



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

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

March 23, 2020

Brian Fischer, Chair
Town of Waukesha
W250S3567 Center Road
Waukesha, WI 53189

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

Re: Waukesha – Vernon Cooperative Plan

Dear Mr. Fischer 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 Nickolaus, Town of Waukesha Clerk
Kevin Lahner, City of Waukesha Admin.

Karen Schuh, Town of Vernon
Julie Gay, City of Waukesha Attorney

(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 School District
Washington Caldwell School District
Waterford Sanitary District
City of New Berlin Library

Dale Shaver, Waukesha County Parks & Land Use
Tina Mayer, Town of Waterford Clerk
Village of Big Bend Library
Randy Romanski, DATCP Secretary
Kathy Karalewitz, Town of Mukwonago 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
Meg Wartman, Waukesha County Clerk
Jim Hammes, T Lisbon and T Brookfield Atty
City of Pewaukee/Waukesha Water and Sewer District

Waukesha Cty Tech College
Waukesha School District
Milwaukee Metropolitan Sewerage District
Muskego-Norway School District
Elisa Cappozzo, Town of Brookfield Clerk

Gina Kozlik, City of Waukesha Clerk
Norris School District
New Berlin School District
Diana Dykstra, Village of Mukwonago Clerk



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Norris School District
New Berlin School District
Diana Dykstra, Village of Mukwonago Clerk



WISCONSIN DEPARTMENT OF ADMINISTRATION

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

between the

**TOWNS OF VERNON and WAUKESHA
WAUKESHA COUNTY**

March 23, 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 Waukesha 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 23rd day of March 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 Waukesha* (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 Vernon on July 18, 2019 and the Town of Waukesha on July 25, 2019.

A joint public hearing was held on October 24, 2019. Thirteen residents attended, including elected officials. It does not appear any testimony was received.

Following the joint public hearing, the City of Waukesha submitted comments, arguing that the Cooperative Plan is merely a statement of the status quo and nothing more than an "exercise to check off a box in the towns' attempt to incorporate under Wis. Stats. s. 66.02162, Wis. Stats."¹

Approval resolutions were passed by the Town of Waukesha on December 12, 2019 and the Town of Vernon on December 19, 2019. On December 23, 2019, the Communities submitted the Cooperative Plan to the Department for its review.

After the Department received the Cooperative Plan, the neighboring City of Waukesha requested that the Department hold a public hearing under s. 66.0307(5)(b), Wis. Stats. The Department held its public hearing (Department's Hearing) on February 13, 2020

¹ Correspondence from City of Waukesha Mayor Shawn Reilly, November 12, 2019.

at the Waukesha Town Hall. Department staff received testimony from both Towns, the City of Waukesha, and several residents. The Towns presented information on how the Cooperative Plan complies with the Department's statutory review standards. The City of Waukesha reiterated its earlier points that this Cooperative Plan was developed for no other purpose than the Towns' needing a cooperative plan to meet one of the requirements for incorporation under s. 66.02162, Wis. Stats. In fact, much of the testimony at the Department's Hearing related to incorporation.

It is not the Department's role to approve or disapprove an incorporation under s. 66.02162; the Department's only potential role would be to issue a certificate of incorporation under s. 66.02162(5), Wis. Stats. Nor is incorporation the matter currently before the Department. Therefore, the Department's review will focus solely on whether this Cooperative Plan meets the standards under s. 66.0307(5)(c), Wis. Stats.

Of significance is the fact that the statute authorizes cooperative plans that maintain the status quo in terms of boundaries. Specially, s. 66.0307(2)(d), Wis. Stats. indicates that cooperative plans may direct that "*specified boundary lines may not be changed during the planning period*". The Communities assert that this Cooperative Plan is critically important. Without the Cooperative Plan, a very different future might unfold should either Community subsequently incorporate.

Approval Criteria Applicable to the Department

A cooperative plan shall be approved by the Department if the Department determines that each of the review criteria 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 criteria 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 Waukesha and 2 voting members from Vernon, is responsible for commenting on all proposed Comprehensive Plan amendments within the JPA.

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

- Avoid Intergovernmental Conflicts – Waukesha's Comprehensive Plan identifies potential intergovernmental conflicts related to growth and development with "City of New Berlin, Village of Big Bend, Town of Brookfield, Town of Genesee, ***Town of Vernon***, and City of Waukesha..."² [emphasis added].

This Cooperative Plan will help enable Waukesha to avoid intergovernmental conflicts with at least one of its municipal neighbors, the Town of Vernon.

- Eliminate or Reduce Duplication of Services - Waukesha's Comprehensive Plan recommends eliminating or reducing the duplication of services with adjacent communities to avoid redundancy.³

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, will seek to promote greater planning and service efficiencies.

- JPA Land Use - Waukesha's Comprehensive Plan recommends land use within the JPA area to be *Agricultural and Environmental Corridors* on the west end and *Suburban Density Residential, Low Density Residential* and *Commercial* on the east end. This is consistent with the Vernon's Comprehensive Plan recommendations for the JPA area.⁴

² *Town of Waukesha Smart Growth Plan (2009), Intergovernmental Cooperation Element*, page 6.

³ *Ibid.*, page 6.

⁴ *Town of Waukesha Smart Growth Plan (2009), Planned Land Use Map*.

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 area to be *Environmental Sensitive Areas*, *Suburban Density Residential* and *Low Density Residential* on the west end and *Rural Residential*, *Suburban Density Residential*, *Low Density Residential*, *Commercial*, *Mixed Business Park Uses*, and *Residential – Business Transition* on the east end. This is consistent with Waukesha's Comprehensive Plan recommendations for the JPA area.⁵

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.

Southeast Wisconsin Regional Planning Commission (SEWRPC) finds no conflicts with local rules or plans, instead commenting that by cooperating with services and land use, the Comprehensive Plan will help facilitate implementation of SEWRPC's regional plan.⁶

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

⁵ *Town of Vernon Smart Growth Comprehensive Plan* (2007), Planned Land Use Map.

⁶ Correspondence from Southeast Wisconsin Regional Planning Commission, March 4, 2020.

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 Waukesha currently delivers to its residents and property owners. It is anticipated that Waukesha will continue to provide these services to its residents.

Table 2: Town of Waukesha Services Provided

Administrative Services	Fire Protection
Police Protection (County Sheriff)	EMS Rescue Service
Garbage and Recycling Collection	Well Water Monitoring
Road Maintenance and Repair	Wood Chip Delivery
Zoning and Comprehensive Planning	Engineering
Building Permits and Inspection	Park Maintenance
Election Administration	Licensing (liquor, dogs, etc.)
Snow Plowing and Salting	

Currently, Vernon and Waukesha 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.

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. 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.

This Cooperative Plan does not address the situation where town residents and landowners adjacent to the City of Waukesha or Villages of Mukwonago or Big Bend may desire higher-level urban level services. For example, is it intended that these residents and landowners will annex into the City or Villages to obtain these higher-level services? The Cooperative Plan provides no guidance. However, because this Plan is between only the Towns of Vernon and Waukesha and sets only the boundaries as between the two Communities, the Department believes this omission is acceptable under this statutory standard. Nothing in the Cooperative Plan itself would prohibit other adjacent municipalities from annexing territory under applicable annexation statutes.

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 3.5-mile common boundary line between the Communities. No boundary changes will occur. Instead, the historic boundary, which runs in a straight east-west direction along Townline Road, is to be maintained. This existing boundary is readily recognized by area residents, visitors, businesses, and elected officials and staff.

Because the Cooperative Plan makes no changes to an already regular and compact municipal boundary line, 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 Cooperative Plan's terms, the Department finds that the standard in s. 66.0307(5)(c)6., Wis. Stats. is met.



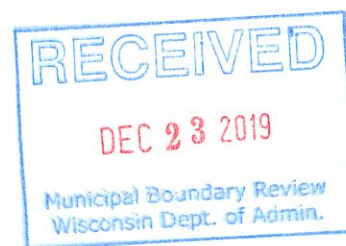
Town of WAUKESHA

established 1842

*"A Great Place
to Live"*

December 23, 2019

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



RE: Town of Waukesha and Town of Vernon Cooperative Plan

Dear Secretary Brennan:

Submitted herewith is a Cooperative Plan, adopted by the Towns of Vernon and Waukesha 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 Waukesha, together with Exhibit A through Q.
- 2) Resolutions of the Towns of Vernon and Waukesha 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 Waukesha 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 Waukesha approving the Cooperative Plan as required by Sec. 66.0307(4)(d), Wis. Stats.;

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- 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 October 24th, 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 October 24, 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 Waukesha.

Sincerely,


Carl Fortner
Vernon Town Chairman

Sincerely,


Kathy Nickolaus
Waukesha Town Administrator

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

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

RECITALS

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

WHEREAS, Vernon and Waukesha desire to enter into this Plan for the purpose of 1) setting the boundary line between Vernon and Waukesha 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 Waukesha 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 Waukesha; and,

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

WHEREAS, Vernon and Waukesha, 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 Waukesha; and,

WHEREAS, Vernon and Waukesha have received comments regarding the proposed Plan at a joint public hearing conducted on October 24, 2019, and subsequent to that public hearing, have received written comments from the City of Waukesha, which minutes of such joint public hearing and written comments are appended to this Cooperative Plan as Exhibit F; and,

WHEREAS, Vernon and Waukesha 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 Waukesha hereby agree as follows:

SECTION 1: Participating Municipalities.

Vernon's and Waukesha'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 Waukesha 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 Waukesha: Town Chairperson, Brian Tom Fischer

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 Waukesha as the existing common boundary line between Vernon and Waukesha 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 Waukesha 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 Waukesha 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 Waukesha as the existing common boundary line, thereby preventing a noncompact area as between Vernon and Waukesha 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 Waukesha 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 Waukesha 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 approximate 3.5-mile common boundary line between Vernon and Waukesha, as of the effective date of this Plan, as described on Exhibits A and B, shall remain as the boundary line between Vernon and Waukesha 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 Waukesha. No boundary changes will occur. The historic existing boundary – Townline road running a straight line east - west – is maintained. There will be no irregularly shaped borders between Vernon and Waukesha, no creation of town islands, and no hodgepodge development in either town as a result of this Plan. Vernon and Waukesha 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 Waukesha 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 Waukesha, the Plan is consistent with the Comprehensive Plans of each community. Both Vernon and Waukesha have determined that the provisions of this Plan are consistent with the respective Comprehensive Plans of Vernon and Waukesha, 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 Waukesha 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 Waukesha 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 Waukesha'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 Waukesha.

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

B. **Joint Planning Committee.**

1. The Joint Planning Committee ("JPC") shall be comprised of 2 voting members from Waukesha 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 Waukesha 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 Waukesha and thus involves no transfer of territory, Vernon and Waukesha 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 Waukesha 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, Waukesha delivers to its residents and property owners the following core municipal services:

Fire protection
Police protection through the Waukesha Sheriff
EMS rescue service
Garbage and recycling collection
Public works, snow plowing and salting, road maintenance and repair, well water monitoring, park maintenance, brush and yard waste drop off, and wood chip delivery.
Zoning and comprehensive land use planning, engineering, 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 Waukesha 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 Waukesha 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 Waukesha use the same professional services firm for legal, planning, zoning, and building inspection. 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 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 Waukesha 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 Waukesha 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 Waukesha 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 Waukesha, 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 Waukesha 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 Waukesha 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 Waukesha, subsequent to the approval of this Plan, which actions seek the incorporation of Waukesha in accordance with the provisions of the applicable statutes governing any incorporation effort. Waukesha agrees that Waukesha

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 Waukesha. 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 Waukesha 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 Waukesha in accordance with Section 66.0307(8), Wis. Stats.
- J. 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 Waukesha:
Attention: Waukesha Chairperson

Copy to: Waukesha Clerk

At:
Town of Waukesha
W250 S3567 Center Road
Waukesha, WI 53189

Facsimile: 262-542-7870
Email: clerk@townofwaukesha.us

Vernon and Waukesha 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 WAUKESHA

By: Brian Tom Fischer,
Brian Tom Fischer, Chairman Date
12/23/17

ATTEST:

Kathy Nickolaus
Kathy Nickolaus, Town Administrator/Clerk/Treasurer

TOWN OF VERNON

By: Carl Fortner 12/23/2019
Carl Fortner, Chairman Date

ATTEST:

Karen Schuh
Karen Schuh, Town Clerk/Treasurer

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

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

Schedule of Exhibits

- EXHIBIT A – Town of Vernon Boundary Map
- EXHIBIT B – Town of Waukesha Boundary Map
- EXHIBIT C – Town of Vernon Legal Description
- EXHIBIT D – Town of Waukesha Legal Description
- EXHIBIT E – Joint Planning Area Map and Legal Description
- EXHIBIT F – Minutes of the Joint Public Hearing dated October 24, 2019 and Written Comments from the City of Waukesha
- EXHIBIT G – Shaun Malarkey, Foth, Planner Letters to the Towns of Vernon and Waukesha
- EXHIBIT H – Department of Administration Approval Criteria
- EXHIBIT I – Town of Vernon Comprehensive Land Use Plan
- EXHIBIT J – Town of Waukesha 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 Waukesha affidavit of mailing and resolution authorizing participation in the preparation of a cooperative plan.
- EXHIBIT M – Affidavit of publication from the Waukesha Freeman
- EXHIBIT N – Town of Vernon resolution to adopt the cooperative boundary agreement with the Town of Waukesha.
- EXHIBIT O – Town of Waukesha 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.

Exhibit A

Town of Vernon
Waukesha County, Wisconsin

Date: August 28, 2019

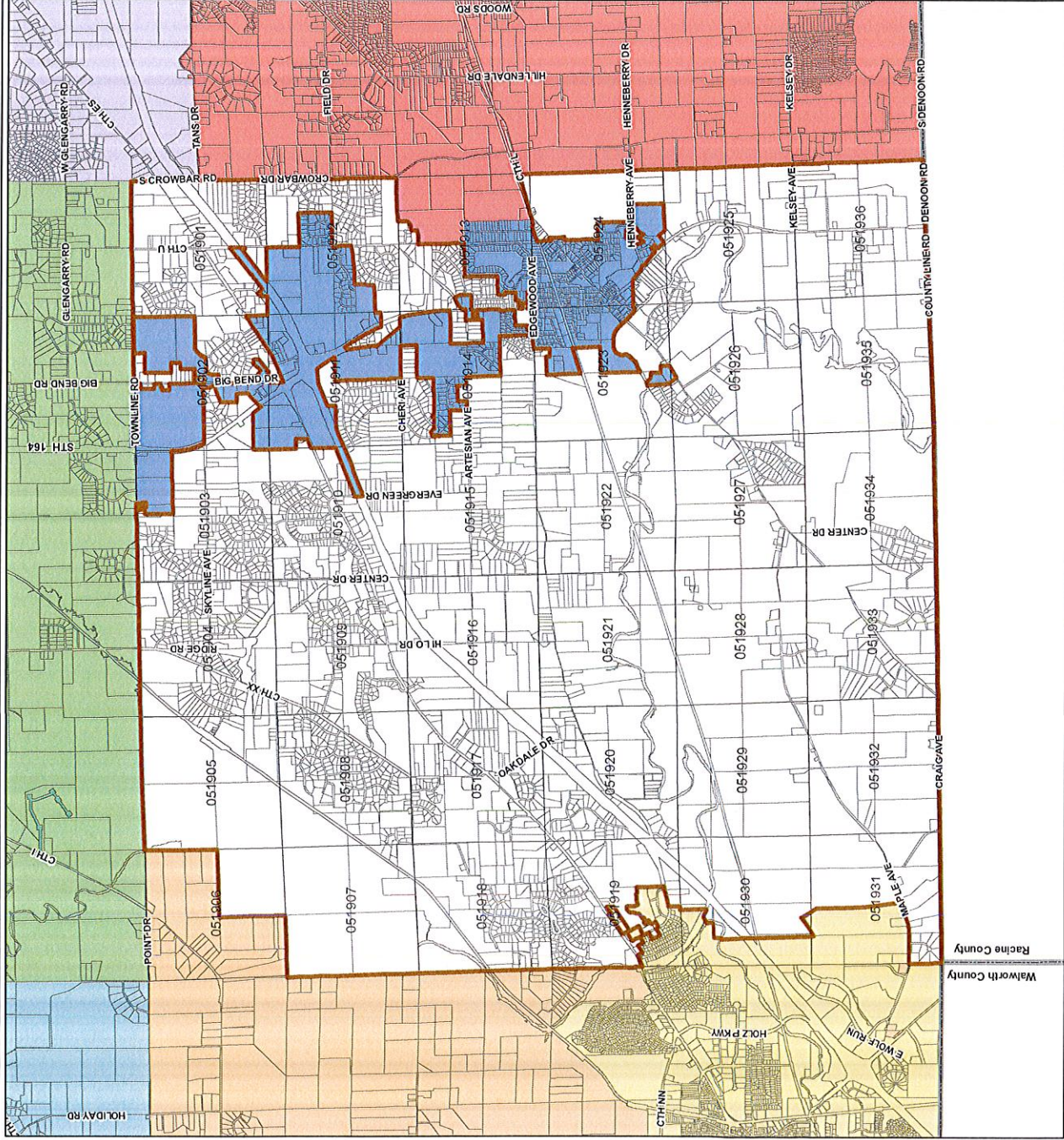
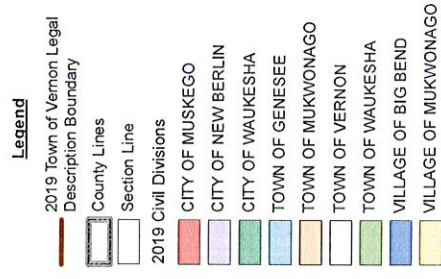


