all requiring 35-acre minimum lot parcel sizes), A-1 Agricultural District permitting residential development on three acre lots, and A-5 Agricultural Mini-Farm District permitting residential development on 5-acre parcels. The A-B Agricultural Business District is a 5-acre district, which allows agricultural businesses that support the agricultural community. The A-O Existing Agricultural Overlay District promotes continued farm operations where there is a potential conflict with new residential development.

The Town of Mukwonago Zoning Ordinance has five residential zoning categories, which have lot sizes ranging from five-acres to 30,000 sq. ft., minimums, and the Waukesha County Shoreland and Floodland Protection Ordinance has six residential districts ranging in size from 3 acres to 20,000 sq. ft. It should be noted in both the Town of Mukwonago Zoning Ordinance and the Waukesha County Shoreland & Floodland Protection Ordinance, a benefit is provided to those lands which have public sewer and water available, permitting a reduction by as much as 30% in lot size, lot width, and other incentives if approved by the local Planning Commission. The Town recently revised their R-3 residential zoning to a district, which accommodates existing substandard lots of record which are within 500 feet of Spring and Phantom lakes, where reconstruction can occur, without variances, by the special exception process with approval of the Plan Commission and with specific maximum coverage and requiring vegetative buffers.

The Town of Mukwonago Zoning Ordinance contains three varieties of business districts and two industrial districts. The Waukesha County Shoreland and Floodland Protection Ordinance contains four business districts, two industrial districts, and a B-P Mixed Use Business Park District, allowing a mixture of light industrial and business type uses. The Waukesha County Shoreland and Floodland Protection Ordinance contains an EC Upland Environmental Corridor District, which allows development at a 5-acre density and a five and 10-acre density zoning districts whose intent is to preserve prime agricultural areas while giving benefit for those areas in the total number of dwelling units allowed on said parcel. These two density districts allow transfer of development rights between parcels.

The environmentally sensitive areas in both the Town and County Ordinances are regulated through the use of the A-E Exclusive Agricultural/Conservancy District and the C-1 Conservancy District. Those areas zoned A-E Exclusive Agricultural Conservancy District are presently in agricultural uses by virtue of either cultivation or pasturing, and if they were not being used for such purposes, would be classified as conservancy lands due to inherent wet soil conditions or the presence of natural vegetation indicative of wet soils. The intent of this district is to identify and regulate existing agricultural uses on those lands. The C-1 Conservancy zoned areas are land which are considered wetlands, marsh lands, swamps, or 100 year floodplains, and under the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance. Those lands which are indicated as Department of Natural Resources wetlands on the final Wisconsin Wetland Inventory maps dated September 6, 1984. In order to protect existing improvements in the C-1 Floodplain areas, the Waukesha County Shoreland and Floodland Protection Ordinance has an existing floodplain overlay (EFD) District and the Town of Mukwonago Zoning Ordinance has an Existing Floodplain Overlay (EFO) District, which permits the reconstruction of existing improvements within the 100-Year Floodplain, if the subject structures and amenities, i.e., wells and septic systems are flood proofed. In order to implement recent amendments to the Town of Mukwonago Master Plan, the Town incorporated an E-C Upland Environmental Corridor District into their zoning ordinance, which is similar to the Waukesha County Shoreland and Floodland Protection Ordinance which allows development at a 5-acre density.

Currently within the Town, the majority of the vacant lands are zoned A-1 Agricultural District, allowing development by Certified Survey Maps at 3 acre lot sizes or by Planned Unit Development or Conservation design Developments 3.2 acre density. The majority of the residential development in the Town currently is developed at an R-1 1-acre lot size development and occurred prior to 1980. Most of the development that has occurred since the early 1980s has developed at a 3-acre density as Planned Unit Developments or in 3 to 5-acre parcels, either through the subdivision platting process or by Certified Survey Map. All the environmental sensitive areas in the Vernon Marsh, along the Mukwonago and Fox Rivers adjacent to Upper Phantom Lake, Lower Phantom Lake, Spring Lake and Willow Spring Lake, are preserved in the C-1 Conservancy District. There are scattered areas of A-P Agricultural Preservation zoning in the southeast, northwest and west central portions of the Town. There is no business or industrial zoning within the Town of Mukwonago at this time.

In 2007, the Town of Mukwonago codified their Zoning Ordinance into Chapter 82 of the Municipal Code of the Town of Mukwonago, making a number of housekeeping and clarifications in the process.

Land Division and Development Control Ordinance

The division of land within the Town of Mukwonago is regulated by the Land Division and Development Control Ordinance for the Town of Mukwonago which Chapter 34 of the Municipal Code for the Town of Mukwonago which was originally adopted on December 12, 1983, and most recently amended and codified in November of 2007, The Waukesha County Shoreland and Floodland Protection Ordinance 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 and Development Control Ordinance requirements are more restrictive than Section 236 of the Wisconsin State Statutes, as it requires formal platting of lands when six or more lots of any size are created within five years.

Generally, the intent of the Land Division Ordinances is to lessen street congestion, secure safety, prevent overcrowding of the land, and facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks, playgrounds, and other public requirements, to prevent scattered development beyond the service areas of the community facilities and utilities; conserve the existing and potential value of land, water and improvements; provide the best possible environment for human habitation and meet the public demand for aquatic recreation with the least disturbance to shoreland owners; preserve growth and cover; prevent erosion and sedimentation; and protect surface and sub-surface water quality; and provide for further division of larger tracts into smaller parcels of land and secure adequate legal descriptions and proper survey documentation of the divided land.

The Ordinances have provisions for adequate open space facilities for public use to be properly located and preserved as the Town develops. Both Ordinances outline pre-application and preliminary filing procedures for both Certified Survey Maps and Subdivision Plats, and details who the documents are to be reviewed by. They set forth specific information as to what items are to be contained on the preliminary plat, the construction plans for all streets, public improvements, and the submittal of stormwater, drainage and erosion control plans. Additionally, specific design standards according to street classification, items pertaining to street arrangements, types of streets, street widths, street grades, intersection details, the designs for lots and blocks are contained within the Ordinances.

The Town's Land Division Ordinance requires Certified Survey Maps for all minor land divisions as does the Waukesha County Shoreland and Floodland Subdivision Control Ordinance. In 1997, the staff of the Waukesha County Department of Park and Land Use Planning Division developed a county wide Land Division and Development Control Ordinance for which public hearings were held, however, that document was never adopted. Waukesha County representatives then met with engineering firms and municipal officials in order to resolve some of the issues regarding land divisions. Those

issues involved a consistent definition of a subdivision which was to be incorporated into their local ordinances along with an adopted checklist in order to encourage consistency between communities in the review of subdivision plats and Certified Survey Maps. That definition and checklist has now been incorporated into the majority of the Land Division Ordinances in the un-incorporated areas in Waukesha County.

In April of 2002, the Town of Mukwonago officials adopted the residential development permit system and an allotment system in January of 2003 in order to control growth and implement the Town of Mukwonago's Master Plan. The purpose of the residential permit system was to establish a system to evaluate proposed subdivision developments or multi-family units in the Town of Mukwonago; to encourage a variety of lot sizes; to encourage the location of development of residential dwellings which will promote the protection of the natural resource base, such as, soils, lakes, streams, floodplains, wetlands, woodlands, wildlife, and other environmentally sensitive areas; to preserve prime agricultural areas in order to maintain the agricultural economy and insure the preservation of the rural atmosphere of the Town; to permit the development of property related to the available facilities, such as proposed sewer, police protection, and emergency services, fire protection, and roads and highways; and to implement the goals and objectives of the Town's Master Plan and Zoning Ordinance.

Construction Site Erosion Control and Stormwater Management Ordinance

The Waukesha County Stormwater and Erosion Control Ordinance became effective on May 5, 1992, and regulates all earth-moving activities in the Town other than those associated with single-family and 2-family home construction. This Ordinance was recently amended to include stormwater management requirements and was adopted by the Waukesha County Board on March 24, 1998. The Ordinance requires submittal of an Erosion Control Plan and a Stormwater Management Plan, and the issuance of a permit prior to commencement of land disturbing activities. The type of details required on the plan may vary depending on the amount of land to be disturbed. This Ordinance does allow Waukesha County to have an agreement to enforce the Ordinance within the Town unless the Town elects to enforce the provisions on their own. As of December 31, 1992, Erosion Control Plans were required on all single-family and 2-family construction, which is to be reviewed by the Town of Mukwonago Building Inspector, unless the Town elects to have an agreement with the Waukesha County Department of Parks and Land Use, Land Conservation Division, to do their review.

Building Code

The Town of Mukwonago administers the Uniform Dwelling Code, which defines construction standards and inspection procedures as outlined in the Wisconsin Administration Code, Department of Industry, Labor and Human Relations, Chapters 20 through 25. Provisions of this Code apply to the construction and inspection procedures used for single-family and 2-family dwelling, manufactured homes, and newly constructed community based residential facilities providing care, treatment, and services for three up to eight unrelated persons.

This Code applies to occupancy requirements for building construction for all new construction. The Code does not affect the right of the municipality to establish safety regulation for protection of the public from hazards at the job site. This Code allows the Town of Mukwonago to establish fees and require permits for all construction, additions, alterations or repairs.

Health Code

The Waukesha County Department of Parks and Land Use, Environmental Health Division, is in charge of administering all portions of the Waukesha County Code, pertaining to public and community health issues in the Town of Mukwonago, insofar as possible to prevent the creation of nuisances, sources of filth, conditions menacing the public health, to promote the safety, health, comfort, and general welfare of the people of the Town. The Environmental Health Division is in charge of regulating all private sewage disposal systems, regulating all restaurant facilities, campgrounds, swimming areas, mobile home parks, and issuing dance hall licenses, in the Town of Mukwonago. The Community Humane Technician regulates all animal welfare related issues for the Town. A review by a Waukesha County Sanitarian of the existing septic system or the issuance of a Sanitary Permit for all construction activities in the Town of Mukwonago must be made prior to any Zoning or Building Permit being issued by the Waukesha County Department of Parks and Land Use, Planning Division, or the Town of Mukwonago Building Inspector.

Restaurant and retail food establishments are inspected and regulated by the Environmental Health Division staff prior to licensing, where there is a change in the operator of retail food or restaurant establishment, prior to the opening of a new retail food establishment, or by adding any new category of food processing operations to their current license. The Environmental Health Division staff is in charge of making inspections for dance halls where an admission is obtained by the general public, generally by the payment of a fee or the purchase, possession, or presentation of a ticket or token; or anywhere the public may gain admission with or without payment of a fee.

Current and Future Service Areas

There are currently no sewer or water service areas in the Town of Mukwonago. If and when the Rainbow Springs property ever develops the possibility of sewer from the Village of Mukwonago may be considered based upon the number of living units and whether it is financially feasible. It is anticipated that Mukwonago County Park will not be serviced unless the sewer is extended to Rainbow Springs.

PROPOSED LAND USE PLAN AND DENSITIES OF EACH CLASSIFICATION

One of the goals in the adoption of the new Smart Growth Plan for the Town of Mukwonago is to have the Town's Plan incorporated into the Waukesha County Development Plan. The Southeastern Wisconsin Regional Planning Commission and Waukesha County have set a goal that in the rural areas of the County (those areas outside of proposed sewer service areas) the overall density of the development on the individual community land use plans shall not exceed one unit per five acres overall. As

part of the overall density calculation, communities are allowed to obtain credit for all publicly owned lands, those lands currently owned by the State of Wisconsin, Waukesha County, and the local municipality, of which there are 2623 acres in the Town.

Additionally, if Conservation Organizations own parcels which are prohibited from being developed or there are permanent conservation easements on properties within their communities, those areas would also be allowed to be used toward the overall one unit per five acre density of the community. The intent of the long range plan is that only enough land is designated or allowed to be developed as is necessary in order to meet the goal of the population projections through 2030 and the necessary living units to accommodate that population or some type of growth control mechanism is in place which limits the amount and rate of growth to that which is projected to the year 2030.

An inventory of the vacant land in the Town outside of the sewer service area and the border agreement areas on the Waukesha County Geographical Information System, determined that there are 7,476 acres of vacant lands in the Town, if that number is divided by five, the total living units in that area that would be allowed at the one per five acre density would be 1,495 units. Within that, 7,476 acres of vacant land there are 2,675 acres of environmental corridors and isolated natural areas. This figure contains both upland and lowland corridors. The following formula was used in order to determine the number of living units or acreage that would be available for future development in the Town of Mukwonago. The formula used is as follows:

$$\begin{array}{r} 7,476 \text{ acres of Vacant Land} \\ - 2,675 \text{ acres of Environmentally Sensitive Areas} \\ \hline 4,801 \text{ acres of Developable Lands} \end{array}$$

Add the 4,801 acres to the 2,623 acres of public open space and conservation easements and that equals 7,424 acres divided by the 5-acre density equals 1,485 new living units. Additionally, divide the 2,675 acres of environmentally sensitive areas by the 5-acre density that equals an additional 535 lots. Therefore, according to the one unit per 5 acres, this is recommended under the Regional Plan and the Waukesha County Development Plan in the rural areas of the Town, the Town could have an additional 2,020 living units at the 1 unit per the 5 acre overall density.

According to the projected population and the projected living units chart in Chapter 2, there will be only 1,681 new living units in the Town through the year 2030. The Town will continue to use the allotment system, which allows fifty new lots for subdivision plats, conservation design and planned unit developments, which would allow 1,150 new units in the 23-year period from the year 2007 through 2030. It should be noted that this allotment system is not required in the creation of lots by Certified Survey Maps, which are limited according to the Land Division and Development Control Ordinance or for the re-development of the area near Phantom Lake, which currently is within the sewer service area and the boundary agreement with the Village of Mukwonago. This area is not required to meet the one unit per 5-acre density of the County or Regional Plans. Further the Land Division and Development Control Ordinance regulates both single family and multi-family developments.

FUTURE LAND USE PLAN CLASSIFICATIONS

Lowland Corridor Areas

It is the intent of the Town in the preparation of the new land use plan to protect and preserve all floodplains as designated on the Map A. It is anticipated that in mapping the 100-year floodplains, the Town will use the new FEMA data which will raise the 100-year floodplain elevation in many areas within the Town of Mukwonago. It is anticipated that these new floodplains elevations will be formally adopted by FEMA and ultimately Waukesha County on the Waukesha County Shoreland and Floodland Protection maps, sometime in the summer of 2008. The Town will continue to protect the 2,913 acres of the undeveloped 100-year floodplains and promote the use of the Existing Floodplain Overlay District (EFO) to encourage the updating and flood proofing of existing improvements currently within the floodplain. The Conservation Design and Planned Unit Development provisions of Chapter 82 of the Municipal Code require that all floodplain areas in these types of developments be in public or common open space areas. Additionally, this land use classification will include any wetlands within the Town. Full credit in the density calculation for Conservation Design and Planned Unit Developments is not given to these areas and the amount of credit is based upon the proportional amount of the site according to Chapter 82 of the Municipal Code of the Town of Mukwonago, Wisconsin, and Zoning Ordinance.

Upland Conservancy Classification

On the new land use plan map, the Town will map all upland primary and secondary environmental corridors and isolated natural areas. Most of these areas are shown on Map E. The Environmental Corridors and Isolated Natural Areas will be encouraged to be preserved where possible and if they are developed, they must be developed at no more than a density of one unit per five acres. The Town will continue to require these areas to be preserved in the open space of all Conservation Design and Planned Unit developments wherever possible and discourage the intrusion into these areas through the residential development permit process in the Land Division and Development Control Ordinance.

Border Agreement Areas

The Town will place areas within the border agreement areas on the Town Plan in a classification consistent with the current land use, except for the area southwest of Phantom Lake, where it has not yet been determined whether property owners will have to annex, if they request services or if the properties will be allowed to develop without public sewer. This area is designated on the border agreement with the Village of Mukwonago.

Conservation Overlay Classification

All areas, which are currently owned by conservation organizations or have conservation easements in perpetuity on them, would be designated with this overlay on the Town's Land Use Plan.

Public Ownership and Future Acquisition Area Overlay

All areas currently owned by the State of Wisconsin, and Waukesha County will be designated in a Public Classification. Additionally, any areas which are municipal or publicly owned facilities such as the Town Hall, Fire Department, and any schools, will also be in this public classification. Proposed Town, State and County park acquisition areas will be designated in this classification such as additions to the existing Town Park adjacent to the existing Town facilities located on CTH EE and Beulah Road. It is the intent that the area in the Town park designation will have 99 acres of area available for active areas such as play fields, baseball diamonds, and playgrounds. The plan will also designate the proposed expansion to Mukwonago County Park located on CTH LO, west of CTH I. and the Vernon Marsh Wildlife Area.

Agricultural Preservation Overlay

Properties within the Town of Mukwonago, which are currently zoned Agricultural Land Preservation will have the Agricultural Preservation Overlay placed over the underlying classification until such time as the property owner or developer can verify and present documentation to the Town whether there are any required tax credits which must be repaid to the State of Wisconsin. This documentation of the status of any required paybacks must be presented to the Town at the time of the request to remove the overlay designation on the Land Use map, request to rezone the property or application for a development project.

Rural Residential Classification

The Rural Residential Classification is to represent those areas in the Town which are developed as five acre or more parcels and could not be developed or divided because their existing width, limited access to county or state trunk highways, the prohibition by the Town of parcels served by easements, and other areas which contain deed restrictions, conditions of certified survey map approvals or conditions of rezoning that require a 5 acre minimum lot size or density

Agricultural Residential Classification

The Agricultural Residential Classification will designate those areas which currently are undeveloped and currently in agricultural uses. It is intended that these areas will be developing at densities of no more than one unit per 3.2 acres as Planned Unit or Conservation Design Developments. Particular attention will have to be given to areas within this agricultural classification which are primary and secondary environmental corridors, isolated natural areas, Class I and II soils for agricultural purposes, and hydric soils with exclusions which should be in the common open space areas wherever practical.

Suburban Density II

The Suburban Density II category will be areas which have been developed in the past as Planned Unit Developments or Conservation Design Developments in the agricultural category on the previous Town of Mukwonago Land Use Plan. These areas generally were developed at a density of one unit per three acres or as individual parcel on Certified Surveys Maps ranging in size from three to five acres. It is the intent of this district that those areas not be allowed to be re-divided.

Low Density Residential Classification

The intent of the Low Density Residential Classification is to incorporate all subdivisions and any parcel that has been developed at 1-acre densities in the past. This classification will include parcels in the Town where there have been previous commitments by the Town of Mukwonago Board or conditions of rezoning to allow development at 1-acre lot sizes because of a transfer of some type of development right to implement the Town or County Open Space Plans.

Medium Density Residential Classification

The Medium Density Residential Classification will be designated in those areas within the border agreement with the Village of Mukwonago southwest of the Phantom Lakes where it is intended that the majority of the development that will occur, will be re-development of existing substandard lots of record and that any new parcel which is in that area or any vacant parcel, i.e., the Berg property will be allowed to developed at one unit per 30,000 square feet if served by municipal services. It is the intent that this category will allow multi-family development including senior housing if served by public sewer. It is felt that in a number of cases where there are multiple substandard non-conforming living units on a single parcel, that the upgrade and re-development of this area is consistent with the plan based upon the close proximity to the Village and the possibly of the extension of public sewer. It is felt that any re-development of this area prior to the extension of public sewer should be for single-family residential living units only and meet all location and size requirements of the applicable zoning district.

Private Recreational Classification

The Private Recreational Classification will be placed upon the YMCA Camp, the Bible Camp and the Rainbow Springs Golf Course. It is intended that these are recreational facilities, although open to the public, are not held in ownership by the State, County and Town.

Soils Classification Overlay Map

It is the intent of the Town's Plan that a separate map will be created to be used as an overlay map on the Land Use Category Map which will designate the Class I and II soils for Agricultural purposes which are areas which should be preserved in open space areas in any Conservation Design or Planned Unit Developments as much as practical. It is felt by the Town that there are not enough large blocks of prime agricultural soils remaining in the Town to support large Agricultural operations. It is anticipated that the overlay of the Class I and II soils for agricultural purposes should encourage their preservation for agricultural purposes wherever possible during the conditional use, allotment and platting process. The overlay areas should include those areas shown on Map C as Class I and II soils.

Further, the Soils Classification Overlay Map will designate all hydric soils and soils where it is known or anticipated that a high groundwater or bedrock condition may exist which will limit basement and septic system construction. When development is proposed in these areas, extensive soils testing may be required by the Town to determine if the area is suitable for construction of basements, septic systems, and storm water facilities or will require public or private improvements which will be costly to maintain in the long term.

LAND USE GOALS AND OBJECTIVES

GOALS & OBJECTIVES

Goals, objective, standards and principle are part of the process of updating the Town of Mukwonago Master Plan. The Town has evaluated the goals, objective, standards and principle in the trends and opportunity chapter of the Waukesha County Development Plan Update as Town representatives are participating with twenty-seven other communities in the update of the County Development Plan. Generally, with regards to these goals and principles, the Town does support the same goals and objectives. One of the issues that the Town has supported, but was not supported after a referendum in April 2007 by the majority of the taxpayers, is using property tax dollars to purchase development rights from farmers in the Town in order to preserve those farms in permanent open space. A 2-year effort was conducted in order to study the proposal to purchase development rights and educate the public on the issue. This was done as the results of the citizen survey which was completed by the Town in 2002 and the County's survey in which citizens of the Town of Mukwonago indicated supporting the idea of purchase of development rights for permanent preservation of open space. Because of this fact, the focus group that is working with the contracted planner to update the Town of Mukwonago's Master Plan to be smart growth compliant is considering other ways that the permanent preservation of open space could occur for large farming operations other than open space in subdivision developments. One possibility discussed, was the transfer of development rights from one parcel to another. It is anticipated that this process will be looked at further as the Master Plan develops.

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 Town population.

Principle

The only planned urban land use within the Town is around the Phantom Lakes and within the planned sewer service area.

Land Use Development Objective No. 2

The various land uses shall be convenient and compatible.

Principle

The proper allocation of uses of 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

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

The various land uses should be distributed so they are 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, 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. 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 development but to land planned to be used for such development.

- c. Land developed or planned to be developed for urban type residential use should be located in areas serviceable by an existing or planned public sanitary sewerage system.
- d. 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 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 as planned unit or conservation design developments.
 - 3. New urban development served by onsite sewage disposal systems in areas planned to receive sanitary sewer service is not allowed.

Land Use Development Objective No. 4

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

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.

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/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 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 circulation; and those community and commercial facilities necessary to meet the day-to-day living requirements.

Table 14

PERCENTAGE OF AREA IN LAND DEVELOPMENT CATEGORY

Land use Category	Rural Residential 5 Acre Density	Agricultural Residential 3.2 Acre Density	Suburban Density II 3 Acre Density	Low Density 1 Acre Density	Medium Density 30,000 sq ft Density
Residential					
Conventional	88%	NA	83%	81%	77%
P.U.D	58%	58%	58%	56%	56%
Conservation Design	52%	52%	46%	49%	49%
Park & Open Space					
Conventional	0%	NA	0%	0%	0%
P.U.D.	30%	30%	30%	30%	30%
Conservation Design	40%	40%	40%	40%	40%
Streets					
Conventional	12%	NA	17%	19%	23%
P.U.D	12%	12%	12%	14%	14%
Conservation Design	08%	08%	14%	11%	11%

Density based upon Planned Unit Development and Conservation Design Conditional Use Standards of 130,680 sq. ft. per unit in R-1 and R-2 and 1 acre in R-1 and R-2 respectively.

Areas of development based upon .23 acres for streets on 1 acre and 30,000 sq. ft. lots, .3 acres for streets on 1.5-acre lots, .6 acres for streets on acre lots and .7 acres for streets on 5-acre lots consistent with Table 139 in the Waukesha County Development Plan

- b. Desirably 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 in all land use categories, as appropriate.
- 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.

Principle

Residential development in a rural setting can provide a desirable environment for households seeking proximity to open space.

Standards

- a. The Town's Plan to seek and 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, the overall density of the Town shall be no more than one dwelling unit per five acres with a 3.2 density in individual developments. 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.
- d. A development density of no more than one home per 3.2 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
 - Sustain development served by onsite sewage treatment systems and wells

- Minimize the risks to the groundwater supply which the widespread use of onsite 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 soil suitability Class I and II soils.

Land Use Development Objective No. 5

Limited commercial type uses may be considered as Conditional Uses.

Principle

These limited commercial type Conditional Uses require areas and locations suitable to their purposes.

Standards

- a. Limited type Commercial Conditional Uses should meet the following standards:
 1. Available adequate water supply, sanitary sewer service or soils suitable for an in ground septic system, storm water management facilities, and power supply.
 2. Ready access to the arterial street and highway system.
 3. Adequate on-street and off-street parking 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 appropriately integrating the site with adjacent land uses.
 6. The uses may be allowed by Conditional Use Permits, where it is determined that the use is compatible with the adjacent residential and agricultural uses.

Land Use Development Objective No. 6

The renewal and upgrading of existing nonconforming structures and uses in the area near Phantom Lake within the Village of Mukwonago sewer service area.

Principle

Such effort, along with infill development on vacant land within the sewer service area, serves to maximize the use of public infrastructure and public service systems.

Standards

- a. Existing urban uses within the sewer service area should be updated and renewed, as appropriate.
- b. Infill of undeveloped lands within the urban areas.

CHAPTER 6

**TRANSPORTATION
FACILITIES ELEMENT**

INTRODUCTION

The transportation system of Waukesha County benefits all county 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 County and the Town. An understanding of the existing transportation system and future improvements is fundamental to the preparation of a comprehensive development plan for Waukesha County and its municipalities.

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 existing Town of Mukwonago Master 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. In the Town that would include Sugden Road, Section Road, Beulah Road, Marsh Road and Frog Alley Road. The third types of streets discussed in the existing Plan are minor streets which include most cul-de-sacs and subdivision roads

That Plan discussed the SEWRPC Land Use and Transportation Plan 2000 which recommended that certain roads in the Town be reclassified and the relocation of STH 83 eastward to bypass the central portion of the Village of Mukwonago. Acceptance of County Trunk Highways by the Town would have substantial financial obligations of street maintenance and control. The Town's Plan further went on to discuss railroad lines in the Town, pedestrian traffic and recreational usage. The basic goal of the Town's Plan was to provide vehicular, pedestrian and recreational needs in the Town in a safe, efficient and convenient manner. The Plan further went on to outline 12 specific directives.

Directives

1. Plan for the development of streets and roads in such a manner as to insure convenient access to all developed and undeveloped areas of the Township.
2. Consider innovative street design to insure maximum utilization of public street systems at the least overall cost to the Township.
3. Maintain and improve the existing street maintenance program to insure continued roadway usage.
4. Encourage development of recreational transportation systems and facilities consistent with an overall Township Recreation Plan.
5. Maintain or improve upon present roadway standards in all subdivision and public improvement projects to minimize future maintenance obligations.
6. Delineate local collector streets as major transportation routes requiring higher standards than local street sections, due to increased traffic and usage.
7. Encourage the installation and maintenance of all street signs to insure ease of identification of streets within the Township.
8. Encourage continued review of existing and required warning signs and traffic control signs for maximum protection to the citizens of the Township.
9. Evaluate the need for specialized recreational transportation facilities such as those for snowmobiles, bicycles, and horses and encourage local participation in such developments.
10. Support construction of the proposed STH 83 bypass around the Village of Mukwonago.
11. Encourage the use of commuter mass transit and park and ride lots for the convenience of Town residents.
12. Utilize the enclosed Transportation and Drainage map as a guide for the future development of streets and drainage courses within the Township.

TRANSPORTATION DEVELOPMENT STRENGTHS, CONCERNS, AND WEAKNESSES

As part of the update of the Town of Mukwonago Master Plan, the Focus Group discussed the strengths and weaknesses of the Transportation System in the Town of Mukwonago.

Strengths which the Focus Group identified were as follows:

- Consistent Road Program for maintaining Town roads
- Existing County Trunk Highway system in place.
- Control access to existing transportation facilities.
- Growing preservation of Greenway corridors for recreational trail system.
- Adoption of an Official Map by Town of Mukwonago Officials
- Implementation of the Waukesha County Street & Highway Width Map as part of the land division process.

Weaknesses which the Focus Group identified were as follows:

- All major arterials in the Town of Mukwonago go thru the Village of Mukwonago
- Hard access to Interstate System around the Village of Mukwonago
- The Town doesn't get their fair share of State funding for road projects.
- Certain Town roads and ditches need major repairs or upgrading, particularly the collectors to accommodate new subdivision development and traffic.

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. The plan contains four elements: public transportation, systems management, bicycle and pedestrian facilities, and arterial streets and highways.

Streets and Highways

Waukesha County has over 2,917 miles of federal, state, county, and local roads within the County and over 373,000 registered automobiles, trucks, semi-trailers, and motorcycles (Table IV-1 and Table IV-2). According to the preliminary estimates from the Wisconsin Department of Administration there were 5,271 vehicles registered in the Town of Mukwonago in the year 2000 and 6,473 estimated registrations in 2007. Only Dane, Marathon and Milwaukee County have more road miles in Wisconsin. 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 State Highways 36, 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. This 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 stormwater drainage facilities. Streets and highways fall into a three-category hierarchy that includes arterial, collector, and land access streets.

Table IV-1
ROAD MILEAGE IN WAUKESHA COUNTY, 2005

	State Trunk System (freeways, U.S., STH)	County Trunk System	Local Roads (City, Village, Town)	Total
Waukesha County	232.18	391.78	2,291.90	2,917.43

Source: Wisconsin Department of Transportation, Division of Transportation Management

Table IV-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 is a high-volume street whose function it is to move 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. 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, U.S. Highway 18 between the Milwaukee-Waukesha County line and the City of Waukesha, Capitol Drive (State Highway 190) between the Milwaukee-Waukesha County line and the City of Pewaukee, Moorland Road (County Highway O) between Bluemound Road (City of Brookfield) and Cleveland Avenue (County Highway D) in the City of New Berlin, Interstate Highway 43 between the Milwaukee-Waukesha County line, State Highway 164, and U.S. Highway 41/45.

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 (Wis DOT) 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 access control and predominately serve traffic within a community.

According to the Waukesha County Department of Public Works, the most recent traffic counts on County Trunk Highways in the Town of Mukwonago include the following:

HIGHWAY	LOCATION	COUNT	YEAR OF COUNT
CTH LO	West of STH 83	4,696	2005
CTH LO	West of CTH I	1,928	2005
CTH I	East of STH 83	2,253	2005
CTH I	West of STH 83	2,199	2005
CTH I	South of CTH EE	1,704	2005
CTH EE	East of CTH E	4,888	2005
CTH E	North of CTH EE	5,838	2005
CTH E	North CTH NN	2,888	2005
CTH NN	East of CTH EE	13,020	2005
CTH NN	Between CTH I & CTH EE	8,035	2005
CTN NN	East of CTH E	5,780	2005

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. 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 sometimes referred to as non-arterial, 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.

County and Local Street Inventory

Wis DOT 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 Wis DOT 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 Wis DOT 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. The Town of Mukwonago uses the PASER in order to analyze the

current and future Town of Mukwonago roadway needs. In a report dated May 2004, the Town's Engineer completed an analysis of different alternatives of how the Town could deal with and improve upon the current roadway program over a five year period which included different alternatives of lump sum payments and yearly budgets. Currently, the Town budgets \$236,000 for their roadway program which excludes snowplowing per year. The PASER map which was created includes areas which should be reconstructed, areas which should have a thick overlay of three inches, a thin overlay of 1.5 inches and a crack seal upgrade only. Generally the Town tries to follow this procedure taking into account complaints which may occur on the existing road system and also, trying to do the work in one general area of the Town in order to cut costs. The analysis that was completed included the historical Town of Mukwonago roadway budget, comparing the roadway budgets of municipalities of other Towns in the County and the PASER rating system for all Town roads which rated each road from excellent to a failed or very poor condition. The analysis included the exact area, the rating condition, the section length, the surface width, the shoulder condition and width, the priority rating and the recommended treatment for each of the roads.