Exhibit B



Exhibit C

2019
LEGAL BOUNDARY DESCRIPTION
TOWN OF VERNON
(TOWNSHIP 5 NORTH, RANGE 19 EAST)

Beginning at the Southeast corner of the Southeast 1/4 of Section 36 Township 5 N, Range 19 E, hereafter described as the Point of Beginning;

thence Westerly along the Southerly lines of Sections 36, 35, 34, 33, 32 and 31 to the Southwest corner of Section 31;

thence Northerly along the Westerly lines of Section 31, a distance of 1348 feet more or less to the Northerly Right of Way line of Maple Avenue;

thence Easterly along said line, a distance of 2457 feet more or less to the Easterly line of lands described by tax key number MUKV 2138999001;

thence Northerly along said line, a distance of 3706 feet more or less to the South line of the Southwest 1/4 of Section 30;

thence Northwesterly, a distance of 413 feet more or less to a point, said point being 352 feet North of the South line of said Section 30;

thence Southwesterly, a distance of 861 feet more or less to a point on the Westerly line of above described lands, said point being 121 feet South of the South line of the Southwest 1/4 of Section 30;

thence Northerly along said line, a distance of 121 feet more or less to the South line of the Southwest 1/4 of Section 30;

thence Westerly along said line, a distance of 34 feet more or less to the Easterly line of lands described by tax key number MUKV 2135997;

thence Northerly along said line and its Northerly extension, a distance of 2859 feet more or less to the Northerly Right of Way line of US Highway 43;

thence Southwesterly along said line, a distance of 65 feet more or less to the Easterly line of lands described by tax key number MUKV 1972999;

thence Northerly along said line, a distance of 794 feet more or less to the Southerly line of the Mukwonago River;

thence Southeasterly along said line, a distance of 68 feet more or less to a point on said line, said point being on the Southerly extension of the Easterly line of lands described by tax key number MUKV 2134998003;

thence Northerly along said line, a distance of 407 feet more or less to the Southerly line of said lands;

thence Easterly along said line, a distance of 555 feet more or less to the Westerly line of the Mukwonago River;

thence Northerly along said line, a distance of 321 feet more or less to a point on said line;

thence Easterly a distance of 67 feet more or less to a point on the center line of the Mukwonago River, said point being parallel with the Easterly line of above described lands;

thence Northerly along said line, a distance of 64 feet more or less to the center line of the Fox River;

thence Easterly along said line, a distance of 491 feet more or less to the Southerly extension of the Westerly line of lands described by tax key number VNT 2134999002;

thence Northerly along said line, a distance of 1041 feet more or less to the South line of the Southwest 1/4 of Section 19;

thence Easterly along said line, a distance of 141 feet more or less to the Westerly line of above described lands;

thence Northerly along said line, a distance of 470 feet more or less to the center line of Edgewood Avenue;

thence Easterly along said line, a distance of 808 feet more or less to the Southerly extension of the Easterly line of Edgewood Meadows Condominiums 1st Amendment;

thence Northerly along said line and its Northerly extension, a distance of 1071 feet more or less to the Southerly line of lot 1 of CSM 8142;

thence along said CSM over the thence 19 courses;

thence Westerly along said lands, a distance of 200 feet;

thence Westerly along said lands, a distance of 77 feet more or less;

thence Westerly along said lands, a distance of 150 feet more or less ;

thence Westerly along said lands, a distance of 135 feet more or less;

thence Westerly along said lands, a distance of 135 feet or less;

thence Northwesterly along said lands, a distance of 130 feet more or less;

thence Northerly along said lands, a distance of 308 feet more or less;

thence Westerly along said lands, a distance of 125 feet more or less;

thence Southwesterly along said lands, a distance of 150 feet more or less;

thence Southerly along said lands, a distance of 180 feet more or less;

thence Southwesterly along said lands, a distance of 210 feet more or less;

thence Southwesterly along said lands, a distance of 210 feet more or less;

thence Southeasterly along said lands, a distance of 60 feet more or less;

thence Southwesterly along said lands, a distance of 150 feet more or less;

thence Northwesterly along said lands, a distance of 27 feet more or less;

thence Northwesterly along an arc of a curve to the left, a distance of 277 feet more or less;

thence Southeasterly along said lands, a distance of 76 feet more or less;

thence Southwesterly along said lands, a distance of 68 feet more or less;

thence Southwesterly along said lands, a distance of 112 feet more or less to the Easterly line of Parcel one of CSM 5253;

thence Southeasterly along said line, a distance of 199 feet more or less to the Southerly line of said CSM;

thence Southwesterly along said line and its Southwesterly extension, a distance of 248 feet more or less to the center line of Edgewood Avenue;

thence Northwesterly along said line, a distance of 97 feet more or less to a point on said line, said point being on the Northeasterly extension of the Southwesterly line of CSM 3897;

thence Southwesterly along said line, a distance of 295 feet more or less to the Southwesterly line of said CSM;

thence Northwesterly along said line, a distance of 351 feet more or less to the Northeasterly line of said CSM;

thence Northeasterly along said line and its Northeasterly extension, a distance of 294 feet more or less to the center line of Edgewood Avenue;

thence Northwesterly along said line, a distance of 254 feet more or less to a point on said line, said point being on an extension of the Norththwesterly line of Lot 1 of CSM 8142;

thence along said CSM over the next 3 courses;

thence Northeasterly along said CSM, a distance of 406 feet more or less;

thence Northwesterly along said CSM, a distance of 410 feet more or less;

thence Northeasterly along said CSM, a distance of 1131 feet more or less to the Southeast corner of the Northwest 1/4 of Section 19;

thence Northerly along the East line of the Northwest 1/4 of Section 19, a distance of 284 feet more or less to the Northwesterly line of Lot 1 of CSM 11850;

thence Southwesterly along said line, a distance of 350 feet more or less to an Easterly line of said CSM;

thence Northerly along said line, a distance of 126 feet more or less to the Southerly Right of Way line of County Hwy "ES";

thence Southwesterly along said line, a distance of 966 feet more or less to the Easterly line of Parcel One of CSM 4525;

thence Southeasterly along said line, a distance of 151 feet more or less to the Southeasterly line of said CSM;

thence Southwesterly along said line and its Southwesterly extension, a distance of 412 feet more or less to the center line of Edgewood Avenue;

thence Southeasterly along said line, a distance of 364 feet more or less to a point on said line, said point being an extension of the Southeasterly line of lands described by tax key number VNT 209144;

thence Southwesterly along said line, a distance of 248 feet more or less to the Westerly line of said lands;

thence Northwesterly along said line, a distance of 244 feet more or less to the Southeasterly line of lands described by tax key number VNT 2091997;

thence Southwesterly along said line, a distance of 356 feet more or less to the Westerly line of said lands;

thence Northerly along said line, a distance of 218 feet more or less to the Southerly Right of Way of County Hwy "ES";

thence Southwesterly along said line, a distance of 519 feet more or less to the West line of the Southwest 1/4 of Section 19;

thence Northerly along the Westerly lines of Sections 19, 18 and 7 to the Southwest corner of Section 6;

thence Easterly along the South line of the Southwest 1/4 of Section 6, a distance of 2437 feet more or less to the South 1/4 corner of Section 6;

thence Northerly along the West line of the Southeast 1/4 of Section 6, a distance of 2656 feet more or less to the North line of the Southeast 1/4 of Section 6;

thence Easterly along said line, a distance of 2654 feet more or less to the West line of the Northwest 1/4 of Section 5;

thence Northerly along said line, a distance of 2886 feet more or less to the North line of the Northwest 1/4 of Section 5;

thence Easterly along the Northerly lines of Sections 5, 4, and 3 to a point on said line, said point being an extension of the Easterly line of lands described by tax key number VNT 2025994;

thence along said lands over the next 5 courses;

thence Southerly along said lands, a distance of 189 feet more or less;

thence Easterly along said lands, a distance of 19 feet more or less;

thence Southerly along said lands, a distance of 208 feet more or less;

thence Westerly along said lands, a distance of 160 feet more or less;

thence Northerly along said lands, a distance of 366 feet more or less to the Southerly Right of Way line of Townline Road;

thence Westerly along said line, a distance of 130 feet more or less to a Westerly line of lands described by tax key number BBV 2025989002;

thence along said lands over the next 3 courses;

thence Southerly along said lands, a distance of 290 feet more or less;

thence Westerly along said lands, a distance of 152 feet more or less;

thence Southerly along said lands, a distance of 1108 feet more or less to the Northerly 1/16th line of the Northeast 1/4 of Section 3;

thence Easterly along said line, a distance of 2490 feet more or less to the center line of State Highway 164;

thence Southerly along said line a distance of 1358 feet more or less to the Northeast of the South 1/4 of Section 2;

thence Easterly along said line, a distance of 2379 feet more or less to the Southeast corner of the Northeast 1/4 of Section 2;

thence Northerly along the Easterly line of said Northwest 1/4, a distance of 232 feet more or less to a point on said line, said point being an extension of the Northerly line of Lot 1 of CSM 5749;

thence Easterly along said line, a distance of 245 feet more or less to the Easterly line of said CSM;

thence Southerly along said line, a distance of 275 feet more or less to the Southerly line of said CSM;

thence Westerly along said line, a distance of 212 feet more or less to the Easterly Right of Way line of Big Bend Road;

thence Westerly a distance of 70 feet more or less to the Southerly Right of Way line of Skyline Avenue;

thence Westerly along said line, a distance of 161 feet more or less to the Easterly line of Sunset Farms Addition Number One;

thence Southerly along said line, a distance of 411 feet more or less to the northerly line of Lot 67 of said Subdivision;

thence Southwesterly along said line, a distance of 724 feet more or less to the Westerly line of said lands;

thence Southerly along said line and its Southerly extension, a distance of 652 feet more or less to the Southerly line of Lot 66 of said Subdivision;

thence Easterly along said line, a distance of 342 feet more or less to the Easterly line of lands described by tax key number VNT 2023999;

thence along said lands over the next 4 courses;

thence Southerly along said lands, a distance of 439 feet more or less;

thence Southwesterly along said lands, a distance of 414 more or less;

thence Southeasterly along said lands, a distance of 28 feet more or less;

thence Southwesterly along said lands and its Westerly extension, a distance of 148 feet more or less to the Northeasterly Right of Way line of State Highway 164;

thence Southwesterly a distance of 221 feet more or less to the Southwesterly Right of Way line of State Highway 164, said point being on an intersection of said Right of Way line and the Northeasterly line of lands described by tax key number BBV 2058997;

thence Northwesterly along said Right of Way line, a distance of 453 feet more or less to a point on said Right of Way line, said point being on the Northerly line of lands described by tax key number the BBV 2058997;

thence Westerly along said line and its Westerly extension, a distance of 1447 feet more or less to the West line of the Southwest 1/4 of Section 2;

thence Southerly along said line and the West line of the Northwest 1/4 of Section 11, a distance of 1685 feet more or less to the Northerly line of Parcel One of CSM 8221;

thence Easterly along said line, a distance of 377 feet more or less to the Easterly line of Parcel 2 of CSM 8221;

thence Southerly along said line, a distance of 441 feet more or less to the Northwesterly Right of Way line of County Hwy "ES";

thence Southwesterly along said line, a distance of 406 feet more or less to the West line of the Northwest 1/4 of Section 11;

thence Southerly along said line, a distance of 989 feet more or less to the Northwesterly Right of Way line of US Highway 43;

thence Southwesterly along said line, a distance of 2085 feet more or less to the center line of Evergreen Dive;

thence Southerly along said line, a distance of 322 feet more or less to the Southeasterly Right of Way line of US Highway 43;

thence Northeasterly along said line, a distance of 2901 feet more or less to the Southerly line of the Northwest 1/4 of Section 11;

thence Easterly along said line a distance of 895 feet more or less to the Westerly line of lands described by tax key number VNT 2058998001;

thence Northerly along said line, a distance of 348 feet more or less to the Southerly Right of Way line of US Highway 43;

thence Northeasterly along said Right of Way line, a distance of 1560 feet more or less to the Westerly Right of Way line of State Highway 164;

thence Southeasterly along said line, a distance of 796 feet more or less to a point on said line;

thence Southwesterly, a distance of 50 feet more or less to the Northeast corner of lands described by tax key number BBV 2060998001, said corner being on the North line of the Southeast 1/4 of Section 11;

thence Westerly along said line, a distance of 902 feet more or less to the Northwest corner of the Southeast 1/4 of said Section 11;

thence Southerly along the West line of said Section, a distance of 2652 feet more or less to the South line of the Southeast 1/4 of said Section;

thence Easterly along said line, a distance of 1315 feet more or less to a point on said line, said point being on an extension of the Westerly line of lands described by tax key number BBV 2069999001;

thence Southerly along said line, a distance of 666 feet more or less to the Northerly line of lands described by tax key number BBV 2069997004;

thence Westerly along said line, a distance of 1316 feet more or less to the East line of the Northwest 1/4 of Section 14, also being the Easterly line of Vernon Highlands Addition Number 1;

thence Southerly along said line, a distance of 658 feet or less to the Southerly line of said Subdivision;

thence Westerly along said line, a distance of 732 feet more or less to the Southerly Right of Way line of Parkview Drive;

thence Westerly along said line, a distance of 815 feet more or less to the Northeast corner of Lot 45 of Vernon Highlands Addition Number One;

thence Southwesterly along the Easterly line of said lands, a distance of 76 feet more or less to the Southerly line of said Subdivision;

thence Westerly along said line, a distance of 431 feet more or less to the Westerly Right of Way line of Highland Drive;

thence Northeasterly along said line, a distance of 29 feet more or less to the Northeasterly line of Parcel One of CSM 10064;

thence Northwesterly along said line, a distance of 193 feet more or less to the Northwesterly line of said CSM;

thence Southwesterly along said line, a distance of 187 feet more or less to the Westerly corner of said CSM, said corner being on the Right of Way line of Sunsetview Drive;

thence Southeasterly along said line, a distance of 90 feet more or less to a point on said line, said point being on the Easterly extension of the Southerly line of Lot 6 of Vernon Highlands Subdivision;

thence Westerly along said line, a distance of 77 feet more or less to the Westerly Right of Way line of Sunsetview Dive;

thence Southeasterly along said line, a distance of 138 feet more or less to the Northwesterly line of Lot 1 of Sunset Meadows Subdivision;

thence Southwesterly along said line, a distance of 63 feet more or less to a Southwesterly line of said lands;

thence Southeasterly along said line, a distance of 30 feet more or less to the Westerly line of said Subdivision;

thence Southerly along said line, a distance of 452 feet more or less to the Southerly line of said Subdivision;

thence Easterly along said line, a distance of 989 feet more or less to the Westerly line of Scenic Ridge of Big Bend Subdivision;

thence Southerly along said line, a distance of 663 feet more or less to the Northerly line of Artesian Avenue;

thence Easterly along said line, a distance of 360 feet more or less to the Westerly line of Parcel 1 of CSM 9290;

thence Northerly along said line, a distance of 365 feet more or less to the Northerly line of said Parcel 1;

thence Easterly along said line, a distance of 600 feet more or less to the Westerly Right of Way line of Scenic Drive;

thence Southerly along said line, a distance of 365 feet more or less to the Northerly Right of Way line of Artesian Avenue;

thence Easterly along said line, a distance of 354 feet more or less to the West line of the Northeast 1/4 of Section 14;

thence Southerly along said line and the West line of the Southeast 1/4 of Section 14, a distance of 1358 feet more or less to the Northerly line of Edgewood Springs Subdivision and its Westerly extension;

thence Easterly along said line, a distance of 1580 feet more or less to the East line of said Subdivision;

thence Southerly along said line, a distance of 1328 feet more or less to the South line of the Southeast 1/4 of Section 14;

thence Westerly along said line, a distance of 537 feet more or less to a point on said line, said point being on the Northerly extension of the Easterly line of lands described by tax key number VNT 2105996;

thence Southerly along said line and its Southerly extension, a distance of 641 feet more or less to the Northerly line of lands described by tax key number BBV 2105947002;

thence Westerly along said line, a distance of 300 feet more or less to an Easterly line of said lands;

thence Northerly along said line, a distance of 136 feet more or less to the Southerly line of lands described by tax key number VNT 2105994;

thence Westerly along said line, a distance of 725 feet more or less to the West line of the Northeast 1/4 of Section 23;

thence Southerly along said line, a distance of 1346 feet more or less to the Southerly line of lands described by tax key number BBV 2105947002;

thence Northeasterly along said line, a distance of 1075 feet more or less to the Southeast corner of said lands;

thence Southerly a distance of 106 feet more or less to the Northeast corner of lands described by tax key number VNT 2105995;

thence Southerly along the Easterly line of said lands, a distance of 1011 feet more or less to the South line of the Northeast 1/4 of Section 23;

thence Westerly along the West line of said Southeast 1/4, a distance of 1029 feet more or less to the Northwest corner of the Southeast 1/4 of Section 23;

thence Southerly along said line, a distance of 1595 feet more or less to the center line of the Fox River;

thence Northeasterly and Southeasterly along the center line of the Fox River, a distance of 3339 feet more or less to a point on said line, said point being an extension of the Southeasterly line of lands described by tax key number BBV 2111955;

thence Northeasterly a distance of 52 feet more or less along said line to a point on said line, said point being on the extension of the Northerly line of lands described by tax key number VNT 2111999;

thence Easterly along said line, a distance of 62 feet more or less to the Northwesternly line of Lot 1 of CSM 9915;

thence Southwesterly along said line, a distance of 35 feet more or less to the Southeasterly shoreline of the Fox River;

thence Southeasterly along said line, a distance of 80 feet more or less to the Northeasterly line of said CSM;

thence Northeasterly along said line, a distance of 122 feet more or less to a point on the Westerly Right of Way line of Riverside St, said point being 25 feet West of the East line of the Southeast 1/4 of Section 23;

thence Easterly, a distance of 1065 feet more or less to a point on the Northeasterly Right of Way line of State Highway 164, said point being a distance of 185 feet more or less Northwesternly from the Southerly corner of Lot 1 of CSM 11312;

thence Southeasterly along said line, a distance of 656 feet more or less to a point on the centerline of Henneberry Avenue, said point being a distance of 117 feet more or less Northeast of the center line intersection;

thence Southeasterly along said Right of Way line, a distance of 806 feet more or less to the Northwesternly line of CSM 2542;

thence Northeasterly along said line, a distance of 190 feet more or less to the Northeasterly line of said CSM;

thence Southeasterly along said line, a distance of 142 feet more or less to the Southeasterly line of said CSM;

thence Southwesterly along said line, a distance of 192 feet more or less to the Northeasterly Right of Way line of State Highway 164;

thence Southeasterly along said line, a distance of 360 feet more or less to the Northwesternly line of lands described by tax key number VNT 2113996;

thence Northeasterly along said line, a distance of 365 feet more or less to the Northeasterly line of said lands;

thence Southwesterly along said line, a distance of 310 feet more or less to the South line of the Southeast 1/4 of Section 24;

thence Easterly along said line, a distance of 1066 feet more or less to the Easterly 1/8th line of said Section;

thence Northerly along said line, a distance of 1330 feet more or less to the center line of Henneberry Avenue;

thence Westerly along said line, a distance of 687 feet more or less to the Westerly line of lands described by tax key number VNT 2109985;

thence Northerly along said line, a distance of 1335 feet more or less to the South line of the Northeast 1/4 of Section 24;

thence Westerly along said line, a distance of 650 feet more or less to the Westerly line of the Northeast 1/4 of said Section;

thence Northerly along said line, a distance of 1320 feet more or less to the Southerly line of Lot 3 of CSM 3014;

thence Easterly along said line, a distance of 114 feet more or less to the Easterly line of Lot 2 of CSM 3014;

thence Northerly along said line, a distance of 610 feet more or less to the center line of County Highway "L";

thence Southwesterly along said line, a distance of 142 feet more or less to the West line of the Northeast 1/4 of Section 24;

thence Northerly along said line, a distance of 572 feet more or less to the Northerly Right of Way line of the Muskego Recreation Trail;

thence Northeasterly along said line, a distance of 486 feet more or less to the Southerly line of Edgewood Avenue;

thence Easterly along said line, a distance of 425 feet more or less to the Northwestern Right-of-Way line of County Highway "L"

thence Northeasterly 88 feet more or less to the centerline of County Highway "L";

thence Northeasterly along said line, a distance of 1753 feet more or less to the East line of the Southeast 1/4 of Section 13;

thence Southerly along the Easterly lines of Sections 13, 24, 25 and 36 to the Point of Beginning.