Generally all the existing roads in existing developments are considered Town roads except for the new developments of Pheasant Fields, Stone Brook Hollow, Stone Brook Hollow Add #1, and Lakewood Farm Preserve. Those roads have not been accepted by the Town as the final lift has not been placed upon the dedicated road right-of-ways.

Public Transportation

Public transportation is the transportation of people by publicly operated vehicles between trip origins and destinations, and may be divided into service provided for the general public and service provided to special population groups. Examples of special group public transportation include yellow school bus service funded by local school districts, and fixed route bus service provided by counties or municipalities. Public transportation service provided to the general public in Waukesha County may further be divided into the following three categories:

- Intercity or interregional public transportation, which provides service across regional boundaries and includes Amtrak railway passenger service, interregional bus service, and commercial air travel.
- Urban public transportation commonly referred to as public transit, which is open to the general public and provides service within and between large urban areas. The fixed-route bus transit system provided by Waukesha Metro falls into this category.
- Rural and small urban community public transportation, which is open to the general public and provides service in and between small urban communities and rural areas, and may provide connections to urban areas.

Public transit is essential in any metropolitan area to meet the travel needs of persons unable to use personal automobile transportation; to provide an alternative mode of travel, particularly in heavily traveled corridors within and between urban areas and in densely developed urban communities and activity centers; to provide choice in transportation modes as an enhancement of quality of life; and to support and enhance the economy.

INTERREGIONAL PUBLIC TRANSPORTATION

Air, rail, bus and ferry carriers provide Waukesha County residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country.

Air Service

Air services provide people, businesses, and goods with direct access to regional, national and international markets. Two airport facilities in Waukesha County provide air cargo and general aviation services. Public commercial passenger air service is provided by General Mitchell International Airport (MKE), a medium-hub airport owned and operated by Milwaukee County. Located within the City of Milwaukee, Mitchell's 13 airlines offer roughly 235 daily departures (plus 235 daily arrivals). Approximately 90 cities are served nonstop or direct from Mitchell International. It is the largest airport in Wisconsin. The airport terminal is open 24 hours a day. The Capitol Drive Airport in Brookfield and Crites Field in Waukesha are the two existing airports in Waukesha County. Neither provides public commercial passenger air service. The Capitol Drive Airport is a private/public use airport that provides a valuable alternative for smaller aircraft in the Milwaukee/Waukesha area. Crites Field is owned and operated by Waukesha County and serves as the premier corporate and recreational airport for southeastern Wisconsin. In 2004, it averaged 270 takeoffs and landings per day.

Ferry Service

Passengers and cars may cross Lake Michigan on ferry services available between Milwaukee and Muskegon, Michigan and between Manitowoc and Ludington, Michigan. Both ferry services operate in the months of May through October of each year.

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. Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops, and the Hiawatha Service that carries about 624,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor. Amtrak's Hiawatha Service runs seven 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 is provided between Kenosha and Chicago by Metra, with intermediate stops between Kenosha and downtown Chicago in northeastern Illinois north shore suburbs.

Bus Service

Badger Coaches, Greyhound, 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 line run route service to and from Milwaukee, with stops in Fond du Lac, Oshkosh, Appleton, New London, Waupaca, Stevens Point, and Wausau. Weekday service provided by United Limo included 11 round trips between Goerke's Corners in Waukesha County and Chicago O'Hare International Airport, with stops in downtown Milwaukee and at General Mitchell International Airport.

URBAN PUBLIC TRANSPORTATION

Waukesha County Bus Transit

Waukesha Metro Transit has 18 routes that travel throughout Waukesha County and parts of Milwaukee County. Waukesha Metro Transit directly operates 10 routes. Wisconsin Coach Lines and the Milwaukee County Transit System operate the other routes for Waukesha Metro Transit. 63 percent of riders are employed full-time or part-time. Over 2,500 trips are taken each weekday on Waukesha Metro. Only 27 percent of riders have access to an automobile and 79 percent of riders have household incomes under \$35,000.

Specialized Transportation

The Aging and Disability Resource Center of Waukesha County provides two specialized transportation services to qualified county residents. The Ride Line program serves county residents who are non/limited-drivers and 65 years of age or older, or under 65 years of age who are legally blind or who use a cane, walker, crutches, wheelchair or scooter. To use this service, individuals must be unable to enter or exit a car with little or no assistance.

The Shared-Fare Taxi program provides a reduced fare taxi service for county residents who are age 65 or older and are able to enter or exit an automobile with little or no assistance and county residents who are non-drivers, ages 18 to 64 and are able to enter or exit an automobile with little or no assistance and receive SSI or SSDI benefits. Various providers contract with the county to provide this service at the local level. In 2008, its first year of operation, Seniors on the Go Taxi Service, the local service provider, provided 2,270 rides to residents in the Mukwonago area. While most of the riders were from the Village of Mukwonago, it is anticipated that ridership in the Town will continue to grow as eligible residents hear about the service.

BICYCLE AND PEDESTRIAN FACILITIES

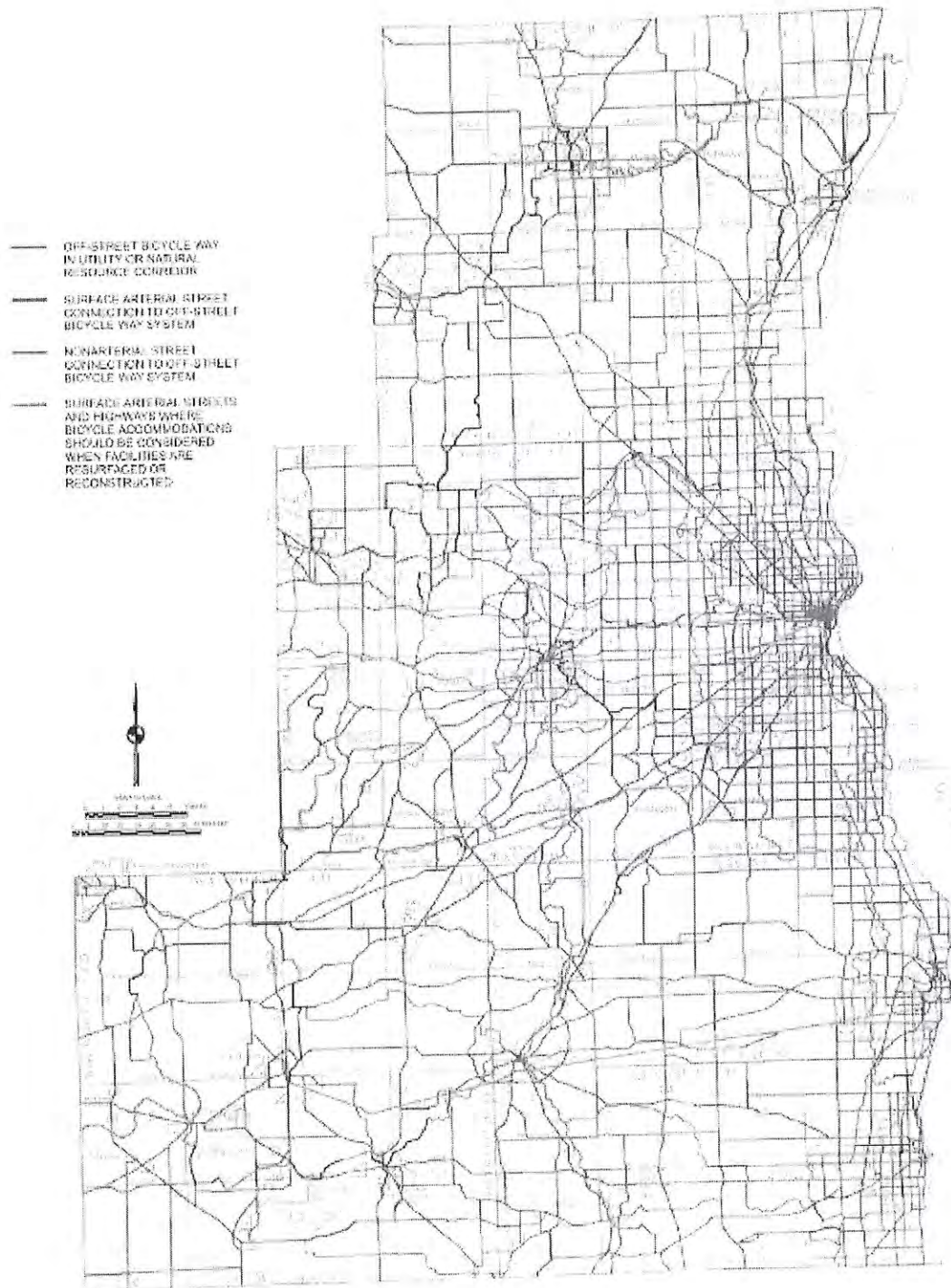
Bikeways

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 or along rivers or streams, or may serve as short connectors between residential areas and commercial or public facilities.

There are two off-street bicycle facilities in the Town of Mukwonago, one along the Mukwonago River corridor and the other along the Fox River recreational trail. Surfaced bicycle facilities are proposed when resurfacing or reconstruction occurs along all County Trunk Highways and STH 83 in the Town of Mukwonago according to the 2035 Regional Transportation Plan.

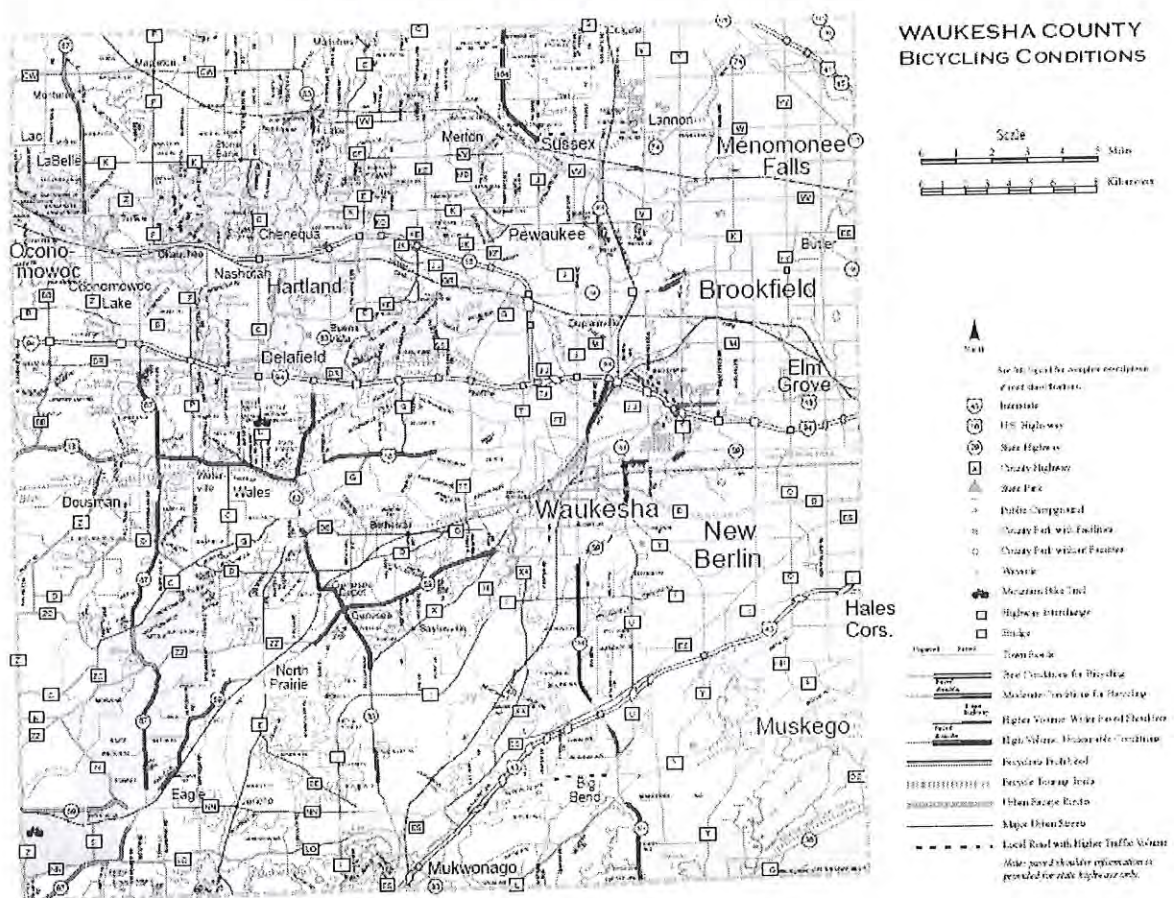
Map IV-1
 OFF STREET BICYCLE PATHS AND SURFACE ARTERIAL STREETS AND HIGHWAY SYSTEM
 BICYCLE ACCOMMODATION UNDER THE RECOMMENDED YEAR 2035 REGIONAL
 TRANSPORTATION PLAN



SOURCE: SEWRPC

Bikeways in Waukesha County are shown on Map IV-1. The longest 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 an annual State Trail Pass for persons 16 years or older are required, except on the City of Waukesha trails segment from the Fox River Sanctuary to McArthur Rd. The Wisconsin Department of Transportation 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 (Map IV-2).

Map IV-2
BICYCLING CONDITIONS IN WAUKESHA COUNTY



Waukesha County 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 (STH 175) in Menomonee Falls and Main Street (CTH VV) in the Village of Merton. A separate 4' wide bridle trail adjacent to the original 8' wide recreation trail extends 2.5 miles from The Ranch in Menomonee Falls to Menomonee Park where it joins the Park bridle trails. The Lake Country Recreation Trail is located on the former Milwaukee - Watertown Interurban Railway.

It 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 CTH T) and Cushing Park in the City of Delafield.

The New Berlin Recreation Trail is a 7-mile lineal recreation trail located on the Wisconsin Electric Power Company right-of-way in the City of New Berlin. It extends from South 124th Street just south of Greenfield Ave. (STH 59) at the Milwaukee/ Waukesha County Line to Springdale Road in Waukesha. The New Berlin Trail connects to the Milwaukee Oak Leaf Bike Trail in Greenfield Park. A connection to the State DNR Glacial Drumlin Trail is possible by using city streets through Waukesha.

The City of Brookfield has a Greenway Trail System Plan in place. Under the envisioned plan, the Greenway Trail System will be located within and adjacent to the primary environmental corridors in the City wherever possible and would also utilize railroad rights of way in the future as feasible. During the first three years of trail system implementation, nearly four miles of off-road segments have been completed along the Beverly Hills, Deer Creek, and Underwood Creek Trails. Further development of the system is anticipated to occur over the next five-ten years. The vast majority of the funding for this major parkland initiative will be generated through anticipated lease revenues from wireless communication companies who lease city property. When implemented, the Greenway Trail System will become the "centerpiece" or "connecting link" of the City's park and open space system and will provide additional recreational opportunities for residents to experience the natural heritage of the City. The system will also connect neighborhoods, in a new way, which will provide safe routes for children, and lead to expanded possibilities for community interaction.

The Village of Elm Grove adopted a bicycle and pedestrian pathway plan in 1989. The plan provides for approximately nine miles of bicycle ways within the Village, including approximately 3.5 miles of existing pathways for shared bicycle and pedestrian use. Approximately five miles of the recommended bicycle ways would be on-road on paved shoulders; the remainder would be pathways for both bicyclists and pedestrians located within street rights-of-way. The City of Muskego park and open space plan calls for the development of 23 miles of trails, including ten miles within the former right-of-way of The Milwaukee Electric Railway & Light Company; two miles within existing parks; and eleven miles on-street. Approximately two miles of the on-street bicycle way is proposed to be constructed along the Moorland Road extension from Durham Road north to the City limits at College Avenue. A two-mile portion of the City trail system has been constructed within the former electric interurban railway right-of-way between the Civic Center complex and CTH Y on the west and Woods Road/Bay Lane Terrace on the east. It is envisioned that the City of Muskego trail system would

eventually connect to the existing Root River Trail in Milwaukee County to the east, to the existing Waterford- Wind Lake Trail in Racine County to the south, and to the proposed Fox River Trail in Waukesha County on the west.

The City of New Berlin Park and open space plan calls for the development of two multi-use trails totaling fifteen miles in length. One of the trails would be two miles in length, primarily off-street, and would connect the County's New Berlin Trail to Minooka Park. The other trail is proposed to be thirteen miles in length and would form a loop through the central portion of the City, connecting four community parks. Approximately four miles of this latter trail would be along public streets and the remainder would be off-street. Prior to the adoption of the City park and open space plan, the City of New Berlin Plan Commission adopted a bicycle plan which recommended the establishment of both on- and off-street bicycle ways. The plan, which was first adopted in April 1980, has been periodically updated by the City. The Village of Menomonee Falls land use and transportation system plan recommends that the Village develop an approximately three- mile-long bicycling' and walking trail on the periphery of the Tamarack Swamp, and an approximately three-mile-long trail along the Menomonee River, from Lilly Road northwest to County Line Road. This trail segment will eventually become part of the countywide trail recommended in the County Park and open space plan. The Village has also developed an approximately five-route-mile-long bicycle path along Pilgrim Road within the street right-of- way, from USH 45 to a point approximately one- half mile north of Lisbon Road. The Village plans to construct a bicycle way along Lilly Road between Good Hope and Lisbon Roads.

The City of Waukesha land use plan recommends that bicycle routes be established on approximately three miles of City streets, for a total of six bicycle lane miles, in order to link the Glacial Drumlin Trail on the west side of the City to the New Berlin Trail on the east side of the City.

The Village of Hartland has developed approximately 1.5 miles of the approximately two-mile portion of the Ice Age Trail that traverses the Village from north to south along the Bark River. Both bicycling and walking are permitted on the Village trail. The Village land use and circulation plan's calls for the trail to be extended southward approximately 0.5 mile to the southern corporate limits of the Village.

The bicycle and pedestrian facilities element in the Regional Transportation System Plan for Southeastern Wisconsin: 2035, 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.

In the Town of Mukwonago this resurfacing and reconstruction of bicycle lanes would be along County Trunk Highways EE, E, NN west of the Village, CTH LO between CTH I and Beulah Road, CTH I west of STH 83 and north of CTH LO and along STH 83 north of the Village.

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 Amendment to the Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2020. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in the Region adopt and follow certain recommended policies and guidelines with regard to the development of those facilities. These policies and guidelines are designed to facilitate safe and efficient pedestrian travel within the Region and are documented in Appendix A of the amendment to the regional bicycle and pedestrian facilities system plan. Recommendations for provisions of sidewalks in areas of existing or planned urban development are summarized in Table IV-3. It is not anticipated that the Town of Mukwonago will promote pedestrian ways for any areas other than along the Mukwonago and Fox River recreational trails which are part of the implementation of the Waukesha County Greenway Plan.

**Table IV-3
RECOMMENDATIONS FOR PROVISION OF SIDEWALKS IN AREAS OF EXISTING OR PLANNED
URBAN DEVELOPMENT**

Roadway Functional Classification	Land Use	New Streets ^a	Existing Streets ^a
Arterial Streets ^b	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	Both Sides
Collector Streets	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	At least One Side
Land Access Streets ^c	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential (medium and high-density)	Both Sides	At least One Side
	Residential (low-density)	At least One Side	At least One Side

^aSidewalks may be omitted on one side of streets where there are no existing or anticipated uses that would generate pedestrian trips on that side.

^bWhere there are marginal access control or service roads, the sidewalk along the main road may be eliminated and replaced by a sidewalk along the service road on the side away from the main road.

^cSidewalks need not be provided along courts and cul-de-sac streets less than 600 feet in length, unless such streets serve multi-family development; or along streets served by parallel off-street walkways.

Source: SEWRPC.

OTHER TRANSPORTATION FACILITIES AND SERVICES

Rail Freight Services

Railway freight service is provided by four railroad companies in Waukesha County. These include the Union Pacific Railroad, Canadian National Railroad, Canadian Pacific Railway, and Wisconsin & Southern Railroad Company. All four railroads provide freight transport 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 stretches from Vancouver to Montreal, and also serves major cities in the United States such as Minneapolis, Chicago, and New York City. Its headquarters are in Calgary, Alberta. In 1992, The Canadian Pacific Railway purchased the Soo Line Railroad. Over 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, sulphur, 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, headquartered in Montreal, Quebec, serves ports on the Atlantic, Pacific, and Gulf coasts. It links customers to 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.

Wisconsin & Southern Railroad Co. (WSOR) with headquarters in Milwaukee is a regional railroad operating 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 restore rail service to rural communities.

Only two railroad facilities exist in the Town, one in section six which will ultimately be in the Village of North Prairie as part of the border agreement and the other on the northeast side of the Village of Mukwonago parallel to the Fox River.

Rail Intermodal Facilities

Intermodal facilities are locations where bulk or containerized commodities are transferred from one mode of transportation to another. Intermodalism 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 is 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 these 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 the County. Water freight and transportation facilities are provided to the Waukesha County communities by the Port of Milwaukee, which is located approximately 20 miles east of the planning area in the City of Milwaukee. In 2006, the Port of Milwaukee handled over 3.5 million tons of products from Wisconsin.

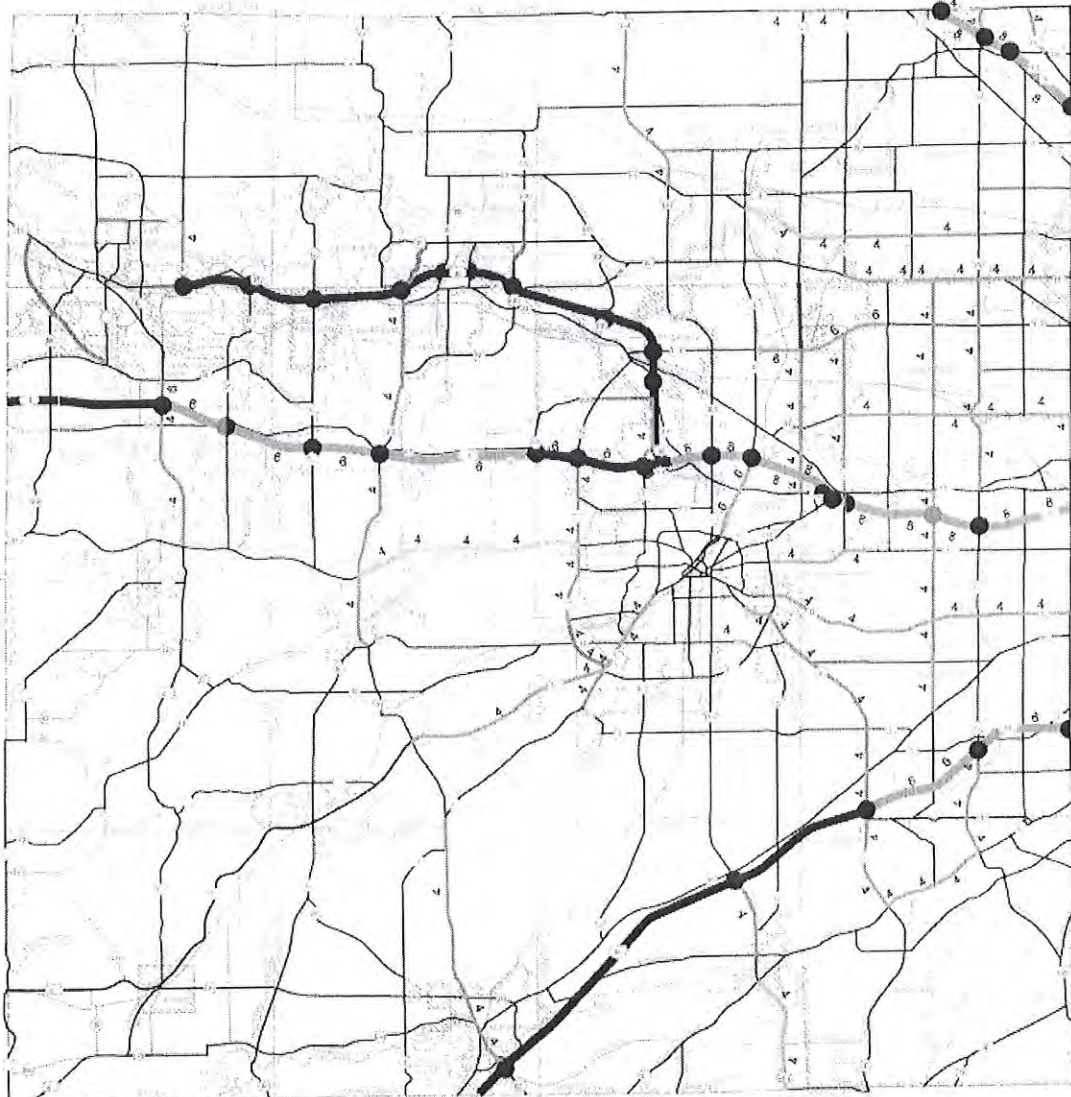
Airports

As described earlier in this chapter, Crites Field in Waukesha provides chartered air service and air freight services. Capitol Airport provides airline service for general aviation aircraft. Commercial airline service is provided by General Mitchell International Airport, located in Milwaukee County.

Crites Field, owned by Waukesha County, serves all single-engine aircraft, virtually all twin-engine piston, turboprop aircraft, and most business/corporate jets. Crites Field has two paved runways. The primary runway is 5,850 feet in length and the secondary runway is 3,600 feet in length. Airport facilities include a terminal building, hangars, and a wide variety of fixed-base operator services. Ground transportation access is provided directly by two adjacent county trunk highways, Blue Mound Road (CTH JJ) and Pewaukee Road (CTH J). In addition, Interstate Highway 94 and STH 16 are about 1/2 mile north of the airport.

Map IV-4

FUNCTIONAL IMPROVEMENTS TO THE ARTERIAL STREET AND HIGHWAY SYSTEM IN WAUKESHA COUNTY: 2035 RECOMMENDED REGIONAL TRANSPORTATION SYSTEM PLAN



ARTERIAL STREET OR HIGHWAY

- NEW
- WIDENING AND/OR OTHER IMPROVEMENT TO PROVIDE SIGNIFICANT ADDITIONAL CAPACITY
- RESERVE RIGHT-OF-WAY TO ACCOMMODATE FUTURE IMPROVEMENT: ADDITIONAL CAPACITY OR NEW FACILITY
- RESURFACING OR RECONSTRUCTION TO PROVIDE ESSENTIALLY THE SAME CAPACITY
- NUMBER OF TRAFFIC LANES FOR NEW OR WIDENED AND/OR IMPROVED FACILITY: 2 LANES WHERE UNNUMBERED
- 4
- FREEWAY INTERCHANGE
- NEW
- NEW HALF
- EXISTING

Source: SEWRPC.



THE FOLLOWING NOTES SUPPLEMENT THE RECOMMENDATIONS PORTRAYED ON THIS MAP

1. Each proposed arterial street and highway improvement and expansion, and, as well, preservation project, would need to undergo preliminary engineering and environmental studies by the responsible State, county or municipal government prior to implementation. The preliminary engineering and environmental studies will consider alternatives and impacts, and final decisions as to whether and how a plan, and project will proceed to implementation will be made by the responsible State, county or municipal government. State for state highways, County for county highways, and municipal for municipal arterial streets, at the conclusion of preliminary engineering.
2. The 12 miles of freeway widening proposed in the plan and in particular the 5 miles of widening in the City of Milwaukee, in 4 between the Grand Marquette interchanges and in 41 between the Mitchell and Shear Station interchanges, will undergo preliminary engineering and environmental impact studies by the Wisconsin Department of Transportation. During preliminary engineering alternatives will be considered, including possible various options of route to modern design standards, compromises to existing design standards, resulting in additional lanes and resulting with the existing number of lanes. Only at the conclusion of preliminary engineering would a determination be made as to how the freeway would be reconstructed.
3. The plan also provides further recommendations with respect to half freeway interchanges. The plan recommends that the Wisconsin Department of Transportation during the reconstruction of the freeway system:
 - Consider the CTH 220 (Hwy. 4) interchange to a full interchange.
 - Consider as an alternative, where conditions permit, the continuing of selected half interchanges to full interchange:
 - Lexington, SR 100 and S 13th Street with H-45, and
 - Retain all other existing half interchanges and examine during preliminary engineering the improvement of coordination between adjacent interchanges.
4. Before sent to the completion of the regional transportation plan update and reconstruction, more detailed analyses will be conducted with the Wisconsin County jurisdictional highway system planning advisory committee addressing SR 164 in the Village of Big Bend and potentially considering various alternatives including double-lane, restrict parking, wider with additional lanes, construct bypass and improved roundabout alternatives.

Capitol Airport is privately owned and serves small single-engine aircraft and many small twin-engine general aviation aircraft. Capitol Airport has one paved and two turf runways. The turf runways are closed during the winter. The paved runway is 3,500 feet long, and the two turf runways are 3,400 feet long and 1,600 feet long. Airport facilities include a small administration building and minor services. Ground access is provided by Lisbon Road (CTH K), which is adjacent to the airport.

TRANSPORTATION IMPROVEMENT RECOMMENDATIONS, 2035 REGIONAL TRANSPORTATION PLAN

Arterial Street and Highway System Functional Improvements

Regional Transportation System Plan for Southeastern Wisconsin: 2035 identifies recommended functional improvements to the arterial street and highway system in Waukesha County (Map IV-4). The plan recommendations for functional improvements to the arterial street and highway system is divided into three categories: system preservation – the proposed resurfacing, reconstruction, and modernization as needed of arterials to largely the same capacity as exists today; systems improvement the proposed widening of existing arterials to carry additional traffic lanes; and system expansion – the proposed construction of new arterial facilities (Table IV-4).

Table IV-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

State Trunk Highway 83 Improvement

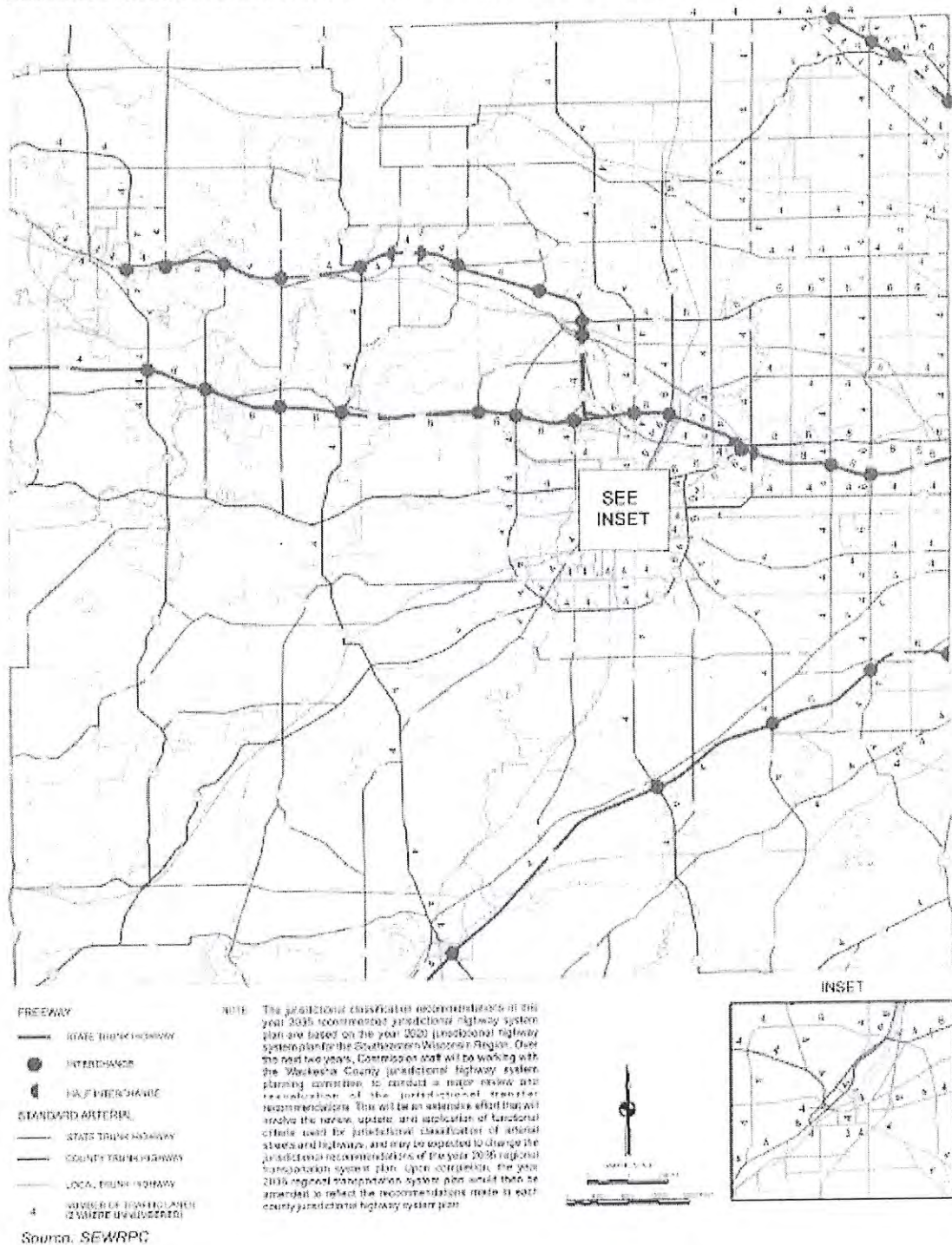
It is anticipated with the reconstruction and widening of STH 83 to a four lane highway facility, with limited access and controlled intersections in the Town of Mukwonago that the complexion of the community and the adjacent residential neighborhoods will change. It was the Focus Group's conclusion that with this upgraded traffic facility, which is the main thoroughfare through the Town of Mukwonago, that potential pressure will be put on the Town officials to consider commercial type uses along this corridor, because it was felt that this area would no longer be desirable for residential type developments.