ALSO INCLUDING THE FOLLOWING LANDS IN THE TOWN OF VERNON

Beginning at the Northeast corner of the Northeast 1/4 of Section 1;

thence Southerly along the Easterly lines of Sections 1 and 12 to the Northeast corner of the Northeast 1/4 of Section 13;

thence Westerly along the North line of said Northeast 1/4, a distance of 1727 feet to the Westerly line of lands described by tax key number MSKC 2065989;

thence along said lands over the next 7 courses;

thence Southerly along said lands, a distance of 389 feet more or less;

thence Southwesterly along said lands, a distance of 142 feet more or less;

thence Southwesterly along said lands, a distance of 124 feet more or less;

thence Westerly along said lands, a distance of 176 feet more or less;

thence Southerly along said lands, a distance of 235 feet more or less;

thence Southwesterly along said lands, a distance of 223 feet more or less;

thence Westerly along said lands, a distance of 324 feet more or less to the East line of the Northwest 1/4 of Section 13;

thence Southerly along said line, a distance of 1817 feet more or less to the South line of the Northwest 1/4 of Section 13;

thence Westerly along said line, a distance of 1338 feet more or less to the Westerly line of Lake Park Subdivision;

thence along said lands over the next 9 courses;

thence Southerly along said lands, a distance of 231 feet more or less;

thence Easterly along said lands, a distance of 13 feet more or less;

thence Southerly along said lands, a distance of 405 feet more or less;

thence Westerly along said lands, a distance of 11 feet more or less;

thence Southerly along said lands, a distance of 662 feet more or less;

thence Westerly along said lands, a distance of 740 feet or less;

thence Southerly along said lands, a distance of 290 feet more or less;

thence Easterly along said lands, a distance of 80 feet more or less;

thence Southerly along said lands, a distance of 396 feet to the Northerly line of lands described by tax key number BBV 2067956001;

thence Westerly along said line, a distance of 332 feet more or less to the Westerly line of said lands;

thence Southerly along said line, a distance of 136 feet or less to the Northerly line of Lot 1 of CSM 8170;

thence Westerly along said line, a distance of 328 feet to the center line of State Highway 164;

thence Southerly along said line, a distance of 127 feet more or less to the Westerly extension line of the Southerly line of said CSM;

thence Easterly along said line, a distance of 216 feet more or less to the Westerly line of lands described by tax key number BBV 20679953001;

thence Southerly along said line, a distance of 206 feet more or less to the Southerly line of said lands;

thence Easterly along said line, a distance of 446 feet more or less to the Easterly line of Parcel 2 of CSM 1899;

thence Southerly along said line, a distance of 189 feet to the South line of the Southwest 1/4 of Section 13;

thence Westerly along said line, a distance of 485 feet more or less to a point on said line, said line being on the Southerly extension of the Easterly line of lands described by tax key number BBV 2067953;

thence Northerly along said line, a distance of 191 feet more or less to the Northerly line of said lands;

thence Westerly along said line, a distance of 181 feet more or less to the East line of the Southeast 1/4 of Section 14;

thence Southerly along said line, a distance of 192 feet more or less to the South line of the Southeast 1/4 of said Section;

thence Westerly along said line, a distance of 852 feet more or less to a point on said line, said point being on the Southerly extension of the Easterly Right of Way line of Villa Drive;

thence Northerly along said line, a distance of 229 feet more or less to the Southerly line of Lot 1 Block 3 of Woodward Subdivision;

thence Easterly along said line, a distance of 192 feet to the Easterly line of said Subdivision;

thence Northerly along said line, a distance of 471 feet more or less to a Southerly line of said Subdivision;

thence Easterly along said line, a distance of 608 feet more or less to the Westerly Right of Way line of State Highway 164;

thence Northerly along said line, a distance of 622 feet more or less to the Northerly line of Woodward Subdivision;

thence Easterly, a distance of 51 feet more or less along the Easterly extension of said line to the East line of the Southeast 1/4 of Section 14;

thence Northerly along said line, a distance of 862 feet more or less to a point on said line, said point being on the Easterly extension of the Southerly line of Parcel A of CSM 2401;

thence Westerly along that line, a distance of 278 feet more or less to the Westerly line of said CSM;

thence Northerly along said line, a distance of 191 feet more or less to the Northerly line of said CSM;

thence Easterly along said line and its Easterly extension, a distance of 280 feet more or less to the East line of the Southeast 1/4 of Section 14;

thence Northerly along said line, a distance of 43 feet more or less to a point on said line, said point being on the Westerly extension of the Southerly line of lands described by tax key number BBV 2067997005;

thence Easterly along said line, a distance of 598 feet more or less to the Easterly line of said lands;

thence Northerly along said line, a distance of 417 feet more or less to the Westerly Right of Way line of Parkwood Trail;

thence Northerly along said line, a distance of 265 feet more or less to the Southerly Right of Way line of County Highway "U";

thence Southwesterly along said line, a distance of 552 feet more or less to the Easterly Right of Way line of State Highway 164;

thence Southerly along said line, a distance of 151 feet more or less to the South line of the Northwest 1/4 of Section 13;

thence Westerly along said line, a distance of 47 feet more or less to the North line of the Southeast 1/4 of Section 14;

thence Westerly along said line, a distance of 398 feet more or less to a point on said line, said point being on the Northerly extension of the Westerly line of Lot 1 of CSM 10312;

thence Southerly along said line and its Southerly extension, a distance of 664 feet more or less to the Northerly line of lands described by tax key number BBV 2072999;

thence Westerly along said line, a distance of 918 feet more or less to the Easterly 1/8th line of Section 14;

thence Northerly along said line, a distance of 1295 feet more or less to the Southerly line of lands described by tax key number BBV 2069995001;

thence Easterly along said line and its Easterly extension, a distance of 1312 feet more or less to the center line of State Highway 164;

thence Northerly along said line, a distance of 2044 feet more or less to the South line of the Southeast 1/4 of Section 11;

thence Westerly along said line, a distance of 357 feet more or less to a point on said line, said point being on the Southerly extension of the center line of Woodland Lane;

thence Northwesterly along said line, a distance of 1274 feet more or less to a point on said line;

thence Easterly a distance of 32 feet more or less to a point on the Easterly Right of Way line of Woodland Lane, said point being parallel with said center line;

thence Northerly along said line, a distance of 1154 feet more or less to the Northerly line of Lot 1 of Woodland Estates Subdivision;

thence Easterly along said line, a distance of 122 feet more or less to the Westerly Right of Way of State Highway 164;

thence Southerly along said line, a distance of 1669 feet more or less to a point on said line, said point being on the Westerly extension of the Southerly line of Lot 2 of CSM 8021;

thence Easterly along said line, a distance of 558 feet more or less to the Easterly line of said CSM;

thence Northerly along said line, a distance of 240 feet more or less to the Southerly line of lands described by tax key number BBV 2063997;

thence Easterly along said line, a distance of 1092 feet more or less to the Westerly line of Sunrise Terrace West Subdivision;

thence Northerly along said line, a distance of 787 feet more or less to the Northerly line of said Subdivision;

thence Easterly along said line, and its Easterly extension, a distance of 1522 feet more or less to the West line of the Southeast 1/4 of Section 12;

thence Northerly along said line, a distance of 763 feet more or less to the South line of the Northeast 1/4 of Section 12;

thence Easterly along said line, a distance of 1333 feet more or less to the Easterly line of Guthrie Estates Subdivision;

thence Northerly along said line, a distance of 1335 feet more or less to the Northerly line of said Subdivision;

thence Westerly along said line, a distance of 1333 feet more or less to the East line of the Northwest 1/4 of Section 12;

thence Northerly along said line, a distance of 1335 feet more or less to the North line of the Northwest 1/4 of Section 12;

thence Westerly along said line, a distance of 1348 feet more or less to the Southerly Right of Way line of US Highway 43;

thence Northeasterly along said line, a distance of 1631 feet more or less to the North corner of lands described by tax key number VNT 2019980;

thence Southerly a distance of 115 feet more or less along an Easterly line of said lands, to a Northerly line of said lands;

thence Easterly along said line, a distance of 66 feet more or less to the East line of the Southwest 1/4 of Section 1;

thence Northerly along said line, a distance of 690 feet more or less to the Northerly Right of Way line of US Highway 43;

thence Southwesterly along said line, a distance of 2102 feet more or less to the Easterly line of Lot 3 of CSM 9899;

thence Northwesterly along said line, a distance of 246 feet more or less to the Southerly Right of Way line of Enterprise Drive;

thence Southwesterly along said line, a distance of 241 feet more or less to the Westerly line of said CSM;

thence Southerly along said line, a distance of 220 feet more or less to the South line of the Southwest 1/4 of Section 1;

thence Westerly along said line, a distance of 771 feet more or less to the West line of the Southwest 1/4 of Section 1;

thence Northerly along said line, a distance of 885 feet more or less to the center line of County Hwy "ES";

thence Southwesterly along said line, a distance of 3094 feet more or less to the West line of the Northeast 1/4 of Section 11;

thence Northerly along said line, a distance of 599 feet more or less to the North line of the Northeast 1/4 of Section 11;

thence Easterly along said line, a distance of 442 feet more or less to the Southeasterly line of Lot 3 of CSM 7252;

thence along said CSM over the next 5 courses;

thence Northeasterly along said lands, a distance of 627 feet more or less;

thence Northerly along said lands, a distance of 197 feet more or less;

thence Southwesterly along said lands, a distance of 78 feet more or less;

thence Northwesterly along said lands, a distance of 121 feet more or less;

thence Southwesterly along said lands, a distance of 389 feet more or less to the Northeasterly line of Lot 1 of CSM 7252;

thence Northwesterly along said line, a distance of 249 feet more or less to the Northerly line of said CSM;

thence Westerly along said line, a distance of 321 feet more or less to the West line of the Southeast 1/4 of Section 2;

thence Northerly along said line, a distance of 1560 feet more or less to a point on said line, said point being on the Westerly extension of the Southerly line of Lot 1 of Sunset Farms Subdivision;

thence Easterly along said line, a distance of 331 feet more or less to the Easterly line of said lands;

thence Northerly along said line, a distance of 512 feet more or less to the Southerly line of lands described by tax key number BBV 2021991;

thence Easterly along said lands, a distance of 595 feet more or less to the Westerly line of Lot 2 of CSM 11382;

thence Northerly along said line, a distance of 536 feet more or less to the Northerly line of said CSM;

thence Easterly along said line and its Easterly extension, a distance of 1305 feet more or less to the East line of the Northeast 1/4 of Section 2;

thence Northerly along said line, a distance of 2417 feet more or less to the Southerly Right of Way line of Townline Road;

thence Westerly along said line, a distance of 1434 feet more or less to the Easterly line of lands described by tax key number VNT 2021999003;

thence Southerly along said line, a distance of 411 feet more or less to the Southerly line of said lands;

thence Westerly along said line, a distance of 780 feet more or less to the Easterly line of Lot 1 of CSM 3176;

thence Southerly along said line and its Southerly extension, a distance of 1010 feet more or less to the Northerly line of lands described by tax key VNT 2021990;

thence Easterly along that line, a distance of 382 feet more or less to the Easterly line of said lands;

thence Southerly along said line and its Southerly extension, a distance of 389 feet more or less to the Southerly line of lands described by tax key number VNT 2021997;

thence Westerly along said line, a distance of 239 feet more or less to the Easterly line of lands described by tax key number VNT 2021995;

thence Southerly along said line and its Southerly extension, a distance of 590 feet more or less to the Southerly line of lands described by tax key number VNT 2021992;

thence Westerly along said line and its Westerly extension, a distance of 574 feet more or less to the East line of the NW 1/4 of Section 2;

thence Northerly along said line, a distance of 1035 feet more or less to a point on said line, said point being on the Easterly extension of the Southerly line of lands described by tax key number VNT 2022999001;

thence Westerly along said line, a distance of 256 feet more or less to the Westerly line of said lands;

thence Northerly along said line, a distance of 282 feet more or less to an Easterly line of said lands;

thence Easterly along said line, a distance of 102 feet more or less to a Northerly line of said lands;

thence Northerly along said line, a distance of 63 feet more or less to an Easterly line of said lands;

thence Easterly along said line and its Easterly extension, a distance of 155 feet more or less to the East line of the Northwest 1/4 of Section 2;

thence Northerly along said line, a distance of 254 feet more or less to a point on said line, said point being on the Easterly extension of the Southerly line of Parcel 2 of CSM 10230;

thence Westerly along said line, a distance of 198 feet more or less to the Westerly line of said CSM;

thence Northerly along said line and its Northerly extension, a distance of 531 feet more or less to the northerly line of Parcel 1 of CSM 10230;

thence Easterly along said line and its Easterly extension, a distance of 198 feet more or less to the East line of the Northwest 1/4 of Section 2;

thence Northerly along said line, a distance of 265 feet more or less to the North line of the Northeast 1/4 of Section 2;

thence Easterly along the Northerly line of Section 2 and 1 to the Point of Beginning.

ALSO INCLUDING THE FOLLOWING LANDS IN THE TOWN OF VERNON

Beginning at the Southerly corner of Lot 1 of CSM 10254, located in the Southwest 1/4 of the Southeast 1/4 of Section 24;

thence Northwesterly along the Westerly line of said CSM, a distance of 283 feet more or less to the Southeasterly line of lands described by tax key number VNT 2112988;

thence Southwesterly along said line, a distance of 329 feet more or less to the Westerly line of said lands;

thence Northwesterly along said line, a distance of 425 feet to the center line of Henneberry Avenue;

thence Northeasterly along said line, a distance of 312 feet more or less to the West line of the Southeast 1/4 of Section 24;

thence Easterly, a distance of 20 feet more or less to a point on the center line of Henneberry Avenue, said point being on the Southerly extension of the Westerly line of lands described by tax key number VNT 2112996;

thence Northerly along said line, a distance of 209 feet more or less to the Northerly line of said lands;

thence Easterly along said line and its Easterly extension, a distance of 313 feet more or less to the Easterly line of lands described by tax key number VNT 2112994;

thence Southerly along said line, a distance of 209 feet more or less to the center line of Henneberry Avenue;

thence Easterly along said line, a distance of 126 feet more or less to a point on said line, said point being on the Northerly extension of the Easterly line of CSM 10254;

thence Southerly along said line, a distance of 171 feet more or less to the Southerly line of said CSM;

thence Southwesterly along said line, a distance of 265 feet more or less to the Southerly line of said CSM;

thence Southwesterly along said line, a distance of 212 feet more or less to the Point of Beginning.