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.

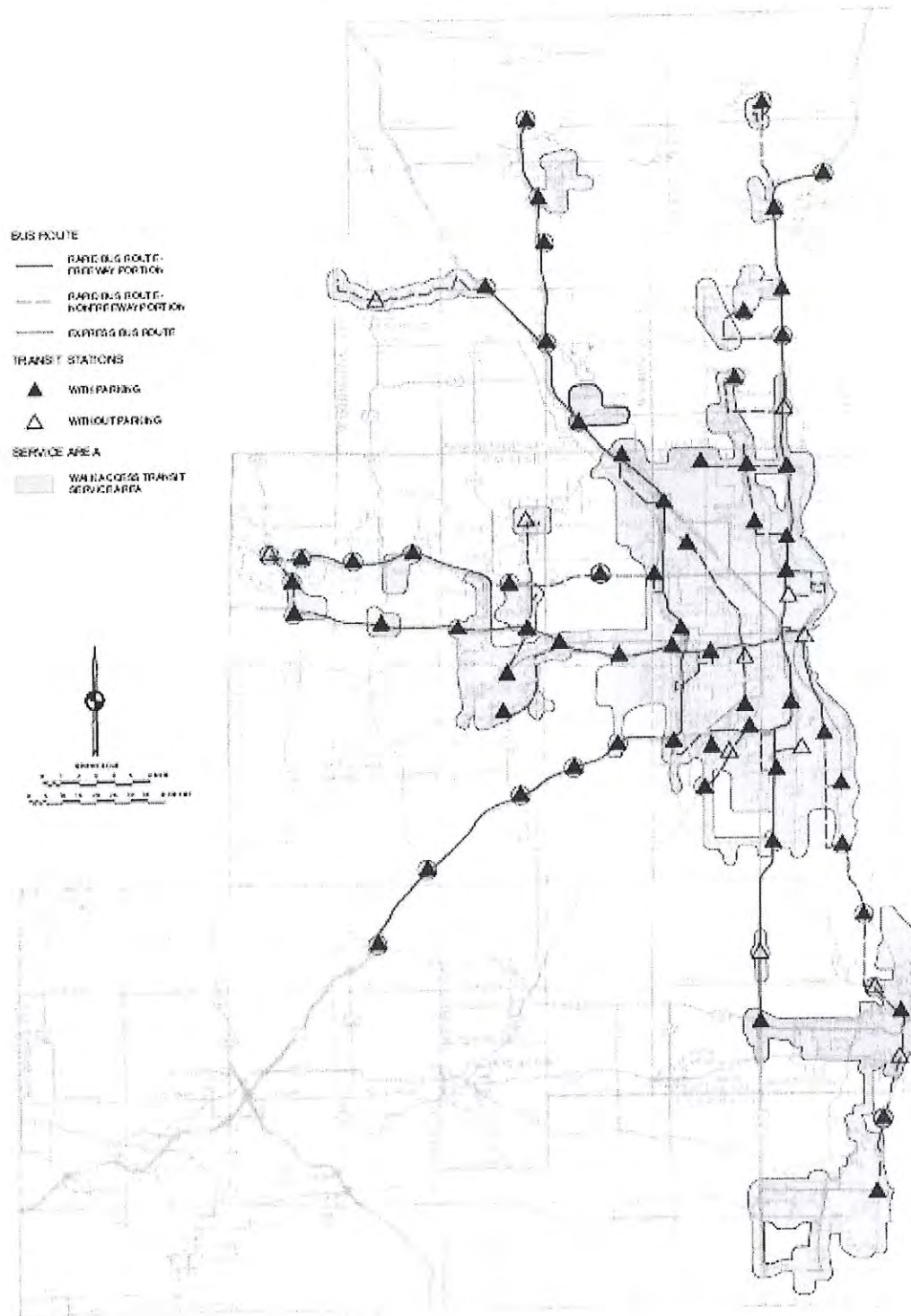
Upon completion of the initial regional transportation system plan in 1966, detailed county jurisdictional highway system plans were prepared. These plans were extended in design year and updated as part of the year 2000 regional transportation system plan completed in 1978, the year 2010 plan completed in 1994, and the year 2020 plan completed in 1997. 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, is shown on Map IV-5.

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



Map IV-6

PUBLIC TRANSIT ELEMENT OF THE RECOMMENDED REGIONAL TRANSPORTATION
SYSTEM PLAN: 2035



Source: SEWRPC.

The Jurisdictional Plan recommends that all County Trunk Highways and STH 83 be retained in their existing jurisdiction except that portion of CTH I east of STH 83 is proposed to be transferred to the Town of Mukwonago, which will have additional financial obligations for the Town for maintenance.

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 IV-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 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.
- 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 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.

Bicycle and Pedestrian Facilities

The bicycle and pedestrian facilities element in the Regional Transportation System Plan for Southeastern Wisconsin 2035 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. The Plan recommends that all of the County Trunk Highways in the Town be resurfaced and reconstructed to accommodate bicycle lanes on roads to accommodate their existing capacities.

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, 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, 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/pedestrian/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, marketing, and detailed site specific neighborhood and activity center land use plans. For more information on these categories, see pages 384 to 387 in the Regional Transportation System Plan for Southeastern Wisconsin 2035. On April 18, 2007, the Town of Mukwonago Board chose not to endorse the 2035 Regional Transportation Plan because of some of the recommended management measures which included additional fuel taxes and registration fees.

IMPLEMENTATION RECOMMENDATIONS

1. The Town of Mukwonago Board should work with Waukesha County to conduct a review and reevaluation of the jurisdictional highway recommendations in the 2035 Highway Plan.
2. The Town should work with Waukesha County to refine the off street bicycle paths and surface upgrades on the arterial road system as recommended in the 2035 Plan.
3. The Town should continue to update the Town's Official Map.
4. The Town should continue to work to upgrade the Town's road system with the necessary improvements.
5. The Town should look for possible State and Federal funding sources or grants for road improvements.

CHAPTER 7

HOUSING ELEMENT

INTRODUCTION

Wisconsin's planning law requires that a local plan include a housing element. The planning process necessitates the local government analyze the impact of the policies and regulations of the local government on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs of the community. The analysis should result in policies, which provide opportunities for development for the types and amounts of housing expected to be needed over a twenty-year planning period. The housing element is to discuss the objectives, policies, goals, maps and programs the local unit of government has available to provide an adequate housing supply which meets the existing and forecasted housing demand in the local governmental unit. The Town shall assess the age, structural type, value and occupancy characteristics of the existing housing stock and identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices which meet the needs of the persons of all income levels, age groups and persons with special needs. Policies and programs should be analyzed which promote the availability of land for development or redevelopment of a range of housing and how to maintain or rehabilitate the Town's existing housing stock.

SMART GROWTH REQUIREMENTS

Section 66.1001(1)(b) of the *Wisconsin Statutes* states that the housing element of the Comprehensive Plan must identify specific policies and programs that do three things:

1. Promote the development of housing for residents of the local government unit and provide a range of housing choices that meet the needs of persons of all income levels, all age groups and persons with special needs.
2. Promote the availability of land for the development or redevelopment of low income and moderate income housing.
3. Maintain or rehabilitate the local governmental units 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.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

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 report, is used to analyze future housing needs for residents of the Town.

The chapter also includes a brief discussion and description of government programs which facilitate the provision of housing, including affordable housing

Also discussed are the current community policies and ordinances affecting housing, including policies established for the percentage distribution of single-family, two-family, and multi-family units.

This chapter sets forth housing goals and objectives through the plan design year of 2035. Recommended policies are defined as steps or actions to achieve housing goals and objectives.

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. Summary File 1 data was used when possible. Data from Summary File 1 is generally more accurate 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 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.

A Town representative is working with the Land Use, Transportation and Housing Subcommittee on the update of the Waukesha County Development Plan who has identified a number of strengths, weaknesses and concerns about the current status of housing types and availability in Waukesha County. The Town's Focus Group has reviewed these issues and generally agrees with them, although they feel that a number of them don't apply to the Town of Mukwonago particularly those pertaining to increased densities because of the lack of public services such as municipal water/sewer and public transit.

TOWN OF MUKWONAGO 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.
- Approximately 15 percent of the existing Town's residences qualify as affordable housing at a value of less than \$208,700.
- 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.
- No preservation policy for Historic Homes.
- Tax base expectation for new development.
- 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 efficient construction/green building.
- Lack of senior housing (condo and side by sides).
- Community septic system ownership and responsibility.
- Management of Common Open Space.

PART 1: INVENTORY

Housing supply

The characteristics of the existing housing stock in the Town have been inventoried to help determine the number and type of housing units that will best suit the needs of the Town's 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 is one of the key inventory items needed to forecast the number of additional housing units the Town will require in 2035. Of the 2241 total living units in the Town, 2075 were owner occupied or 92.59 percent and 109 units or 4.86 percent were renter occupied according to the 2000 census. The number of vacancies in 2000 was 57 units, or 2.54 percent. The Town has more owner occupied units than any of the other communities in the southwestern portion of Waukesha County. The percentage of owner occupied housing units in the County 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.

Table 1

Total Housing Units by Tenure in the Communities in the Southwestern Waukesha County 2000

Community	Owner Occupied Units		Renter Occupied Units		Vacant Units		Total Housing Number
	Number	%	Number	%	Number	%	
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 Mukwonago	2,075	92.59	109	4.86	57	2.54	2,241
Village of Mukwonago	1,516	60.59	876	35.01	110	4.40	2,502
Village of North Prairie	455	83.64	76	13.97	13	2.39	544

Vacancy

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 2.

Some vacancies are necessary for a healthy housing market. The Federal Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of three percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum five 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 three percent in the Towns of Vernon, Lisbon, Waukesha, Genesee, Dousman and Mukwonago; Villages of Merton, Big Bend, Wales, Lannon, Eagle, Nashotah, Menomonee Falls, Butler, and North Prairie, and the Cities of Muskego, Brookfield, and New Berlin. The Village of Oconomowoc Lake (15.45 percent) and Village of Chenequa (20.36 percent) each had a particularly high vacancy rate in 2000. Of all vacancies, Oconomowoc Lake had 12.20 percent in the “rented or sold, but not occupied category”. The vacancy rate in Chenequa is largely due to a 17.86 percent vacancy in the “seasonal, recreational, or occasional use” category. The vacancy rate for the Town of Mukwonago was 2.54 percent which is below the HUD guidelines.

The vacancy rate in the Town consisted of five units for rent, thirteen units for sale, nine units rented or so but not occupied, twenty seasonal or recreational and ten for migrant workers according to the 2000 census. The vacancy rates Countywide were 0.8 percent for owner-occupied units and slightly over five percent for rental units in 2000. The owner-occupied unit vacancy rate was substantially lower than the minimum vacancy rate identified by HUD to provide for an adequate choice of owner-occupied units. The rental unit vacancy exceeded HUD guidelines by 0.16 percent. To compare the vacancy rates in southwestern Waukesha County see Table 3

Table 2**Housing Vacancies in Southwestern Waukesha County Communities 2000**

Community	For Rent	For Sale Only	Rented/Sold Not Occupied	Seasonal Recreational or Occasional Use	For Migrant workers	Other Vacancy	Total Vacancies	total Units	Vacancy Rate
Town of Eagle	2	11	5	48	3	0	69	1118	6.17%
Town of Genesee	9	8	5	13	15	0	50	2481	2.02%
Town of Mukwonago	5	13	9	20	10	0	57	2241	2.54%
Village of Mukwonago	58	19	8	11	14	0	110	2502	4.4%
Village of North Prairie	4	4	3	2	0	0	13	544	2.39%

Value of Owner-Occupied Housing Units

Table 3 sets forth the value of specified owner-occupied housing units in Waukesha County in 2000. These values can be used to determine if there are adequate home ownership opportunities for residents of all income levels in the Town. In the Town of Mukwonago homes that had values between \$100,000 and \$149,999 comprised 19.87 percent of all owner-occupied housing units and 35.45 percent had values between \$150,000 and \$199,999. Owner-occupied homes that had values between \$200,000 and \$299,999 comprised 34.24 percent of housing units and 7.37 percent of the owner occupied units had values of \$300,000 or more. Homes that had values below \$99,999 comprised 3.09 percent of housing units. The median value for owner-occupied housing units in the Town in 2000 was \$186,800. 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.

More recent data regarding the value of owner-occupied housing units, available from the Wisconsin Realtors Association and Multiple Listing Service, is presented in Table 4. These sources provide information regarding the actual selling prices of existing housing in the Region. The selling price data generally pertains to single-family homes, but also includes housing units in two-, three-, and four-unit residential structures. The data shows there was a significant increase in median selling prices in the County (31.34 percent) and for the Region (34.27 percent) between 2001 and 2006. (See Table 4)

Table 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 - \$150,000		\$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	\$139,400
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	\$137,000
Village of Elm Grove	9	0.48%	5	0.27%	100	5.35%	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
City 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	201	0.45%	1,772	3.95%	12,032	12.79%	13,708	14.57%	6,995	7.43%	4,404	4.68%	3,183	3.38%	2,574	2.74%	44,869	\$170,400

^aThe 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 4

**Q3 MEDIAN SELLING PRICE OF HOUSING IN WAUKESHA COUNTY AND
THE SOUTHEASTERN WISCONSIN REGION: 2001-2006**

Year	Waukesha County Q3		Southeastern Wisconsin Region	
	Median Selling Price	Percent Change since 2001	Median Selling Price	Percent Change since 2001
2001	\$192,700	-	\$153,700	-
2002	\$205,300	6.54	\$143,570	5.80
2003	\$222,500	15.46	\$154,500	13.85
2004	\$245,200	27.24	\$168,000	23.80
2005	\$258,800	34.30	\$182,200	34.27
2006	\$253,100	31.34	\$182,200	34.27

NOTE: The residential selling price data presented in this table were released in third quarter Wisconsin Realtors Association (WRA) press releases for the corresponding year. The data was prepared by David E. Clark, Economist C3 Statistical Solutions Inc. for the WRA. The median price is an estimate of prices sold within the MLS. The data is a summary of sales prices of existing homes including condominiums received from MLS.

County figures are provided by the MLS (s) in that county and include only MLS sales of existing homes and condominiums and thus are not reflective of all sales (such as FSBO) within a county. MLS data may also not include sales submitted to the MLS after their report is submitted to the WRA. Contact the local MLS for specific sales total data.

Source: Wisconsin Realtors Association

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 Town. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. Over 75 percent of all owner occupied housing units in Waukesha County had a mortgage loan in 2000. An additional 27 percent had a second mortgage or home equity loan. These were the highest percentages within the Region and bordering counties. The lowest percentages of owner occupied housing units with a mortgage were in Dodge and Milwaukee counties. Table 5 sets forth monthly housing costs¹ for specified owner-occupied housing units with a mortgage in the County in 2000. The median monthly housing cost for homeowners with a mortgage in the County was \$1,366 in 2000.

- 39.56 percent of homeowners in the County with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs
- 23.86 percent spent between \$1,500 and \$2,000 and 14.92 percent spent over \$2,000
- 15.65 percent of homeowners spent between \$700 and \$999 and about 6 percent spent under \$700

The median monthly cost of \$1,366 in the County was the second highest among counties in the Region. 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.

¹ 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.

The median monthly housing cost for homeowners with a mortgage in the Town was \$1,345 in 2000.

- 45.19 percent of homeowners in the Town with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs
- 27.4 percent spent between \$1,500 and \$2,000 and 7.52 percent spent over \$2,000
- 13.96 percent of homeowners spent between \$700 and \$999 and about 5.95 percent spent under \$700

Table 6 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage in the County in 2000. The median monthly housing cost for homeowners without a mortgage in the County was \$446 in 2000.

- 29.68 percent of homeowners without a mortgage spent between \$300 and \$399 on monthly housing costs
- 31.30 percent spent between \$400 and \$499 and 21.79 percent spent between \$500 and \$699
- 10 percent of homeowners spent over \$700 and 7.23 percent spent under \$300

The median monthly housing cost for homeowners without a mortgage in the Town was \$373 in 2000.

- 43.33 percent of homeowners without a mortgage spent between \$300 and \$399 on monthly housing costs
- 29.26 percent spent between \$400 and \$499 and 8.15 percent spent between \$500 and \$699
- 23.34 percent of homeowners spent over \$700 and 17.41 percent spent under \$300

Table 7 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 8 sets forth monthly housing costs for rental units, or gross rent, in all municipalities in the County in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels 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 8. The median monthly cost for rental housing in the County is the highest in the Region at \$726 in 2000.

- 38.51 percent of renters in the County spent between \$500 and \$749 on monthly housing costs
- 29.52 percent spent between \$750 and \$999 and 9.5 percent spent between \$300 and \$499
- 11.96 percent spent between \$1,000 and \$1,499 and 4.88 percent spent less than \$300
- 3.05 percent of renters made no cash payments for rental housing costs and 2.58 percent spent more than \$1,500

The median rent in the Town of Mukwonago in 2000 was \$732.

- 48.98 percent of renters in the County spent between \$500 and \$749 on monthly housing costs.

- 42.86 percent spent between \$750 and \$999 and 4.08 percent spent between \$300 and \$499.
- No renters paid more than \$1000 or less than \$300.
- 4.08 percent of renters made no cash payments for rental housing costs

Table 9 sets forth monthly housing costs for rental units for each County in the Region and the State in 2000. The median gross rent of \$726 in the County was the highest among Counties in the Region. Ozaukee County comes in second at \$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 27 percent of renters paid more than 30 percent of their household income on gross rent payments in 2000.

In addition, over 14 percent of renters paid more than 50 percent of their household income on gross rent in Waukesha County in 2000. This figure was lower in Dodge, Jefferson, Ozaukee, Washington, and Walworth counties and higher in Racine, Kenosha, and Milwaukee counties.

Table 5

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	4.29	170	13.77	552	44.70	230	18.62	182	14.74	48	3.89	\$1,360
Town of Delafield	67	3.76	108	6.06	391	21.95	406	22.80	302	16.96	507	28.47	\$1,855
Town of Eagle	47	5.87	162	20.22	587	32.46	195	24.34	84	10.49	53	6.62	\$1,285
Town of Genesee	86	4.66	235	12.72	764	41.36	538	29.13	137	7.42	87	4.71	\$1,404
Town of Lisbon	171	7.52	280	12.31	945	41.54	609	26.77	235	10.33	35	1.54	\$1,388
Town of Merton	86	4.59	171	9.12	544	29.03	650	34.69	226	12.06	197	10.51	\$1,591
Town of Mukwonago	104	5.95	244	13.96	790	45.19	479	27.40	79	4.52	52	2.97	\$1,345
Town of Oconomowoc	126	7.14	241	13.65	662	37.51	378	21.42	205	11.61	153	8.67	\$1,383
Town of Ottawa	56	5.73	167	17.09	400	40.94	225	23.03	94	9.62	35	3.58	\$1,308
Town of Summit	43	3.57	198	16.45	359	29.82	306	25.42	134	11.13	164	13.62	\$1,478
Town of Vernon	121	6.69	230	12.71	919	50.80	398	22.00	88	4.86	53	2.93	\$1,280
Town of Waukesha	164	7.81	374	17.81	707	33.67	590	28.10	200	9.52	65	3.10	\$1,361
Village of Big Bend	45	17.79	53	20.95	119	47.04	32	12.65	2	0.79	2	0.79	\$1,094
Village of Butler	57	18.39	87	28.06	115	37.10	43	13.87	4	1.29	4	1.29	\$1,096
Village of Chenequa	0	0.00	0	0.00	6	5.71	16	15.24	15	14.29	68	64.76	\$3,563
Village of Dousman	35	12.64	60	21.66	145	52.35	29	10.47	7	2.53	1	0.36	\$1,127
Village of Eagle	39	8.28	124	26.33	246	52.23	59	12.53	3	0.64	0	0.00	\$1,150
Village of Elm Grove	30	2.23	63	4.69	311	23.14	316	23.51	323	24.03	301	22.40	\$2,017
Village of Hartland	84	5.74	229	15.65	680	46.48	284	19.41	109	7.45	77	5.26	\$1,316
Village of Lac La Belle	3	3.45	2	2.30	9	10.34	10	11.49	17	19.54	46	52.87	\$2,792
Village of Lannon	23	10.13	52	22.91	94	41.41	53	23.35	5	2.20	0	0.00	\$1,147
Village of Menomonee Falls	343	4.97	1112	16.10	2941	42.59	1605	23.24	581	8.41	323	4.68	\$1,335
Village of Merton	22	4.40	77	15.40	162	32.40	174	34.80	49	9.80	16	3.20	\$1,461
Village of Mukwonago	86	7.11	189	15.62	774	63.97	145	11.98	16	1.32	0	0.00	\$1,201
Village of Nashotah	17	4.80	33	9.32	99	27.97	108	30.51	54	15.25	43	12.15	\$1,696
Village of North Prairie	34	9.09	101	27.01	143	38.24	72	19.25	16	4.28	8	2.14	\$1,188
Village of Oconomowoc Lake	2	1.72	11	9.48	8	6.90	17	14.66	13	11.21	65	56.03	\$2,662
Village of Pewaukee	130	6.90	553	29.37	649	34.47	394	20.92	86	4.57	71	3.77	\$1,287
Village of Sussex	136	7.56	275	15.29	709	39.43	577	32.09	76	4.23	25	1.39	\$1,386
Village of Wales	38	5.92	104	16.20	298	46.42	119	18.54	48	7.48	35	5.45	\$1,303
City of Brookfield	447	5.23	872	10.20	2911	34.05	2087	24.42	1206	14.11	1025	11.99	\$1,520
City of Delafield	51	4.10	123	9.90	432	34.75	345	27.76	145	11.67	147	11.83	\$1,554
City of Muskego	211	4.26	787	15.89	2208	44.59	1257	25.38	318	6.42	171	3.45	\$1,341
City of New Berlin	458	5.54	1175	14.21	3380	40.88	2150	26.00	750	9.07	355	4.29	\$1,385
City of Oconomowoc	216	9.40	421	18.31	981	42.67	486	21.14	110	4.78	85	3.70	\$1,211
City of Pewaukee	143	4.81	456	15.35	1079	36.33	708	23.84	407	13.70	177	5.96	\$1,434
City of Waukesha	865	7.71	2546	22.69	4766	42.48	2337	20.83	544	4.85	162	1.44	\$1,223
Waukesha County	4639	6.01	12085	15.65	30558	39.56	18427	23.86	6870	8.89	4656	6.03	\$1,366

^aData 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 6

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	Less than \$300		\$300 - \$399		\$400 - 499		\$500 - \$699		Over \$700		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Town of Brookfield	22	5.10	123	28.54	137	31.79	122	28.31	27	6.26	431	100.00
Town of Delafield	30	6.02	93	18.67	126	25.30	127	25.50	122	24.50	498	100.00
Town of Eagle	24	17.39	52	37.68	38	27.54	22	15.94	2	1.45	138	100.00
Town of Genesee	54	15.56	186	53.60	72	20.75	23	6.63	12	3.46	347	100.00
Town of Lisbon	28	5.49	186	36.47	160	31.37	115	22.55	21	4.12	510	100.00
Town of Merton	40	7.52	173	32.52	121	22.74	79	14.85	119	22.37	532	100.00
Town of Mukwonago	47	17.41	117	43.33	79	29.26	22	8.15	5	1.85	270	100.00
Town of Oconomowoc	84	16.90	134	26.96	79	15.90	84	16.90	116	23.34	497	100.00
Town of Ottawa	50	21.65	91	39.39	75	32.47	6	2.60	9	3.90	231	100.00
Town of Summit	41	13.95	77	26.19	55	18.71	48	16.33	73	24.83	294	100.00
Town of Vernon	45	10.71	248	59.05	89	21.19	33	7.86	5	1.19	420	100.00
Town of Waukesha	85	13.75	277	44.82	131	21.20	92	14.89	33	5.34	618	100.00
Village of Big Bend	15	14.02	58	54.21	28	26.17	6	5.61	0	0.00	107	100.00
Village of Butler	16	11.59	79	57.25	31	22.46	12	8.70	0	0.00	138	100.00
Village of Chenequa	0	0.00	4	5.26	0	0.00	5	6.58	67	88.16	76	100.00
Village of Dousman	11	26.19	18	42.86	11	26.19	2	4.76	0	0.00	42	100.00
Village of Eagle	26	31.71	54	65.85	2	2.44	0	0.00	0	0.00	82	100.00
Village of Elm Grove	9	1.29	18	2.57	107	15.29	250	35.71	316	45.14	700	100.00
Village of Hartland	17	5.86	145	50.00	76	26.21	36	12.41	16	5.52	290	100.00
Village of Lac La Belle	0	0.00	0	0.00	2	7.14	2	7.14	24	85.71	28	100.00
Village of Lannon	6	9.84	20	32.79	18	29.51	14	22.95	3	4.92	61	100.00
Village of Menomonee Falls	123	4.52	921	33.86	1,057	38.86	523	19.23	96	3.53	2,720	100.00
Village of Merton	25	35.71	19	27.14	10	14.29	14	20.00	2	2.86	70	100.00
Village of Mukwonago	61	20.54	111	37.37	51	17.17	66	22.22	8	2.69	297	100.00
Village of Nashotah	2	5.56	4	11.11	10	27.78	16	44.44	4	11.11	36	100.00
Village of North Prairie	28	32.94	31	36.47	23	27.06	3	3.53	0	0.00	85	100.00
Village of Oconomowoc Lake	0	0.00	2	2.94	11	16.18	4	5.88	51	75.00	68	100.00
Village of Pewaukee	15	5.32	107	37.94	78	27.66	73	25.89	9	3.19	282	100.00
Village of Sussex	25	6.78	141	38.21	133	36.04	52	14.09	18	4.88	369	100.00
Village of Wales	9	10.00	37	41.11	35	38.89	9	10.00	0	0.00	90	100.00
City of Brookfield	101	2.71	836	22.41	1,279	34.28	968	25.94	547	14.66	3,731	100.00
City of Delafield	17	5.20	75	22.94	106	32.42	86	26.30	43	13.15	327	100.00
City of Muskego	34	2.83	310	25.79	457	38.02	320	26.62	81	6.74	1,202	100.00
City of New Berlin	110	3.41	568	17.61	1,349	41.82	936	29.01	263	8.15	3,226	100.00
City of Oconomowoc	94	12.93	196	26.96	241	33.15	122	16.78	74	10.18	727	100.00
City of Pewaukee	90	12.10	227	30.51	156	20.97	199	26.75	72	9.68	744	100.00
City of Waukesha	277	10.30	1,081	40.19	758	28.18	515	19.14	59	2.19	2,690	100.00
Waukesha County	938	4.08	3,526	34.14	2,845	27.55	1,860	18.01	1,158	11.21	10,327	95.00

^aData 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 debits 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 7

**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE
SOUTHEASTERN WISCONSIN REGION: 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	
Kenosha	2,519	10.5	6,902	28.6	9,650	40.0	3,525	14.6	1,509	6.3	24,105	100.0	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	100.0	1,013
Ozaukee	784	5.2	2,245	14.8	5,391	35.6	3,513	23.2	3,196	21.2	15,129	100.0	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	100.0	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	100.0	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	100.0	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	100.0	1,366
Region	35,031	12.2	71,433	25.0	108,381	37.6	46,854	16.2	25,819	9.0	287,518	100.0	1,123
Wisconsin	144,525	18.7	225,805	29.3	260,821	33.8	92,913	12.1	46,932	6.1	770,996	100.0	1,024

^aData 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 8

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	Less than \$500		\$500 to \$599		\$600 to \$699		\$700 to \$799		\$800 to \$899		\$900 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	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	21	2.11	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	0	0.00	8	3.60	223	\$839
Town of Eagle	0	0.00	12	22.64	26	49.06	30	25.64	5	9.43	0	0.00	0	0.00	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	0	0.00	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	0	0.00	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	0	0.00	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	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	20	5.00	14	12.96	108	\$944
Town of Ottawa	0	0.00	0	0.00	17	15.74	40	37.04	33	30.56	4	3.70	14	12.96	0	0.00	20	11.24	178	\$822
Town of Summit	18	10.11	6	3.37	42	23.60	59	33.15	33	18.54	0	0.00	0	0.00	0	0.00	20	22.47	89	\$627
Town of Vernon	0	0.00	17	19.10	29	32.58	19	21.55	4	4.49	0	0.00	0	0.00	0	0.00	0	0.00	59	\$703
Town of Waukesha	0	0.00	29	49.15	10	16.95	12	20.34	8	13.56	0	0.00	0	0.00	0	0.00	9	10.71	84	\$641
Village of Big Bend	0	0.00	5	5.95	41	48.81	16	19.05	13	15.48	0	0.00	0	0.00	0	0.00	0	0.00	460	\$590
Village of Butler	107	23.26	68	14.78	194	42.17	80	17.39	7	1.52	4	0.87	0	0.00	0	0.00	0	0.00	19	\$825
Village of Chenequa	0	0.00	0	0.00	2	10.53	4	21.05	3	15.79	0	0.00	0	0.00	0	0.00	10	52.63	254	\$796
Village of Dousman	4	1.57	9	3.54	66	25.98	160	62.99	13	5.12	0	0.00	0	0.00	0	0.00	2	0.79	59	\$575
Village of Eagle	4	6.78	17	28.81	33	55.93	2	3.39	1	1.69	0	0.00	0	0.00	0	0.00	2	3.39	242	\$673
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	0	0.00	5	0.40	1,259	\$692
Village of Hartland	72	5.72	110	8.74	549	43.61	418	33.20	105	8.34	0	0.00	0	0.00	0	0.00	0	0.00	4	\$950
Village of Lac La Belle	0	0.00	0	0.00	0	0.00	0	0.00	2	50.00	0	0.00	0	0.00	0	0.00	0	0.00	66	\$540
Village of Lannon	7	10.61	18	27.27	18	27.27	15	22.73	0	0.00	0	0.00	0	0.00	0	0.00	8	12.12	287	\$702
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	106	3.68	4	14.29	28	\$700
Village of Merton	4	14.29	4	14.29	10	35.71	4	14.29	2	7.14	0	0.00	0	0.00	0	0.00	10	1.09	919	\$669
Village of Mukwonago	0	0.00	50	5.44	681	74.10	158	17.19	20	2.18	0	0.00	0	0.00	0	0.00	0	0.00	17	\$850
Village of Nashotah	0	0.00	3	17.65	3	17.65	8	47.06	3	17.65	0	0.00	0	0.00	0	0.00	0	0.00	73	\$717
Village of North Prairie	0	0.00	12	16.44	31	42.47	25	34.25	2	2.74	0	0.00	0	0.00	0	0.00	3	4.11	13	\$1,625
Village of Oconomowoc Lake	31	2.23	106	7.61	760	54.60	225	16.16	252	18.10	9	0.65	9	0.65	9	0.65	25	2.22	1,392	\$695
Village of Pewaukee	89	7.91	43	3.82	546	48.53	351	31.20	62	5.51	9	0.80	25	2.22	25	2.22	0	0.00	1,125	\$717
Village of Sussex	0	0.00	19	14.50	55	41.98	27	20.61	22	16.79	8	6.11	0	0.00	0	0.00	0	0.00	131	\$673
Village of Wales	19	1.38	59	4.28	163	11.82	388	28.14	545	39.52	131	9.50	74	5.37	74	5.37	41	4.67	1,379	\$1,014
City of Brookfield	66	7.52	26	2.96	338	38.50	253	28.82	136	15.49	18	2.05	41	4.67	41	4.67	51	4.01	878	\$745
City of Delafield	30	2.36	26	2.04	365	28.69	582	45.75	168	13.21	50	3.93	51	4.01	51	4.01	82	3.06	1,272	\$785
City of Muskego	63	2.35	95	3.55	735	27.46	1,131	42.25	459	17.15	112	4.18	82	3.06	82	3.06	53	2.83	2,677	\$830
City of New Berlin	97	5.19	184	9.84	939	50.21	475	25.40	65	3.48	57	3.05	26	4.21	26	4.21	28	4.53	1,870	\$674
City of Oconomowoc	0	0.00	22	3.56	69	11.17	262	42.39	211	34.14	28	4.53	26	4.21	26	4.21	28	4.53	618	\$942
City of Pewaukee	770	6.89	1,606	14.37	4,678	41.85	2,983	26.69	814	7.28	89	0.80	238	2.13	238	2.13	11,178	11.178	31,448	\$726
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	959	3.05	31,448	31.448	726	\$726

^aContract 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).