ALSO EXCLUDING THE FOLLOWING LANDS

Lands described by tax key numbers BBV 2107995002 and BBV 2107995001 and part of County Highway "L", located in the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 23, and the Northeast 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Northeast 1/4 of Section 26, further described as follows:

Beginning at the Northeast corner of lands described by tax key number BBV 2107995002, hereafter described as the Point of Beginning;

thence Southerly along an Easterly line of said lands, a distance of 384 feet more or less to the Northerly line of lands described by tax key number BBV 2107995001;

thence Easterly along said line, a distance of 274 feet more or less to the Easterly line of said lands;

thence Southerly along said line and its Southerly extension, a distance of 362 feet more or less to the Southerly Right of Way line of County Highway "L";

thence Southwesterly along said line, a distance of 567 feet more or less to a point on said line, said point being on the Southerly extension of the Westerly line of lands described by tax key number BBV 2107995001;

thence Northwesterly along said line, a distance of 405 feet more or less to the Southerly line of Lot 9 of River Bend Heights Subdivision;

thence Northeasterly along said line, a distance of 27 feet more or less to the Southwest corner of lands described by tax key number BBV 2107995002;

thence along said lands over the next two courses;

thence Northwesterly along said lands, a distance of 85 feet more or less;

thence Northerly along said lands, a distance of 739 feet more or less to the Southerly shoreline of the Fox River;

thence Easterly along said line, a distance of 148 feet more or less to an Easterly line of said lands;

thence Southeasterly along said line, a distance of 234 feet more or less to a Northerly line of said lands;

thence Easterly along said line, a distance of 196 feet more or less to the Point of Beginning.

Exhibit D

2019
LEGAL BOUNDARY DESCRIPTION
TOWN OF WAUKESHA
(TOWNSHIP 6 NORTH, RANGE 19 EAST)

Commencing at the SE quarter corner of Section 5, Township 6 N, Range 19 E;

thence Westerly on and along the South line of said Section, a distance of 652 feet more or less to the Westerly line of Kensington Park Addition Number One Subdivision;

thence Southerly along said line, a distance of 5 feet more or less to the Northerly line of Kensington Park Subdivision; and the Place of Beginning of the following description;

thence Westerly along said line, a distance of 660 feet more or less to the Easterly line of Lot 1 Block 4 of said Subdivision;

thence Southeasterly along said line, a distance of 300 feet more or less to the Southerly line of Lot 2 Block 4 of said Subdivision;

thence Westerly along said line, a distance of 303 feet more or less to the Easterly Right of Way line of Cambridge Avenue;

thence Northerly along said line, A distance of 300 feet more or less to the Northerly line of said Subdivision;

thence Northerly along said line, a distance of 359 feet more or less to the Westerly line of said Subdivision;

Thence Southeasterly along said line, a distance of 160 feet more or less to the Northerly line of Lot 4 Block 2 of said Subdivision;

thence Easterly along said line, a distance of 298 feet more or less to the Westerly Right of Way line of Cambridge Avenue;

thence Southerly along said line, a distance of 271 feet more or less to the Northerly line of Outlot A Block 2 of said Subdivision;

thence Southwesterly along said line, a distance of 322 feet more or less to the Westerly line of said Subdivision;

thence Southerly along said line, a distance of 1234 feet more or less to the Northerly line of lands described by tax key number WAKT 1325995;

thence Westerly along said line, a distance of 179 feet more or less to the Westerly line of said lands;

thence Southerly along said line, a distance of 310 feet more or less to the Southerly Right of Way line of MacArthur Road;

thence Easterly along said line, a distance of 172 feet more or less to the Easterly line of Brighton Crest Subdivision;

thence Southerly along said line, a distance of 860 feet more or less to the Northerly line of the Glacial Drumlin Trail;

thence Southwesterly along said line, a distance of 1821 feet more or less to the Westerly line of Outlot 1 of Brighton Crest Subdivision;

thence Northerly along said line, a distance of 873 feet more or less to the Northerly line of said lands;

thence Easterly along said line, a distance of 430 feet more or less to the Westerly line of said Subdivision;

thence Northerly along said line, a distance of 141 feet to the center line of MacArthur Road;

thence Westerly along said line, a distance of 5 feet to the Easterly line of lands described by tax key number WAKT 1326995;

thence Northerly along said line, a distance of 285 feet more or less to the Northerly line of said lands;

thence Westerly along said lands, a distance of 180 feet more or less to the Westerly line of said lands;

thence Southerly along said line, a distance of 319 feet more or less to the Southerly Right of Way line of MacArthur Road;

thence Westerly along said line, a distance of 446 feet more or less to the Easterly line of lands described by tax key number WAKC 1327997;

thence Southerly along said line, a distance of 981 feet more or less to the Northerly line of the Glacial Drumlin Trail;

thence Southwesterly along said line, a distance of 1358 feet more or less to the East line of the SE 1/4 of Section 7;

thence Westerly along said line, a distance of 16 feet more or less to the Northerly Right of Way of the Glacial Drumlin Trail;

thence Westerly along said line, a distance of 571 feet more or less to the Easterly line of lands described by tax key number WAKT 1324997;

thence Northerly along said line, a distance of 782 feet more or less to the Southerly line of lands described by tax key number WAKC 1324998;

thence Westerly along said line, a distance of 195 feet more or less to the center line of Merrill Hills Road;

thence Northerly along said centerline, a distance of 119 feet more or less to a point on the Southwesterly line of the NE ¼ of Section 7;

thence Westerly along said line, the distance of 1394 feet more or less to the Westerly line of lands described by tax key number WAKT 1324995001;

thence Southerly along said line, a distance of 946 feet more or less to the Southerly line of lands described by tax key number WAKC1321995012;

thence Westerly along said line, a distance of 1695 feet more or less to the Westerly line of said lands;

thence Northerly along said line, a distance of 2335 feet more or less to the Northerly line of said lands;

thence Easterly along said line, a distance of 2516 feet to the Westerly line of CSM 694;

thence Southerly along said line and its Southerly extension, a distance of 258 feet to the Southerly line of CSM 7971;

thence Northeasterly along said line, a distance of 395 feet more or less to the center line of Merrill Hills Road;

thence Southerly along said centerline, a distance of 975 feet to the center line of MacArthur Road;

thence Easterly along said centerline, a distance of 200 feet more or less to a point on said line;

thence Southerly along said center line, a distance of 34 feet more or less to the Southerly Right of Way line of MacArthur Road;

thence Easterly along said line, a distance of 1014 feet more or less to the Westerly line of lands described by tax key number WAKC 1327997;

thence Northerly along said line, a distance of 34 feet more or less to the center line of MacArthur Road;

thence Easterly along said centerline, the distance of 814 feet more or less the Southerly extension from the Easterly line of Lot 9, Block One of Western Hills Subdivision;

thence Northerly, a distance of 325 feet more or less along the Easterly line extension of Lot 9 Block 1 of Western Hills Subdivision;

thence Northerly along the Westerly line of said Subdivision, a distance of 191 feet more or less to the Northerly line of Lot 1 CSM 7926;

thence Easterly along said line, a distance of 213 feet more or less to the Westerly Right of Way line of Comanche Lane;

thence Northerly along said line, a distance of 883 feet more or less to the Southerly line of Lot 7 Block 7 of said Subdivision;

thence Southwesterly along said line, a distance of 347 feet more or less to the Westerly line of said lands;

thence Northeasterly along said line, a distance of 190 feet more or less to the Northerly line of said lands;

thence Northeasterly along said lands, a distance of 209 feet to the Westerly Right of Way line of Comanche Lane;

thence Northwesterly along said line, a distance of 295 feet more or less to the Northerly Right of Way line of Apache pass;

thence Southwesterly along said line, a distance of 194 feet more or less to the Northasterly line of Lot 5 Block 3 of Western Hills Subdivision;

thence Northwesterly along said line and its Northwesterly extension, a distance of 753 feet more or less to the South line of the Southwest 1/4 of Section 5;

thence Westerly along said line, a distance of 635 feet more or less to the SE corner of Section 6;

thence Northerly to the East line of the SE 1/4 of Section 6, a distance of 2650 feet more or less to the E 1/4 corner of Section 6;

thence Westerly along the North line of the SE 1/4 of Section 6, a distance of 2642 feet to the center of Section 6;

thence Westerly along the North line of the Southwest 1/4 of said Section 6, a distance of 2424 feet to the West line of said Section 6;

thence Southerly along the Westerly lines of Sections 6, 7, 18, 19, 30 and 31 to the Southwest corner of Section 31;

thence Easterly along the Southerly lines of Sections 31,32, 33,34, 35 and 36 to the Southeast corner of Section 36;

thence Northerly along the Easterly lines of Sections 36, 25, 24, 13, 12 and 1 to the Northeast corner of CSM 1251;

thence Westerly along the Northerly line of said CSM, a distance of 265 feet more or less to the Westerly line of said lands;

thence Southerly along said line, a distance of 456 feet more or less to the North line of the NE 1/4 of Section 12;

thence Westerly long said line, a distance of 961 feet to the Westerly line of Parcel 1 of CSM 3080;

thence Southerly along said line, a distance of 297 feet more or less so the Northerly Right of Way line of County Highway D;

thence Northwesterly along said line, a distance of 587 feet more or less to a point on the North line of the NE 1/4 of Section 12, said point being 887 feet Easterly of the North 1/4 corner of said Section 12;

thence Westerly along said line, a distance of 220 feet more or less to the Southerly extension of Easterly line of Lot 1 of CSM 11125;

thence Northerly along said line, a distance of 33 feet more or less to the Southerly line of said CSM;

thence Westerly along said line, a distance of 668 feet more or less to the Westerly line of said CSM;

thence Northerly along said line, a distance of 1121 more or less to the Southerly line of Lot 2 of CSM 7488;

thence Westerly along said line and its Westerly extension, a distance of 879 feet more or less to the Westerly Right of Way line of State Hwy 59;

thence Southerly along said line, a distance of 300 feet more or less to the Southerly line of Lot 1 CSM 4724;

thence Westerly along said line and its Westerly extension a distance of 1077 feet to the Easterly line of Price Addition Subdivision;

thence Southerly along said that line a distance of 84 feet more or less to the Southerly line of Lot 3 Block 3 of said Subdivision;

thence Westerly along said line and its Westerly extension a distance of 218 feet more or less to the Westerly Right of Way line of Hillside Drive;

thence Northwesterly along said line, a distance of 172 feet more or less to the Westerly line of Price Subdivision Block 2, Lot 5;

thence Northerly a distance of 60 feet more or less, to the Westerly line of Lot 1 of CSM 9142;

thence Northerly along said the line, a distance of 150 feet more or less to the Northerly line of Price Subdivision;

thence Westerly along said line, a distance of 719 feet more or less to a point on said line, said point being 194 feet Easterly of the NE corner of George Harris Broadway Heights Subdivision;

thence Southerly along the Westerly line of lands described by tax key number WAKT 1304982, a distance of 210 feet more or less to the Southerly Right of Way line of Hillside Drive;

thence Westerly along said line, a distance of 64 feet more or less to the Westerly line of lands described by tax key number WAKT 1304958;

thence Southerly along said line, a distance of 174 feet to the Southerly line of said lands;

thence Easterly along said line and its Easterly extension, a distance of 471 feet more or less to a point on the East line of the SE 1/4 of Section 2 and the Northerly line of Block 2, Price Addition;

thence Easterly along said line, a distance of 312 feet more or less to the Southerly line of Lot 5, Block 2 Price Subdivision;

thence Easterly along said line, a distance of 164 feet more or less to the Westerly Right of Way line of Hillside Drive;

thence Easterly a distance of 60 feet to the Northerly line of Lot 5, Block 3 of said Subdivision, also being on the Easterly Right of Way line of Hillside Drive;

thence Southerly along said line, a distance of 140 feet more or less to the Northerly line of Lot 6, Block 3 of said Subdivision;

thence Easterly along said line, a distance of 150 feet more or less to the Easterly line of said Subdivision;

thence Southerly along said line and its Southerly extension, a distance of 528 feet to the Northerly Right of Way line of County Highway D;

thence Westerly along said line, a distance of 166 feet to the Westerly line of Lot 1 of CSM 4428;

thence Northerly along said line, a distance of 217 feet more or less to the Southerly line of Price Subdivision;

thence Westerly along said line, a distance of 521 feet more or less to a point on the East line of Section 2, also being the Southwest corner of Lot 1 Block 1 of Price Subdivision;

thence Northerly along said line a distance of 28 feet more or less to the Northerly line of lands described by tax key number WAKT 1304959;

thence Westerly along said line, a distance of 119 feet to the Westerly line of said lands;

thence Southerly along said line, a distance of 44 feet more or less to the Southerly line of lands described by tax key number WAKC 1304948;

thence Westerly along said line, a distance of 100 feet more or less to the Westerly line of said lands;

thence Northerly along said line, a distance of 5 feet more or less to the Northerly line of lands described by tax key number WAKT 1304961;

thence Westerly along said line, a distance of 90 feet more or less to the Easterly line of lands described by tax key number WAKT 1304962;

thence along said lands over the next 4 courses;

thence Northerly along said lands a distance of 25 feet more or less;

thence Westerly along said lands, a distance of 93 feet more or less;

thence Southerly along said lands a distance of 50 feet more or less;

thence Southerly along said lands, 110 feet to the Westerly line of lands described by tax key number WAKC 1304972;

thence Northerly along said line, a distance of 220 feet more or less to the Southerly Right of Way line of Harris Dive;

thence Westerly along said line, a distance of 94 feet to the Westerly line of lands described by tax key number WAKT 1304970;

thence Southerly along said line and its Southerly extension, a distance of 615 feet more or less to the Southerly Right of Way line of County Highway D;

thence Northwesterly along said line, a distance of 523 feet more or less to the Westerly line of lands described by tax key number WAKT1337999;

thence along said lands over the thence 4 courses;

thence Southwesterly along said lands, a distance of 199 feet more or less;

thence Southerly along said lands, a distance of 90 feet more or less;

thence Easterly along said lands, a distance of 59 feet more or less;

thence Southerly along said lands, and its Southerly extension, a distance of 136 feet more or less to the Northerly line of lands described by tax key number WAKC 1337206;

thence Easterly along said line, a distance of 100 feet more or less to the Easterly line of said lands;

thence Southerly along said line, a distance of 70 feet more or less to the Southerly line of said lands;

thence Westerly along said line, a distance of 100 feet more or less to the Westerly line of Lot 5 of Lookout Ridge Subdivision;

thence Southerly along said line, a distance of 160 feet more or less to the Northerly Right of Way line of Lookout Drive;

thence Easterly along said line, a distance of 266 feet to a point on said line;

thence Southerly a distance of 50 feet more or less to the Easterly line of lands described by tax key number WAKC 1337007;

thence Southerly along said line, a distance of 161 feet more or less to the Southerly line of said lands;

thence Westerly along the Southerly line of Orchard Nob Addition Subdivision and Lookout Ridge Addition Subdivision, a distance of 454 feet to the East 1/8 line of Section 11;

thence Southerly along said 1/8 line, a distance of 173 feet to the Northeasterly line of lands described by tax key number WAKC 1337934;

thence Northeasterly along said line, a distance of 59 feet more or less to the Southerly line of lands described by tax key number WAKT 1337009001;

thence Easterly along said line, a distance of 277 feet more or less to the Westerly line of lands described by tax key number WAKT 13 37984001;

thence Southwesterly along said line and its Southwesterly extension, 343 feet more or less to the Southerly Right of Way line of County Highway Y;

thence Southeasterly along said line, a distance of 46 feet more or less to the Westerly line of the Meadows 4th Addition Subdivision;

thence Southerly along said line, a distance of 294 feet more or less to the Northeasterly line of Lot 7, Block 15 of the Meadows Road Addition Subdivision;

thence Southerly along said line, a distance of 141 feet more or less to the Easterly line of said Subdivision;

thence Southerly along said line, a distance of 307 feet more or less to the Northeasterly line of Lot 2 of CSM 1184;

thence Northeasterly along said line and its Northeasterly extension, a distance of 144 feet more or less to the Northeasterly line of CSM 1184;

thence Southeasterly along said line, a distance of 235 feet more or less to the Northeasterly corner of Lot 4 of CSM 1184;

thence Northeasterly along the Northerly line of Parcel one of Grey Manor Condominiums and its Southerly extension, a distance of 206 feet more or less to the Southerly Right of Way line of County Highway Y;

thence Northwesterly along said line, a distance of 89 feet more or less to a point on said line, said point being in the Southwesterly line extension of lands described by tax key number WAKC 1337977;

thence Northeasterly along said line, a distance of 296 feet more or less to the Northerly line of said lands;

thence Southeasterly along said line, a distance of 274 feet more or less to the Easterly line of lands described by tax key number WAKT 1337985;

thence Northerly along said line, a distance of 362 feet to the Northerly line of Endfield Estates Two Condominiums;

thence along said lands over the next 5 courses;

thence Easterly along said line a distance of 104 feet more or less;

thence Southerly along said line, a distance of 110 feet more or less;

thence Easterly along said line, a distance of 103 feet more or less;

thence Northerly along said line, a distance of 110 feet more or less;

thence Easterly along said line and its Easterly extension, being the Northerly line of Morningside Hills Subdivision, a distance of 2057 feet more or less to the Westerly Right of Way line of State Highway 59;

thence Northerly along said line, a distance of 2035 feet more or less to a point on said line, said point being in the Westerly line extension of lands described by tax key number WAKC 1299974;

thence Easterly along said line, a distance of 881 feet to the Easterly line of said lands;

thence Southerly along said line, a distance of 874 feet more or less to the center line of County Highway D;

thence Southeasterly along said line, a distance of 2659 feet to the Northwesterly line of Lot 1 of CSM 5024;

thence Southwesterly along said line, a distance of 880 feet more or less to the Southerly line of said lands;

thence Easterly along said line, a distance of 727 feet more or less to the Easterly line of Springbrook North Subdivision;

thence Southerly along said line, a distance of 143 feet more or less to the Southerly line of said Subdivision;

thence Westerly along said line and its Westerly extension, a distance of 3019 feet to the Westerly line of lands described by tax key number WAKC 1342998;

thence Northerly along said line, a distance of 1006 feet more or less to the Northerly line of CSM 1217;

thence Westerly along said line, a distance of 212 feet more or less to the Easterly Right of Way line of State Highway 59;

thence Southwesterly along said line, a distance of 1092 feet more or less to the Southwest corner of Lot 1 of CSM 10895;

thence along said lands over the thence 11 courses;