^bIncludes 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 9

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 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	100.0	589
Milwaukee	16,438	9.2	49,943	28.0	77,580	43.4	22,434	12.6	6,947	3.9	1,705	1.0	3,607	2.0	178,654	100.0	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	100.0	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	4.0	20,572	100.0	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	100.0	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	100.0	620
Waukesha	1,534	4.9	2,989	9.5	12,112	38.5	9,283	29.5	3,761	12.0	810	2.6	959	3.0	31,448	100.0	726
Region	23,192	8.4	66,577	24.2	120,856	43.8	42,200	15.3	13,097	4.8	2,715	1.0	7,012	2.5	275,649	100.0	596
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	100.0	540

^aContract 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).

^bIncludes 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.

Number of Bedrooms

Tables 10 and 11 set forth the number of housing units by tenure and number of bedrooms in the communities in Waukesha County in 2000. This information, when compared with household size information inventoried in a previous chapter, will provide a greater understanding of what type of housing units will best suit the future needs of Waukesha County residents.

Three bedroom dwellings comprised 57.97 percent of the owner-occupied units in the County. Four bedroom dwellings and two bedroom dwellings comprised 24.93 percent and 12.60 percent, respectively, of the owner-occupied units. Dwellings with five or more bedrooms and one or no bedrooms comprised 3.22 percent and 1.29 percent, respectively, of the owner-occupied dwellings. The Town of Mukwonago 63.25 percent of the single family residences has three bedrooms and 30.38 percent have four bedrooms which indicate that the homes in the Town are somewhat larger than in the rest of the County.

Two bedroom units comprised 47.80 percent of the rental units in the County. Units with one bedroom or no bedrooms and three bedroom units comprised 32.67 percent and 16.47 percent, respectively, of rental units. Four bedroom units and units with five or more bedrooms comprised 2.44 percent and 0.63 percent of the rental units in the County. In the Town of Mukwonago 47.46 percent of the rental units have two bedrooms and 22.03 percent of the rentals have three bedrooms.

Table 10

**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	%	Number	%	Number	%	Number	%	Number	%	
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	24.46	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	3,17	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

^aTotals are based on a sample of one in six responses to the 2000 Census (Summary File 3)

^bTotals include occupied housing units only. Source: U.S. Bureau of the Census and SEWPC.

Table 11

**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

^aTotals are based on a sample of one in six responses to the 2000 Census (Summary File 3)

^bTotals include occupied housing units only.

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 the Town of Mukwonago. Table 13 sets forth the number of housing units by structure type in the all communities in the County in 2000.

Table 14 includes the number of building permits issued for units in each structure type in the County and local governments from 2000 through 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 excludes group quarters (such as dormitories and rooming houses), transient accommodations (such as transient hotels, motels, and tourist courts), "HUD-code" manufactured (mobile) homes, moved or relocated units, and housing units created in an existing residential or nonresidential structure, which explains why the 'other' category as shown in Table 13 is not a category in Table 14. 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 should provide a general indicator on construction activity and the local real estate market.

Since 1999, Waukesha County has experienced a 10.66 percent increase in single-family homes, a 3.30 percent increase in two-family structures, and a 12.20 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. The Town of Mukwonago since 1999 has experienced an increase of 360 new single family homes which a 16.97 percent increase. No two family or multi-family units have been constructed in that time, however some in-law units have been constructed by the conditional use process.

Table 13

**HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY
COMMUNITIES: 2000^a**

Community	Single-Family		Two-Family		Multi-Family ^b		Other ^c		Total ^d
	Units	Percent	Units	Percent	Units	Percent	Units	Percent	
Town of Brookfield	1,696	59.95	68	2.40	1,050	37.12	15	0.53	2,829
Town of Delafield	2,442	93.10	32	1.22	139	5.30	10	0.38	2,623
Town of Eagle	1,088	98.28	19	1.72	0	0.00	0	0.00	1,107
Town of Genesee	2,321	96.19	52	2.15	40	1.66	0	0.00	2,413
Town of Lisbon	2,905	88.89	11	0.34	31	0.95	321	9.82	3,268
Town of Merton	2,815	96.40	60	2.05	12	0.41	33	1.13	2,920
Town of Mukwonago	2,122	98.47	17	0.79	7	0.32	9	0.42	2,155
Town of Oconomowoc	2,830	94.49	97	3.24	68	2.27	0	0.00	2,995
Town of Ottawa	1,322	93.03	3	0.21	96	6.76	0	0.00	1,421
Town of Summit	1,843	97.72	8	0.42	26	1.38	9	0.48	1,886
Town of Vernon	2,332	97.09	43	1.79	27	1.12	0	0.00	2,402
Town of Waukesha	2,806	95.80	51	1.74	47	1.60	25	0.85	2,929
Village of Big Bend	416	89.08	42	8.99	9	1.93	0	0.00	467
Village of Butler	451	48.08	175	18.66	308	32.84	4	0.43	938
Village of Chenequa	281	99.29	2	0.71	0	0.00	0	0.00	283
Village of Dousman	364	60.57	61	10.15	176	29.28	0	0.00	601
Village of Eagle	579	91.47	16	2.53	36	5.69	2	0.32	633
Village of Elm Grove	2,079	81.31	10	0.39	468	18.30	0	0.00	2,557
Village of Hartland	1,963	61.83	240	7.56	972	30.61	0	0.00	3,175
Village of Lac La Belle	131	100.00	0	0.00	0	0.00	0	0.00	131
Village of Lannon	245	57.65	23	5.41	18	4.24	139	32.71	425
Village of Menomonee Falls	10,137	77.09	294	2.24	2,643	20.10	76	0.58	13,150
Village of Merton	597	96.45	14	2.26	6	0.97	2	0.32	619
Village of Mukwonago	1,619	63.02	129	5.02	821	31.96	0	0.00	2,569
Village of Nashotah	375	81.70	8	1.74	73	15.90	3	0.65	459
Village of North Prairie	491	89.44	13	2.37	45	8.20	0	0.00	549
Village of Oconomowoc Lake	240	99.17	2	0.83	0	0.00	0	0.00	242
Village of Pewaukee	1,989	51.88	195	5.09	1,632	42.57	18	0.47	3,834
Village of Sussex	2,265	65.63	125	3.62	1,052	30.48	9	0.26	3,451
Village of Wales	804	89.43	56	6.23	39	4.34	0	0.00	899
City of Brookfield	12,973	91.06	132	0.93	1,136	7.97	5	0.04	14,246
City of Delafield	1,883	70.45	124	4.64	666	24.92	0	0.00	2,673
City of Muskego	6,394	83.10	239	3.11	1,061	13.79	0	0.00	7,694
City of New Berlin	11,913	79.74	193	1.29	2,809	18.80	24	0.16	14,939
City of Oconomowoc	3,497	66.44	346	6.57	1,420	26.98	0	0.00	5,263
City of Pewaukee	3,803	80.81	129	2.74	771	16.38	3	0.06	4,706
City of Waukesha	14,854	55.31	2,107	7.84	9,769	36.37	128	0.48	26,858
Waukesha County	106,865	76.16	5,136	3.66	27,473	19.58	835	0.60	140,309

^a2000 data are from the U.S. Census

^bMultifamily residential housing units include high-rise, garden, townhouse apartments, and condominiums where each unit is not separated from its neighbors by a ground-to-roof wall and has more than two units.

^c

Table 14

HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY COMMUNITIES: 2006^a

Community	Single-Family		% Increase since 1999	Two-Family		% Increase since 1999	Multi-Family ^b		% Increase since 1999	Total Units 2000-2006 ^c	% Increase since 1999
	Units	Percent		Units	Percent		Units	Percent			
Town of Brookfield	30	44.12	1.77	0	0.00	0.00	38	55.88	3.62	68	2.40
Town of Delafield	374	95.90	15.32	13	3.33	40.63	0	0.00	0.00	390	14.87
Town of Eagle	272	100.00	25.00	0	0.00	0.00	0	0.00	0.00	272	24.57
Town of Genesee	209	100.00	9.00	0	0.00	0.00	0	0.00	0.00	209	8.66
Town of Lisbon	25	100.00	0.86	0	0.00	0.00	0	0.00	0.00	25	0.76
Town of Merton	292	100.00	10.37	0	0.00	0.00	0	0.00	0.00	292	10.00
Town of Mukwonago	360	100.00	16.97	0	0.00	0.00	0	0.00	0.00	360	16.71
Town of Oconomowoc	415	85.22	14.66	0	0.00	0.00	72	14.78	105.88	487	16.26
Town of Ottawa	84	100.00	6.35	0	0.00	0.00	0	0.00	0.00	84	5.91
Town of Summit	209	100.00	11.34	0	0.00	0.00	0	0.00	0.00	209	11.08
Town of Vernon	229	100.00	9.82	0	0.00	0.00	0	0.00	0.00	229	9.53
Town of Waukesha	169	100.00	6.02	0	0.00	0.00	0	0.00	0.00	169	5.77
Village of Big Bend	20	90.91	4.81	2	9.09	4.76	0	0.00	0.00	22	4.71
Village of Butler	6	75.00	1.33	1	12.50	0.57	0	0.00	0.00	8	0.85
Village of Chenequa	19	100.00	6.76	0	0.00	0.00	0	0.00	0.00	19	6.71
Village of Dousman	181	100.00	49.73	0	0.00	0.00	0	0.00	0.00	181	30.12
Village of Eagle	72	100.00	12.44	0	0.00	0.00	0	0.00	0.00	72	11.37
Village of Elm Grove	32	41.56	1.54	0	0.00	0.00	45	58.44	9.62	77	3.01
Village of Hartland	405	99.02	20.63	1	0.24	0.42	2	0.49	0.21	409	12.88
Village of Lac La Belle	12	100.00	9.16	0	0.00	0.00	0	0.00	0.00	12	9.16
Village of Lannon	14	28.00	5.71	12	24.00	52.17	24	48.00	133.33	50	11.76
Village of Menomonee Falls	1001	64.13	9.87	50	3.20	17.01	510	32.67	19.30	1,561	11.87
Village of Merton	352	100.00	58.96	0	0.00	0.00	0	0.00	0.00	352	56.87
Village of Mukwonago	319	67.02	19.70	30	6.30	23.26	127	26.68	15.47	476	18.53
Village of Nashotah	63	100.00	16.80	0	0.00	0.00	0	0.00	0.00	63	13.73
Village of North Prairie	148	85.55	30.14	21	12.14	161.54	4	2.31	8.89	173	31.51
Village of Oconomowoc Lake	28	100.00	11.67	0	0.00	0.00	0	0.00	0.00	28	11.57
Village of Pewaukee	68	12.41	3.42	30	5.47	15.38	450	82.12	27.57	548	14.29
Village of Sussex	534	89.60	23.58	30	5.03	24.00	32	5.37	3.04	596	17.27
Village of Wales	57	100.00	7.09	0	0.00	0.00	0	0.00	0.00	57	6.34
City of Brookfield	476	49.28	3.67	0	0.00	0.00	490	50.72	43.13	966	6.78
City of Delafield	189	68.73	10.04	12	4.36	9.68	74	26.91	11.11	275	10.29
City of Muskego	1052	95.64	16.45	8	0.73	3.35	40	3.64	3.77	1,100	14.30
City of New Berlin	507	50.55	4.26	66	6.58	34.20	430	42.87	15.31	1,003	6.71
City of Oconomowoc	1033	97.00	29.54	32	3.00	9.25	0	0.00	0.00	1,065	20.24
City of Pewaukee	322	44.48	8.47	130	17.96	100.78	272	37.57	35.28	724	15.38
City of Waukesha	1815	69.22	12.22	66	2.52	3.13	741	28.26	7.59	2,622	9.76
Waukesha County	11393	74.69	10.66	504	3.30	9.81	3,351	21.97	12.20	15,253	10.87

^aData combines 2000-2006 from the U.S. Bureau of the Census, Construction--Building Permits.

^bMultifamily residential housing units include high-rise, garden, townhouse apartments, and condominiums where each unit is not separated from its neighbors by a ground-to-roof wall and has more than two units.

^cTotals are based on all housing units, including occupied and vacant units and excluding mobile homes and living quarters that do not fit into the other categories, such as parated from its neighbors by a ground-to-roof wall and has more than two units.

^dTotals are based on all housing units, including occupied and vacant units and excluding mobile homes and living quarters that do not fit into the other categories, such

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 15 sets forth the age of the existing housing stock by municipality in the County. The median year built was 1974 for the entire County and 1981 for the Town of Mukwonago. 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 and the median year for Towns ranges from 1968 in the Town of Oconomowoc to 1988 in the Town of Brookfield.

Table -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 1939		Before 1940		Total ^b	Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	428	15.13	907	32.06	321	11.35	245	8.66	592	20.93	294	10.39	42	1.48	2,829	1988
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	405	12.39	238	7.28	349	10.68	1,312	40.15	412	12.61	403	12.33	149	4.56	3,268	1975
Town of Merton	472	16.16	302	10.34	326	11.16	628	21.51	275	9.42	418	14.32	499	17.09	2,920	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	10.95	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	190	7.91	188	7.83	384	15.99	989	41.17	185	7.70	191	7.95	275	11.45	2,402	1978
Town of Waubesa	506	17.28	350	11.95	425	14.51	793	27.07	389	13.28	318	10.86	148	5.05	2,929	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	148	23.38	74	11.69	89	14.06	106	16.75	37	5.85	68	10.74	111	17.54	633	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	189	41.18	94	20.48	20	4.36	49	10.68	16	3.49	40	8.71	51	11.11	459	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	1,115	7.85	1,143	8.02	1,772	12.44	2,299	16.14	3,219	22.60	4,332	30.41	366	2.57	14,246	1968
City of Delafield	321	12.01	392	14.67	517	19.34	398	14.89	256	9.58	454	16.98	335	12.53	2,673	1977
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	2,168	14.51	1,529	10.23	1,997	13.37	2,874	19.24	2,620	17.54	3,050	20.42	701	4.69	14,939	1974
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	982	20.87	834	17.72	598	12.71	697	14.81	607	12.90	622	13.22	366	7.78	4,706	1981
City of Waubesa	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
County	18,929	13.49	16,196	11.54	17,185	12.25	28,475	20.29	20,024	14.27	25,325	18.05	14,175	10.10	140,309	1974

^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.

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. In the Town of Mukwonago the assessor indicates 17 living units or 0.62 percent of the housing stock is unsound or in poor to very poor condition. It is felt that the majority of these units are probably old converted summer cottages which need updating in the area southwest of the Phantom Lakes.

Housing Demand

Household, income, and demographic characteristics of the County and local units of government 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 needs 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 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. This ranked 18th out of 72 counties in the state.
- About 27 percent of all renters' occupied households 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 ranked 16th out of 72 counties within the state in percent paying 30 percent or more of income for rent.
 - 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^o 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
- **The cost of a typical starter home in Waukesha County was about \$200,000 in 2006**
 - The minimum annual household income needed to purchase a \$200,000 home in Waukesha County was \$73,200, or \$6,100 a month, in 2006 (assumption based on a 30 year mortgage at 6.9 percent with a maximum principal, interest, taxes, and insurance payment of \$1,830 per month. 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 (\$10.58 per hour) 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 home
- **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 home in Waukesha County in 2006

The average weekly wage for jobs located in Waukesha County was \$790 in 2006 (19.75 per hour for a 40 hour week)

The Town of Mukwonago 2000 census information shows that median household income in the Town is \$75,067. Based upon the household income in 1999 in the Town of Mukwonago, the median percentage of monthly income spent on housing is 21.7 percent for owner occupied with a mortgage, 9.9 percent without a mortgage and 23.1 percent in renter occupied units. With the median income per household in 1999 at \$75,067 given the 30 percent figure, a household could spend \$1876 on housing per month which is more than the \$1345 median per month spent in households with mortgages, \$373 spent without mortgages and the \$732 spent by renters. In 1999 20 percent of the households in the Town earned less than \$50,000 per year, which at the 30 percent figure allowed \$1250 per month for housing costs, which is according to 2006 figures well below the \$74,314 necessary for a \$200,000 house. A house which is considered affordable in Waukesha County is priced below \$208,700. In an inventory of the residences in the Town of Mukwonago in 2005 based upon current fair market value on the Town's assessment role approximately 15 percent of the residences in the Town of Mukwonago are affordable. This figure does not include single properties containing multiple residential units such as the duplexes along Section Road, converted farmstead duplexes or properties around the Phantom Lakes which contain multiple living units. With the inclusion of these properties, it is felt that the 15 percent figure would be closer to 17-18 percent of the housing stock in the Town of Mukwonago being considered affordable.

Table 16 sets forth the number of owner-occupied and renter-occupied households in the Region by County with a high housing cost burden in 2000 based on general Census data. About 19 percent of owner-occupied households in the Region experienced a high housing cost burden and about 31 percent of renter-occupied households in the Region experienced a high housing cost burden.

Table 16

**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE
SOUTHEASTERN WISCONSIN REGION: 2000^a**

County	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Kenosha	7,855	20.3	5,359	30.9	13,214	23.6
Milwaukee	38,655	19.4	57,025	31.9	95,680	25.3
Ozaukee	4,570	19.4	1,730	23.7	6,300	20.4
Racine	8,615	17.2	6,265	30.1	14,880	21.0
Walworth	5,285	22.2	3,179	29.8	8,464	24.5
Washington	6,075	18.2	2,380	22.6	8,455	19.3
Waukesha	19,100	18.5	8,750	27.5	27,850	20.6
Region	90,155	19.1	84,688	30.5	174,843	23.3

^a High housing cost burden is defined by HUD as a household spending more than 30 percent of its gross monthly income on housing costs. Source: U.S. Census Bureau and SEWRPC.

Table 17 sets forth the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households in the communities in Waukesha County in 2000 based on general Census data. The median percentage of monthly income spent on housing costs in the County by owner-occupied households with a mortgage was about 21.4 percent. The median percentage spent by owner-occupied households without a mortgage was about 11.3 percent and the percentage spent by renter-occupied households was about 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 18 sets forth the number of households with more than 1.01 occupants per room in the County. Within the County, 1.39 percent of households had more than 1.01 occupants per room in 2000.

Table 17

**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	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	10.6	20.7
Village of Hartland	21	10	21.5
Village of Lac La Belle	23.9	20	25
Village of Lannon	24	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
Village of Oconomowoc Lake	21.6	10.6	22.5
Village of Pewaukee	22.7	18.8	21.4
Village of Sussex	22	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
City of Oconomowoc	21.9	13.7	21.7
City of Pewaukee	20.3	11.9	19.5
City of Waukesha	22	11.5	23.2

^aSpecified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units with a mortgage

^bSpecified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units without a mortgage

^cSpecified renter-occupied housing units paying cash rent: Median gross rent as a percentage of household income in 1999

Table 18**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 19**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: 2030

The number of additional housing units needed in the 2030 plan design year is projected by first selecting a population projection. The number of residents expected to reside in "group quarters" is then subtracted from the projected total population, and the result is divided by the projected household size (number of persons per household in 2030). This number is then multiplied by the desired vacancy rate of 3 percent to determine the total number of housing units needed in the Town in 2030. The resulting number of housing units is about 3913.

The number of additional housing units needed between 2000 and 2030 to provide an adequate supply is 1616 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 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. Chapter 2 sets forth the number of households in various income ranges and the median household income in the Town in 1999. The median household income was \$75,067 in the Town, however; lower-income households exist in the Town and should be provided with affordable housing options.

Households in the Town earning less than \$22,520 in 1999, or less than 30 percent of the Town median household income, were considered extremely low income households. About 156 or 7.4 percent of households in the Town earned less than \$25,000. Very low income households earned between \$22,595 and \$37,533 in 1999 (30.1 to 50 percent of the median income). Low income earnings for the Town were between \$37,606 and \$60,053 (50.1 to 80 percent of the Town median). Putting them in the low-income group. About 24.72 percent of households, or 522, earned between \$50,000 and \$74,999 in 1999. Moderate income earnings for the Town were between \$60,129 and \$71,313, or 80.1 and 95 percent of the median income.

The 2000 census information breakdown of household income is not consistent with the percentages necessary to determine the exact percentage of Town of Mukwonago households in the different ranges, therefore the Town will use the County averages in calculating the number of projected household through the year 2030. The Waukesha county percentages for each household category 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 \$62,839 in the County and \$75,067 in the Town. .

Households in the County earning less than \$18,851 in 2006, 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 9696 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 putting them in the low-income group. About 24.72 percent of households, or 33,478, earned between \$50,000 and \$74,999 in 1999. Moderate income earnings for the County were between \$50,334 and \$59,697, or 80.1 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.

Table 20 shows the projected number of households in each income category through 2030. These projections assume the percentage in each income category reported in 2000 will be the same in 2030.

- 281 households, or about 7.8 percent, are projected to be extremely low income
- 159 households, or about 3.4 percent, are projected to be very low income
- 752 households, or about 21.0 percent, are projected to be low income
- 615 households, or about 20.4 percent, are projected to be moderate income

Table 20

**PROJECTED HOUSEHOLDS BY INCOME LEVEL
TOWN OF MUKWONAGO 2030**

YEAR	LIVING UNITS	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME
2000	2,155	169	73	453	440
2005	2,691	199	86	533	517
2010	2,881	213	92	570	553
2015	3,221	238	103	638	618
2020	3,471	257	111	687	666
2025	3,721	275	119	737	714
2030	3,971	294	127	786	762

- 2007-2030 the Town grew 50 new residential units per year.
- In 2000, the household sizes were 3.14; all other projections were 2.75 persons per household.
- The same percentages of the household income that existed in 2000 census were used to calculate the projected numbers, which were 7.4 percent, 3.2 percent 19.8 percent and 19.2 percent respectively

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 communities 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 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 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 21 provides information on the place of residence for people who work in Waukesha County. Workers who both live and work in the County was 58.59 percent in 2000, or 120,484 workers. The largest numbers of commuters, about 57, 412 workers, or 27.44 percent of all workers in the Waukesha County, live in Milwaukee County.

Note: 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 that includes the City of Milwaukee but falls within the Waukesha County datasets has been omitted.

Earnings and Household Incomes of Resident and Non-Resident Workers

Non-resident workers earned more in terms of median earnings than did resident workers. The median earnings for non-resident workers was about \$31,130, while the median earnings for resident workers was about \$24,820--a difference of about \$6,310, or 20 percent. The median earnings of workers vary significantly by occupation. Both resident and non-residents workers in service and farming, forestry, and fishing 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 those of resident workers in all occupation categories except construction, extraction, and maintenance. With respect to the number of hours worked per week, a greater proportion of resident workers worked on a part-time basis--less than 40 hours per week--than did non-resident workers. About 28 percent of resident workers worked less than 40 hours per week, while only about 19 percent of non-resident workers worked less than 40 hours per week.

Table 21 PERSONS WORKING IN WAUKESHA COUNTY BY PLACE OF WORK AND PLACE OF RESIDENCE: 2000^a

PERSONS WORKING IN WAUKESHA COUNTY BY PLACE OF WORK AND PLACE OF RESIDENCE														
Place of Work	County of Residence								All Other WI Counties	Illinois Counties	All Other Areas	Total		
	Waukesha	Dodge	Jefferson	Milwaukee	Ozaukee	Racine	Walworth	Washington						
Town of Brookfield	5,131	70	138	3,302	114	128	82	179	180	15	46	9,385		
Town of Delafield	800	12	16	173	0	8	45	16	7	9	0	1,086		
Town of Eagle	243	4	34	20	7	0	49	0	19	0	0	357		
Town of Genesee	964	2	60	149	0	42	80	0	24	0	0	1,297		
Town of Lisbon	1,111	31	17	353	20	14	30	197	28	8	0	1,809		
Town of Merton	1,143	31	31	159	14	4	8	107	5	0	0	1,502		
Town of Mukwonago	473	1	18	71	0	8	19	2	4	0	0	596		
Town of Oconomowoc	1,083	81	159	88	0	11	8	16	19	0	0	1,465		
Town of Ottawa	220	10	14	0	0	0	30	7	16	0	0	297		
Town of Summit	938	107	225	136	0	0	12	7	14	37	0	1,425		
Town of Vernon	593	2	11	182	0	34	36	0	7	0	0	858		
Town of Waukesha	1,638	18	18	236	6	26	44	15	2	0	10	2,013		
Village of Big Bend	538	9	7	134	4	87	13	19	0	18	0	829		
Village of Butler	1,268	34	39	1,477	41	55	11	319	85	12	3	3,244		
Village of Chenequa	99	0	0	7	0	0	0	5	0	0	3	114		
Village of Dousman	547	8	139	47	0	7	9	5	28	0	0	762		
Village of Eagle	273	5	57	27	1	9	51	7	16	0	0	446		
Village of Elm Grove	1,778	10	24	1,654	10	70	15	101	36	21	4	3,662		
Village of Hartland	3,754	178	229	821	38	59	40	166	61	41	18	5,405		
Village of Lac La Belle	35	4	5	0	0	0	0	5	1	4	0	54		
Village of Lannon	400	10	0	213	22	0	0	92	7	0	9	753		
Village of Menomonee Falls	10,095	327	156	8,468	747	283	97	4,569	404	97	59	25,302		
Village of Merton	1,638	18	18	236	6	26	44	15	0	0	0	2,001		
Village of Mukwonago	2,219	6	53	513	8	212	577	26	17	0	2	3,633		
Village of Nashotah	394	49	47	81	0	12	6	4	5	0	0	598		
Village of North Prairie	433	0	54	57	0	22	39	2	2	0	5	614		
Village of Oconomowoc Lake	218	12	10	19	0	0	10	0	0	0	0	269		
Village of Pewaukee	3,237	64	75	782	32	119	36	163	79	12	9	4,608		
Village of Sussex	3,529	97	140	2,050	74	90	59	646	85	37	42	6,685		
Village of Wales	616	26	57	118	0	8	19	24	27	0	0	895		
City of Brookfield	17,514	233	359	13,374	548	500	246	1,319	545	75	92	34,805		
City of Delafield	2,832	64	179	345	32	12	31	89	44	35	7	3,670		
City of Muskego	2,909	17	26	1,413	8	625	106	31	42	6	3	5,186		
City of New Berlin	10,027	121	174	8,532	207	728	357	415	260	50	96	20,967		
City of Oconomowoc	5,607	887	1,486	811	33	44	42	167	76	71	31	9,077		
City of Pewaukee	8,848	219	313	4,095	165	305	170	472	377	71	23	14,587		
City of Waukesha	27,339	299	1,019	7,269	220	632	711	742	532	94	102	38,959		
Total	45,408	1,226	1,851	21,573	1,144	1,334	1,469	6,714	1,178	311	210	81,964		

As part of this housing element, the Town should analyze the various types of data to determine how the housing supply matches the demand. This analysis is important because it identifies the issues that the housing elements will need to address. This analysis can help set priorities for the element such as rehabilitating existing housing stock, adding rental housing for older persons and persons with special needs. The plan should focus not only on the present situation, but also on future trends and issues, which will guide the community housing policy and action over the next 20 years.

The first part of the analysis should be future housing production needs. The 2000 census indicated there was a 2.4 percent vacancy rate, which is determined according to HUD by the number of housing units vacant and available divided by the total number of housing units. This is important in determining whether the housing supply is adequate to meet the demand. Some vacancies are necessary for a healthy housing market. According to HUD, an overall vacancy rate of roughly 3 percent is considered best. This rate allows consumers adequate choices for owner occupied housing at an acceptable rate of 1.5 percent, while for rental housing it is 5 percent. As part of the smart growth law, communities are to do an analysis for housing affordability. Does the supply of housing and its pricing match the ability of households to pay? There are a number of different approaches to analyzing housing affordability. The approach approved by the U.S. Department of Housing and Urban Development for consolidated plans is to look at the median income for a community and determine how many units are available to various low and moderate households. Extremely low income households are those with incomes below 30 percent of the area median household income, very low is defined as an income between 30 percent and 50 percent of the area median household income and low income households are those with incomes between 50 percent and 80 percent of the affordable median household income. Moderate income households have incomes between 80 percent and 95 percent of the area median household income. HUD defines affordability as paying no more than 30 percent of the household's income for housing.

This affordability standard does not say that households are not able to pay more than that amount. Households may choose to pay more to get the housing they need or want. According to HUD's standards, people should have the choice of having decent and safe housing for no more than 30 percent of their household income. HUD annually publishes a table for all counties and for entitlement jurisdictions that lists median household income and incomes of 30 percent, 50 percent and 80 percent of the median income for households of different sizes. It defines those categories as extremely low - 30 percent or lower, very low - 50 percent and below and 80 percent and below. Households between 80 percent and 100 percent are categorized as moderate income households. Many federal and state housing funding programs are tied to those definitions.

To learn whether this is an adequate supply of affordable housing, the number of households within the various income categories must first be determined. In order to determine if there is an adequate supply of housing affordable to households of various income categories, the incomes in various categories must be converted to an affordable monthly housing payment. For example, assuming the annual income for a household in the 50 percent median income for a certain area is \$24,000, the first step is to divide the \$24,000 monthly income by 12, this yields \$2,000. The next step is to multiply the monthly income by 0.3 or 30 percent, to determine the monthly amount the household can afford for housing, this yields \$600. The next step is to determine how many units are affordable in the community at monthly costs of \$600 or less. To determine if the supply is adequate, compare the number of units available with the number of households with incomes in that category. This a very

rough measure since most of the households in the category will have a range of incomes with \$24,000 being the maximum. Another issue to consider is the availability of housing for employees of new or growing industries. Is there an adequate housing supply at prices affordable for employees with these industries? Is there affordable priced housing convenient to the facility or will workers need to commute from elsewhere? According to HUD, and based upon the 80 percent criteria for the Metropolitan Milwaukee median income for a family of four is \$53,750 of annual income. For a family of two it is \$43,300. In using the housing affordability analysis, with the household income for the Town of Mukwonago according to the 2000 census median income of \$75,067 and using the 30 percent rule, the average household can afford to spend \$1,876.68 on housing. This is above the average for Waukesha County, which has a median household income of \$62,839, of which 30 percent would be \$1,571.

In reviewing the Town of Mukwonago 2005 equalized values of residential properties, 408 residential properties or 15 percent of the Town's residential properties qualify as affordable housing based upon the \$208,700 figure. This determination was based properties having improvement values of more than \$40,000 and lot sizes of less than 10 acres. This analysis showed 4 properties of less than \$100,000, 50 properties of \$100,000-\$149,999, 229 sites between \$150,000 and \$199,999 and 125 sites between \$200,000 and \$208,700. This appears to be a reduction in the number of structures based upon the structure values in the 2000 census, which listed 1112 properties, which were owner, occupied having a value of less than \$200,000. The median property value, according to the 2000 census was \$186,800, which greatly exceeds the Waukesha County median value of \$96,300. According to the 2000 census data, the combined monthly mortgage and monthly owner costs for the Town were a median of \$1,345 per household and owner costs for households without mortgages were \$373.

Government Activity in Housing

An inventory of government sponsored housing and housing related programs is necessary in order to understand and assess the potential role of government in helping the private sector to meet the housing needs in the Town of Mukwonago and Waukesha County, in particular. There is an array of local, state and federal housing programs, which are diverse and deal with a full range of housing and housing related issues. The types of housing programs described herein generally fit into the following categories:

1. Programs of local housing agencies and organizations, which are designed to expand opportunities for more affordable housing and provide one-time rental or home buyers assistance and encourage housing rehabilitation.
2. Programs, which provide subsidies or incentives for developers to construct or rehabilitate housing affordability by, lower income households.
3. Programs, which provide direct subsidies to income to qualified households.

In Waukesha County, there are a number of local housing programs receiving funding from state and federal sources. Local organizations have been formed in Waukesha County to address housing issues since the late 1980's. Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs in the Waukesha County communities. 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>.

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.

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.

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 central and towards the northeast 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 includes additional energy-saving features that typically make them 20–30 percent more efficient than standard homes. ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, 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.

Focus on Energy - Energy Star Mortgages

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

- Donated left-over building material to be purchased at discounted prices with profits benefiting Habitat for Humanity projects.

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. The program is implemented in partnership with the Madison Area Builders Association in cooperation with other participating builders associations, leading utilities and organizations that promote green building.

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.

Green Built Home is administered throughout the state of Wisconsin and reaches thousands of homebuyers and builders through our 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 Construction

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 LEED homes and neighborhoods.

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/natural resources and 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.

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, 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 U.S. Green Building Council (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.

Existing Buildings (includes all 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 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 goals 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 Builders Information

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.

- 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 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 integrates the principles of smart growth, new urbanism, and green building into 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 U.S. Green Building Council (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 urbanism 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 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 to 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.

Development Cost Estimates

The overall cost of constructing and occupying housing is determined by a number of component costs, including the costs of the land, the land development materials and labor, fees and permits, the developer and builder profit margins and financing. For purposes of this analysis, it is assumed that such component costs are competitively determined by market forces and are as a practical matter as low as can be expected. One of the issues in developing affordable housing is the cost estimate. It is assumed that all housing would be provided with basic public infrastructure facilities, including public sanitary sewer, a public water supply, storm water management, paved streets with curb and gutter, sidewalks and street lighting. It is usually further assumed that in order to provide housing at the lowest reasonable costs, lot sizes for single and two-family housing units would not exceed 7,200 sq. ft. in area and multi-family housing would be provided at a density of 14.5 units per acre or approximately 3,000 sq. ft. of site area per dwelling unit. The Town of Mukwonago does not have these municipal services available or allow lot sizes this small to accommodate this type of housing with onsite sewerage disposal systems. According to the Economic and Market Watch Report for the 2nd quarter of 2007 by the Multiple Listing Service and the National Association of Realtors in the 53149 zip code the average selling price was \$288,200 which is a price change of 7.7 percent. Homes were on the market an average of 86 days and they sold for 96.9 percent of their asking price.

Setting Goals and Actions

The residential development goals of the Town of Mukwonago do not encourage dense multi-family or single family development and based upon the current land values, home values and the lack of public services, it seems unrealistic that there will be new affordable housing within the Town. The Town is typically a bedroom community with very little business and the goals for Housing development in the Town are as follows:

According to the 2000 census profile of selected economic characteristics for the residents of the Town of Mukwonago, there were twenty five families, eighteen of which had children under the age of 18, which, were considered in the poverty status. There were 94 individuals, 61 of which were over the age of 18 in that category, which is approximately 1.4 of the Town's population.

The profile of select social characteristics in the 2000 census provides statistics for disabled persons and non-institutionalized population. According to those statistics, persons from the age of five to 20, of which there are 1850 in the Town, there were 87 having disabilities, which is 4.7 percent and for persons between the ages of 21 to 64 years, there are 4037 persons with 295 having some type of disability and for persons over 65 years of age there were 109 with disabilities, which typically could be disabilities relating to age. Of the 295 disabled persons between the ages of 21 and 64, 61 percent were employed.

According to the income statistics in the 2000 census, there were no persons in the Town receiving public assistance income. That census information also shows that 452 households or 21.4 percent of the households in the Town have a household income of less than \$50,000. In reviewing the family income statistics for the 1932 families in the Town, there were 330 or 17 percent of the families having a family income of less than \$50,000. This indicates to us that there is some need to provide a range of housing choices that meet the needs of these income levels, age groups and persons with special needs.

As previously discussed approximately 15 percent, of the existing housing stock in the Town, meets the affordable housing standard of having a value of less than \$208,700, based upon the most recent adjusted equalized values. It should be noted that a number of properties that had equalized values of more than the \$208,700 figure, contain multiple living units, the majority of which are rentals, particularly around the Phantom Lakes. Also there are a number of existing duplexes in the Town which were conversions of old farmhouses which also provide additional living units for persons with lower incomes.

In regards to maintaining or rehabilitating the existing housing stock, the Town should consider as part of their goals and objectives to keep existing structures updated. Many of these structures are on the lake and would not be considered affordable housing. It should be noted the land values of vacant parcels in the Town would seem to make it impractical to construct affordable housing.

The Smart Growth Law in (1999 Wisconsin Act 9), stated that beginning in 2005, aid could be provided to cities, towns and villages for each new housing unit sold or rented on lots less than ¼ acre in size. Aid would also be given for new housing units having a value of no more than 80 percent of the median sale price for new homes in the County where the community is located. However, the specific components of the program, including the amount of the aid had not yet been developed. Because of the existing zoning categories and the fact that all of the vacant lands which could be developed are not served by municipal sewer, it is impractical to think the Town could provide any housing on lots less than ¼ acre in size with on-site sewage disposal system and private wells.

With the Town's existing zoning categories typically allowing new development on lots one, three and five acres, the current zoning regulations do not encourage the densities and lot sizes necessary in order to provide a full range of housing to its residents. Smaller lot sizes and increased densities can be linked to other community planning objectives. For example:

1. Preservation of farmland, open space and environmentally sensitive areas by reducing the overall amount of land needed for housing.
2. Improving the viability of mass transit and providing opportunities for persons to live near their jobs.
3. Use existing infrastructure more efficiently with more compact development, thus reducing service costs and saving tax dollars.

One of the goals of the Town is to have low density, single-family residences on large lots because of the unavailability of municipal services and to protect the environmental quality of the Town. It does not seem practical that any of the changes to the existing zoning and subdivision ordinance standards suggested in the Smart Growth documents such as reducing setbacks, narrower streets, lot design, density bonuses, zero lot line or mixed use development is something the Town residents are interested in or the public officials could gain the support for, given their vision of rural large lot development for single-family residences and the fact the Town does not have municipal services, or any type of mass transit system it seems impractical to furnish additional low to moderate income housing.

As part of the Smart Growth Law, the implementation element of the plan is to include:

- A mechanism to measure the local communities progress regarding achieving all aspects of the comprehensive plan. It is recommended that the Town, after receipt of the 2010 census data, re-evaluate the need for low to moderate cost housing based upon updated income, housing values, information on the disabled/aging population and whether it is necessary to revisit the need for a broader range of housing for its citizens.
- The extent to which the goals of the housing element have actually been achieved.
- Any change in the assumptions, forecasts, projections, goals, policies and guidance that were the basis of the last plan adoption.
- Whether affordable housing projects have been proposed and were not permitted
- Whether the community has lost any housing stock and if so, what type?

IMPLEMENTATION RECOMMENDATIONS

Housing Supply

The Town of Mukwonago will identify a projected number of additional housing units to meet housing demand. Land needed to accommodate additional housing units should be included on the planned land use map (To be included in land use chapter).

The Town of Mukwonago should address the need for adequate consumer housing choice that allow for a full range of housing structure types and sizes including single-family, two-family, and, in sewer service areas multi-family. The Town may consider developing a policy that establishes a desirable percentage or distribution of single-family, two-family, and multi-family units. It is anticipated that the designated for two-family and multifamily units will be in the sewer service area southwest of Phantom Lake once sewer is available to those units.

Housing Affordability

The Town should continue to address affordable housing based on the income characteristics of the Town and the number of households. Income levels of these households may vary based on the median annual household income of the community.

The Town should review the housing stock at the affordable range in 5 years after the 2010 census data is available.

Household Size

The average household size in the Town in 1960 was 3.66 persons per household. The projected 2030 County 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 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.

Transition from Renter to Home Owner Occupied Housing

Utilize existing local, state, and federal programs to educate young adults and families in the Town to transition from renter to home owner. About 5 percent of housing units in Town of Mukwonago are renter occupied and 93 percent are owner occupied.

Town of Mukwonago Allotment System

Based upon the new population projections for the year 2030, household size and projected new housing units, the Town of Mukwonago Plan Commission and Town Board should reevaluate the number of residential development permits it allots each year to new developments under the provisions of the Land Division and Development Control Ordinance every five years.

Conservation of Land and Open Space

Conservation design developments should be considered for attached and detached single family developments with individual septic systems.

Rehabilitation of Existing Housing Stock

It is recommended that once sewer is available to the area southwest of Phantom Lake in the Village of Mukwonago sewer service area, that many of the non-conforming and substandard housing units in the area be upgraded or reconstructed. Further once the area is served with municipal services this area could accommodate new affordable housing units.

CHAPTER 8

ECONOMIC DEVELOPMENT

INTRODUCTION

Economic development is vital for communities in Waukesha County. With optimum paying jobs and growing businesses, the communities in Waukesha County and the Region will be able to maintain and expand their quality of life. In order to maintain the highest quality of life for its residents, communities in Waukesha County must work together to sustain the County and Regional economy. The communities need to work together to foster job growth and new business development. The Town is working together with 28 other communities in Waukesha County to determine the future demand for land, which the County Plan must designate based upon 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 will provide an overview of the methodology and assumptions that underlie the economic and employment projections of southeastern Wisconsin, Waukesha County and the Town. Included is descriptive information pertaining to measures of economic activity and employment projections. Although the Town of Mukwonago has no land designated for new development of commercial and industrial use, the Town must work with other communities in Waukesha County, particularly the areas in the southwest part of the County.

WAUKESHA COUNTY ECONOMIC DEVELOPMENT STRENGTHS, CONCERNS AND WEAKNESSES

As part of the update of the Waukesha County Development Plan, which the Town is a part of, the Economic Development Subcommittee analyzed the strengths, concerns and weaknesses of Waukesha County's economic development.

Economic strengths include:

- Local entrepreneurship fostering business growth.
- The Milwaukee-Waukesha Metropolitan Statistical Area (MSA) having a 1.5 million person population.
- Businesses wanting to establish equity by owning commercial or industrial land rather than renting.
- Employees having a superior work ethic.
- Waukesha County's growing tax base.
- A variety of recreational activities such as local, county, state parks, lakes, and natural areas to attract employers and employees.
- An increasing population.
- Innovative business leaders.
- Quality education, both public and private.

Economic weaknesses include:

- The median price of a home is increasing faster than the median income.
- How to generate enough income to maintain municipal and county services.
- Health costs.
- Regional and countywide cooperation.
- Individual development plans which compliment each other.
- Increased transportation costs.
- The rising population and its impact on local school districts.
- Cyclical over-development of office space.
- 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.
- A declining water supply.
- An aging workforce.
- Lack of ethnic diversity of the population.

Besides the Economic Development Subcommittee of the Waukesha County Development Plan, other issues arose during the Waukesha County Economic Development Corporation (WCEDC) 24 listening sessions with businesses in early 2000. The businesses which attended the listening sessions accounted for 80 percent of the payroll in the County. Those businesses prioritized 12 major issues based on the impact each issue was thought to have on the County's economy.

Those findings are things that Waukesha County and the Town should take into account in the preparation of their Land Use Plan. Those findings included the following:

- Infrastructure limitations.
- Labor force issues.
- Resource allocation across educational units.
- Multiple layers of government.
- The government's and citizen's lack of understanding of business issues.
- Insufficient resources for new businesses.
- The high cost of health insurance.
- Image problems for attracting new business, entrepreneurs, young workers and visitors.
- The loss of corporate headquarters with high paying jobs.
- Excessive governmental regulations.
- The lack by area businesses for investing in new technology to make them competitive globally.
- Unresolved regional issues 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 the 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 51st 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). In the Town of Mukwonago, the median household income is \$75,067, according to the 2000 census.

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.

2004 SOUTHWESTERN WAUKESHA COUNTY PERSONAL INCOME RETURN BY COMMUNITY

Name	Number of Income Tax Returns Filed	Total Adjusted Gross Income	Average Adjusted Gross Income
Town of Mukwonago	3,037	\$186,874,610	\$61,533
Town of Eagle	1,275	\$78,148,342	\$61,293
Town of Genesee	2,699	\$197,141,600	\$73,042
Village of Mukwonago	4,512	\$232,562,133	\$51,543
Village of North Prairie	1,002	\$56,621,364	\$56,508
Town of Vernon	2,775	\$168,623,902	\$60,765

Per Capita Personal Income

Per capita personal income is defined as a location's total personal income divided by its total residents population. This measure is one of the most widely used measures of a location's economic health. According to the U.S. Bureau of Economic Analysis, per capita personal income in Ozaukee County was \$50,543 and per capita personal income in Waukesha County was \$43,455 in 2004. Other adjacent counties such as Dodge, Jefferson, Milwaukee, Racine, Kenosha, Washington and Walworth counties in the southeastern part of the state have a much lower per capita personal incomes when compared to Waukesha County.

According to the 2000 Census, the per capita personal income for residents in the Town of Mukwonago was \$26,071 and the Waukesha County personal income returns in 2004 showed an average adjusted gross income of \$61,533 for resident of the Town. As part of the update of the Waukesha County Development Plan, the County and the participating 28 communities analyzed the per capita incomes in the counties around Waukesha County and other selected U.S. Metropolitan Statistical Areas (MSA). From a regional and national perspective, looking at MSA's 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 populations 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 has the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin. Educational institutions which offer associates or bachelor degrees at locations in Waukesha County include:

- Cardinal Stritch University.
- Carroll College 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. 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 its municipalities can continue to grow in a rapidly changing global economy.

In analyzing the highest educational attainment of the residents of the Town of Mukwonago, 26.1 percent graduated from high school, 21.3 percent obtained bachelor's degrees and 9.6 percent have graduate or professional degrees.

WORKFORCE DEMOGRAPHICS AND LABOR AVAILABILITY

In 2005, Waukesha County had 205,012 people employed in its work force, with an average unemployment rate of 3.9 percent. As stated above, Waukesha County has a highly educated workforce with an outstanding work ethic that produces high quality goods and services. Countywide, one of the biggest concerns is the workforce is growing older and the Town of Mukwonago is no exception as 28.5 percent of the population is over 45 years of age. The median age in the Town of Mukwonago is 36.7 years, whereas the median age countywide is 38.1. This changing age composition will have major implications for the future labor market. Communities in Waukesha County will need to retain and recruit a younger workforce to fill positions left vacant by retiring baby boomers. This is why it is important that the communities in Waukesha County work together and at a regional level in southeastern Wisconsin to market the economic strengths and quality of life rather than the individual communities.

Large 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 types of businesses employ approximately 30,030 workers making up 11 percent of the total workforce in Waukesha County. In 2002, the County had 12,579 businesses. 93 percent of those businesses had less than 50 employees. This is similar to the businesses that currently exist in the Town of Mukwonago, as many of them have less than twenty employees. Waukesha County's total share of the regional employment in the seven county Southeastern Wisconsin Regions has grown from three percent in 1950 to twenty-two 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 adjusted gross income paid to workers employed in Waukesha County was \$64,024 per year, which is above the \$61,533 adjusted gross income of residents of the Town. It

is vital to the future economic growth of the County and region to continue to focus on creating jobs in the higher paying sectors, since manufacturing jobs will likely continue to decline.

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. Generally, in Waukesha County the services type industries which include business, repair, personal, entertainment, recreation, health, education, accommodation, food and social and professional services made up twenty-eight percent of the total employment opportunities in Waukesha County, which was a thirty-nine percent change increase from 1990 to 2000. The only type of industry which decreased between 1990 and 2000 was the agricultural industry, which is one percent of the total employment and had a fifteen percent decrease in the ten year period. Other industry trends included manufacturing which is twenty-one percent of the total employment in Waukesha County and increased twenty-one percent in the ten year period, retail trade which is sixteen percent of the total employment and increased twenty-eight percent and construction which is seven percent, but increased thirty-one percent between 1990 and 2000. This breakdown seems to be consistent with the industry type breakdown of the residents of the Town of Mukwonago. For information regarding the breakdown, review Chapter 2, Table 7.

Agriculture

Although agriculture is still a viable economic sector in Waukesha County, the type of agricultural opportunities has shifted from dairy farming to specialty crop production, orchards, greenhouses, and plant and tree nurseries. According to the 2000 Census, only ten persons in the Town of Mukwonago were involved in agricultural employment.

Commercial and Industrial Uses

In 2000, Waukesha County had 55,451,190 sq. ft. of space in manufacturing and another 871,189 sq. ft. projected for future manufacturing development. In addition, there was 86,334,846 sq. ft. being used for wholesale and storage and 100,970,824 sq. ft. was in commercial uses within the County. The Town of Mukwonago has no commercial or industrial use areas. The areas which previously existed along CTH ES have now been annexed to the Village of Mukwonago as part of the Border Agreement between the Village and the Town in order to obtain municipal services.

TOWN OF MUKWONAGO MASTER PLAN

In the original 1981 Town Master Plan, The Town officials did not feel that there was a need for commercial establishments, as most of the Town residents drove to the Village of Mukwonago or the City of Waukesha for retail needs. Further, they felt that for hard line items such as clothing's, furniture, lawn and gardening equipment, most of the residents traveled to the Village of Mukwonago, City of Waukesha, Milwaukee, Brookfield Square or Southridge Mall shopping

centers. The residents were willing to travel for commercial uses and there was no need for commercial development in the Town which may remain undeveloped for some time. The only commercial uses which exist in the Town at the time of the original plan in 1981 were a farm implement dealer, a greenhouse, garages, restaurants/taverns and a boat rental business.

Town officials felt that commercial growth could be a burden on public service such as snowplowing, storm water management, and police and fire protection. At that time, the Town established that the basic goals for commercial uses was to encourage additional commercial development within the existing business areas of the Village of Mukwonago and within the Township if compatible with existing land uses, recreational in nature and accessible to the citizens of the community. The original directives were established by the 1981 plan promoted commercial development which was separate from the residential uses by a transition area. Promote commercial development which would employ area residents, provide business services not currently available in the area, encourage the majority of the commercial growth to be located within the Village in the Southeastern portion of the Town.

Since the adoption of the 1981 plan, there has only been one significant proposal for a new commercial/industrial area in the Town of Mukwonago, the Scott Industries facility south of I 43 and East of STH 83. This proposal never materialized, the majority of the area in the southeastern portion of the Town is now in the sewer service area of the Village of Mukwonago and within the border agreement so it has been annexed. This area has now been developed into large commercial complexes and big box development.

In a 1990 update, the Town Board had adopted amendments to the commercial land use category provisions of the Land Use Plan of the Master Plans which stated that, commercial developments specifically along STH 83 should provide the Town with business and services not currently available in the immediate area. New commercial establishments were meant to be compatible with the surroundings and not cause negative impacts to spill over into existing residential developments and open space areas. It was the Town's intent at that time to require buffer zones between commercial land uses and other areas. At the time of that amendment, the Town realized the commercial development could have an impact on public services, road improvements and storm water management. The basic goal of the update was to encourage additional commercial development within the existing business areas of the Village and within the Town if compatible with existing land uses. During that update, they reinforced many of the original directives and further went on to state that commercial uses should be permitted through the conditional use process.

In 1998, the Town again visited the issue of commercial development in the Town if for no other reason then to allow the expansion of existing businesses which currently operated as Conditional Uses in location zoned residential and agricultural. In the Town's consideration of where commercial uses were appropriate, they established standards to designate commercial use areas. Those standards included:

1. Commercial uses should be in an area where there are between 5,000 and 10,000 persons within a four mile radius.
2. The commercial use should serve residents beyond the Town boundaries.

3. The ultimate area for commercial uses should be between 20 and 40 acres in size.
4. The uses which the Town intended to encourage were a gas station/convenience store, banks, store front offices, a daycare facility and small service type contractors.
5. The area designated for commercial use should have good access to arterial and collector streets.
6. The designated area should have soils adequate for on-site sewerage disposal system or be served with public sewer.
7. The area should have minimal slope limitations being in an area with the ability to have adequate facilities for stormwater drainage.
8. The site should be able to be serviced adequately with fire and emergency services.
9. Development should occur on frontage roads, not on individual parcels having any direct access to an arterial street.
10. They should have adequate off street parking.
11. The parcel should have adequate water supply and utilities, such as; gas and electric.
12. The site should be highly visible from arterial or collector streets.
13. The site should have adequate depth for set backs from the arterial streets to provide an adequate area for off street parking, loading areas, and landscape screening from adjacent land uses.

At that time, the Town's update committee for the plan inventoried the existing active conditional uses in the Town which had been granted for commercial type activities. It was determined that there were currently 18 commercial type conditional uses which could exist in commercially zoned areas. Those uses consist of such things as landscaping businesses, mason/building contractors, garages/mechanical repair, nurseries, taverns, swimming pool supply dealer, a garden center and a farm equipment dealer.

The Town concluded at the time, that most of these businesses should have been located in business zoned areas. Many of the uses that currently existed as conditional uses were considered legal non-conforming uses as they existed prior to the adoption of the zoning ordinance. Subsequent to the adoption of the zoning ordinance, the businesses wanted to expand or alter their operations, so they obtained legal non-conforming conditional use status purely to preserve and document their use of the land.

In the 1998 update, the Town discussed possible sites in an inventory analysis which was conducted on 9 potential sites within the Town, which the committee felt were feasible locations for some type of business uses. In that inventory analysis process, the items and physical features analyzed were the acreage of the parcels, the amount of frontage on an arterial road, the soil limitations, the topography, the surface water drainage, compatibility with adjacent uses, the number of highway accesses, and whether there were any environmentally sensitive areas on the subject site. The majority of the nine sites were located on STH 83 at the intersection of Road X, CTH I, and Frog Alley Road. The other site which was analyzed was at the intersection of CTH EE and Beulah. CTH EE and the Beulah site was reviewed, as they felt that this site could be part of the Town's center concept as it was located adjacent to the Town Hall and Town park areas. This site was subsequently eliminated because of the soil limitation, access issues and the fact that it was not at an intersection of two arterial streets.

After the review of the analysis of all nine sites, it was determined the most appropriate sites were in the vicinity of CTH I, Road X and STH 83. After further analysis, it was determined that the most appropriate location was on the eastside of STH 83 at its intersection with CTH I. One of the Town's considerations at the time of revisiting the commercial designation area on the Master Plan was the fact that adjacent Towns of Genesee and Vernon both had large tracks of commercial and industrial acreage which had been available for many years and at that time had not been developed. It was felt that these areas were not developing because of the lack of public services and the fact that townships ability to participate in tax incremental financing (TIF) districts is more limited and restrictive to pay for infrastructure which makes it more feasible for businesses to locate in those areas. It was also determined that a sewer service area did not seem to be forthcoming from the Village of Mukwonago to extend the sewer without annexation to undeveloped lands in the Town. After the analysis of the nine potential sites, review of the above factors and receiving a petition from approximately five other residents of the Town of Mukwonago decided against designating a commercial use area on the plan. The community had decided they would reaffirm the 1981 commercial land use element which stated the residents of the Town were to travel for commercial uses and services. The Town will work with the Village to encourage additional needed business type uses and that commercial uses could possibly be a burden on the public services of the Town. Many of the previously designated commercial and industrial uses in the Town have now been annexed to the Village of Mukwonago as part of the boarder agreement with the Village. This plan does not designate an area for commercial use, however in the future the Town officials may have to reevaluate this issue.

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.

The State of Wisconsin Comprehensive Planning Law requires that plans project employment growth for twenty-year planning periods in 5 year increments. As part of the update to the Waukesha County Development Plan, the County analyzed SEWRPC's Technical Report No. 10 (fourth Edition), *The Economy of Southeastern Wisconsin, July 2004*. That data shows employment sector projections based on a regional scale, not a countywide scale, and it is based on past industry trends and future regional, state and national trends. The aging of the population may result in moderate employment growth of the Region. Another significant statistic for this area is the fact that projections show a continuing decline in manufacturing jobs over the next 30 years, which is a concern in Waukesha County as manufacturing jobs provided the third highest average wage for workers. That planning report projected a low, intermediate and high projections through 2035 and the County, as part of their plan is using the intermediate projection as the best estimate of job growth, which shows that Waukesha County will gain 76,400 new jobs by 2035, which is 50 percent of total regional gain. Due to its growth, Waukesha County will increase to 28.2 percent of the regional employment share in 2035. The growth of the 76,400 additional jobs is actually less than the job growth that occurred between 1990 and 2000. A sector analysis was conducted for the region, which shows that the greatest growth in employment will occur in services, especially business, health and social services.

Printing and publishing is a strong employment sector within Waukesha County and will remain stable with the intermediate projection for the region showing a job creation by 2035 to 24,700 jobs.

It is projected that the fabricated metal products sector will decline as these types of industries will move overseas where it is possible to reduce labor costs and remain competitive. It is anticipated that the region will have a reduction from 25,600 jobs in 2000 to 11,600 jobs by 2035, which is a decrease of 55 percent.

Similarly, industrial machinery and equipment manufacturing will be reduced from 48,000 jobs in 2000 to 24,900 jobs in 2035, which is a decrease of 48 percent.

It is anticipated that the electronic and electrical equipment sector will decrease from 27,000 jobs in 2000, to 15,300 jobs in 2035, which is a 43 percent decrease and overall manufacturing will decline in the region by 10 percent from 99,200 jobs in 2000 to 89,400 jobs in 2035.

The SEWRPC report estimates the construction type industry in the intermediate projection, will have an increase from 53,800 jobs in 2000 to 57,100 in 2035, which is a 6 percent increase.

Retail trade is anticipated to grow 6 percent from 2000 to 2035 and wholesale trade is projected in the intermediate projections to remain about the same between 2000 and 2035.

Industries which will grow will be business type services, such as computer programming, data processing, security systems, building maintenance/cleaning and engineering and accounting firms. Under the intermediate projection, business services employment will increase to 164,600 jobs in 2035, which is a 60 percent increase over the 2000 level, which is above the 35 percent increase projected for health services from 2000 to 2035.

Social service type jobs such as child day-care facilities and residential care facilities for the elderly, and others will continue to have significant growth, where it is anticipated that in the region the jobs will increase a total of 81 percent. With other services such as laundry, dry cleaning, automotive repair, lodging, recreational services, engineering and accounting are increasing by 35 percent, finance, insurance and real estate increasing 11 percent, governmental enterprises increasing 1 percent and agricultural industries decreasing 20 percent.

BROWNFIELDS AND CONTAMINATED SITES

Over the years, three sites in the Town have been contaminated, all of which have been cleaned up. These include property off of Frog Alley Road (Vollmer Brothers), which was completed on December 30, 1998; Mukwonago Park, completed on March 12, 1992; and the North Prairie Microwave Tower located east of CTH E, on October 28, 1996. Based on information in BRRTS (Bureau of Remediation and Redevelopment Tracking System) there are no currently contaminated sites in the Town. Because BRRTS has a disclaimer that the information may not be complete, the Waukesha County Environmental Health Hazardous Materials Coordinator was contacted and he verified that there are no contaminated sites in the Town.

Local, County, Regional, and State Programs, and Initiatives and Organizations

The Comprehensive Planning Law encourages cooperation among state government, local government units, and economic development organizations and initiatives. As part of the update to the Waukesha County Development Plan, they analyzed a number of economic development initiatives, which typically are used in the larger communities in Waukesha County, such as the City of Brookfield, the City of Muskego, the City of New Berlin, the City of Oconomowoc and the City of Waukesha.

One of the programs that are used for communities to promote tax base expansion is the Tax Incremental Financing (TIF) Program, which was authorized by the Wisconsin Legislature in 1975. 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 the taxable and certain community-owned property is established by the Department of Revenue. This is called the Tax Incremental Base. The municipality then installs the necessary public improvements, and when the properties develop the property taxes grow. Many of the larger communities in Waukesha County have used this program in order to upgrade certain areas within their communities. Also, a number of smaller villages in Waukesha County have used this process to upgrade community development, such as the Villages of Butler, Elm Grove, Hartland, North Prairie, Pewaukee and Sussex.

Waukesha County Programs and Initiatives

The Waukesha County Development Plan indicates that there are a number of programs and initiatives such as the Waukesha County Economic Development Corporation, (WCEDC), Waukesha County Action Network, Waukesha County Community Block Grant Program, Southeastern Wisconsin Regional Planning Commission and the Milwaukee 7. The Milwaukee 7 is made up of seven counties in southeastern Wisconsin, which are focusing on a regional strategy plan 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. The Waukesha County Department of Workforce Development is a state agency in charge of building and strengthening Wisconsin's work force, which offers a wide variety of employment programs and services, accessible to the state's 78 Job Centers. The closest workforce development center in Waukesha County, which citizens of the Town of Mukwonago would use, is located in the City of Pewaukee on the Waukesha County Technical College campus.

The Wisconsin Housing and Economic Development Authority offer innovative products and services in partnership to link Wisconsin residents and communities with affordable housing and economic development opportunities. These funds typically will have favorable finance terms to start-up, acquire or expand small businesses.

Other state programs include Forward Wisconsin, Wisconsin Main Street Program, Wisconsin Economic Development Association, U.S. Small Business Administration and the U.S. Department of Housing and Urban Development.

IMPLEMENTATION RECOMMENDATIONS

Since the Town of Mukwonago is working with the 28 other communities in Waukesha County to update the Waukesha County Development Plan, which sets forth standards for future economic development in the County, the Town Focus Group reviewed the standards in the updated County Plan. Those County standards address such things as how to enhance the viability of existing industrial, office and retail centers and how to guide the placement of new industrial, retail and office uses. Those standards include the accessibility to available public services such as water, sewer, storm water and power, access to the Arterial Street and highway system, adequate on-street and off-street parking, properly controlled ingress and egress points, site design and service by a transit system, and being located in close proximity to, medium- and high-density development areas.