thence Easterly along said lands, a distance of 433 feet more or less;

thence Southerly along said lands, a distance of 307 feet more or less;

thence Westerly along said lands, a distance of 425 feet more or less;

thence Southeasterly along said Lands, a distance of 239 feet more or less;

thence Easterly along said lands, a distance of 140 feet more or less;

thence Easterly along said lands, a distance of 341 feet more or less;

thence Easterly along said lands, a distance of 1380 feet more or less;

thence Northerly along said lands, a distance of 175 feet more or less;

thence Easterly along said lands, a distance of 144 feet more or less;

thence Northerly along said lands, a distance of 365 feet more or less;

thence Easterly along said lands and its Easterly extension, a distance of 209 feet more or less to the Northwest corner of lands described by tax key number WAKC 1341994001;

thence Easterly along said Northerly line of said lands, a distance of 1225 feet to the Easterly line of said lands;

thence Southerly a distance of 3120 feet more or less along said line and parallel with and 25 feet Westerly from the East line of the NE 1/4 and SE 1/4 of Section 12; to the South line of the SE 1/4 of said Section;

thence Southwesterly along said line, a distance of 1742 feet more or less to the Northeasterly Right of Way line of County Highway Y;

thence Northwesterly along said line, a distance of 2858 feet more or less to a point on said line, said point being in the easterly extension line of lands described by tax key number WAKT 13439977;

thence Southwesterly along said line, a distance of 234 feet more or less to the Westerly line of lands described by tax key number WAKT 1343996;

thence Southerly along said line, a distance of 195 feet more or less to the Northerly line of lands described by tax key number WAKT 1343995;

thence Westerly along said line, a distance of 70 feet more or less to the Westerly line of said lands;

thence Southerly along said line and its Southerly extension, a distance of 190 feet to the Southerly line of lands described by tax key number WKKT 1343994;

thence Easterly along said line, a distance of 230 feet more or less to the Westerly Right of Way line of Guthrie Road;

thence Northerly along said line, a distance of 38 feet more or less to a point on said line, said point being on the Westerly extension of the Northerly line of Wyndwood Condominiums;

thence Easterly along said line, a distance of 237 feet more or less to the Southwesterly Right of Way line of County Highway Y;

thence Southeasterly along said line, a distance of 1240 feet to the Southeasterly line of lands described by tax key number WAKC 1344998;

thence Southwesterly along said line, a distance of 194 feet to the Easterly line of the Minooka Parkway Estates Subdivision;

thence Southeasterly along said line and its Southerly extension, a distance of 1272 feet more or less to the Southerly Right of Way line of Sunset Drive;

thence Easterly along said line, a distance of 100 feet more or less to a point, said point being the Southerly extension of the Easterly line of Lot 1 of CSM 11495;

thence Northerly along said line, a distance of 481 feet more or less to the Northerly line of lands described by tax key number WAKC 1345983;

thence Southeasterly along said line, a distance of 211 feet more or less to the Westerly Right of Way line of Sunset Circle;

thence Southeasterly along said line, a distance of 135 feet more or less to the Southerly line of said lands;

thence Westerly along said lands, a distance of 137 feet more or less to the Westerly line of lands described by tax key number WAKT 1345984;

thence Southwesterly along said line, A distance of 253 feet more or less to the Southerly Right of Way line of Sunset Dive;

thence Easterly along said line, a distance of 400 feet more or less to a point on said line, said point been the Southerly extension of the Westerly line of Cedarwood Two Condominiums at Springbrook;

thence Northwesterly along said line, a distance of 254 feet more or less to a bend of said line;

thence Northwesterly along said line, a distance of 168 feet more or less to the Northwesterly line of said lands;

thence Northeasterly along said line, a distance of 166 feet more or less to the Southwesterly Right of Way line of County Highway Y;

thence Southeasterly along said line, a distance of 2076 feet to the Easterly line of lands described by tax key number WAKC 1345970;

thence along said lands over the thence 6 courses;

thence Southerly along said lands, a distance of 587 feet more or less;

thence Westerly along said lands, a distance of 2444 feet more or less;

thence Northwesterly along said lands, a distance of 43 feet more or less;

thence Northeasterly along said lands, a distance of 265 feet more or less;

thence Northwesterly along said lands, a distance of 120 feet more or less;

thence Southwesterly along said line and its Southwesterly extension, a distance of 311 feet to the Southwesterly Right of Way line of County Highway U;

thence Southwesterly along said line, a distance of 1510 feet more or less to the East line of the Southwest 1/4 of Section 13;

thence Southerly along said line, a distance of 405 feet more or less to the Northerly line of Lot 1 of CSM 909;

thence Westerly along said line and its Westerly extension, a distance of 310 feet to the Westerly Right of Way line of Foxcroft Lane;

thence Southerly along said line, a distance of 499 feet more or less to a point on said line, said point being on the Northwesterly extension of the Southwesterly line of Lot 4 of CSM 909;

thence Southeasterly along said line, a distance of 345 feet more or less to the Southeasterly line of said lands;

thence Northeasterly along said line, a distance of 194 feet more or less to the East line of the Southwest 1/4 of Section 13;

thence Southerly along said line, a distance of 1285 feet to the South 1/4 corner of Section 13;

thence Southeasterly along the South line of the Southwest 1/4 of said Section 13, a distance of 2686 feet more or less to the Southeast 1/4 corner of Section 14;

thence Westerly along the South line of the SE 1/4 of Section 14, a distance of 33 feet more or less to the Westerly Right of Way of Milky Way Road;

thence Northerly along said line, a distance of 33 feet to a point on said Right of Way;

thence Easterly to the Easterly Right of Way of Milky Way, said line being North of and parallel to the South line of the Southwest 1/4 of Section 13, a distance of 66 feet more or less to the Southerly line of Parcel 2 CSM 8713;

thence Easterly along said line, a distance of 542 feet more or less to the Easterly line of said CSM;

thence Northwesterly along said line, a distance of 638 feet to the Northerly line of Parcel one of CSM 8713;

thence Westerly along said line, a distance of 297 feet more or less to the Westerly Right of Way line of Milky Way;

thence Northerly along said line, a distance of 709 feet more or less to the Northerly line of Deerfield Estates Subdivision;

thence Westerly along said line, a distance of 677 feet to the Westerly Right of Way line of Mayer Way;

thence Southeasterly along said line, a distance of 98 feet more or less to the Easterly line of Lot 3 of Deerfield Estates;

thence Southwesterly along said line, a distance of 148 feet more or less to the Southerly line of a said lands;

thence Westerly along said line, a distance of 609 feet more or less to the Westerly line of said lands, also being the East 1/8 line of Section 14;

thence Northerly along said line, a distance of 1489 feet to the Southerly Right of Way line of State Highway 59;

thence Northeasterly along said line, a distance of 127 feet more or less to the South line of the SE 1/4 of Section 14;

thence Easterly along said line, a distance of 1204 feet to the Westerly Right of Way line of Milky Way;

thence Northerly along said line, a distance of 1563 feet to a point on said Right of Way line;

thence Easterly, a distance of 34 feet more or less to the South line of lands described by tax key number WAKT 1346997;

thence Easterly along said line and its Easterly extension, a distance of 306 feet more or less to the Easterly line of lands described by tax key number WAKT 1346996;

thence Northerly along said line, a distance of 224 feet to the Southerly Right of Way line of Sunset Dive;

thence Westerly along said line, a distance of 484 feet more or less to the Easterly Right of Way line of state Highway 59;

thence Southwesterly along said line, a distance of 2142 feet to the East 1/8 line of Section 14;

thence Northerly along said 1/8 line, a distance of 1074 feet more or less to the South line of lands described by tax key number WAKT 134 9997;

thence Easterly along said line, a distance of 178 feet more or less to the Easterly line of said lands;

thence Northeasterly along said line, a distance of 1132 feet more or less to the Southerly Right of Way line of East Sunset Drive;

thence Northerly along said line, a distance of 162 feet more or less to a point on said Right of Way line;

thence Northwesterly to a point on the South line of the SE 1/4 of Section 11, said point being 1701 feet West of the SE corner of said Section 11;

thence Easterly along said line, a distance of 350 feet to the East 1/8 line of Section 11;

thence Northerly along said line, a distance of 160 feet more or less to the Southerly line of Seitz Estates Subdivision Number 5;

thence Westerly along said line, a distance of 1359 feet to the West line of the SE 1/4 of Section 11;

thence Southerly along said line, a distance of 210 feet more or less to the North 1/4 corner of Section 14;

thence Southerly along the West line of the NE 1/4 of Section 14, a distance of 1539 feet to the Northerly line of lands described by tax key number WAKC 1349989006;

thence Easterly along said line, a distance of 673 feet to the Easterly line of said lands;

thence Southerly along said line, a distance of 1326 feet to the South line of the NE 1/4 of Section 14;

thence Westerly along said line, a distance of 670 feet more or less to the Southwest corner of the SE 1/4 of said Section;

thence Southerly along the East line of the Southwest 1/4 of said Section 14, a distance of 343 feet to the Northwesterly Right of Way line of State Highway 59;

thence Southwesterly along said line, a distance of 1752 feet more or less to the Westerly line of lands described by tax key number WAKC 1350999009;

thence along said lands over the next 10 courses;

thence Northwesterly along said line, a distance of 80 feet more or less;

thence Northerly along said line, a distance of 852 feet more or less;

thence Northerly along said line, a distance of 150 feet more or less;

thence Northerly along said line, a distance of 436 feet more or less;

thence Easterly along said line, a distance of 92 feet more or less;

thence Northerly along said line, a distance of 170 feet more or less;

thence Easterly along said line, a distance of 42 feet more or less;

thence Northerly along that line, a distance of 120 feet more or less;

thence Westerly along said line, a distance of 43 feet more or less;

thence Northerly along said line, a distance of 379 feet more or less to the Northerly line of lands described by text key number WAKT 1350997;

thence Westerly along said line, a distance of 234 feet to the Easterly Right of Way line of Big Bend Road;

thence Southerly along said line, a distance of 390 feet to the Northerly line of lands described by tax key number WAKC 1350994;

thence Easterly along said line, a distance of 267 feet more or less to the Easterly line of said lands;

thence Southerly along said line, a distance of 100 feet more or less to the Southerly line of said lands;

thence Westerly along said line, a distance of 267 feet to the Easterly Right of Way line of Big Bend Road;

thence Southerly along said line, a distance of 184 feet to the Northerly line of Stella Doro Acres Subdivision;

thence Easterly along said line, a distance of 150 feet to the Easterly line of said Subdivision;

thence Southerly along said line, a distance of 475 feet to the Southerly line of said Subdivision;

thence Westerly along said line, 150 feet more or less to the Easterly Right of Way line of Big Bend Road;

thence Southerly along said line, a distance of 947 feet more or less to the Northerly Right of Way line of State Highway 59;

thence Southerly to a point on the Southerly Right of Way line of State Highway 59 said point being 155 feet Northeasterly of the Easterly Right of Way of Big Bend Road;

thence Southwesterly along said line, a distance of 155 feet to the Easterly Right of Way line of Big Bend Road;

thence Southerly along said line, a distance of 663 feet more or less to a point on said line;

thence Westerly along said line, a distance of 66 feet more or less to the Southerly line of Lot 1 CSM 10603;

thence Westerly along said line, a distance of 321 feet more or less to the Southerly line of Lot 2 of CSM 10603;

thence Westerly along said line, a distance of 251 feet more or less to the Easterly Right of Way line of South East Avenue;

thence Southerly along said line, a distance of 317 feet more or less to the Northerly line of Parcel 1 of CSM 31397;

thence Westerly along said line and its Westerly extension, a distance of 113 feet more or less to the West line of the Southwest 1/4 of Section 14;

thence Southerly along said line, a distance of 407 feet more or less to a point on said line;

thence Easterly a distance of 80 feet more or less to a point on the Easterly Right of Way line, said point also being the Southwest corner of Parcel 2 of CSM 3139;

thence Southerly along said line, a distance of 243 feet more or less to a point on said line;

thence Westerly a distance of 163 feet more or less to the Northerly line of Lot 5 of CSM 6378;

thence Westerly along said a line and its Westerly extension, a distance of 1277 feet more or less to the Westerly line of Lot 11 of CSM 6376;

thence Southerly along said line and its Southerly extension, a distance of 881 feet more or less to the Northerly line of Lot 8 of CSM 8206;

thence Westerly along said line, a distance of 223 feet more or less to the Westerly line of said CSM;

thence Southerly along said line, a distance of 1368 feet more or less to the South line of the NE 1/4 of Section 22;

thence Southwesterly along said line, a distance of 1097 feet more or less to the Southwest 1/4 corner of the NE 1/4 of said Section 22;

thence Westerly along the South line of the NW ¼ of Section 22, a distance of 713 feet more or less to the Westerly line of the Canadian National Railroad;

thence Southerly along said line, a distance of 2583 feet to the Northerly Right of Way line of Lawnsdale Road;

thence Westerly along said line a distance of 1504 feet to a point on said line;

thence Southerly along said line a distance of 66 feet more or less to the Northeast corner of lands described by tax key number WAKC 1402998;

thence along said lands over the next 9 courses;

thence Easterly along said line, a distance of 498 feet more or less;

thence Easterly along said lands, a distance of 428 feet more or less;

thence Southerly along said lands, a distance of 851 feet more or less;

thence Westerly along said lands, a distance of 28 feet more or less;

thence Southerly along said lands, a distance of 328 feet or less;

thence Westerly along said lands, a distance of 1320 feet more or less;
thence Northerly along said lands, a distance of 387 feet more or less;
thence Southwesterly along said lands, a distance of 175 feet more or less;
thence Westerly along said lands, a distance of 843 feet more or less;
thence Easterly along said lands, a distance of 175 feet more or less;
thence Northerly along said line and its Northerly extension, a distance of 444 feet more or less to the Northerly Right of Way line of Lawnsdale Road;
thence Westerly along said line, a distance of 213 feet more or less to the Westerly Right of Way line of Center Road;
thence Northerly along said line, a distance of 969 feet to a point on said line;
thence Easterly 75 feet more or less to the Southwest corner of CSM 1364;
thence along said CSM over the next 5 courses;
thence Easterly along said CSM, a distance of 290 feet more or less;
thence Northerly along said CSM, a distance of 127 feet more or less;
thence Westerly along said CSM, a distance of 91 feet more or less;
thence Northwesterly along said CSM, a distance of 49 feet more or less;
thence Westerly along said CSM and its Westerly extension, a distance of 238 feet to the Westerly Right of Way line of Center Road;
thence Northerly along said line, a distance of 557 feet more or less to a point on said line;
thence Easterly 75 feet more or less to the Southwest corner of lands described by tax key number WAKT 13839977;
thence along said lands over the next 3 courses;
thence Easterly along said lands, a distance of 256 feet more or less;
thence Northerly along said lands, a distance of 150 feet more or less;
thence Westerly along said line and its Westerly extension, a distance of 330 feet more or less to the Westerly Right of Way line of Center Road;
thence Northerly along said line, a distance of 734 feet more or less to a point on said line;
thence along said lands over the next 3 courses;
thence Easterly a distance of 40 feet more or less to the Southwest corner of lands described by tax key number WAKT 1382995;

thence Easterly along the Southerly line of said lands, a distance of 209 feet more or less;

thence Northerly along said lands and its Northerly extension, a distance of 522 feet more or less to the North line of lands described by tax key number WAKT 1382996;

thence Westerly along said lands and its Westerly extension, a distance of 251 feet more or less to the Westerly Right of Way line of Center Road;

thence Northerly along said line a distance of 149 feet more or less;

thence Easterly along said line, a distance of 9 feet more or less;

thence Northerly along said line, a distance of 1994 feet to the South line of the SE 1/4 of Section 16;

thence Northerly along said line, a distance of 663 feet to a point on said line;

thence Easterly, a distance of 33 feet more or less to the Southeasterly corner of lands described by tax key number WAKT 1355999001;

thence along said lands over the next 3 courses;

thence Easterly along said land, a distance of 223 feet more or less;

thence Northerly along said land, a distance of 158 feet more or less;

thence Westerly along said line and its Westerly extension, a distance of 256 feet more or less to the Westerly Right of Way of Center Road;

thence Northerly along said line, a distance of 515 feet more or less to the Northerly Right of Way line of State Highway 59;

thence Easterly along said line, a distance of 33 feet more or less to the West line of the Southwest 1/4 of Section 15;

thence Southerly along said line, a distance of 15 feet more or less to the Northerly Right of Way line of State Highway 59;

thence Easterly along said line, a distance of 209 feet more or less to a point on said Right of Way line;

thence Northerly along said line, a distance of 14 feet more or less to the Southwest corner of Mallard Pointe Condominiums;

thence Northerly along the Westerly line of Mallard Pointe Condominiums, a distance of 1046 feet more or less to the Southerly line of said Condominiums;

thence Westerly along said line and its Westerly extension, a distance of 242 feet more or less to the Westerly Right of Way of Center Road;

thence Northerly along said line, a distance of 282 feet to the Southerly Right of Way line of Burr Oak Boulevard;

thence Westerly along said line, a distance of 632 feet more or less to the Northeast corner of Brain Tree Manor Subdivision;

thence Southerly along said line, a distance of 660 feet more or less to the Northerly line of Brain Tree Addition Number One Subdivision;

thence Easterly along said line and its Easterly extension, a distance of 632 feet more or less to the Westerly Right of Way line of Center Road;

thence Southerly along said line, a distance of 100 feet more or less to the Northeast corner of CSM 388;

thence along said CSM over the next 3 courses;

thence Westerly along said CSM, a distance of 167 feet more or less;

thence Southerly along said CSM, a distance of 120 feet more or less;

thence Easterly along said CSM, a distance of 167 feet more or less to the Westerly Right of Way of Center Road;

thence Southerly along said line a distance of 468 feet more or less to the Northerly Right of Way of State Highway 59;

thence Westerly along said Right of Way line, a distance of 190 feet more or less to a point on said line;

thence Southerly along said line, a distance of 210 feet to a point on the Southerly Right of Way line of State Highway 59, also being the Northwest corner of Lot 1 Block One of Chestnut Hill Subdivision;

thence along said lands over the next 4 courses;

thence Easterly along said lands, a distance of 200 feet more or less;

thence Southeasterly along said lands, a distance of 60 feet more or less;

thence Southerly along said lands, a distance of 86 feet more or less;

thence Westerly along said lands, a distance of 220 feet to more or less to the Westerly line of CSM 308;

thence Southerly along said line and its Southerly extension, a distance of 193 feet more or less to the Southerly Right of Way line of Wesley Drive;

thence Westerly along said line, a distance of 431 feet to the Easterly line of River Hills Estates Condominiums;

thence along said line over the next 5 courses;

thence Southerly along said lands, a distance of 177 feet more or less;

thence Southwesterly along said lands, a distance of 468 feet more or less;

thence Westerly along said lands, a distance of 160 feet or less;

thence Northwesterly along said lands, a distance of 25 feet more or less;

thence Southwesterly along said line, a distance of 171 feet more or less to the Northeasterly Right of Way line of Morris Drive;

thence Southeasterly along said line, a distance of 25 feet to a point on said line;

thence Southwesterly, a distance of 66 feet to the Northerly corner of Block 4 of Chestnut Hill Subdivision;

thence along said Block 4 over the next 3 courses;

thence Southwesterly along said Block 4, a distance of 212 feet more or less;

thence Southerly along said Block 4, a distance of 215 feet more or less;

thence Easterly along said Block 4, a distance of 233 feet more or less to the Westerly Right of Way line of Rickert Drive;

thence Northeasterly along said line, a distance of 296 feet to the Southerly corner of Lot 7, Block 3 of Chestnut Hills Subdivision;

thence Southeasterly to the Easterly Right of Way of Rickert Drive a distance of 66 feet more or less, point being parallel to the Westerly Right of Way of said Rickert Drive;

thence Southwesterly along said line, a distance of 230 feet more or less to the Southerly line of Block 2 of Chestnut Hills Subdivision;

thence Easterly along said line, a distance of 712 feet more or less to the Southerly line of Lot 1 of CSM 418;

thence Easterly along said line, a distance of 242 feet to a line that is 50 feet West of and parallel to the Westerly Right of Way of Center Road;

thence Southerly along said line, a distance of 1661 feet to the Northerly line of Lot 2 of CSM 10937;

thence Easterly along said line, a distance of 13 feet more or less to the Easterly line of said CSM;

thence Southerly along said line, a distance of 166 feet more or less to the Northerly Right of Way line of Oak View Drive;

thence Southwesterly along said line, a distance of 306 feet more or less to the Westerly line of Lot 1 of CSM 10937;

thence Northwesterly along a said line, a distance of 242 feet more or less to the Northerly line of Oakdale Waukesha Subdivision;

thence Westerly along said line, a distance of 1458 feet more or less do the Easterly Right of Way line of Leslie Lane;

thence Southerly along said line, a distance of 262 feet more or less to the Northerly Right of Way line of Dale Drive;

thence Westerly along said line, a distance of 66 feet to the Westerly line of Leslie Lane;

thence Northerly along said line, a distance of 273 feet to the Northerly line of Oakdale Waukesha Subdivision;

thence so Westerly along said line, a distance of 347 feet more or less to the Westerly line of River Hills Estates #2 Subdivision;

thence Northeasterly along said line, distance of 651 feet more or less to the Southerly line of Lot 3, Block2 of River Hills Estates;

thence Westerly along said line and the Southerly line of CSM 8607 and its Westerly extension, a distance of 373 feet to the Westerly Right of Way line of Oakdale Dr;

thence Westerly along said line, a distance of 1014 feet more or less to the Northerly line of CSM 638;

thence Westerly along said line, a distance of 308 feet more or less to the Westerly line of said CSM;

thence Southeasterly along said line, a distance of 300 feet more or less to the South line of the Northwest 1/4 of Section 21;

thence Westerly along said line, a distance of 2334 feet more or less to the South line of the SE 1/4 of Section 20;

thence Westerly along said line, a distance of 2339 feet more or less to the Easterly Right of Way line of River Valley Road;

thence Southwesterly along said line, a distance of 1225 to the Northeasterly Right of Way line of County Highway H;

thence Southeasterly along said line, a distance of 2505 feet more or less to the Northerly Right of Way line of Lawnsdale Road;

thence Easterly along said line, a distance of 1297 feet more or less along said line to a point;

thence Southerly along said line, a distance of 25 feet to a point on said line;

thence Easterly along said line, a distance of 900 feet more or less to the East line of the SE 1/4 of Section 20;

thence Southerly along said line, a distance of 35 feet more or less to the North line of the SW 1/4 of Section 21;

thence Easterly along said line, a distance of 680 feet more or less to a point;

thence Southerly, a distance of 50 feet more or less to the Westerly line of Wild Flower Ridges Subdivision;

thence along said lands over the thence 10 courses;

thence Southerly along said lands, a distance of 262 feet more or less;

thence Southwesterly along said lands, a distance of 140 feet more or less;

thence Southerly along said lands, a distance of 926 feet more or less;

thence Southeasterly along said lands, a distance of 243 feet more or less;

thence Southwesterly along said lands a distance of 350 feet more or less;

thence Southerly along said lands, a distance of 120 feet more or less ;

thence Southerly along said lands, a distance of 182 feet more or less;

thence Southeasterly along said lands, a distance of 118 feet more or less;

thence Southerly along said lands, a distance of 207 feet more or less;

thence Southwesterly along said lands, a distance of 291 feet more or less to the South line of the NW 1/4 of Section 28;

thence Southerly along said line, a distance of 677 feet more or less to the South line of the NE 1/4 of Section 29;

thence Westerly along said line, a distance of 2637 feet more or less to the South line of the NW 1/4 of Section 29;

thence Westerly along said line, a distance of 400 feet more or less to the center line of River Road;

thence Northeasterly along said line, a distance of 1577 feet to a point on said centerline;

thence Westerly a distance of 45 feet more or less to a point on the Westerly Right of Way of River Road that is perpendicular to said centerline;

thence Northerly along said line, a distance of 30 feet more or less to a point on said line;

thence Westerly, a distance of 46 feet or less to a point on the centerline of the Fox River that is perpendicular to said Right of Way line;

thence Southwesterly along said line, a distance of 1031 feet to the Easterly line of Rivers Crossing Addition #2 Subdivision;

thence Southwesterly along said line, a distance of 70 feet to the Southerly line of said Subdivision;

thence Westerly along said line, a distance of 2125 feet to the Westerly line of said Subdivision;

thence Northerly along said line, a distance of 1256 feet more or less to the Southerly line of lands described by tax key number WAKC 1372996004;

thence Northwesterly along said line, a distance of 1142 feet to the Westerly line of said lands;

thence Northeasterly along said line, a distance of 780 feet more or less to the Southerly line of Rivers Crossing Addition #3 Subdivision;

thence Northwesterly along said line, a distance of 1795 feet to the Southeasterly Right of Way line of County Highway X;

thence Northeasterly along said line, a distance of 520 feet more or less to the Northeast corner of Outlot 7 of said Subdivision;

thence Northwesterly a distance of 100 feet more or less to a point on the Northwesterly Right of Way of said Road, said point being perpendicular to said line;

thence Northeasterly along said line, a distance of 860 feet to a point on said line;

thence Southeasterly a distance of 100 feet more or less to the Southwesterly line of lands described by tax key number WAKT 1372999;

thence Southeasterly along said line, a distance of 1372 feet more or less to the Easterly line of said lands;

thence Northerly along said line, a distance of 1680 feet more or less to the center line of County Highway X;

thence Northeasterly along said line, a distance of 27 feet more or less to the West 1/4 corner of Section 20;

thence Southerly along the West line of the Southwest 1/4 of said Section, a distance of 66 feet more or less to the Southeasterly Right of Way line of County Highway X;

thence Northeasterly along said line, a distance of 793 feet more or less to the Westerly Right of Way line of River Road;

thence Northeasterly, a distance of 66 feet more or less to a point on the Easterly Right of Way line of River Road, said point being perpendicular to said line;

thence Northwesterly along said line, a distance of 20 feet more or less to the Southeasterly Right of Way line of County Highway X;

thence Northeasterly along said line, a distance of 1044 feet more or less to a point on said line;

thence Northwesterly a distance of 30 feet more or less to a point on the centerline of County Highway X, said point being perpendicular to said line;

thence Northwesterly a distance of 58 feet more or less to the Northeasterly line of Overlook Farms Subdivision;

thence along said lands over the next 3 courses;

thence Northwesterly along said lands, a distance of 55 feet more or less;

thence Northwesterly along said lands, a distance of 295 feet more or less;

thence Westerly along said lands, a distance of 965 feet to the East line of the NE 1/4 of Section 19;

thence Northerly along said line, a distance of 503 feet to the Southerly Right of Way line of Stonegate Road;

thence Westerly along said line, a distance of 250 feet more or less to the Easterly Right of Way of Heather Drive;

thence Northerly along said line, a distance of 66 feet more or less to the Northerly Right of Way line of Stonegate Road;

thence Easterly along said line, a distance of 272 feet more or less to the East line of the NE 1/4 of Section 19;

thence Northerly along said line, a distance of 454 feet more or less to the NW 1/4 corner of Section 20;

thence Easterly, a distance of 1217 feet more or less along the North line of the NW 1/4 of said Section to the Southerly line of Lawrence Woods Subdivision;

thence Southeasterly along said line, a distance of 225 feet to the Northwesterly Right of Way line of Donald Drive;

thence Northeasterly along said line, a distance of 342 feet more or less to a point on said line;

thence Southeasterly, a distance of 60 feet more or less to the Southeasterly Right of Way of Donald Drive, said point being perpendicular to said line;

thence Southwesterly along said line, a distance of 150 feet to the Southerly line of Lawrence Woods Subdivision;

thence Southeasterly along said line, a distance of 411 feet more or less to the Southeasterly Right of Way line of County Highway X;

thence Northeasterly along said line, a distance of 707 feet more or less to the Northerly line of Lot 1 of CSM 10555;

thence Easterly along said line, a distance of 369 feet more or less to the Easterly line of said lands;

thence Southerly along said line, a distance of 379 feet more or less to the Northerly Right of Way line of Lawrence Lane;

thence Westerly along said line, a distance of 55 feet more or less to the Westerly line of CSM 1376;

thence Southerly along said line, a distance of 240 feet more or less to the Southerly line of said CSM;

thence Easterly along said line, a distance of 123 feet more or less to the East line of the NW 1/4 of Section 20;

thence Northerly along said line, a distance of 251 feet more or less to the North 1/4 corner of said Section, located on the Southerly Right of Way line of Lawrence Lane;

thence Northeasterly along said line, a distance of 112 feet more or less to the Easterly Right of Way line of River Ridge Drive;

thence Southeasterly along said line, a distance of 24 feet more or less to the North line of the NE 1/4 of Section 20;

thence Easterly along said line, a distance of 969 feet more or less to the Easterly line of Lawrence Estates Subdivision;

thence Northerly along said line, a distance of 763 feet to the Northerly line of said Subdivision;

thence Westerly along said line, a distance of 772 feet more or less to the Easterly line of Parcel A of CSM 1197;

thence Northerly along said line, a distance of 201 feet more or less to the Easterly line of lands described by tax key number WAKT 1364996;

thence along said lands over the next 3 courses;

thence Northeasterly along said lands, a distance of 123 feet more or less;

thence Northeasterly along said lands, a distance of 161 feet more or less;

thence Northwesterly along said lands and its Northwesterly extension, a distance of 388 feet more or less to the Northwesterly Right of Way line of County Highway X;

thence Northeasterly along said line, a distance of 231 feet more or less to the Westerly line of lands described by tax key number WAKT 13649977;

thence along said lands over the next 5 courses;

thence Southeasterly along said lands, a distance of 50 feet more or less;

thence Northeasterly along said lands, a distance of 154 feet more or less;

thence Northwesterly along said lands, a distance of 50 feet more or less;

thence Northeasterly along said lands, a distance of 185 feet more or less;

thence Westerly along said line and its Westerly extension, a distance of 557 feet more or less to a point on the Southerly Right of Way line of State Highway 59;

thence Northwesterly a distance of 150 feet more or less to the Easterly line of line described by tax key number WAKT 1363998;

thence Northerly along said line, a distance of 751 feet more or less to the North line of the Southwest 1/4 of Section 17;

thence Westerly along said line, a distance of 248 feet more or less to the Northeasterly line of lands described by tax key number WAKT 1363018;

thence Northwesterly along said line, a distance of 146 feet to the Northwesterly line of said Subdivision;

thence Southwesterly along said line, a distance of 149 feet more or less to a point on said line;

thence Westerly along said line, a distance of 4 feet more or less to the North line of the Southwest 1/4 of Section 17;

thence Westerly along said line, a distance of 684 feet to the Easterly line of lands described by tax key number WAKT 1362984;

thence Northerly along said line, a distance of 29 feet more or less to the Southeasterly line of Hawthorne Hollow Subdivision;

thence along said lands over the next 7 courses;

thence Northeasterly along said lands, a distance of 282 feet more or less;

thence Northeasterly along said lands, a distance of 228 feet more or less;

thence Northeasterly along said lands, a distance of 230 feet more or less;

thence Northeasterly along said lands, a distance of 184 feet more or less;

thence Northwesterly along said lands, a distance of 100 feet more or less;

thence Northeasterly along said lands, a distance of 165 feet more or less;

thence Northwesterly along said lands, a distance of 32 feet to the Southerly Right of Way line of Hawthorne Hollow Drive;

thence Northeasterly a distance of 601 feet more or less to the Easterly line of lands described by tax key number WAKT 1362981;

thence Northeasterly along said lands, a distance of 636 feet more or less to the Northerly line of lands described by tax key number WAKC 1361975001;

thence Easterly along said line, a distance of 421 feet more or less to the Westerly line of said lands;

thence Southeasterly along said line, a distance of 924 feet more or less to a point on said line;

thence Southeasterly along said line, a distance of 188 feet to the Southeasterly line of said lands;

thence Southwesterly along said line and its Southerly extension, a distance of 504 feet to a point, said point being 400 feet North of and parallel with the Southerly line of lands described by tax key number WAKT 1364998;

thence Westerly along said line, a distance of 200 feet more or less to a point that is 400 feet North of and parallel with said lands;

thence Southerly along said line a distance of 400 feet more or less to the Southerly line of said lands;

thence Easterly along said line, a distance of 167 feet more or less to the Northwesternly Right of Way line of County Highway X;

thence Northeasterly along said line, a distance of 845 feet to the center line of Pebble Creek Road;

thence Southeasterly along said line, a distance of 168 feet to a point on said line;

thence Southeasterly, a distance of 8 feet more or less to the Southerly meander line of Pebble Creek;

thence Southeasterly along said line, a distance of 2345 feet more or less to a point on the East line of the SE 1/4 of Section 17, said point being 188 feet South of the E 1/4 corner of said Section;

thence Northerly along said line, a distance of 188 feet to said quarter corner;

thence Easterly along the South line of the NW 1/4 of Section 16, a distance of 250 feet more or less to the center line of the Fox River;

thence Northerly along said line, a distance of 3149 feet to a point on said line that is perpendicular to the Southerly line of Outlot 1 of Rivers Edge Subdivision;

thence Southeasterly a distance of 27 feet more or less to the Westerly line of said line;

thence Northwesternly along said line, a distance of 254 feet more or less to the North line of the NW 1/4 of Section 16;

thence Westerly along said line, a distance of 603 feet more or less to the NE corner of the NE 1/4 of Section 17;

thence Westerly along said line, a distance of 210 feet more or less to a point on line;

thence Southerly a distance of 36 feet more or less to the Northerly line of lands described by tax key number WAKC 1361998;

thence along said lands over the next 4 courses;

thence Southeasterly along said lands, a distance of 77 feet more or less;

thence Southwesterly along said lands, a distance of 129 feet more or less;

thence Northeasterly along said lands, a distance of 250 feet more or less ;

thence Southeasterly along said lands, a distance of 61 feet more or less to the Northerly line of said lands;

thence Northerly to the North line of the NE 1/4 Section 17 a distance of 36 feet more or less, said point being parallel with the Northerly line of said lands;

thence Westerly along said line, a distance of 1001 feet more or less to the Easterly line of Lot 18 of Davies Subdivision;

thence Southerly along said line, a distance of 116 feet to the Southerly line of said lands;

thence Westerly along said line, a distance of 200 feet more or less to the Westerly line of said lands;

thence Northerly along said line, a distance of 116 feet to the North line over the NE 1/4 of Section 17;

thence Westerly along said line, a distance of 1014 feet more or less to the North 1/4 of Section 17;

thence Westerly along the North line of the NW 1/4 of Section 17, a distance of 967 feet more or less to the Westerly line of lands described by tax key WAKT 1361976002;

thence Southerly along said line and its Southerly extension, a distance of 1124 feet to a line that is 233 feet North of and parallel with the N 1/16th line of Section 17;

thence Easterly along said line, a distance of 225 feet to the Westerly line of said lands;

thence Southerly along said line, a distance of 233 feet more or less to the N 1/16th line of Section 17;

thence Westerly along said line, a distance of 1904 feet more or less to the W line of the NW 1/4 of Section 17;

thence Northerly along said line, a distance of 191 feet to a corner of lands described by tax key number WAKC 1362999003;

thence along said line over the next 14 courses;

thence Northeasterly along said lands, a distance of 59 feet more or less;