Many of these standards do not apply to the Town of Mukwonago because of lack of sewer and water and not being adjacent to medium-high residential development areas.

The Updated County Plan has designated standards, which the Focus Group and Town officials have reviewed for Tax Incremental Financing, housing development, education, jobs, business growth, government services and taxes. Although the Town supports the County's efforts in these types of programs, they do not feel that they apply to the Town, and these types of uses are more appropriate in the Village of Mukwonago and the City of Waukesha where services are available.

In the update of the Town of Mukwonago Land Use Plan to be Smart Growth compliant, the Town Focus Group reviewed the directives of the commercial land use standards outlined in the original Town of Mukwonago Master Plan and the standards and objectives of the update of the Waukesha County Development Plan. Although, there is no consensus on the part of the Focus Group at this time to designate a commercial land use category on the proposed Town of Mukwonago Master Plan, it is felt that if commercial uses would ever be allowed, that the area around the intersection of CTH 83 and CTH I would be the appropriate location. The Focus Group believes that the public should be put on notice, that if commercial uses are allowed in the Town, they would be developed with the following standards and objectives at that location.

- The commercial use would serve residents beyond the Town's boundary.
- The ultimate area for any proposed commercial type use would have a minimum of 20 acres in size.
- The area designated for commercial use would have good access to our arterial and collector streets.
- The designated area should have soils adequate for on-site sewerage disposal system for the intended use or be served with public sewer.
- Any designated area would have to have a minimum slope limitation and have the ability to accommodate facilities for stormwater drainage systems.

- The site would have to be serviced adequately with fire and emergency services.
- The development must occur on frontage roads, not on individual parcels having direct access to the arterial street.
- The areas would have adequate off-street parking.
- The parcel should have adequate water supply and utilities, such as gas and electric.
- The site should be highly visible from arterial and collector streets.
- The site should have an adequate depth for arterial streets provided an area for off-street parking, loading areas, and landscaping screen from adjacent land uses.

Further, the committee supported the objective on Waukesha County Development Plan which states that production and sale of goods and services are among the principal determinants of the level of economic viability and important activities related to these functions require areas and location suitable to this purpose. The Town supports the standards set forth in the update at the Waukesha County Development Plan concerning site design, emphasizing integrated nodes or centers rather than linear strips and site design appropriately integrating the site with adjacent land uses.

CHAPTER 9

**INTERGOVERNMENTAL
COOPERATION ELEMENT**

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 is to analyze the relationship of the local governmental unit, to school districts and adjacent local governmental units of the region. The element should incorporate any plans or agreements, which have been previously adopted by the local communities. The element should identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve those conflicts. This element creates an opportunity for the Town of Mukwonago to coordinate with other communities and governmental units to promote consistency between plans. Although the Comprehensive Planning Law does require that the Town consider intergovernmental relationships and develop ways to resolve conflict, it does not require that they take part in any specific intergovernmental actions.

What is intergovernmental cooperation? In general terms, intergovernmental cooperation is an arrangement by which officials of two or more jurisdictions communicate visions and 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 even involve consolidating services, jurisdictions or transferring territory. Many issues cross jurisdictional boundaries affecting more than one community. Increased communication technologies and personal mobility mean that people, money and resources move across jurisdictions as quickly and freely as air and water. Frequently an action of one governmental unit impacts others, and increasingly we have come to realize that many vital issues are regional in nature.

Why is intergovernmental cooperation particularly critical in Wisconsin? Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. Having so many governmental units allows for very local representation and means that Wisconsin residents have numerous opportunities to participate in local decision making. However, the sheer number of governmental units with overlapping decision making authority presents challenges. More governmental units can make communication, coordination and effective action more difficult, creating a greater potential for conflict. Instead of communicating ideas within one jurisdiction, communication needs to move across jurisdictional boundaries, resolving issues where there are multiple visions, some of which may conflict. Because of the number of governmental units, this may mean unwanted and wasteful duplication of the delivery of community services. Cooperation between communities can avoid this.

The Town of Mukwonago is involved in multiple agreements, whereby they work with adjacent communities and Waukesha County in trying to resolve many of these issues and the need for services of their residents. The benefits of good intergovernmental cooperation are, cost savings,

addressing regional issues, early identification of issues, a reduction in possible litigation, consistency, predictability, understanding, trust and that success creates positive feelings between adjacent communities. The biggest beneficiaries of intergovernmental cooperation are the citizens for whom the government was created in the first place. They may not understand or even care about the intricacies of the particular governmental issue, but all Town residents can appreciate the benefits, such as cost savings, vision of needed services, a healthy environment and a strong economy.

COOPERATIVE AGREEMENTS

Waukesha County Development Plan

On July 5, 2000, the Town of Mukwonago Board signed a cooperative agreement to work with Waukesha County, along with twenty-eight other municipalities in Waukesha County to update the Waukesha County Development Plan. The cooperative agreements were formal expressions of willingness to participate in coordinated comprehensive planning efforts, one that includes identifying roles and responsibilities in the planning effort. Specifically, the roles have been developed to designate planning elements that are of a regional and countywide importance and those specific to an individual municipality. This planning effort was to be 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 are signatories to the cooperative agreements. Several subcommittees of the Advisory Committee were created to guide the data gathering and analysis of the various plan elements. There was a timetable developed to establish and 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. That timetable dictated the nine elements, the process and when it was intended that those elements would be completed.

Twenty-eight of the thirty-seven communities in Waukesha County signed on to work with Waukesha County in the updating of the plan. It was felt by the Town that it was important to participate in this process, not only to discuss what was intended for the area within the Town, but also the communities adjacent to the Town and to obtain additional information, and resources for the update of Town's Smart Growth Plan. It was also felt by the Town officials that they wanted some input in establishing the goals, objectives and standards of the update to the Waukesha County Development Plan, in order to determine if the Town's goals, objectives and standards were consistent with the County's and to discuss the inconsistencies to determine if the Town's Plan would or could be incorporated into the Updated County Plan.

Cooperative Boundary Agreements Between The Town Of Mukwonago and The Villages of Mukwonago and North Prairie

On April 28, 2000, a Municipal Boundary Agreement between the Village of Mukwonago and the Town of Mukwonago was adopted under the authority of the Wisconsin State Statutes by which the Town of Mukwonago and the Village of Mukwonago established boundary lines between themselves in perpetuity. This agreement addressed the attachment of Town Islands, and when other areas would be attached to the Village; at the owners request, upon any land division or if the owner requested the extension of Village Services. The agreement set forth the procedure and timeline for the attachments. The agreement set forth the procedure of how the agreement was to be adopted. This Boundary Agreement is very similar to the Village of Mukwonago's Sewer Service Area except for the Mukwonago County Park and the Rainbow Springs property. (See Boundary Agreement Map)

The Town of Mukwonago entered in to a Municipal Boundary Agreement with the Village of North Prairie on September 25, 2000 in accordance with the Wisconsin Statutes which established the ultimate exterior boundary of the Village as all properties north of Road X. That agreement set forth the procedures and stated that the Village would not object if the Town decided to incorporate in the future.

Fire Protection

The Town has agreements with Village of North Prairie and the Village of Mukwonago for fire protection services for town residents. The original agreement between the Town of Mukwonago and the Village of Mukwonago for the operation for a joint Fire Department in accordance with the Wisconsin State Statutes was adopted on January 8, 1993 for the furnishing of fire fighting, fire protection, and emergency medical and resuscitation services within the corporate limits of the Village and Town. Also, they operate a joint fire commission in accordance with the Wisconsin State Statutes. This joint Fire Department operates out of two entities; one which is located at 1111 Fox Street in the Village of Mukwonago, and the second located at W320 S8315 Beulah Road, in the Town of Mukwonago. The joint fire commission consists of seven members, including a Village Board member, a Town Board member, and five citizen members. The agreement covers the fire commission, the disciplinary action against subordinates, dismissal and re-employment, the organization, the membership of the companies, and the power and duties of the Chief. It outlines the use of the equipment and apparatuses, the fire inspector, the chief of the department and the procedure for dissolution of the joint fire department and arbitration. A subsequent agreement on the same date outlined the financial terms and conditions of the department.

The Town of Mukwonago also contracts with the Village of North Prairie for fire, ambulance, and rescue services. The original agreement was made in 1991 and is renewed yearly. The agreement outlines the fee for ambulance, fire fighting, related emergency and rescue services in Sections 4, 5, and 6 of the Town of Mukwonago. It sets forth how ambulance services will be paid for and requires the Village to provide suitable equipment, apparatus and personnel. It also designates the procedure for mutual aide if necessary. The contract is in effect for one year and will automatically extend for each additional year with like terms unless either party gives a 90-days notice to terminate.

Emergency Action and Management Plan

The Town and Village of Mukwonago approved the "Emergency Contingency and Operational Outline" in September, 1997, which is required of communities under Chapter 166 of the *Wisconsin Statutes* and Section 333 of the *Wisconsin Administrative Code*. The document contains operational procedures for all natural disasters and is coordinated by the Emergency Management Director who is the Fire Chief for the Town and Village. The plan provides for timely notification, warning, evacuation and eliminates the loss of life and risk of property damage. Further the plan coordinates the necessary actions by the state, local and federal agencies. They are required to be updated every 2 years or sooner if the contact persons changes.

Emergency Action Plan for Laitsch Dam

In 2008, the Spring Brook Watershed Lake Management District adopted an emergency action plan for the Laitsch Dam that addresses the potentiality of a dam failure. Because the inundation area includes lands within the towns of Genesee and Mukwonago, each were involved in the preparation and review of the plan. In addition, Waukesha County and the Wisconsin Department of Natural Resources were also involved.

Waukesha County Dispatch Service

The Town of Mukwonago does not participate with 17 of the 37 municipalities in Waukesha County for the Waukesha County Dispatch Service which was formed in the early 2000. In Resolution #02-R-7 Adopted on October 9, 2002, the Town Board authorized participation in the Waukesha County Shared Dispatch operation and the issuance of a general obligation promissory note to Waukesha County to pay capital costs on the shared dispatch service. At that time, there was an agreement with the Waukesha County Executive's office that Mukwonago would pay the money up-front, which according to the general obligation promissory note, was equal installment payments of \$5,106.13 due on February of each year from 2003 to 2010. At that time, the Town of Mukwonago chose to make the decision not to join the system, but it was cost beneficial to pay the capital costs now and the opportunity to join the system at some later date.

It is the Focus Groups understanding that the Town Board chose not to join the County Dispatch Service initially, as there were a number of dead spots in the coverage of the system in the Town of Mukwonago and until those issues were resolved, the Town chose not to participate in the dispatch service.

Sanitary Sewer Service

The portions of the Town of Mukwonago which are in the border agreement with the Village of Mukwonago, east of CTH I, north of the county line and south of the north line in Section 22 and 23 are within the sewer service area of the Village of Mukwonago's sewage treatment plant. Also included in that sewer service area is the Mukwonago County Park located on the north side CTH LO and the Rainbow Springs property located south of CTH LO. (See Map L) Sewer Service is available without annexation for that area southwest of the Phantom Lake and east of C.T.H.I through the sanitary district or through annexations by individual property owners. The Rainbow Springs property was included in the sewer service area because at the time there was a 600+ room hotel and other facilities which were originally to be serviced by a private sewerage treatment plant which was no longer operational according to the DNR and with the extension to the Rainbow Property sewer could be extended to Eagle Spring Lake to accommodate existing marginal septic systems on small non-conforming lots. As part of the border agreement some properties are required to annex to the Village when they request the services. The mostly developed area southwest of the lake east of CTH I will not be required to annex to the Village upon request for public sewer. The matter of the impact on the groundwater recharge in the area, if the area is developed with public sewer and the water is discharged downstream ultimately

feeding into the Fox River may have a great impact on the Mukwonago River upstream and the Phantom Lakes.

Public Water Utility Service

Currently there is no public water utility service in the Town of Mukwonago.

Mukwonago School District

The Mukwonago School District includes the Villages of Big Bend, Mukwonago and North Prairie, Towns of Mukwonago, Vernon and parts of the Town of Eagle, Genesse, Ottawa, East Troy and part of the City of Muskego. The School district has a total of approximately 5048 students; it is unknown according to the School District how many reside in the Town of Mukwonago. The Town of Mukwonago students attend four elementary schools, one junior high school, and one high school. All of the 414 students at Section Elementary are from the Town. There are 562 students at Rolling Hills and 449 students at Prairie View of which approximately one half of their enrollments are from the Town. In 2007 62% of the property tax bill for the Town of Mukwonago was for school purposes.

Utility Services

All of the Town of Mukwonago is served by Wisconsin Electric Power (We Energy).

Library Services

The Town of Mukwonago residents participate in the Waukesha County Federated Library system which was initiated in the early 1980s. As part of this library system, residents may use any library within the system; however, the main library that the Town residents use is located in the Village of Mukwonago. The fees for this library system are based upon the property valuation.

Town of Mukwonago Recreation Department

The Town of Mukwonago Recreation Department is governed by the Recreation Committee made up of three Town Board Supervisors. The department has one full-time Recreation Director and one Regular part-time Recreation Assistant, along with many seasonal employees. The Town has three park facilities: Town Park, Lauren Park, and Oakridge Park. The facilities consist of multiple types of play fields, pavilions and playground facilities. The Recreation Department works cooperatively with the East Troy Park and Recreation Department, the City of Muskego Parks and Recreation Department, the Town of Vernon Park and Recreation Department, the Waukesha County Department of Parks and Land Use, along with the Mukwonago School District. The cooperative agreements help utilize resources, share facilities, offer more programs, and be more cost productive. All programs are open to residents and non-residents. Many residents of other communities participate in the programs offered by the Town on a non-resident fee basis. The department offers a variety of activities for all age groups. There are toddler and pre-school activities, teen/adult activities, youth sports, youth safety

programs and other youth activities consisting of dance, music, art, and other enrichment programs to name a few.

POTENTIAL INTERGOVERNMENTAL CONFLICTS

The Town of Mukwonago has in the past taken every opportunity to work with Waukesha County and adjacent communities in providing services for its residents, at significant cost savings, while addressing regional issues, early identification of issues, reductions in possible litigation, consistency, predictability, understanding and trust, which creates positive feelings between adjacent communities.

With the development and the growth of the Villages of Mukwonago and North Prairie potential conflicts in land use and traffic may result between the Villages and the Town of Mukwonago, particularly with the reconstruction and widening of STH 83.

The Town should consider working with the Villages on land use issues to resolve any potential land use conflicts which may impact the water quality of the Jericho Creek, the Mukwonago River and the Phantom Lakes.

The Town should consider working with the Village of Mukwonago on resolving their drinking water supply and community well problems so as not to impact the ground water supply in the Town and to alleviate any impact a new or numerous shallow wells may have on the Mukwonago River, the Phantom Lakes and residential wells in the Town.

The Town needs to work with the SEWRPC and Waukesha County on the potential jurisdictional highway changes to local streets.

The Town should closely monitor the different developments in the Village of North Prairie and the Village of Mukwonago for potential erosion and storm water run-off, which may impact the water quality of the Jericho Creek and the Mukwonago River. The Town should try to work with the Villages to address these issues before they develop.

The Town and adjacent Villages should work together to consider merging other governmental services to cut costs and avoid the duplication of public services.

The Town of Mukwonago officials should monitor the City of Waukesha policies regarding the extension of sewer and need for wells to blend their water supply and the extension of other public services and the impact these policies may have on the Town's borders.

**GOALS, OBJECTIVES, POLICIES AND PROGRAMS FOR JOINT PLANNING AND
DECISION MAKING FOR SITING AND SHARING PUBLIC SERVICES**

1. Eliminating the duplication of services with adjacent communities to avoid redundancy.
2. Reduce the tax burden for duplication of services on local residents.
3. To provide more efficiency in services.
4. The Recreation Department should work with adjacent Villages in sharing park facilities and programs.

CHAPTER 10

IMPLEMENTATION

INTRODUCTION

The Town of Mukwonago Smart Growth Plan was developed to update and replace its Master Plan and bring it into compliance with the Wisconsin Comprehensive Planning Law (Section 66.1001 of the Wisconsin Statutes). After the Town Plan Commission recommends, by a majority vote, a Resolution that the Town Board adopt the Smart Growth Plan and the Plan is adopted by Ordinance by the Town Board, a number of actions are necessary to achieve the objectives as outlined in the Plan. After formal adoption, the Town Plan Commission and the Town Board must come to the realization that the Plan will require a commitment to the underlining objectives. The adoption of the Plan is only the first step in a series of requirements necessary to achieve the objectives addressed in this document. The Plan is intended to be used as a guide when making decisions concerning land development in the Town. The Plan Commission for the Town and the Town Board shall evaluate the Plan at set periods of time in order to confirm that the Plan is reflecting conditions as they currently prevail in the Town of Mukwonago. This re-evaluation is to be done at a minimum of once every ten-years or more frequently if warranted.

The Town Plan Commission and Town Board must implement the recommended Smart Growth Plan which will require some changes in the Zoning Ordinance, Zoning Map, Land Division and Development Control Ordinance and other documents and procedures. It should preserve the rural character by preserving and protecting the natural resource base including the floodplains, environmental corridors, isolated natural areas and wetlands by continuing to regulate new residential development. If the Town ignores these basic recommendations, it could compromise the effectiveness of the adopted Plan.

PLAN ADOPTION

Public Participation, Informational Meetings, and Public Hearings

The Town of Mukwonago Focus Group has met in open session to review the updates to the existing Plan, and after a final review of each chapter, they were then submitted to the Town Plan Commission and Town Board prior to being placed on the Town's website for public comment. The Plan Commission reviewed the draft plan and made revisions it deemed appropriate. The Town Planner hosted an open house on November 12, 2008 to present to the residents and landowners the proposed Plan in its entirety and to solicit public reaction. Following the open house, a public hearing was held for formal review and comment on November 12, 2008. Public notice for the public hearing was published on October 8, and October 15, 2008 in compliance with Section 66.1001(4) (d) of the *Wisconsin Statutes*. Based on comments received at the open house and the public hearing, the Town Board made various changes to the plan that was recommended to it by the Town Plan Commission.

Plan Adoption

An important step in the implementation is the formal recommendation of the Plan by the Town Plan Commission and adoption of the Plan pursuant to the State enabling legislation. After adoption, the Plan becomes an official guide intended to be used by Town officials in making land use and development decisions and by the public in proposing specific developments, projects, and proposals consistent with the Plan. The Plan Commission recommended adoption of the Plan on October 1, 2008 by a Resolution 2008-R-7 adopted by the majority of the Plan Commission that includes a reference to the maps, and other descriptive materials that relate to one or more elements of the Plan and the vote was recorded in the official minutes of the Plan Commission. The Plan and the Plan Commission Resolution were then forwarded to the Town Board which adopted the Plan on November 19, 2008 by Ordinance 2008-7, approved by the majority of the entire Town Board.

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 Town's adopted Plan and will support the implementation of the Town's objectives and goals. Upon adoption, the Town Clerk shall transmit one copy of the Plan to adjacent communities for their reference and to all other entities to whom notice shall be given under Section 66.1001(4) (b) of the *Wisconsin Statutes*.

Communication at this level often assists adjacent communities in planning buffers and transitions between land uses and can minimize external impacts the communities have on one another.

Implementation for Smart Growth Plan

Upon adoption of the new land use plan, the Town of Mukwonago should expect to take action which would implement said Plan. The implementation element of the Smart Growth law gives decision makers, land owners, and others a road map to move the Plan to action. The implementation element serves as a priority master "to do" list for the Town to reach its desired future. The Town staff is to take an active part in implementing the Plan such as, zoning, public works, police, fire and finance. The implementation schedule set forth in this chapter as Exhibit A is a guide as to how the Town will monitor the elements, monitor actions, measure progress, and amend the process for updating the plan.

Section 66.1001(3) of the Comprehensive Planning Law addresses consistency between the Plan and specific land use decisions. This section of the law states; beginning on 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 comprehensive plan will be integrated and made consistent with other elements of the comprehensive plan.

This chapter will provide the Town officials and citizens with a better understanding of what is meant by integrated and consistent. Within this element, the Focus Group has revisited all of the goals and policies developed for the other elements. Ultimately the completed implementation element in Exhibit A will define programs, ordinance changes or activities, the Town should pursue in order to implement this Plan.

The Town Plan Commission should monitor progress of the implementation of the Plan while realizing it is an advisory body and is only responsible for the physical development of the community and thus their monitoring process should be limited to that realm. If the Comprehensive Plan is embraced by the Town Board the monitoring progress can have a wider applicability. The Town in the implementation element must discuss how the local government is going to determine if it is making progress for achieving all aspects of the Comprehensive Plan. The Focus Group has created a checklist in Exhibit A which the Town can use to track its progress. It may be as simple as listing all or checking off the various actions listed to implement the elements as they have been accomplished. As part of the monitoring process, the Plan Commission should adopt an annual procedure for going through the Plan, accounting for actions, tasks, and other things that have occurred over the course of the year. The Plan Commission or the Town Planner could decide how this task is to be undertaken. A short report listing the objectives and accomplishments of each element and work yet to be completed for the upcoming year should be submitted to the Town Board on an annual basis by the Town Planner. As part of the implementation chapter, the Town should incorporate provisions for amending and updating the comprehensive Plan. As part of the strategy for amending and updating the Plan, the Town should implement procedures for what triggers a change to the Plan which is a balancing act for stability of the Plan versus the need for change. Alternatives that could be considered are a time specific review amendment process, major/minor highbred amendment process, or an on demand amendment process. The Plan Commission has set forth procedures

for amending and updating the Plan which require that any application for an amendment to the Plan must be filed by October 1st of each year so that a hearing may be conducted in November of each year with a final action being taken by the Town Board meeting in December.

The stability of the Plan versus the need for amendments to the Plan is addressed in the Wisconsin State Statutes 66.1001(2) (i) which requires that a community have an amendment process and the process must happen at least every ten years. The law allows communities the flexibility to decide the details of the amendment process.

Plan Review Process

The Town has decided to go through an annual comprehensive Plan review process to see if amendments are required. This is similar to what Waukesha County does with the Waukesha County Development Plan meeting once each year. The Plan Commission has set forth a specific time when amendments can be proposed by citizens and developers. It is recommended that a conceptual discussion of any Plan amendments be in September of each year, so any amendments which are made to the Town's Plan can be incorporated into the Waukesha County Development Plan amendment process in January of the following year. The Town is aware that under Section 66.1001(4) of the Wisconsin Statutes any change to the Comprehensive Plan must be adopted by ordinance and adhere to certain procedural requirements. Under 66.1001(4) of the Wisconsin Statutes the procedures are the same for the initial plan adoption as for subsequent amendments. The Town is aware that any proposed amendment may require numerous elements to be amended in the Town's Plan as all elements must be consistent.

EXISTING LAND USE REGULATIONS

All land development and building activities within Town of Mukwonago are regulated by Chapter 82 of the Municipal Code of the Town of Mukwonago, Zoning Ordinance, and Chapter 34 of the Municipal Code of the Town of Mukwonago, Land Division & 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 & Land Use in regards to on site sewerage disposal systems, restaurant and food service facilities, animal welfare, and campground inspections.

A. Zoning Ordinance

Chapter 82 of the Municipal Code of the Town of Mukwonago contains zoning regulations for the Town of Mukwonago. The zoning regulations were most recently revised and codified in the summer of 2007; it is the intent of those provisions to regulate and restrict the use of all structures, lands, waters, regulate and restrict lot coverage, population distribution, density, the size and location of all structures, to lessen congestion and promote the safety and efficiency of the streets and highways. Further, it is intended to prevent over crowding, afford undo population concentrations, stabilized and protect property values, prevent and control water pollution, promote conservation of the natural resources, preserve and promote the beauty of the community. The zoning ordinance currently contains 16 zoning districts, four residential zoning districts, two business districts, two industrial districts, five agricultural districts, and three

environmental districts consisting of a floodplain and conservancy district, an existing floodplain overlay district and an upland environmental corridor district. Updates to Chapter 82 of the Town of Mukwonago Municipal Code that could be reviewed by the Town for the possibility of making changes in order to implement the Town's Plan are the following:

- Section 82-51(b) (2) some cross reference in this section could be made to the newly adopted FEMA maps which were adopted in the spring of 2008. Also a clarification could be considered as to whether the conservancy district is the ordinary high water mark along a stream or water course or 100 feet from the center of said stream or water course. The current statements seem to be in conflict.
- Section 82-70 language should be added in this section indicating that where a property is in an EFO (Existing Floodplain Overlay) district it should be finally determined by an actual field survey of the subject property to determine if it falls below the new 100-year floodplain elevation as indicated on the adopted FEMA maps.
- Updates could be made to the EC Environmental Corridor District Section 82-125(d)(1) by giving consideration to the new SEWRPC and County standard that no more than ten percent of the total area can be disturbed in the environmental corridor zoning district or as designated on a pre-determined building site on a subdivision plat or Certified Survey Map.
- Section 82-51(b) (3) language should be included in the environmental corridor district that it is intended to represent isolated natural areas.
- Provisions should be considered to the Environmental Corridor District which specifies that the only way that the EC District could be developed would be through a conservation design development.
- Provisions could be added in the text of the Zoning Ordinance concerning requirements of the necessary residential development permits and allotment to divide subdivision plats, conservation design developments, a planned unit development and multi-family developments. As previously discussed, it is the intent of the Town's Plan to continue to implement growth control through the allotment system rather than designating only that land that is necessary in order to accommodate the projected growth. The County is requesting that the zoning ordinance cross reference these provisions for the allotment and residential development permits, so that the County Board would have to approve any amendments to the zoning ordinance requirements.

B. Zoning Map Amendments

- The environmental corridor district should be re-mapped to include the 2000 updates by Southeastern Wisconsin Regional Planning Commission, of all primary and secondary environmental corridors and isolated natural areas.

- The map should be updated after the summer of 2008 to delineate the new FEMA floodplain elevations.
- Once the new FEMA floodplain is placed upon the new zoning map, an inventory should be considered to determine whether there are additional areas around the Town that should be designated in the EFO (Existing Floodplain Overlay District) based upon the new floodplain elevations by FEMA.
- The P-1 public district should be considered on all publicly owned facilities which serve a public use such as; education, recreation, medical, or government. The public district should be placed on all schools, parklands owned by the Town and County and some kind of cross reference to DNR owned lands.
- A designation should be considered on the zoning map indicating any lands which are currently owned by conservancy organizations where the lands are going to be held in perpetuity or where there are conservation easements where the lands cannot be developed. The intent of this is to put the public on notice that these lands are not allowed to be developed under the underlying zoning.
- The wetlands on the zoning maps should be updated to the most recent SEWRPC wetland information and they should be designated in the C-1 category.
- Delineation should be made on the face of the zoning map which indicates which projects in the Town of Mukwonago are Planned Unit or Conservation Design Developments.
- The Town should update all State and County owned lands on the face of the zoning map.
- If at all possible, the Town could designate the areas within the developable and vacant lands where the soils are designated hydric, hydric inclusion soils or evidence of high groundwater and that should be so noted on the face of the zoning map or adopt a cross reference to the soils map which is a part of the new adopted Land Use Plan.
- It is the intent of the zoning, that the lands in the Town will be pre-zoned to allow development as long as the development proposal whether it is a subdivision plat, planned unit development, a conservation design development or multi-family development obtains the necessary residential development permits and the allotment to accommodate the proposed development.
- An overlay district could be placed on the areas south and west of Phantom Lake within the border agreement with the Village of Mukwonago which specifies that these areas are for redevelopment based upon the criteria established by the Town and Village as to whether these areas can be accommodated with public sewer without annexations and whether sewer should be installed because of the groundwater recharge in the area.

C. Land Division & Development Control Ordinance

The division and development of lands within the Town of Mukwonago is regulated by Chapter 34 of the Municipal Code of the Town of Mukwonago which was most recently codified and updated in November 2007. Chapter 34 has requirements which are more restrictive than Chapter 236 of the Wisconsin State Statutes:

- The Town ordinance has a limitation on the number of lots no matter what their size that could be developed by a Certified Survey Map.
- A Certified Survey Map is required in the case of a merger of substandard lots held in the same ownership prior to a building permit being issued.
- A Certified Survey Map is required on any land division in the Town.
- The Town prohibits land divisions where the parcel has inadequate elevations, or soil conditions which do not warrant development.

Because of the recent changes and updates of the Land Division & Development Control Ordinance, it is not anticipated that major changes will have to be made; however, it is recommended that the Town review the following:

- In the compliance section, it may be necessary to add language to certain provisions regarding codifications, renumbering and other amendments, which may be required from time to time in the future. This should apply to any cross references to ordinances, regulations, statutes, or other governmental bodies such as, the State or County regulations.
- The Town should consider access control provisions for all county and town roads similar to the regulations adopted by the Waukesha County Department of Public Works Ordinance #156-0-70.
- Language could be included that specifies that parcels which have pre-designated building envelopes in EC zoned areas can have no more than ten percent disturbance which is consistent with the new Regional Plan. It could specify that on parcels that are entirely within the environmental corridors the ten percent disturbance factor includes all public and private improvements such as, roads, stormwater facilities, trails, driveways, structure, patios, walkways and swimming pools, etc.
- The Town could consider amendments that may implement any agreement reached for the re-development area southwest of the Phantom Lake. The area is within the border agreement and sewer service area.

D. Building Codes

It is anticipated that no changes will be made to the building codes of the Town of Mukwonago; however, if standards for separation from high ground water and development on hydric soils are not included in the zoning ordinance or the land division ordinance, the Town should consider amendments to the building code, requiring soils tests below the foundation elevation, and installation of erosion control practices prior to any earth altering activities on the site.

E. Historic Preservation Ordinance

The Town of Mukwonago has no regulations regarding historic preservation and there are no plans to create any regulations in the future because there are no designated historic preservation sites within the Town according to the inventory conducted by Waukesha County for the update to the Waukesha county Development Plan. However, in order for the Town to preserve its rural character, it has adopted a Rural Structure Ordinance on parcels three acres and more, whereby, agricultural accessory buildings are preserved if they are structurally sound and maintained, even if their square footage exceeds that allowed by the Zoning Ordinance with Town Board approval.

F. Housing Codes

The housing codes within the Town of Mukwonago are regulated in Chapter 82 of the Municipal Code of the Town of Mukwonago, Wisconsin.

G. Sanitary Code

Sanitary systems in the Town of Mukwonago are regulated by the Wisconsin Administrative Code and the Waukesha County Code of Ordinances Regulating Onsite Sewerage Disposal Systems which protect the environmental health and safety through proper site design, installation, inspection, and maintenance of private sewerage systems. Well water testing is available through the Waukesha County Department of Parks and Land Use-Environmental Health Division.

H. Health Codes and Services

The Division of Environmental Health in the Waukesha County Department of Parks & Land Use inspects and license restaurants, retail food establishments, and campgrounds. They report food borne and water borne illnesses from licensed establishments in the Town of Mukwonago. The Environmental Health Division administers the Waukesha County program relating to well safety and sanitation. The Waukesha County Humane Officers work with law enforcement agencies to follow up on complaints of neglect and abuse of the animals in the Town of Mukwonago. The Waukesha County Department of Health & Human Services provides social services and programs to Town residents. The Waukesha County Department of Senior Services provides meal programs to local residents including services at 12 different locations throughout the County. The program provides low cost nutritional meals meeting one third of the recommended daily allowance. The home delivery meal program provides meals delivered to

frail and homebound older adults who are unable to provide their own meals. It is unknown as of this writing if any residents in the Town of Mukwonago participate in these social services.