thence Northeasterly along said lands, a distance of 420 feet more or less;
 thence Northeasterly along said lands, a distance of 143 feet more or less;
 thence Northeasterly along said lands, a distance of 79 feet more or less;
 thence Northerly along said lands, a distance of 101 feet more or less;
 thence Westerly along said lands, a distance of 66 feet more or less;
 thence Northwesterly along said lands, a distance of 70 feet more or less;
 thence Northwesterly along said lands, a distance of 211 feet more or less;
 thence Westerly along said lands, a distance of 341 feet more or less;
 thence Northerly along said lands, a distance of 44 feet more or less;
 thence Northeasterly along said lands, a distance of 357 feet more or less;
 thence Easterly along said lands, a distance of 592 feet more or less;
 thence Northerly along said lands, a distance of 364 feet more or less to the North line of the NW 1/4 of Section 17;
 thence Easterly along said line, a distance of 565 feet more or less to a point on said line;
 thence Northerly a distance of 66 feet more or less to a point on the Northerly Right of Way line of Sunset Drive, said point being perpendicular to said Section line;
 thence Easterly along said line, a distance of 203 feet more or less to the Westerly line of lands described by tax key number WAKC 1328996;
 thence Northerly along said line and its Northerly extension, a distance of 850 feet more or less to a point on a line that is 252 feet Northwesterly of the Southerly line of Outlot 2 of Pebble Creek Industrial Park;
 thence Easterly a distance of 252 feet more or less to the Southwest corner of said Outlot 2;
 thence Northerly along the Westerly line of said lands, a distance of 358 feet more or less to a point on said Westerly line;
 thence Northwesterly along said line, a distance of 752 feet more or less to the Southerly line of the Wisconsin and Southern Railroad;
 thence Easterly along said line, a distance of 4049 feet to the East line of the Northeast of Section 8;
 thence Northerly along said line, a distance of 534 feet more or less to the center line of MacArthur Road;
 thence Westerly along said line, a distance of 117 feet to a point on said centerline, said point being parallel with the Southerly Right of Way of said Road;

thence Southerly a distance of 40 feet more or less to the Northeast corner of Lot 1 CSM 4917;

thence Southerly along the easterly line of said CSM, a distance of 352 feet more or less to the Northeasterly line of the Glacial Drumlin Trail;

thence Southerly along said line, a distance of 478 feet more or less to the Easterly line of lands described by tax key number WAKT 1325989;

thence Northerly along said line, a distance of 498 feet to the Southerly Right of Way line of MacArthur Road;

thence Westerly along said line, a distance of 990 feet to a point on said line, point being an extension of the Westerly Right of Way of Kensington Drive;

thence Northerly along said line a distance of 75 feet more or less to the Westerly Right of Way line of Kensington Drive;

thence Northeasterly along said line, a distance of 977 feet to the Northeasterly Right of Way line of Cambridge Avenue;

thence Northwesterly along said line, a distance of 254 feet more or less through the Southeasterly line of Lot 9 Block 3 of Kensington Park Subdivision;

thence Northeasterly along said line, a distance of 310 feet more or less to the Easterly line of said lands;

thence Northerly along said line, a distance of 75 feet more or less to the Northerly line of Lot 7 Block 3 of Kensington Park Subdivision;

thence Easterly along said line, a distance of 185 feet to the Easterly line of said line;

thence Southerly along said line, a distance of 328 feet to the Northerly Right of Way line of Kensington Drive;

thence Easterly along said line, a distance of 151 feet to the Easterly line of Kensington Park Addition Number 1 Subdivision;

thence Northerly along said line, a distance of 985 feet to the Point of Beginning.

ALSO INCLUDING THE FOLLOWING LANDS IN THE TOWN OF WAUKESHA

Beginning at the NE corner of Section 1, Township 6 N, Range 19 E;

thence Southerly along the East line of the NE 1/4 of said Section 1, a distance of 2583 feet more or less to the East quarter corner of said Section 1;

then Southerly along the East line of the SE 1/4 of said Section 1, a distance of 1602 feet more or less to the SE corner of lands described by tax key number WAKT 300979;

thence Westerly along the South line of said line and its Westerly extension, a distance of 459 feet more or less to the Easterly line of Parcel 2 of CSM 1214;

thence Southerly along the easterly line, a distance of 140 feet more or less to the Southerly line of said CSM;

thence Westerly along the Southerly line, a distance of 210 feet, more or less to the Westerly line of said CSM;

thence Northerly along a said line and its Northerly extension, a distance of 400 feet more or less to the South 1/16th line of Section 1;

thence Westerly along said 16th line a distance of 1009 feet more or less to the Westerly line of lands described by tax key number WAKT 1300987;

thence Northerly along said Westerly line, a distance of 662 feet more or less to the Southerly line of lands described by tax key number WAKT 1300988;

thence Westerly along said Southerly line, a distance of 321 feet more or less to the Westerly line of said lands;

thence Northerly along said line, a distance of 389 feet more or less to the Southerly line of the Union Pacific Railroad;

thence Westerly along the Southerly line, a distance of 1522 feet, more or less to the Easterly Right of Way line of state Highway 164;

thence Northerly along said line, a distance of 836 feet more or less to a point on said Right of Way;

thence Westerly along a line that is perpendicular to the Right of Way of state Highway 164, a distance of 120 feet more or less to the Westerly Right of Way of State Highway 164;

thence Northerly along said line, a distance of 845 feet more or less to the Northerly Right of Way line of State Highway 59;

thence Westerly long said Right of Way line, a distance of 53 feet more or less to the Westerly Right of Way line of State Highway 164;

thence Northeasterly along said line, a distance of 67 feet more or less to a point on said Right of Way;

thence Northerly along said line, a distance of 543 feet more or less to a point an said Right of Way;

thence Easterly along a line that is perpendicular to the Right of Way of State Highway 164, a distance of 83 feet more or less to the center line of state Highway 164;

thence Southerly along said line, a distance of 629 feet more or less to the Westerly extension of the Northerly Right of Way line of State Highway 59;

thence Easterly along said Right of Way line, a distance of 696 feet more or less to Northeasterly line of Parcel one of CSM 9186;

thence Northerly along said line, a distance of 468 feet more or less to a Northerly line of said CSM;

thence Westerly along said line, a distance of 215 feet more or less to an Easterly line of said CSM;

thence Northerly along said east line, a distance of 160 feet more or less to a Northerly line of said CSM;

thence Westerly along said North line and its Westerly extension, a distance of 476 feet more or less to the Easterly Right of Way line of State Highway 164;

thence Northerly along said line, a distance of 541 feet more or less to the Southerly Right of Way line of Coral Drive;

thence Northeasterly along said Right of Way line, a distance of 64 feet more or less to a point on said Right of Way line;

thence Easterly along said Right of Way line, a distance of 1010 feet more or less to the Westerly line of Lot 1 of CSM 8327;

thence along the boundary of Lot 1 of CSM 8327 over the next 7 courses;

thence Southerly along said lands, a distance of 290 feet more or less;

thence Easterly along said lands, a distance of 150 feet more or less;

thence Northerly along said lands, a distance of 50 feet more or less;

thence Easterly along said lands, a distance of 100 feet more or less;

thence Southerly along said lands, a distance of 50 feet more or less;

thence Easterly along said lands, a distance of 300 feet more or less;

thence Northerly along said lands, a distance of 362 feet more or less to the Northerly line of the NE 1/4 of said Section 1;

thence Easterly along said line, a distance of 2185 feet more or less to the Point of Beginning.

ALSO INCLUDING THE FOLLOWING LANDS IN THE TOWN OF WAUKESHA

Beginning at the Northeast corner of Anoka Heights subdivision, located in the NW 1/4 of Section 1;

thence Southerly along the Easterly line of said subdivision, a distance of 469 feet to the Southeasterly line of Lot 28 of said Subdivision;

thence Westerly along said line and its Westerly extension, a distance of 198 feet more or less to the Westerly Right of Way line of Anoka Avenue;

thence Southerly along said line, a distance of 292 feet to the Northerly Right of Way line of Arcadian Avenue;

thence Westerly along said line, a distance of 453 feet more or less to the Southwest corner of said Subdivision;

thence Northerly along the W line of said subdivision, a distance of 603 feet to the NW corner of said Subdivision

thence Easterly along the Northerly line of said subdivision, a distance of 663 feet to the Point of Beginning.

ALSO INCLUDING THE FOLLOWING LANDS IN THE TOWN OF WAUKESHA

Beginning at the Northwest corner of out Lot 1 of CSM 10610;

thence Southerly along the Westerly line of said CSM, a distance of 608 feet more or less to the Northerly line of lands described by tax key number WAKT 1331998;

thence Northwesterly along said line, a distance of 728 feet to the Easterly line of lands described by tax key number WAKT 1330986;

thence Northeasterly along said line, a distance of 116 feet more or less to the Northerly line of said lands;

thence Northwesterly along said line, a distance of 209 feet to the Easterly Right of Way of County Highway X;

thence Northeasterly along said line, a distance of 119 feet to a point on said line;

thence Westerly a distance of 146 feet more or less to a point on the Westerly Right of Way line of County Highway X, point being is parallel with said Easterly Right of Way line;

thence Northeasterly along said line, a distance of 255 feet to the Northerly line of lands described by tax key number WAKT 1330992;

thence Northwesterly along said line and its Northwesterly extension, a distance of 368 feet to the Westerly line of Parcel 2 of CSM 603;

thence Southwesterly along said line and its Southwesterly extension, a distance of 436 feet to the Southerly line of lands described by tax key number WAKC 1330982001;

thence Westerly along said line, a distance of 520 feet to the Westerly line of lands described by tax key number WAKT 1331980;

thence along said lands over the next 4 courses;

thence Southerly along said lands, a distance of 178 feet more or less;

thence Easterly along said lands, a distance of 118 feet more or less;

thence Southerly along said lands, a distance of 34 feet more or less;

thence Easterly along said lands, a distance of 585 feet more or less to the center line for the southbound lane of County Highway X;

thence Southwesterly along said line, a distance of 197 feet more or less to a point on said centerline, said point being parallel with the Westerly Right of Way of County Highway X;

thence Southeasterly, a distance of 29 feet more or less to a point that is an extension of the Northerly line of lands described by tax key number WAKC 1331983;

thence Southwesterly, a distance of 149 feet more or less along a line that is parallel with the easterly line of said lands, said line being 81 feet Easterly of said lands;

thence Northwesterly, a distance of 34 feet to a point that is an extension of the Southerly line of said lands;

thence Southwesterly a distance of 149 feet more or less along a line that is parallel with the Easterly line of lands described by tax key number WAKC 1331020, said line being 42 feet Easterly of said lands;

thence Northwesterly a distance of 32 feet more or less to the Northwesterly Right of Way of County Highway X, said line also being the Northeast corner of Grandview Boulevard Condominiums;

thence Southwesterly along said line, a distance of 299 feet more or less to the Southwesterly line of said lands;

thence Northwesterly along said line, a distance of 417 feet more or less to the Westerly line of lands described by tax key number WAKT 1331986;

thence Southwesterly along said line and its Southwesterly extension, a distance of 297 feet more or less to the Southerly line of lands described by tax key number WAKT 1331987;

thence Southeasterly along said line, a distance of 604 feet more or less to the Southeasterly Right of Way of County Highway X;

thence Northeasterly along said line, a distance of 670 feet more or less to the Northerly corner of lands described by tax key number WAKC 1331977;

thence along said lands over the next 6 courses;
thence Southeasterly along said lands, a distance of 323 feet more or less;
thence Northeasterly along said lands, a distance of 101 feet more or less;
thence Northeasterly along said lands, a distance of 121 feet more or less;
thence Northeasterly long said lands, a distance of 139 feet more or less;
thence Northeasterly along said lands, a distance of 128 feet more or less;
thence Southeasterly along said lands, a distance of 230 feet more or less to the center line of the Fox River;
thence Northeasterly along said line, a distance of 1712 feet more or less to the South line of the NE 1/4 of Section 9;
thence Westerly along said line, a distance of 108 feet to the Easterly line of out Lot 1 of CSM 10610;
thence Northerly along said line, a distance of 261 feet more or less to the Northerly line of said lands;
thence Westerly along said line, a distance of 840 feet more or less to the Point of Beginning.

ALSO INCLUDING THE FOLLOWING LANDS IN THE TOWN OF WAUKESHA

Commencing at the South 1/4 corner of Section 4;

thence Easterly along the South line of the SE 1/4 of said Section, a distance of 208 feet more or less to the Westerly line of line described by tax key number WAKT 1312990001, said point also been the Point of Beginning;
thence Northerly along said line, a distance of 329 feet more or less to the Southerly line of lands described by tax key number WAKT 1312991;
thence Westerly along said line, a distance of 72 feet more or less to the Westerly line of said lands;
thence Northerly along said line, a distance of 54 feet more or less to the Southerly line of lands described by tax key number WAKT 1312992;
thence Westerly along said line, a distance of 120 feet more or less to the Westerly line of said lands;
thence Northerly along said line, a distance of 195 feet more or less to the Southerly Right of Way line of Harris Highland Drive;

thence Westerly along said line, a distance of 452 feet more or less to the end of said Right of Way line;

thence Northerly along said Right of Way line, a distance of 30 feet more or less to the Southerly line of lands described by tax key number WAKT 1311999001;

thence Westerly along said line, a distance of 170 feet more or less to the Westerly line of said lands;

thence Northerly long said line, a distance of 217 feet to the Northerly line of said lands;

thence Easterly along said line, a distance of 466 feet more or less to the Easterly line of said lands;

thence Southerly along said line, a distance of 171 feet more or less to the Northerly Right of Way line of Harris Highland Drive;

thence Easterly along said Right of Way line, a distance of 60 feet more or less to the Westerly line of lands described by tax key number WAKT 1312987;

thence Northerly along said line, a distance of 172 feet more or less to the Northerly line of said lands;

thence Easterly along said line and its Easterly extension, a distance of 360 feet more or less to the Northerly line of lands described by tax key number WAKT 1312995;

thence Easterly along said line and its Easterly extension, a distance of 240 feet more or less to the Easterly line of lands described by tax key number WAKT 1312996;

thence Southerly along said line, a distance of 210 feet more or less to the Northerly Right of Way line of Harris Highlands Drive;

thence Southeasterly along said line, a distance of 578 feet more or less to the Northwesterly Right of Way line of West Saint Paul Ave;

thence Southwesterly along said line, a distance of 346 feet more or less to the South line of the SE 1/4 of Section 4;

thence Westerly along said line, a distance of 580 feet more or less to the Point of Beginning.

ALSO INCLUDING THE FOLLOWING LANDS IN THE TOWN OF WAUKESHA

Beginning at the Southwest corner of Section 10;

thence Northerly along the West line of said Section 10, a distance of 33 feet more or less to the Northerly Right of Way line of Sunset Drive;

thence Easterly along said line, a distance of 160 feet more or less to the Westerly line of CSM 9666;

thence Northerly along said line, a distance of 627 feet more or less to the Northerly line of CSM 9666;

thence Easterly along said line, a distance of 353 feet more or less to the Westerly line of CSM 10833;

thence Southerly along said line, a distance of 636 feet more or less to the Northerly Right of Way of Sunset Drive;

thence Easterly along said line, a distance of 460 feet to the Westerly Right of Way line of Prairie Ave;

thence Northerly along said line, a distance of 631 feet more or less to the Southerly Right of Way line of Wisconsin Central Limited Railroad;

thence Easterly along said Railroad line, a distance of 1315 feet to the Westerly Right of Way line of Canadian National Railroad;

thence Northerly along said Railroad Right of Way, a distance of 291 feet to a point;

thence Easterly a distance of 103 feet more or less and parallel with the Easterly Right of Way line of said Railroad;

thence Southerly along said Railroad line, a distance of 2150 feet to a point on said line;

thence Westerly along a line perpendicular to said Railroad line, a distance of 96 feet more or less to the Southerly line of Lot 3 of CSM 707;

thence Westerly along said line, a distance of 343 feet more or less to the Easterly Right of Way of Industrial Lane;

thence Westerly on a line parallel with said Right of Way line, a distance of 66 feet more or less to the Westerly Right of Way line of Industrial Lane;

thence Westerly along the Southerly line of Lot 2 of CSM 4134, a distance of 219 feet more or less to the Easterly line of Prairie Subdivision;

thence Northerly along said line, a distance of 655 feet to the Northerly line of lands described by tax key number WAKC 1354964;

thence Westerly along said line, a distance of 165 feet to the Easterly Right of Way of Prairie Avenue;

thence Southerly along said line, a distance of 21 feet more or less to a point on said Right of Way line;

thence Westerly on a line perpendicular to said Right of Way line, a distance of 70 feet more or less to the Westerly Right of Way line of Prairie Avenue;

thence Westerly a distance of 70 feet more or less to the Northeast corner of Block A of Prairie Subdivision;

thence along said lands over the next three courses;

thence Southwesterly along said lands, a distance of 137 feet more or less;

thence Southwesterly long said lands, a distance of 64 feet or less;

thence Southwesterly along said lands and its Southwesterly extension, a distance of 363 feet more or less to the Northwestern line of Lot 1 Block 3 of Green Valley East Addition One Subdivision;

thence Westerly along said line, a distance of 141 feet more or less to the Easterly Right of Way line of Minor Lane;

thence Southwesterly along said line, a distance of 90 feet more or less to a point on said line;

thence Westerly, a distance of 60 feet more or less to a point on the Westerly Right of Way of said Road, also being the Northeast corner of Lot 19, Block 2 of Green Valley East Addition Number One;

thence Westerly along the Northerly line of said Block 2, a distance of 192 feet more or less to the Westerly line of said line;

thence Southerly along said Block 2, a distance of 23 feet to the Northeast corner of Green Valley East Subdivision;

thence Westerly along the Northerly line of said Subdivision, a distance of 205 feet more or less to the center line of Center Road;

thence Southeasterly along said line, a distance of 505 feet to a point on said line;

thence Westerly to the Westerly Right of Way line of Center Road, point being perpendicular to said centerline;

thence Southerly along said line, a distance of 240 feet more or less to the Northerly line of Lot 1, Block 1 of Green Valley South Subdivision;

thence Westerly along said line, a distance of 187 feet more or less to the Westerly line of said lands;

thence Southerly along said line, a distance of 20 feet to the Northerly line of Lot 8 Block 1 of Green Valley South Subdivision;

thence Westerly along said line and its Westerly extension, a distance of 252 feet more or less to the Westerly Right of Way line of Hemit Avenue;

thence Southerly along said line, a distance of 75 feet more or less to the Northerly line of Lot 1 Block 4 of Green Valley South Subdivision;

thence Westerly along said line, a distance of 192 feet more or less to the Westerly line of said lands;

thence Northerly along the Westerly line of Green Valley Subdivision and its Northerly extension, a distance of 1677 feet to the Southerly Right of Way line of Sunset Drive;

thence Easterly along said line, a distance of 669 feet to a point on the East line of the NE 1/4 of Section 16;

thence Northerly along said line a distance of 38 feet to the Point of Beginning.