IMPLEMENTATION SCHEDULE

Zoning Text Amendments

Of all the devices presently available to implement the Smart Growth Plan, the most important will be the implementation of changes to the Zoning Ordinance which is Chapter 82 of the Municipal Code of the Town of Mukwonago, Wisconsin. The Town of Mukwonago in the implementation of the existing Master Plan made a number of changes and added new districts to their zoning ordinance text and maps. Those changes included the R-3, Residential District change which now applies only to substandard legal lots of record in the areas adjacent to the Phantom Lakes and Spring Lake, the EC upland Environmental Corridor District and the creation of a Conservation Design conditional use. It is not anticipated the Town will create any new zoning districts; however, updates will have to be done to the Environmental Corridor District, C-1 Conservancy and EFO Districts and language added to cross reference the residential development permit process and allotment system in the zoning ordinance for subdivisions and conditional uses for Planned Unit Developments, Conservation Design Developments and Multi-family developments. These provisions could be incorporated in the zoning text amendments so that the County and Regional Planning Commission are satisfied and can be assured that the allotment system will continue to implement the projected growth of this Plan and if it is changed, the Waukesha County Board will have to approve any amendment to the zoning text. The Town could consider the creation of some kind of re-development district which will allow senior housing and multi-family development in the sewer service areas and within the border agreement areas. Additionally, some overlay designations for properties which have conditional use permits or were conditionally rezoned could be placed on the zoning map and language added to the text regarding their intent.

Zoning Map Amendments

Concurrently with the Zoning Ordinance Text Amendments, the Town Plan Commission and Town Board should proceed in making any necessary amendments to the Zoning District Maps that may apply. It is intended that these changes will ultimately depict the 100-year floodplain as it relates to the newly adopted FEMA elevations, the re-designation of the primary, secondary, and isolated natural areas from the 2000 SEWRPC inventory and the mapping of the P-1 zoning districts of all publicly owned lands by the Town, County and school district. It is also anticipated that a detailed inventory will be conducted of the existing floodplain overlay district on existing improvements, which now lie below the newly adopted 100-year floodplain. The zoning district maps should represent an accommodation of existing land uses which are compatible with the Smart Growth Plan with consideration being given to existing parcel sizes and uses. Substantial changes to the existing zoning maps are not contemplated, at this time as many of the amendments to the zoning district maps are intended to refine the existing maps in order to protect existing land uses until specific development proposals are brought forth which are consistent with the adopted Plan. A number of overlay Districts could be placed upon the

zoning map to accommodate existing conditional uses and conditional rezoning or soil characteristics of the site.

Land Division & Development Control Ordinance

It is recommended that certain housekeeping changes be made to Land Division & Development Control Ordinance which is Chapter 34 of the Municipal Code of the Town of Mukwonago as outlined in the Implementation section of this chapter. Compliance with the Smart Growth Plan shall serve as a basis for review of all land divisions and multi-family projects. Other changes could include incorporation of language regarding maximum disturbance percentage of primary and secondary environmental corridors and isolated natural areas, prohibiting development on steep slopes or hydric or hydric inclusion soil types.

Park & Open Space

As part of the Smart Growth Plan, the Town could 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 in the Town of Mukwonago's Park & Open Space Plan. The Town of Mukwonago Park & Open Space should re-delineate the area around the Town Hall which the Town wants for park purposes for Town residents. It is felt that a standard of nine acres of land for active recreational uses for every one thousand persons in the Town or projected to be in the Town should be used; the nine acres should represent active areas which can be used for park and recreational purposes and not land which is not conducive for active recreational activities. It is felt by the Town that the delineation of the park areas around the Town Hall will accommodate the Town growth beyond the 2030 date of this Plan.

The Town, upon completion of the bike and trail portion of the Waukesha County Development Plan Park & Open Space Element could review those trail systems to be incorporated into the Town's Park and Open Space Plan. The Town should encourage Waukesha County to develop and expand the Mukwonago Park on CTH LO and to preserve and protect the areas along the Mukwonago and Fox Rivers, along with accommodations for a bicycle and pedestrian trail system along those corridors.

Capital Improvement Programs

The use of the Town Capital Improvement Program should designate annual expenditures for public improvements which is one of the best ways to manage and implement the Comprehensive Plan. The Capital Improvement Program is a multi year schedule of public facility improvements which addresses such issues as upgrading roads, fire, and police protection, and expansion of the park uses for a five or six year period. The Capital Improvement Program generally consists of an inventory of a group of facilities and the evaluation of the conditions of those facilities, along with an analysis of what expansions or new facilities are necessary to accommodate new growth in the community. The evaluation of the existing facilities shall examine the conditions based upon acceptable industry standards and a repair and replacement schedule and the need for new facilities. It is not anticipated at this time that any

new Town facilities will be necessary based upon the projected growth of the Town other than the expansion of the park area.

Intergovernmental Discussions

The Town should work with the Village of Mukwonago in resolving issues with the Fire Department. The Town should work with the Village in trying to accommodate new development, re-development, senior housing and multi-family developments in the area southwest of Phantom Lake in the sewer service area. The Village and Town should work together in order to resolve the issue of the ground water recharge and the impact that sewer could have on the Mukwonago River and the Phantom Lakes and duplication of services. Additionally, the Town should resolve their concerns with service and the use of the Waukesha County Dispatch Service.

The Town should work with the Wisconsin Department of Transportation regarding the impact of reconstructing STH 83 to a four lane road through the Town of Mukwonago. The Town does anticipate that the increase of traffic will have an impact on the existing connecting streets. The Town should work with the State in trying to upgrade the intersections of Town and County roads, and incorporation of stoplights at CTH I.

The Town should work with the Waukesha County Department of Public Works and SEWRPC on recommended jurisdictional change of that portion of CTH I, east of STH 83, as the Town does not concur that the jurisdiction should be changed to a local road as it carries significant traffic from adjacent communities and serves a regional recreational facility in a form of the Vernon Marsh.

As part of the Transportation element and implementing the 2035 Regional Transportation Plan, the Town Board should consider amending the Land Division & Development Control Ordinance, Chapter 34 of Municipal Code by adopting access control provisions for County Trunk Highways and other local collective streets and main arterials within the Town.

Official Map

The Town should work to designate and delineate the appropriate size for the expansion of the existing town park facilities around the Town Hall and incorporate any changes on the Park & Open Space Plan for Waukesha County once it is adopted by the Waukesha County Board into the Official Map and consider the delineation of bicycle trails along County Highway System and the recreational corridors, along the Fox and Mukwonago Rivers. As part of the updating of the Official Map the new isolated natural areas, primary and secondary environmental corridors, and wetlands on the land use plan and zoning map, should be evaluated to determine if certain street extensions currently shown on the Official Map cross the newly designated wetlands, environmental corridors, isolated natural areas, unless absolutely necessary.

Public Services and Facilities

Based upon the Town's projected population and growth in the Plan, the Town should analyze, on an annual basis, if the existing facilities such as police, fire, and recreational facilities are adequate to accommodate the projected population. The Town Board and Sanitary District should work with the Village of Mukwonago to resolve the issue of sewer extensions within the area southwest of Phantom Lake within the border agreement especially on the development of large vacant parcels, (i.e., the Berg property). The Town and Village of Mukwonago should work together in order to resolve the issue of community and municipal wells, sewer service and the impact on the ground water flow to the Mukwonago River and the Phantom Lakes and duplication of other services. Further the Town should work towards legislation to allow towns to protect their groundwater resources with Waukesha County Towns Association and the State Legislature.

Transportation

It is the intent of the Town of Mukwonago to work with the Wisconsin Department of Transportation on the STH 83 reconstruction and to discuss their needs on any developments along the STH 83 corridor. Further, the Town shall verify that Waukesha County Department of Public Works has removed the transfer of jurisdiction of that portion of CTH I, east of STH 83 to the Town on the County's Jurisdictional Plan and that the recommendation of the jurisdictional change has been removed from the Regional Transportation Plan. The Town feels that because this portion of CTH I serves traffic other than local traffic, and serves as access to the Vernon Marsh Regional Wildlife area, this should remain under the jurisdiction of Waukesha County. As recommended in the 2035 Regional Transportation Plan, the Town Board could consider amending the Land Division and Development Control Ordinance regulations by adopting access control provisions to County Trunk Highways, local collector streets and arterials within the Town of Mukwonago. The Town should review the recommendations of the County and Regional Transportation Plans and consider incorporating the pedestrian and bicycle trails into the Town Park and Open Space Plan.

Open Space Preservation

Given the importance of protecting the rural character of the Town, potential sources of funding should be identified that can be used to acquire conservation easement or land in fee simple. Such sources include the Knowles-Nelson Stewardship Fund, and other state and federal programs.

Exhibit "A"

RECOMMENDED IMPLEMENTATION SCHEDULE FOR SMART GROWTH PLAN

ELEMENT	ACTIVITY	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE
Issues, Trend & Opportunities, Implementation, Economics, Housing, Agricultural, Natural Cultural Resources, Land Use, Utility, Community Facilities, Transportation	Public informational meeting and Plan adoption	Town Plan Commission and Town Board	Fall 2008
Economics, Housing, Agricultural, Natural & Cultural Resources, Land Use, Utility and Community Facilities, Intergovernmental Cooperation	Zoning Text Amendment EC District Changes and Residential Development Permits Etc.	Town Planner Plan Commission and Town Board	Spring 2009
Economics, Housing, Agricultural and Natural & Cultural Resources, Land Use, Utility and Community Facilities, Intergovernmental Cooperation,	Zoning Map Amendment Remap Environmental Areas, New Floodplain and EFO, Agricultural Soils Overlay, Rural Residential, Etc.	Town Planner Plan Commission and Town Board	Spring 2009
Implementation, Housing, Agricultural Natural, Cultural Resources, and Transportation,	Updating of Official map Including Park Areas , Bike Trails, Street Extensions Etc.	Town Engineer, Town Planner Plan Commission and Town Board	End of 2009
Utility, Community Facilities,	Work with School	Town Planner Plan Commission and Town Board	

Intergovernmental Cooperation, Transportation, Land Use, Housing,	District on Growth Control Mechanism for all Municipalities in School District		Ongoing
Utility, Community Facilities, Intergovernmental Cooperation , Land Use, Housing, Agricultural and Natural Resources Transportation	Review Funding Options for Town Facilities	Town Planner, Town Engineer, and Town Board	Ongoing
Intergovernmental Cooperation, Transportation, Utility, Community Facilities, Land Use, Housing,	Review of Highway Jurisdictional Plan and 2035 Regional Transportation Plan	Town Engineer, Town Planner Plan Commission Town Board and Mukwonago's County Board Supervisor	2009
Economics, Housing, Agricultural and Natural & Cultural Resources, Land Use, Transportation, Intergovernmental Cooperation, Community Facilities and Utilities, Land Use	Land Division & Development Control Ordinance, Access Control, Review of Criteria of Residential Development Permits, Soils Updates, Environmental Areas, Agreements with Villages, Etc.	Town Planner Plan Commission and Town Board	2009
Utility and Community Facilities, Intergovernmental Cooperation, Land Use,	Proposed Land Use & Proposed Utility Construction within	Town Planner Plan Commission and Town Board SEWRPC,DNR,	Ongoing

Agricultural, Natural and Cultural Resources, Housing, Implementation, Issues, Trends and Opportunities	Sewer Service areas southwest of Phantom Lake, Sewer Service Amendment to Remove Rainbow Springs.	Village of Mukwonago	
Utility, Community Facilities, Intergovernmental Cooperation , Transportation, Land Use, Housing, Agricultural and Natural and cultural Resources	Update Services and Facilities including refining Park Acquisition Areas for Town and County Parks	Town Planner Plan Commission and Town Board Recreation Director	End of 2009
Intergovernmental Cooperation and Transportation	Evaluation of Re-construction of STH 83 and Jurisdictional change of CTH I	Town Plan Commission and Town Board	Ongoing
Utility, Community Facilities, Intergovernmental Cooperation , Transportation, Land Use, Housing, Agricultural and Natural Resources	Update Town Park and Open Space Plan Incorporate New Town Park Areas and County Park and Open Space Plan	Town Planner Plan Commission and Town Board	End 2009
Utility, Community Facilities, Intergovernmental Cooperation , Land Use, Housing, Agricultural and Natural Resources	Review of Groundwater Protection Study and Changes to Zoning Text and Map and Land Division and Development Control Ordinance	Town Engineer, Town Planner Plan Commission and Town Board	Within 1 year of Completion of the Study

Economics, Housing, Agricultural and Natural & Cultural Resources, Land Use, Transportation, Intergovernmental Cooperation, Community Facilities and Utilities, Land Use	Review Allotment and Residential Permit System for Growth Trends and Needs	Town Planner. Town Plan Commission and Board	End 2011
Utility, Community Facilities, Intergovernmental Cooperation , Land Use, Housing, Agricultural and Natural Resources Transportation	Review of Need for Affordable and Senior Housing	Town Planner Plan Commission and Town Board	End 2012
Utility, Community Facilities, Intergovernmental Cooperation and Transportation , Land Use, Housing,	Capital Improvement Program, Study Merger of Services	Town Board	Yearly (During the budget process)
All Elements	Update and Review of Progress of Smart Growth Plan	Plan Commission, Town Board, Town Planner and Attorney	Yearly

EXHIBIT K

Town of Vernon affidavit of mailing and resolution authorizing
participation in the preparation of a cooperative plan

Waukesha County



Clerk/ Treasurer, 662-2039

Fax, 662-3510

Dept. of Public Works, 662-7785


Building Inspection, 366-2400

Vernon Town Hall • W249 S8910 Center Drive • Big Bend, WI 53103

AFFIDAVIT OF NOTIFICATION

I, Karen L. Schuh, Clerk/Treasurer for the Town of Vernon, Waukesha County, Wisconsin do hereby certify the attached is a true copy of Town of Vernon RESOLUTION NO. 2019-06, adopted unanimously by the Town of Vernon Board of Supervisors on Thursday, September 5, 2019; and all municipalities and/or entities were sent notification by regular and certified mail on September 6, 2019, which is hereby attached to this affidavit

Dated this 10th day of January 2020



Karen L. Schuh
Town of Vernon Clerk/Treasurer
Waukesha County

W:\Clerk\Clerk Certification.doc



COPY**Resolution 2019-06****RESOLUTION AUTHORIZING PARTICIPATION IN THE
PREPARATION OF A COOPERATIVE PLAN**

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

WHEREAS, the Town Board of the Town of Vernon 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 Vernon and the Town of Mukwonago; and,

NOW THEREFORE, the Town Board of the Town of Vernon 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 Mukwonago, 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 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.

PASSED AND APPROVED this 5th day of September 2019.

**TOWN BOARD, TOWN OF VERNON
WAUKESHA COUNTY, WISCONSIN**

TOWN OF VERNON


Carl Fortner, Town Chairman

ATTEST:


Karen Schuh, Clerk/Treasurer

City of Muskego
W182S8200 Racine Ave
Muskego, WI 53150

City of Muskego Library
S73W16663 Janesville Road
Muskego, WI 53150

City of New Berlin
3805 South Casper Dr, PO Box 510921
New Berlin, WI 53151

City of New Berlin Library
15105 West Library Lane
New Berlin, WI 53151

Southeastern Wisconsin Regional
Planning Commission
W239N1812 Rockwood Drive,
PO Box 1607
Waukesha, WI 53187-1607

State of Wisconsin Administration
101 East Wilson Street, 10th FL,
Room 10D
Madison, WI 53703

Town of Mukwonago
W320S8315 Beulah Road
Mukwonago, WI 53149

Town of Waterford
415 North Milwaukee
Waterford, WI 53185

Town of Waukesha
W250S3567 Center Road
Waukesha, WI 53189

Village of Big Bend
W230S9185 Nevins Street
Big Bend, WI 53103

Village of Big Bend Library
W230S9185 Nevins Street
Big Bend, WI 53103

Village of Mukwonago
440 River Crest Court, PO Box 206
Mukwonago, WI 53149

Village of Mukwonago Library
5113 Division Street
Mukwonago, WI 53149

Waterford Public Library
101 North River Street
Waterford, WI 53185

Waukesha Library
321 Wisconsin
Waukesha, WI 53189

Wisconsin Land Council
101 East Wilson Street
Madison, WI 53703

Waukesha County Clerk
515 W Moreland Blvd.
Waukesha, WI 53188-2428

City of Waukesha, Room 104
201 Delafield Street Room 104
Waukesha, WI 53188

Waukesha County Tech College
800 Main Street
Pewaukee, WI 53072

Mukwonago Area Schools
385 East Veterans Way
Mukwonago, WI 53149

Norris School
W247 S10395 Center Drive
Mukwonago, WI 53149

New Berlin School District
4333 S Sunnyslope Rd
New Berlin, WI 53151

Muskego Norway School District
S87 W18763 Woods Rd
Muskego, WI 53150

Washington Caldwell
8937 Big Bend Rd
Waterford, WI 53185

Waukesha School District
222 Maple Ave
Waukesha, WI 53186

Waterford Union High School District
507 Main Street
Waterford, WI 53185

Norway Sanitary District #1
6419 Heg Park Road
Wind Lake, WI 53185

Town of Waterford Sanitary District
415 North Milwaukee Street
Waterford, WI 53185

Milwaukee Metropolitan Sewer District
260 W Seeboth Street
Milwaukee, WI 53204

Western Racine County Sewerage
District
P.O. Box 177
Rochester, WI 53167

City of Pewaukee/ Waukesha Water
and Sewer District
W240 N3065 Pewaukee Rd
Pewaukee, WI 53072

Wisconsin Department of
Transportation State Office, Hill Farms
State Office Bldg
4822 Madison Yards Way PO Box 7910
Madison, WI 53707-7910

Walworth County Metropolitan
Sewerage District
975 W. Walworth Ave
Delavan, WI 53115

Wisconsin Department of Agriculture
and Consumer Protection
2811 Agriculture Dr, PO Box 8911
Madison, WI 53708-8911

Wisconsin Department of
Administration
101 East Wilson Street PO Box 1645
Madison, WI 53701

Wisconsin Department of Natural
Resources
101 South Webster Street,
PO Box 7921
Madison, WI 53707

EXHIBIT L

Town of Mukwonago affidavit of mailing and resolution
authorizing participation in the preparation of a cooperative plan



Town of Mukwonago
Administration Clerk / Treasurer

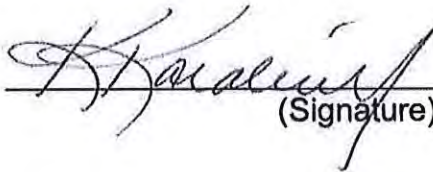
W320 S8315 Beulah Road
Mukwonago, WI 53149

STATE OF WISCONSIN

WAUKESHA COUNTY

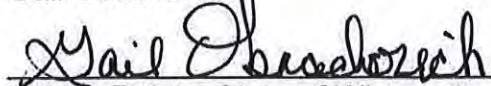
The undersigned, Kathy Karalewitz, the Administrator Clerk/Treasurer, Town of Mukwonago, being duly sworn, states on the 19th day of September, 2019, she forwarded or caused to be forwarded to each of the entities listed and attached hereto, a notice of the adoption of Resolution 2019 R-79 Authoring Participation in the Preparation of a Cooperative Plan. Envelopes were deposited, in a U.S. Mail Depository in Mukwonago, Wis., prepaid for First Class handling, which bore each of the attached sender's name.

The attached addresses are believed to be the last known addresses of these individuals.


(Signature)

Subscribed to and sworn before me on this
19th day of September 2019

Gail Obradovich


Notary Public, State of Wisconsin
My commission expires October 28, 2022



Resolution 2019- R-79**RESOLUTION AUTHORIZING PARTICIPATION IN THE
PREPARATION OF A COOPERATIVE PLAN**

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

WHEREAS, the Town Board of the Town of Mukwonago 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 Mukwonago and the Town of Vernon; and,

NOW THEREFORE, the Town Board of the Town of Mukwonago does resolve as follows:

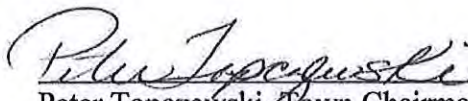
BE IT RESOLVED, that Town officials and staff members, acting under the direction and authority of the Town Board be, and hereby are, authorized to participate in the preparation of a Cooperative Plan with the Town of Vernon, which Cooperative Plan shall be prepared in compliance with the content and 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/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.

PASSED AND APPROVED this 17 day of July, 2019.

**TOWN BOARD, TOWN OF MUKWONAGO,
WAUKESHA COUNTY, WISCONSIN**

TOWN OF MUKWONAGO


Peter Topczewski, Town Chairman

ATTEST:


Kathy Karalewitz, Administrator/Clerk/Treasurer

Town of Genesee
S43 W31391 Highway 83
P O Box 242
Genesee, WI 53127

Town of East Troy
N9330 Stewart School Rd
PO Box 872
East Troy, WI 53120-0872

Town of Vernon
W249S8910 Center Dr
Big Bend, WI 53103

Village of Mukwonago
440 River Crest Dr
Mukwonago, WI 53149

Village of North Prairie
130 Harrison St
North Prairie, WI 53153

Town of Eagle
820 E Main St
P O Box 327
Eagle, WI 53119

Village of Eagle
820 E Main St
Eagle, WI 53119

Town of Waukesha
W250S3567 Center Rd
Waukesha, WI 53189

Wis DOT
PO Box 7910
Madison, WI 53707

Wis Dept of Admin
P O Box 1645
Madison, WI 53701

Wis Dept of Agriculture
P O Box 8911
Madison, WI 53708

SWRPC
P O Box 1607
Waukesha, WI 53187

Wis DNR
PO Box 7912
Madison, WI 53707

Mukwonago Area Schools
385 E Veteran Way
Mukwonago, WI 53149

Mukwonago Comm Library
511 Division St
Mukwonago, WI 53149

Waukesha Cnty Clerk's
Attn: Meg Wartman
515 W Moreland Blvd AC120
Waukesha, WI 53188

Walworth Cnty Clerk
Attn: Kim Bushy
100 W Walworth
Elkhorn, WI 53121

EXHIBIT M

Affidavit of publication from the Journal Media Group

COMMUNITY CNI NEWSPAPERS


AFFIDAVIT OF PUBLICATION

Order #: 0003853799

COPY

TOWN OF VERNON LEGAL S
W249 S8910 CENTER DR
BIG BEND, WI, 53103


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-Waukesha NOW on October 23, 2019, October 30, 2019, November 6, 2019; that said printed copy was taken from said printed newspaper(s).


Legal Clerk

State of Wisconsin

County of Brown

Subscribed and sworn to before on November 6, 2019


Notary Public State of Wisconsin, County of Brown

8-25-23
My Commission Expires

SHELLY HORA
Notary Public
State of Wisconsin

TOWN OF VERNON NOTICE OF PUBLIC HEARING
STATE OF WISCONSIN
Town of Vernon and the Town of Mukwonago, Waukesha County
Please take notice that the Town Board of the Town of Vernon and the Town Board of the Town of Mukwonago will conduct a Public Hearing on November 13, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Vernon, W249S8910 Center Drive, Big Bend, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Vernon and Town of Mukwonago, enacted pursuant to Section 66.0307, Wis. Stats., which Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

val.
Dated this 18th day of October 2019.
Karen Schuh
Town Clerk-Treasurer
Kathy Karalewitz
Administrator Clerk/Treasurer
You may review a copy of the Cooperative Plan on the Town of Vernon website www.townofvernon.org or the Town of Mukwonago website www.townofmukwonago.us or by contacting the Town of Vernon Clerk/Treasurer at 262-662-2039 or the Town of Mukwonago Administrator Clerk/Treasurer at 262-363-4555. Written comments on the Plan may be submitted to the Town of Vernon Town Clerk/Treasurer by email clerk@townofvernon.com or by mail W249 S8910 Center Drive, Big Bend, WI 53103, or the Town of Mukwonago Town Administrator Clerk/Treasurer by email kkaralewitz@townofmukwonago.us or by mail W320 S8315 Beulah Road, Mukwonago WI 53149, all written comments must be submitted before, at, or within twenty (20) days following the Public Hearing. Public comments may also be presented during the Public Hearing. All interested parties are welcome to attend. Notice is published as a Class 3 notice on: October 23, 2019, October 30, 2019 and November 6, 2019
Run: Oct. 23, 30, Nov. 6, 2019 WNAAXLP

TOWN OF VERNON NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN

Town of Vernon and the Town of Mukwonago, Waukesha County

Please take notice that the Town Board of the Town of Vernon and the Town Board of the Town of Mukwonago will conduct a Public Hearing on November 13, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Vernon, W249S8910 Center Drive, Big Bend, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Vernon and Town of Mukwonago, enacted pursuant to Section 66.0307, Wis. Stats., which Cooperative Plan is proposed to be submitted to the Department of Administration for review and approval.

Dated this 18th day of October 2019.

Karen Schuh
Town Clerk-Treasurer

Kathy Karalewitz
Administrator Clerk/Treasurer

You may review a copy of the Cooperative Plan on the Town of Vernon website www.townofvernon.org or the Town of Mukwonago website www.townofmukwonago.us or by contacting the Town of Vernon Clerk/Treasurer at 262-662-2039 or the Town of Mukwonago Administrator Clerk Treasurer at 262-363-4555. Written comments on the Plan may be submitted to the Town Vernon Town Clerk/Treasurer by email clerk@townofvernon.com or by mail W249 S8910 Center Drive, Big Bend, WI 53103, or the Town of Mukwonago Town Administrator Clerk Treasurer by email kkaralewitz@townofmukwonago.us or by mail W320 S8315 Beulah Road, Mukwonago WI 53149, all written comments must be submitted before, at, or within twenty (20) days following the Public Hearing. Public comments may also be presented during the Public Hearing. All interested parties are welcome to attend. Notice is published as a Class 3 notice on: October 23, 2019, October 30, 2019 and November 6, 2019

EXHIBIT N

Town of Vernon resolution to adopt the cooperative boundary
agreement with the Town of Mukwonago

RESOLUTION 2019-16**RESOLUTION TO ADOPT THE COOPERATIVE BOUNDARY PLAN WITH THE TOWN OF MUKWONAGO AND TO TRANSMIT THE COOPERATIVE BOUNDARY PLAN TO THE STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION**

WHEREAS, the Town Board of the Town of Vernon, pursuant to Wisconsin Statute §66.0307(4)(a) adopted Resolution No. 2019-06 to authorize the preparation of a Cooperative Boundary Plan between the Town of Vernon and the Town of Mukwonago; 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); 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 Vernon and the Town of Mukwonago; and

WHEREAS, a Cooperative Boundary Plan is in the best interest of the Town of Vernon and the Town of Mukwonago; and

WHEREAS, as a result of the authorization set forth in Resolution No. 2019-06, 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 November 13, 2019, at the Town of Vernon Town Hall and both the Town of Vernon Town Board and the Town of Mukwonago 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 Waukesha NOW on October 23, 2019, October 30, 2019 and November 6, 2019, in compliance with the statutory requirements of Wisconsin Statute §66.0307(4)(b); and

WHEREAS, at the Joint Public Hearing the Town of Vernon Town Board and the Mukwonago 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 Vernon and the Town of Mukwonago received comments about the proposed Cooperative Boundary Plan as required under Wisconsin Statute §66.0307(4)(c), all of which comments were reviewed and considered by each Town Board; and

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

WHEREAS, the proposed Cooperative Boundary Plan, with the comments received from the public and are attached to the final Cooperative Boundary Plan as Exhibit F 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 this Resolution is to adopt the Cooperative Boundary Plan as described in Wisconsin Statute §66.0307.

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

BE IT FURTHER RESOLVED that the Town Clerk is directed to cooperate with the Town Clerk for the Town of Mukwonago to include the executed version of this Resolution, as well as the Resolution of the Town of Mukwonago, 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 Vernon and the Town Clerk are authorized to execute the Cooperative Boundary Plan on behalf of the Town of Vernon 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 Mukwonago to submit the Cooperative Boundary Plan to the State of Wisconsin Department of Administration for approval pursuant to Wisconsin Statute §66.0307(4)(f) and (5).

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

Adopted this 19th day of December 2019.

ATTEST:

APPROVED:



Carl Fortner, Chairman



Karen L. Schuh, Town Clerk/Treasurer

Waukesha County



Clerk/ Treasurer, 662-2039
Fax, 662-3510
Dept. of Public Works, 662-7785
Building Inspection, 366-2400

Vernon Town Hall • W249 S8910 Center Drive • Big Bend, WI 53103

AFFIDAVIT OF NOTIFICATION

I, Karen L. Schuh, Clerk/Treasurer for the Town of Vernon, Waukesha County, Wisconsin do hereby certify the attached is a true copy of Town of Vernon RESOLUTION NO. 2019-16, adopted unanimously by the Town of Vernon Board of Supervisors on Thursday, December 19, 2019; and all municipalities and/or entities were sent notification by regular and certified mail on December 23, 2019, which is hereby attached to this affidavit

Dated this 10th day of January 2020

A handwritten signature in cursive script, reading "Karen L. Schuh", written over a horizontal line.

Karen L. Schuh
Town of Vernon Clerk/Treasurer
Waukesha County

W:\Clerk\Clerk Certification.doc 2020



City of Muskego
W182S8200 Racine Ave
Muskego, WI 53150

City of Muskego Library
S73W16663 Janesville Road
Muskego, WI 53150

City of New Berlin
3805 South Casper Dr, PO Box 510921
New Berlin, WI 53151

City of New Berlin Library
15105 West Library Lane
New Berlin, WI 53151

Southeastern Wisconsin Regional
Planning Commission
W239N1812 Rockwood Drive,
PO Box 1607
Waukesha, WI 53187-1607

State of Wisconsin Administration
101 East Wilson Street, 10th FL,
Room 10D
Madison, WI 53703

Town of Mukwonago
W320S8315 Beulah Road
Mukwonago, WI 53149

Town of Waterford
415 North Milwaukee
Waterford, WI 53185

Town of Waukesha
W250S3567 Center Road
Waukesha, WI 53189

Village of Big Bend
W230S9185 Nevins Street
Big Bend, WI 53103

Village of Big Bend Library
W230S9185 Nevins Street
Big Bend, WI 53103

Village of Mukwonago
440 River Crest Court, PO Box 206
Mukwonago, WI 53149

Village of Mukwonago Library
5113 Division Street
Mukwonago, WI 53149

Waterford Public Library
101 North River Street
Waterford, WI 53185

Waukesha Library
321 Wisconsin
Waukesha, WI 53189

Wisconsin Land Council
101 East Wilson Street
Madison, WI 53703

Waukesha County Clerk
515 W Moreland Blvd.
Waukesha, WI 53188-2428

City of Waukesha, Room 104
201 Delafield Street Room 104
Waukesha, WI 53188

Waukesha County Tech College
800 Main Street
Pewaukee, WI 53072

Mukwonago Area Schools
385 East Veterans Way
Mukwonago, WI 53149

Norris School
W247 S10395 Center Drive
Mukwonago, WI 53149

New Berlin School District
4333 S Sunnyslope Rd
New Berlin, WI 53151

Muskego Norway School District
S87 W18763 Woods Rd
Muskego, WI 53150

Washington Caldwell
8937 Big Bend Rd
Waterford, WI 53185

Waukesha School District
222 Maple Ave
Waukesha, WI 53186

Waterford Union High School District
507 Main Street
Waterford, WI 53185

Norway Sanitary District #1
6419 Heg Park Road
Wind Lake, WI 53185

Town of Waterford Sanitary District
415 North Milwaukee Street
Waterford, WI 53185

Milwaukee Metropolitan Sewer District
260 W Seeboth Street
Milwaukee, WI 53204

Western Racine County Sewerage
District
P.O. Box 177
Rochester, WI 53167

City of Pewaukee/ Waukesha Water
and Sewer District
W240 N3065 Pewaukee Rd
Pewaukee, WI 53072

Wisconsin Department of
Transportation State Office, Hill Farms
State Office Bldg
4822 Madison Yards Way PO Box 7910
Madison, WI 53707-7910

Walworth County Metropolitan
Sewerage District
975 W. Walworth Ave
Delavan, WI 53115

Wisconsin Department of Agriculture
and Consumer Protection
2811 Agriculture Dr, PO Box 8911
Madison, WI 53708-8911

Wisconsin Department of
Administration
101 East Wilson Street PO Box 1645
Madison, WI 53701

Wisconsin Department of Natural
Resources
101 South Webster Street,
PO Box 7921
Madison, WI 53707


EXHIBIT O

Town of Mukwonago resolution to adopt the cooperative
boundary agreement with the Town of Vernon

AFFIDAVIT OF NOTIFICATION

I, Kathy Karalewitz, Administrator/Clerk/Treasurer for the Town of Mukwonago, Waukesha County, Wisconsin do hereby certify the attached is a true copy of Town of Mukwonago RESOLUTION NO. 2019-R-87, adopted unanimously by the Town of Mukwonago Board of Supervisors on Wednesday, December 18, 2019, which is hereby attached to this affidavit

Dated this 10th day of January 2020



Kathy Karalewitz
Town of Mukwonago Administrator/Clerk/Treasurer
Waukesha County



RESOLUTION 2019-R-87**RESOLUTION TO ADOPT THE COOPERATIVE BOUNDARY PLAN WITH THE TOWN OF VERNON AND TO TRANSMIT THE COOPERATIVE BOUNDARY PLAN TO THE STATE OF WISCONSIN DEPT. OF ADMINISTRATION**

WHEREAS, the Town Board of the Town of Mukwonago, pursuant to Wisconsin Statute §66.0307(4)(a) adopted Resolution No. 2019-R-87 to authorize the preparation of a Cooperative Boundary Plan between the Town of Vernon and the Town of Mukwonago; 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); 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 Vernon and the Town of Mukwonago; and

WHEREAS, a Cooperative Boundary Plan is in the best interest of the Town of Vernon and the Town of Mukwonago; and

WHEREAS, as a result of the authorization set forth in Resolution No. 2019-R-87, 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 November 13, 2019, at the Town of Vernon Town Hall and both the Town of Vernon Town Board and the Town of Mukwonago 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 Waukesha NOW on October 23, 2019, October 30, 2019 and November 6, 2019, in compliance with the statutory requirements of Wisconsin Statute §66.0307(4)(b); and

WHEREAS, at the Joint Public Hearing the Town of Vernon Town Board and the Mukwonago 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 Vernon and the Town of Mukwonago received comments about the proposed Cooperative Boundary Plan as required under Wisconsin Statute §66.0307(4)(c), all of which comments were reviewed by the Town Board; and

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

WHEREAS, the proposed Cooperative Boundary Plan, with the comments received from the public and are attached to the final Cooperative Boundary Plan as Exhibit F 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 this Resolution is to adopt the Cooperative Boundary Plan as described in Wisconsin Statute §66.0307.

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

BE IT FURTHER RESOLVED that the Town Clerk is directed to cooperate with the Town Clerk for the Town of Vernon to include the executed version of this Resolution, as well as the Resolution of the Town of Vernon, 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 Mukwonago and the Town Clerk are authorized to execute the Cooperative Boundary Plan on behalf of the Town of Mukwonago 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 Vernon to submit the Cooperative Boundary Plan to the State of Wisconsin Department of Administration for approval pursuant to Wisconsin Statute §66.0307(4)(f) and (5).

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

Adopted this 18th day of December 2019.

APPROVED:


Peter Topczewski, Chairman

ATTEST:

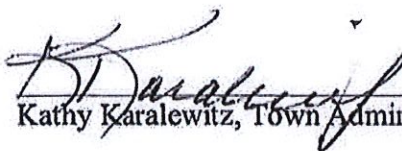

Kathy Karalewitz, Town Administrator/Clerk/Treasurer

EXHIBIT P

Reline of Cooperative Boundary agreement to identify changes
made in response to public comments

**INTERGOVERNMENTAL COOPERATIVE PLAN
BETWEEN THE TOWN OF VERNON
AND THE TOWN OF MUKWONAGO**

The Town of Vernon, a Wisconsin town located in Waukesha County, Wisconsin ("Vernon") and the Town of Mukwonago, a Wisconsin town, located in Waukesha County, Wisconsin ("Mukwonago") hereby enter into this Intergovernmental Cooperative Plan ("Plan") pursuant to the provisions of ~~See~~ Section 66.0307, Wis. Stats.

RECITALS

WHEREAS, Vernon and Mukwonago have existed and operated as Towns under the provisions of Chapter 60, Wis. Stats., at all times material hereto; and,

WHEREAS, Vernon and Mukwonago desire to enter into this Plan for the purpose of 1) setting the boundary line between Vernon and Mukwonago as their existing common boundary line 2) guiding and accomplishing a coordinated, adjusted and harmonious development and/or redevelopment of the territory covered by the Plan consistent with the Comprehensive Plan of each participating municipality and 3) to increase governmental efficiency and to eliminate duplicative or unnecessary expenditures; and,

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

WHEREAS, Vernon and Mukwonago are of the opinion that it is in the best interest of the residents of Vernon and Mukwonago to provide effective and efficient joint planning and to manage their future growth in the territory covered by this Plan; and,

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

WHEREAS, Vernon and Mukwonago have received comments regarding the proposed Plan at a joint public hearing conducted on November 13, 2019, and subsequent to that public hearing, which minutes of such joint public hearing are appended to this Cooperative Plan as Exhibit F; and,

WHEREAS, Vernon and Mukwonago have taken into consideration the public hearing comments and written comments referenced herein, and have modified the initial draft of this Plan in response to those comments;

NOW, THEREFORE, in consideration of the mutual promises of the parties, the receipt and sufficiency of which is mutually acknowledged, Vernon and Mukwonago hereby agree as follows:

SECTION 1: Participating Municipalities.

~~Vernon~~Vernon's and Mukwonago's respective boundaries as of the effective date of this Plan are shown on the maps appended hereto as Exhibits A and B, respectively. ~~The legal descriptions of each municipality are appended hereto as Exhibits C and D, respectively,~~ Vernon and Mukwonago hereby enter into this Plan ~~for the territories set forth above~~ under the authority of ~~See~~Section 66.0307, Wis. Stats.

SECTION 2: Contact Persons.

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

For Vernon: Town Chairperson, Carl Fortner

For Mukwonago: Town Chairperson, Peter Topczewski

SECTION 3: Purposes.

The Plan is intended to achieve the general purpose described in ~~See~~Section 66.0307(3)(b), Wis. Stats., which is to guide and accomplish a coordinated, adjusted, and harmonious development of the territory covered by the Plan (which is the Joint Planning Area as set forth in Section 5 A.) consistent with each participating municipality's Comprehensive Plan. The parties have further identified the following specific purposes of this Plan:

1. ~~a.~~ To affix the boundary line between Vernon and Mukwonago; as the existing common boundary line between Vernon and Mukwonago as set forth in Section 5, thereby protecting both towns from adverse border changes due to possible future annexations in the event either town becomes incorporated or changes in law allowing for annexation by towns. The commitment by both Vernon and Mukwonago to confirm and set the existing border as the border between the municipalities creates an environment of cooperation and is consistent with effective and efficient planning and development (and redevelopment) of land located within each municipality. An agreed to border will allow both Vernon and Mukwonago to avoid future disputes, engage in land use planning, effectively negotiate with real estate developers without the threat of annexation to the other municipality, and properly plan for infrastructure, capital expenditures, and the delivery of necessary municipal services.
2. ~~b.~~ To assure orderly development by 1) affixing the boundary line between Vernon and Mukwonago as the existing common boundary line, thereby preventing a noncompact area as between Vernon and Mukwonago and potentially a hodgepodge of development in either municipality, and 2) establishing a Joint Planning Area as set forth in Section 5, thereby promoting communication between Vernon and Mukwonago and a joint review of development (and redevelopment) in the Joint Planning Area.
3. ~~e.~~ To continue and increase governmental efficiency through the continued sharing of existing services and the future sharing of services and capital equipment that ~~had been~~are currently provided separately by Vernon and Mukwonago; and to eliminate

duplicative or unnecessary expenditures, by a establishing a Shared Services Committee as set forth in Section 6.

SECTION 4: Existing Boundary.

~~The existing common boundary line between Vernon and Mukwonago, as of the effective date of this Plan, as described on Exhibits A and B, shall remain as the boundary line between Vernon and Mukwonago for the Planning Period.~~

The existing approximate 3-mile common boundary line between Vernon and Mukwonago, as of the effective date of this Plan, as described on Exhibits A and B, shall remain as the boundary line between Vernon and Mukwonago for the Planning Period (as defined in Section 10 below). The boundary maintained under this Plan meets the criteria for adoption under Section 66.0307(5)(c)5, Wis. Stats., because it is not the result of arbitrariness and reflects due consideration for the compactness of the area as between Vernon and Mukwonago. No boundary changes will occur. The historic existing is maintained. There will be no irregularly shaped borders between Vernon and Mukwonago, no creation of town islands, and no hodgepodge development in either town as a result of this Plan. Vernon and Mukwonago do not anticipate any negative impacts to the surrounding units of government as a result of this Plan.

~~Wisconsin Statutes Section 66.0307(3)(d) describes certain required plan elements, which are hereby addressed directly or by reference as follows:~~

~~A. The existing boundary may not be changed during the Planning Period.~~

- ~~B. There are no conditions under which a boundary change may occur.~~
- ~~C. There is no schedule or period during which a boundary change shall or may occur.~~
- ~~D. Adequate provision has been made for the delivery of necessary municipal services to the territory covered by the Plan, as the **boundaries will remain the same, but** municipal services shall be provided as **described within Sections 5 and 6, below.**~~
- ~~E. The highways within the territories covered by this Plan include: State Trunk Highways **18, 164, 59, and 190 and Interstate 94.**~~
- ~~F. The services to be provided to the territory covered by this Plan, the providers of services and approval of any relevant governmental regulatory authority, is described in Sections 5 and 6, below.~~
- ~~G. The schedule for delivery of services is **described in Sections 5 and 6, below.** The schedule for delivery of services is adequate to serve the territory covered by the Plan, because **it allows additional options** for services, which exceed the **options** that would otherwise be provided, and will allow for orderly **redevelopment.**~~
- ~~H. There are no boundary changes contemplated by this Agreement, so neither Mukwonago nor Vernon are hereby authorized to adopt a boundary change ordinance per Section 66.0307(10), **Wisconsin Statutes.**~~
- ~~I. This Cooperative Plan is fully consistent with current state and federal laws, county shoreland zoning ordinances, municipal regulations and administrative rules that apply to the territory affected by the Plan.~~
- ~~J. The Planning Period is described in Section **8, below.**~~
- ~~K. There are no agreements made regarding zoning in town territory per Section 66.0307(7m), as this is an agreement between towns.~~

SECTION 5: Consistency with Comprehensive Plans.

Both Vernon and Mukwonago have and currently maintain Comprehensive Plans developed in accordance with the provisions of See Section 66.1001, Wis. Stats. By establishing the existing historical common border as the common border between Vernon and Mukwonago, the Plan is consistent with the Comprehensive Plans of each community. Both Vernon and Mukwonago have determined that the provisions of this Plan are consistent with the respective Comprehensive Plans of Vernon and Mukwonago, copies of which shall be submitted to the Department of Administration with the submittal of this Plan. See Exhibits I and J appended hereto. In order to assure that consistency with the Comprehensive Plans is maintained, this Plan creates a joint planning committee and joint planning area as set forth below, thereby promoting communication between Vernon and Mukwonago and a joint review of development and redevelopment in the Joint Planning Area. A joint planning committee and joint planning area will alleviate the need for extraterritorial zoning under Section 62.23(7a), Wis. Stats., and extraterritorial plat review under Chapter 236, Wis. Stats., and both Vernon and Mukwonago hereby waive any such statutory authority in the event either town becomes incorporated or there are changes in law allowing extraterritorial zoning or extraterritorial plat review by towns.

This Plan is consistent with Vernon's Comprehensive Plan in numerous ways, including consistent land use and service sharing agreements, greater efficiency in services available to Town residents and solidification of Town borders to create an environment for effective and efficient planning for the Town of Vernon.

This Plan is consistent with Mukwonago's Comprehensive Plan in numerous ways including consistent land use, greater efficiency in services available to Town residents and solidification of

Town borders to create an environment for effective and efficient planning for the Town of Mukwonago.

A letter by Foth, included as Exhibit G and appended hereto, sets forth how this Plan is consistent with each of Vernon's and Mukwonago's Comprehensive Plans.

A. **Joint Planning Area.** The parties have identified certain undeveloped and developed areas which, when developed or redeveloped, will have impact upon both Mukwonago and Vernon. These areas, reference as the Joint Planning Area ("JPA"). The parties agree to cooperate on matters relating to the comprehensive land use plans for the territory ~~partially or completely~~ located within the JPA. ~~As~~ as shown in Exhibit E. Any territory detached from the Town of Mukwonago to the Village of Mukwonago under that certain Municipal Boundary Agreement dated April 28, 2000 and effective May 28, 2000 between the Town of Mukwonago and the Village of Mukwonago (Department of Administration Boundary Agreement ID 10705) shall be removed from the JPA on the effective date of any such detachment and Exhibit E shall be modified accordingly.

B. Joint Planning Committee.

1. The Joint Planning Committee ("JPC") shall be comprised of 2 voting members from Mukwonago and 2 voting members from Vernon ("JPC Member" or "JPC Members").
2. The JPC Members ~~who comprise the JPC~~ 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~~ member of the Plan Commission of that municipality. The second JPC Member from each municipality shall be from the governing body of that municipality.
3. The Clerk and/or Administrator from each municipality shall serve as a non-voting member of the JPC.
4. Any 2 ~~members of the~~ JPC Members may call meetings of the JPC by providing ~~2 weeks~~ 48 hours written notice thereof to each member of the JPC in addition to Mukwonago and Vernon.
5. The JPC shall serve as an informal, advisory body and its determinations and recommendations will not be binding upon any municipality.
6. In order to make a recommendation, a majority of the voting JPC Members ~~from who are present at the meeting~~ must join the recommendation.
7. The JPC shall receive, consider, and comment upon all applications for comprehensive plan amendment that arise within the JPA.

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

SECTION 6: Shared Services and Shared Services Committee.

The delivery of necessary municipal services meets the approval criteria under Section 66.0307(5)(c)3, Wis. Stats. In general, because this Plan fixes the historical boundary as the boundary between Vernon and Mukwonago and thus involves no transfer of territory, Vernon and Mukwonago will continue to provide and deliver on the same schedule services to each of their respective residents and property owners as each municipality currently provides. Residents and property owners of both Vernon and Mukwonago are generally satisfied with the level of services currently provided and thus the services provided are adequate. Nevertheless, there are possibilities that the level of services can be modified in the future.

Currently, Vernon delivers to its residents and property owners the following core municipal services:

Fire protection

Police protection through the Waukesha Sheriff

Advanced Life Support/EMS rescue service

Garbage and recycling collection

Public works, snow plowing and salting, road maintenance and repair, storm water, well water monitoring, park maintenance, brush pick-up and drop off, and wood chip delivery.

Parks and recreation programs

Zoning and comprehensive land use planning, engineering, erosion control and administration, building permits and inspection, conditional use permits, and zoning enforcement

Election administration

Licensing – liquor, bartenders, dogs, peddlers/door to door sales

Tax collection

Constituent services

It is anticipated that Vernon will continue to provide all of these services to its residents and property owners at the same level and on the same schedule as it currently does. All approvals by any relevant governmental authority have been previously received.

Currently, Mukwonago delivers to its residents and property owners the following core municipal services:

Fire protection

Town of Mukwonago Police Department for police protection

Advanced Life Support/Basic Life Services/Critical Care/Paramedic rescue service

Garbage and recycling collection

Public works, snow plowing and salting, road maintenance and repair, storm water, well water monitoring, park maintenance, and brush pick up.

Zoning and comprehensive land use planning, engineering, erosion control and administration, building permits and inspection, conditional use permits, and zoning enforcement

Election administration

Licensing- liquor, bartenders, dogs, peddlers/door to door sales

Constituent services

It is anticipated that Mukwonago will continue to provide all of these services to its residents and property owners at the same level and on the same schedule as it currently does. All approvals by any relevant governmental authority have been previously received.

A. Shared Services. Currently Vernon and Mukwonago share the following services:

Fire and EMS mutual aid

Public works – road plowing, salting, and maintenance

Election notices

Recreation programs

Joint purchasing

In addition, Vernon and Mukwonago use the same professional services firm for legal, planning and zoning. It is anticipated that each municipality will continue to provide these services at the same level and on the same schedule as they do currently.

B. ~~A.~~ Shared Services Committee. The Shared Services Committee ("SSC"), as defined below, shall ~~consider feasibility of combining services including, but not limited to, fire, emergency medical personnel, and police protection; and public works, creation of parks and other community services, planning and building inspection~~, for the betterment of both communities. and to increase governmental efficiency by eliminating duplicative or unnecessary expenditures, consider the feasibility of combining services, jointly purchasing capital equipment, and sharing employees and personnel, including, but not limited to, for fire, EMS, and police protection, public works, snow plowing and salting, large item drop off, recycling, brush and leaf drop off locations, creation and maintenance of shared parks, joint recreation programs, and other community services, a joint municipal court, planning and building inspection, and providing or sharing sewer and water if such services become necessary in the future.

1. The SSC shall be comprised of 2 voting members from each ~~Town~~municipality ("SSC Member" or "SSC Members").
2. The SSC Members ~~who comprise the SSC~~ shall be appointed by and serve at the discretion of the Town Chairs and confirmed by the Town Boards for their respective municipality. One of the SSC Members from each municipality shall be a ~~Member~~member of the Plan Commission of that municipality. The second SSC Member from each municipality shall be from the governing body of that municipality.
3. The Clerk and/or Administrator from each municipality shall serve as a non-voting member of the SSC.

4. The SSC shall serve as an informal, advisory body and its determinations and recommendations will not be binding upon any municipality.
5. In order to make a recommendation, a majority of the voting SSC Members ~~from each municipality who are present at the meeting~~ must join the recommendation.
6. Following each meeting, the SSC shall provide the clerk of each municipality with a copy of the ~~Minutes~~minutes of the meeting. The ~~Minutes~~minutes shall include a list of the ~~Members~~members of the SSC who were present at the meeting the municipality they represent. The ~~Minutes~~minutes shall also include a description of actions taken along with identifying which SSC Members voted in favor of, and which opposed, proposed recommendations.
7. The SSC shall, develop a report as to what municipal services could be more efficiently and economically delivered jointly. The report shall be presented to the Town ~~boards~~Boards annually on or before June 30th of each year starting June 30, ~~2020~~2021.

SECTION 7: Content of the Plan.

Wisconsin Statutes Section 66.0307(3)(d) describes certain required plan elements, which are hereby addressed directly or by reference as follows:

- A. The existing boundary may not be changed during the Planning Period.
- B. There are no conditions under which a boundary change may occur.
- C. There is no schedule or period during which a boundary change shall or may occur.
- D. Adequate provision has been made for the delivery of necessary municipal services to the territory covered by the Plan, as the existing historic boundary will remain the same and municipal services shall be provided as set forth in Sections 5 and 6.
- E. The highways within the territories covered by this Plan include: State Trunk Highways 164, 83, and 59 and Interstate Highway 43.
- F. The services to be provided to the territory covered by this Plan, the providers of services, and approval of any relevant governmental regulatory authority, is set forth in Sections 5 and 6.
- G. The schedule for delivery of services is set forth in Sections 5 and 6. The schedule for delivery of services is adequate to serve the territory covered by the Plan, because the current level of services is adequate, and the Plan allows for additional

alternatives for services, which exceed the alternatives that would otherwise be provided, and will allow for orderly development.

H. There are no boundary changes contemplated by this Agreement, so neither Mukwonago nor Vernon are hereby authorized to adopt a boundary change ordinance per Section 66.0307(10), Wis. Stats.

I. This Cooperative Plan is fully consistent with current state and federal laws, county shoreland zoning ordinances, municipal regulations and administrative rules that apply to the territory affected by the Plan. Vernon and Mukwonago are currently compliant with current state and federal laws, county shoreland zoning ordinances, municipal regulations and administrative rules that apply to the territory affected by the Plan, and no provisions of this Plan create any inconsistencies or violations of any such laws, ordinances, regulations, or rules.

J. The Planning Period is described in Section 10 below.

K. There are no agreements made regarding zoning in town territory per Section 66.0307(7m), as this is an agreement between towns.

For ease of reference, the provisions in this Plan that establish the criteria for approval by the Department of Administration are set forth on Exhibit H appended hereto.

SECTION 78: Dispute Resolution.

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

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

1. Each party will designate a representative with appropriate authority to be its representative in the mediation of the dispute.
2. Either representative may request the assistance of a qualified mediator. If the parties cannot agree on the qualified mediator within 5 days of the request for a mediator, a qualified mediator will be appointed by the Chairperson of the Alternative Dispute Resolution Committee of the State Bar of Wisconsin, or if the Chairperson fails to appoint a mediator, by the American Arbitration Association.
3. The mediation session shall take place within 45 days of the appointment of the respective representatives designated by the parties, or the designation of a mediator, whichever occurs last.
4. In the event that a mediator is used, each party shall provide the mediator with a brief memorandum setting forth its position with regard to the issues that need to be resolved at least 120 days prior to the first scheduled mediation session. The parties will also produce all information reasonably required for the mediator to

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

5. The mediator does not have authority to impose a settlement upon the parties, but will attempt to help the parties reach a satisfactory resolution of their dispute. All mediation sessions are private. The parties and their representatives may attend mediations sessions. Other persons may attend only with the permission of the parties and with the consent of the mediator. The parties shall not rely on, or introduce as evidence 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.
6. The expense of a mediator, if any, shall be borne equally by the parties.

SECTION 89: Division of Assets and Liabilities.

Vernon and Mukwonago agree that no adjustment relating to division of assets and liabilities are required ~~as a result of any~~ because there is no current or future transfer of ~~land~~ territory under the terms of this Plan. There are no provisions in this Plan that require a division of assets or liabilities.

SECTION 910: Planning Period.

The Planning Period, as that term is used and defined in ~~See:Section~~ 66.0307, Wis. Stats., shall continue in perpetuity. The perpetual term has been agreed to in order to maintain the historic existing boundary so that there will be no irregularly shaped borders as between Vernon and Mukwonago, no creation of town islands, and no hodgepodge development in either town as a result of any future annexations, and to allow both Vernon and Mukwonago to forever coordinate the future development and redevelopment of the JPA in a manner and fashion consistent with this Plan and to annually jointly review what municipal services can be more efficiently and economically delivered jointly in the future as the provision of municipal services and purchasing of capital equipment are ongoing and continuing.

SECTION 1011: General Provisions.

- A. No Waiver. The failure of either party to require strict performance with any provision of this Plan will not constitute a waiver of the provision or any of the rights under this Plan. Rights and obligations under this Plan may only be waived or modified in writing. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any party.
- B. Performance Standard. This Plan requires the parties to act or to refrain from acting on a number of matters. The parties hereby acknowledge that this Plan imposes on them a duty of good faith and fair dealing. In addition, whenever consent or approval is required by a party, the consent or approval shall not be unreasonably withheld, conditioned, or delayed.
- C. Construction. This Plan shall be literally construed to accomplish the purpose as set forth in this Plan. This Plan is the product of numerous individuals representing the various interests. Therefore, ambiguities shall not be construed against the drafter of this document. This Plan should be construed to give a reasonable meaning to each of its provisions and a construction that would render any of its provisions meaningless, inexplicable, or mere surplusage is to be avoided.
~~its provisions and a construction that would render any of its provisions meaningless, inexplicable, or mere surplusage is to be avoided.~~
- D. Enforceability. The enforceability of this Plan will not be affected by statutory amendments, changes in the form of government of Mukwonago or Vernon, or changes in elected officials. The parties agree that this Plan is binding on their respective successors, agents, and employees. Successors include, but are not limited to, all or any portion of either town should all or any portion of either town incorporate, and a city, village, or town being a party to a consolidation.
~~successors, agents, and employees.~~
- E. Incorporation. Vernon agrees that Vernon shall not object to any action taken by Mukwonago, subsequent to the approval of this Plan, which actions seek the incorporation of Mukwonago in accordance with the provisions of the applicable statutes governing any incorporation effort. Mukwonago agrees that Mukwonago shall not object to any action taken by Vernon, subsequent to the approval of this Plan, which actions seek the incorporation of Vernon in accordance with the provisions of the

applicable statutes governing any incorporation effort. In the event one or both of the towns subject to this Plan is/are incorporated, this Plan remains in effect exactly as if such incorporation had not occurred.

- F. No Third-Party Beneficiaries. This Plan is intended to be solely between Vernon and Mukwonago. Nothing in this Plan is intended nor shall be interpreted as giving to any person or entity not a party to this Plan any legal or equitable rights.
- G. Severability. The provisions of this Plan shall be severable. In the event that any provisions of this Plan, or any part thereof, is held by a court or competent jurisdiction to be invalid or ineffective, the remaining provisions of this Plan shall survive. In such event, the parties shall promptly meet to discuss how they may satisfy the intent of this Plan by alternative means.
- H. No Challenges to this Plan. Vernon and Mukwonago hereby waive any right each may have to commence or maintain any civil action or other proceeding to contest, invalidate, or challenge this Plan or any actions required or contemplated by this Plan. All disputes over the interpretation or application of this Plan shall be resolved according to the dispute resolution procedures contained in Section 8.
- I. Amendments. This Plan may be amended by Vernon and Mukwonago in accordance with Section 66.0307(8), Wis. Stats.
- J. Consistency with other Municipal Boundary Agreements. Vernon and Mukwonago recognize that the Town of Mukwonago and the Village of Mukwonago have entered into that certain Municipal Boundary Agreement dated April 28, 2000 and effective May 28, 2000 (Department of Administration Boundary Agreement ID 10705) and agree that this Plan is intended to be and is consistent with such agreement. This Plan does not impact the boundary line or provisions relating to detachment as agreed to between the Town of Mukwonago and the Village of Mukwonago because this Plan fixes the boundary line between Vernon and Mukwonago as the existing historical common boundary line between Vernon and Mukwonago. This Plan also removes from the JPA any territory detached from the Town of Mukwonago to the Village of Mukwonago under such agreement. This Plan is consistent with the Town of Mukwonago and the Village of North Prairie Municipal Boundary Agreement dated September 25, 2000 (Department of Administration Boundary Agreement ID 10703) because such boundary agreement fixes the boundary between the Town of Mukwonago and the Village of North Prairie in the northwest corner of the Town of Mukwonago and this Plan fixes the boundary line between Vernon and Mukwonago as the existing historical common boundary line between Vernon and Mukwonago, which is on the east side of the Town of Mukwonago. This Plan is also consistent with the Intergovernmental Cooperative Plan between the Town of Vernon and the Town of Waukesha submitted to the Department of Administration on or about December 23, 2019, because such cooperative plan fixes the boundary line between the Town of Vernon and the Town of Waukesha as their existing historical common boundary line and there is no overlap of the joint planning area in such cooperative plan with the JPA in this Plan.

K. Notices. Notices shall be sent via hand delivery, US mail, Facsimile, or email:

If to Vernon:

Attention: Vernon Chairperson

Copy to: Vernon Clerk

At:

Town of Vernon

W249 S8910 Center Dr

Big Bend, WI 53103

Facsimile: 262-662-3510

Email: clerk@townofvernon.org

If to Mukwonago:

Attention: Mukwonago Chairperson

Copy to: Mukwonago Clerk

At:

Town of Mukwonago

W320S8315 Beulah

Mukwonago, WI 53149

Facsimile: 262-363-8377

Email: kkaralewitz@townofmukwonago

Vernon and Mukwonago shall promptly give notice to the other party of any change to its contact, address, facsimile, or email.

IN WITNESS WHEREOF, the parties will have caused the execution of this Plan by their duly authorized officers as of the date set forth below:

TOWN OF

MUKWONAGO

By:

By:

Peter Topczewski, Chairman

Date

ATTEST:

Kathy Karalewitz, Town Administrator/Clerk/Treasurer

TOWN OF VERNON

ATTEST:

By: _____ -Carl

~~Karen Schuh, Town Clerk/Treasurer~~

By:

Carl Fortner, Chairman

Date

ATTEST:

Karen Schuh, Town Clerk/Treasurer

EXHIBIT Q

Affidavit of no request for referendum and
Affidavit of Super-Majority vote

Waukesha County



Clerk/ Treasurer, 662-2039

Fax, 662-3510

Dept. of Public Works, 662-7785

Building Inspection, 366-2400

Vernon Town Hall • W249 S8910 Center Drive • Big Bend, WI 53103

AFFIDAVIT OF SUPER-MAJORITY VOTE

I, Karen L. Schuh, Clerk/Treasurer for the Town of Vernon, Waukesha County, Wisconsin do hereby certify that the Town of Vernon did not receive any request for a Super-Majority vote regarding the Cooperative Boundary Plan between the Town of Vernon and the Town of Mukwonago, per Wisconsin State Statutes 66.0307(4)(d)2.

Dated this 10th day of January 2020

A handwritten signature in cursive script that reads "Karen L. Schuh". The signature is written in dark ink and is positioned above a horizontal line.

Karen L. Schuh
Town of Vernon Clerk/Treasurer
Waukesha County

W:\Clerk\Clerk Certification.doc 2020





Town of Mukwonago
Administration Clerk / Treasurer

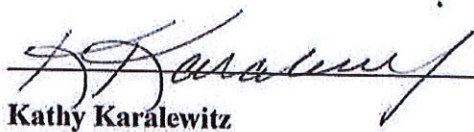
W320 S8315 Beulah Road
Mukwonago, WI 53149

AFFIDAVIT OF SUPER-MAJORITY VOTE

I, Kathy Karalewitz, Administrator/Clerk/Treasurer for the Town of Mukwonago, Waukesha County, Wisconsin do hereby certify that the Town of Mukwonago did not receive any request for a Super-Majority vote regarding the Cooperative Boundary Plan between the Town of Mukwonago and the Town of Vernon, per Wisconsin State Statutes 66.0307(4)(d)2.

Dated this 10th day of January 2020




Kathy Karalewitz

Town of Mukwonago Administrator/Clerk/Treasurer
Waukesha County

Waukesha County



Clerk/ Treasurer, 662-2039

Fax, 662-3510

Dept. of Public Works, 662-7785

Building Inspection, 366-2400

Vernon Town Hall • W249 S8910 Center Drive • Big Bend, WI 53103

AFFIDAVIT OF NO REQUEST FOR REFERENDUM

I, Karen L. Schuh, Clerk/Treasurer for the Town of Vernon, Waukesha County, Wisconsin do hereby certify that the Town of Vernon did not receive any request for any referendum vote regarding the Cooperative Boundary Plan between the Town of Vernon and the Town of Mukwonago, per Wisconsin State Statutes 66.0307(4)(e).

Dated this 10th day of January 2020

A handwritten signature in cursive script that reads "Karen L. Schuh". The signature is written in dark ink and is positioned above a horizontal line.

Karen L. Schuh
Town of Vernon Clerk/Treasurer
Waukesha County

W:\Clerk\Clerk Certification.doc-2020





Town of Mukwonago
Administration Clerk / Treasurer

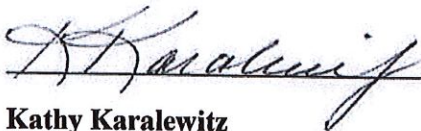
W320 S8315 Beulah Road
Mukwonago, WI 53149

AFFIDAVIT OF NO REQUEST FOR REFERENDUM

I, Kathy Karalewitz, Administrator/Clerk/Treasurer for the Town of Mukwonago, Waukesha County, Wisconsin do hereby certify that the Town of Mukwonago did not receive any request for any referendum vote regarding the Cooperative Boundary Plan between the Town of Mukwonago and the Town of Vernon, per Wisconsin State Statutes 66.0307(4)(e).

Dated this 10th day of January 2020




Kathy Karalewitz

Town of Mukwonago Administrator/Clerk/Treasurer
Waukesha County