ALSO EXCLUDING THE FOLLOWING LANDS IN THE TOWN OF WAUKESHA

Outlot 2 of Certified survey map number 10771, being a part of lands in the NE 1/4 of the NE 1/4 of Section 31 and the NW 1/4, NE 1/4 and the SE 1/4 of the NW 1/4 of Section 32, Township 6 N, Range 19 E, in the town of Waukesha.

Exhibit E

Legal Description and map of Joint Planning District (JPD)

The South half of Section 32, the South half of Section 33, the Southwest one-quarter of Section 34, the West half of the Southeast one-quarter of Section 35, and the South half of Section 36 of Town 6 North, Range 19 East, and the North half of Section 1, the Northeast one-quarter of Section 2, the Northeast one-quarter of the Northwest one-quarter of Section 2, the Northwest one-quarter of the Northeast one-quarter of Section 3, the North half of Section 4, and the North half of Section 5 of Town 5 North, Range 19 East, Waukesha County, Wisconsin, EXCEPTING all those parts in the Village of Big Bend, and further EXCEPTING parcels in the Town of Vernon with the following Tax Key numbers: VNT 2021991001, VNT 2024017002, VNT 2024999022, VNT 20259994

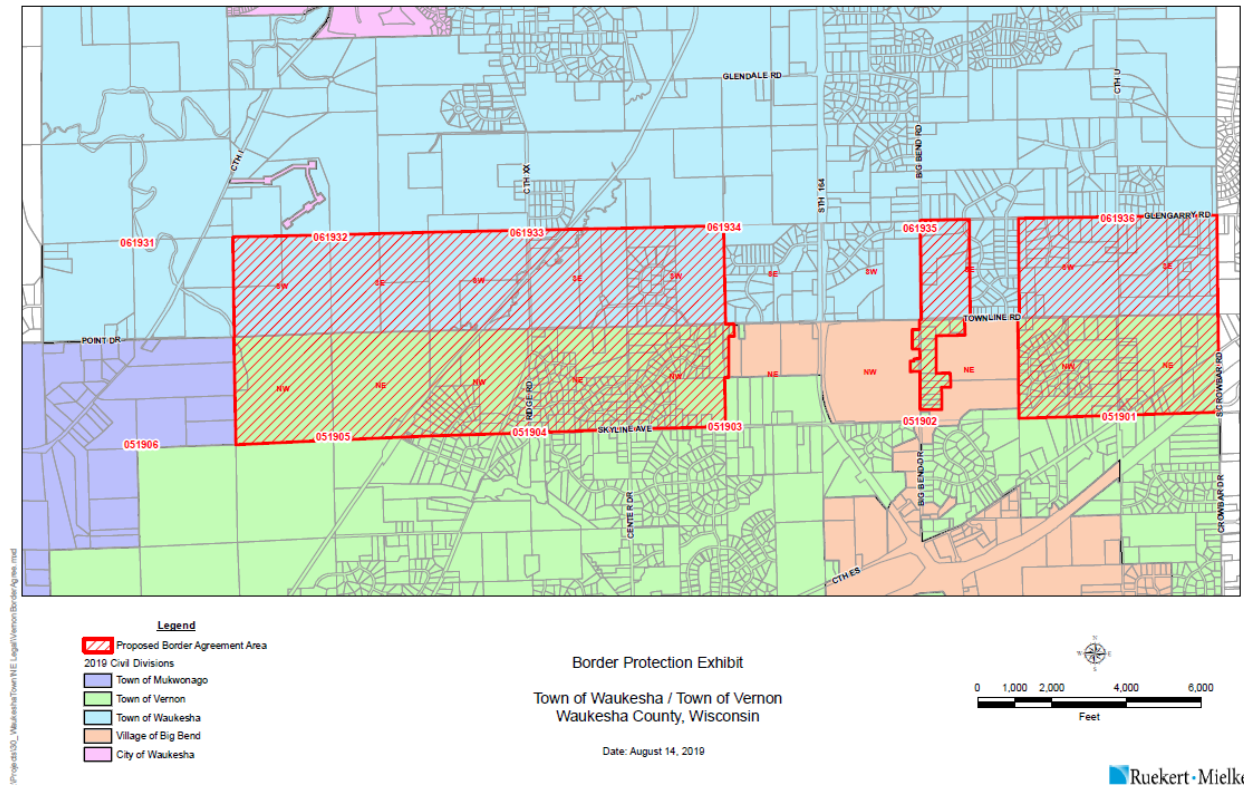


EXHIBIT F



PUBLIC HEARING
COOPERATIVE BORDER AGREEMENT
VERNON TOWN BOARD OF SUPERVISORS AND
WAUKESHA TOWN BOARD OF SUPERVISORS

Thursday, October 24, 2019

at 6:30 pm in the Town of Waukesha, in the Town Hall
located at W250 S3567 Center Road, Waukesha, WI 53189

AGENDA

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

2. ROLL CALL BY TOWN BOARDS

3. OPEN MEETING LAW COMPLIANCE CHECK See Note (b) below

4. NOTICE READ INTO RECORD

NOTICE IS HEREBY GIVEN Please take notice that the Town Board of the Town of Waukesha and the Town Board of the Town of Vernon will conduct a Public Hearing on October 24, 2019 beginning at 6:30 p.m. at the Town of Waukesha Town Hall, W250 S3567 Center Road, Waukesha, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Waukesha 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 3, October 10, and October 17, 2019 in the Waukesha Freeman. The agenda was posted and distributed to all news media requesting notification in accordance with the open meeting laws on and posted on September 26, 2019, inside and outside the Vernon Town Hall.

- a. Details of Cooperative plan between Town of Waukesha and Town of Vernon. -Attorney Macy
- b. Open Public Hearing
- c. Review of Timeline for cooperative plan
- d. Close Public Hearing

5. ADJOURNMENT

APPROVED:

Carl Fortner

Carl Fortner, Chairman Town of Vernon

Notes:

b. Agenda was posted & emailed on October 22, 2019, Vernon Town Hall (Inside and outside), and as a courtesy posted at: Citizens Bank of Mukwonago (Vernon Office), emailed to local newspapers, posted on the Town of Vernon Website at www.townofvernon.org.

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact Town Clerk at 662-2039. For TTY service, call 662-2039.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any other governmental body except the Town Board of Supervisors.

AGENDA
Public Hearing
Joint Town of Waukesha and Town of Vernon
W250S3567 Center Road, Waukesha, Wisconsin 53189
October 24, 2019
6:30 p.m.

1. Call To Order- Waukesha Town Chairman Fischer

2. Pledge Of Allegiance

3. Roll Call

- a. Town of Waukesha
- b. Town of Vernon

4. Open Meeting Law and Compliance Check

The Notice was published on October 3rd, October 10, and October 17, 2019 in the Waukesha Freeman. The agenda was posted and distributed to all news media requesting notification in accordance with the open meeting laws on and posted on or before September 26, 2019.

5. Notice Read into Record - Waukesha Town Chairman Fischer

NOTICE IS HEREBY GIVEN Please take notice that the Town Board of the Town of Waukesha and the Town Board of the Town of Vernon will conduct a Public Hearing on October 24, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Waukesha, W250 53567 Center Road, Waukesha, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Waukesha and Town of Vernon, 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.

- a. Details of Cooperative plan between Town of Waukesha and Town of Vernon. -Attorney Macy
- b. Open Public Hearing
- c. Review of Timeline for cooperative plan. -Administrator, Clerk-Treasurer Nickolaus
- d. Close Public Hearing

6. Adjournment of Town Board

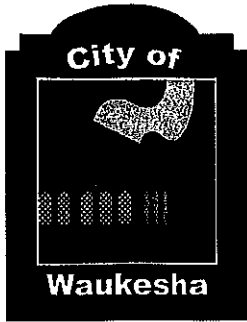
NOTICE: IT IS POSSIBLE THAT MEMBERS OF AND POSSIBLY A QUORUM OF MEMBERS OF OTHER GOVERNMENTAL BODIES OF THE TOWN OF WAUKESHA MAY BE IN ATTENDANCE AT THE ABOVE-STATED MEETING AND GATHER INFORMATION; NO ACTION WILL BE TAKEN BY ANY GOVERNMENTAL BODY AT THE ABOVE-STATED MEETING OTHER THAN THE GOVERNMENTAL BODY SPECIFICALLY REFERRED TO ABOVE IN THIS NOTICE.

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Town Clerk's office at 262.542.5030 with as much advance notice as possible.

* Notice is hereby given that if you or your representative is not present at this meeting, the matter may be tabled or denied

JOINT PUBLIC HEARING
TOWN OF VERNON AND TOWN OF WAUKESHA
October 24, 2019

	Name (PRINT)	Address	Municipality
	John Smith	W250S3567 Center Rd	Vernon/Waukesha
1	Brian TomFischer	523 W22979 Hinsdale Road	Vernon/Waukesha
2	Bob Stigler	W235 S6089 Big Bend Rd	Vernon/Waukesha
3	Gary Wilder	W2294 S6800 BAIRB. MILLBROOK	Vernon/Waukesha
4	JOFF MILLIES	V238 S9560 KILBURN CT	Vernon/Waukesha
5	Mary Gravas	W22953827 Stearns Rd	Vernon/Waukesha
6	Mike Borchardt	W231 S5205 HUNTERS HOLLOW	Vernon/Waukesha
7	Mike & Linda Klingler	551 W22901 Parkside Dr	Vernon/Waukesha
8	BILL PERREGAUX	267 W23785 SKYLINE	Vernon/Waukesha
9	ROBERT RYAN	W250 S 3321 CENTER	Vernon/Waukesha
10	Dennis & Barbara Carlson	W230 S6230 Charles Dr	Vernon/Waukesha
11	Dan Ragach	W221 S7790 Bernice Ln	Vernon/Waukesha
12	Sandy HAMM	W230 S3827 Milky Way Rd	Vernon/Waukesha
13	RONALD L. SINGERT	W254 S7890 Hill DR.	Vernon/Waukesha
14			Vernon/Waukesha
15			Vernon/Waukesha
16			Vernon/Waukesha
17			Vernon/Waukesha
18			Vernon/Waukesha
19			Vernon/Waukesha
20			Vernon/Waukesha
21			Vernon/Waukesha
22			Vernon/Waukesha
23			Vernon/Waukesha
24			Vernon/Waukesha
25			Vernon/Waukesha
26			Vernon/Waukesha



OFFICE OF THE MAYOR

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633
TELEPHONE 262/524-3700 FAX 262/524-3899

Shawn N. Reilly, Mayor

sreilly@waukesha-wi.gov

November 12, 2019

Brian Tom Fischer, Town Chairperson
Town of Waukesha
W250S3567 Center Road
Waukesha, WI 53189

Dear Chairperson Fischer,

Pursuant to Wis. Stats. §66.0307(4)(c), the City of Waukesha offers the following comments to the Proposed Intergovernmental Cooperative Plan between the Town of Waukesha and the Town of Vernon. The City of Waukesha appreciates consideration of these comments prior to adoption of the final plan by both communities.

Generally, there is an absence of detail and information regarding the statements made throughout the Plan. As presented, the Plan is not a plan to accomplish anything, it is a statement of status quo between the towns.

Please provide more information and detail to Section 3, Purposes. Section 3(b) states that the establishment of the Joint Planning Area will "assure orderly development," but does not explain how orderly development will be assured. Please provide detail as to how this goal will be achieved.

In subsection c, it is asserted that the plan will increase governmental efficiency through the sharing of services provided separately by Vernon and Waukesha, and that it will eliminate duplicative or unnecessary expenditures. No explanation is provided as to what efficiencies will be obtained, which duplicative and unnecessary expenditures will be eliminated, and what savings will be realized. Please describe the services that are presently provided separately by the communities and which services will be shared after implementation of the plan. How and when will the sharing of services and the elimination of duplicative or unnecessary expenditures occur?

In Section 5, Consistency with Comprehensive Plans, the Plan states that it will result in "solidification of Town borders to create an environment for effective and efficient planning for the Town of Waukesha." The proposed Plan is between two towns, neither of which can annex land of the other. The boundary between the two towns can be altered only by the mutual agreement of the parties, it cannot be forced by one on the other, so there's no need for an agreement to "solidify" the border. The Plan gives no explanation of how the towns' mutual border could be threatened by either party, why there is a need to solidify the boundary between two towns, or how the Plan would accomplish the solidifying of the border. There is no description of how the hypothetical solidification would affect the environment for effective and efficient planning by the towns. Please describe why the towns' borders must be solidified, how they would be solidified, and how solidifying the borders would change the planning environment from its current status.

In Section 5(a), Joint Planning Area, the Plan fails to provide any detail as to how the Joint Planning Area (JPA) will be developed and how it will benefit from development. The "review" of any land use changes in the Joint Planning Area is voluntary and any recommendation is advisory, not mandatory. How is orderly development "assured"? The Plan does

not explain why or how these voluntary, non-binding provisions "facilitate redevelopment" in this area. It is noted that only applications for comprehensive plan amendments fall within the purview of the JPA. If cooperation and consistent land use is a goal, why doesn't the JPC review zoning changes and development plans? Please address why the towns do not or cannot work cooperatively with respect to development in the JPA in the absence of a cooperative plan given the JPC's lack of binding decision making.

In Section 6, a Shared Services Committee is formed which is an informal, advisory body. Please explain the need for a formal cooperative plan to form this committee.

The Cooperative Plan is not a cooperative plan. It does not fairly inform the Town's own residents of the purpose of the Plan or its potential effects on them, good or bad. It likewise does not provide enough detail for neighboring municipalities to fairly evaluate its purpose and effect. Please explain how this plan is more than an exercise to check off a box in the towns' attempt to incorporate under Wis. Stats. §66.02162.

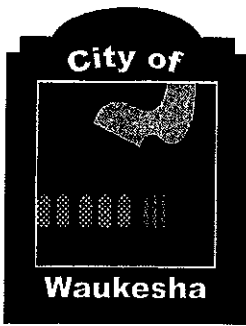
The City of Waukesha looks forward to your consideration of these comments prior to final approval of the Plan, as required by Wis. Stats. §66.0307(4)(d).

Sincerely,

A handwritten signature in cursive script, reading "Shawn N. Reilly".

Shawn N. Reilly
Mayor

cc: Kathy Nickolaus, Administrator, Clerk/Treasurer



OFFICE OF THE MAYOR

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633
TELEPHONE 262/524-3700 FAX 262/524-3899

Shawn N. Reilly, Mayor
sreilly@waukesha-wi.gov

November 13, 2019

Carl Fortner, Town Chairperson (via e-mail)
Town of Vernon
W249 S8910 Center Drive
Big Bend, WI 531103

Dear Chairperson Fortner,

Pursuant to Wis. Stats. §66.0307(4)(c), the City of Waukesha offers the following comments to the Proposed Intergovernmental Cooperative Plan between the Town of Waukesha and the Town of Vernon. The City of Waukesha appreciates consideration of these comments prior to adoption of the final plan by both communities.

Generally, there is an absence of detail and information regarding the statements made throughout the Plan. As presented, the Plan is not a plan to accomplish anything, it is a statement of status quo between the towns.

Please provide more information and detail to Section 3, Purposes. Section 3(b) states that the establishment of the Joint Planning Area will "assure orderly development," but does not explain how orderly development will be assured. Please provide detail as to how this goal will be achieved.

In subsection c, it is asserted that the plan will increase governmental efficiency through the sharing of services provided separately by Vernon and Waukesha, and that it will eliminate duplicative or unnecessary expenditures. No explanation is provided as to what efficiencies will be obtained, which duplicative and unnecessary expenditures will be eliminated, and what savings will be realized. Please describe the services that are presently provided separately by the communities and which services will be shared after implementation of the plan. How and when will the sharing of services and the elimination of duplicative or unnecessary expenditures occur?

In Section 5, Consistency with Comprehensive Plans, the Plan states that it will result in "solidification of Town borders to create an environment for effective and efficient planning for the Town of Waukesha." The proposed Plan is between two towns, neither of which can annex land of the other. The boundary between the two towns can be altered only by the mutual agreement of the parties, it cannot be forced by one on the other, so there's no need for an agreement to "solidify" the border. The Plan gives no explanation of how the towns' mutual border could be threatened by either party, why there is a need to solidify the boundary between two towns, or how the Plan would accomplish the solidifying of the border. There is no description of how the hypothetical solidification would affect the environment for effective and efficient planning by the towns. Please describe why the towns' borders must be solidified, how they would be solidified, and how solidifying the borders would change the planning environment from its current status.

In Section 5(a), Joint Planning Area, the Plan fails to provide any detail as to how the Joint Planning Area (JPA) will be developed and how it will benefit from development. The "review" of any land use changes in the Joint Planning Area is voluntary and any recommendation is advisory, not mandatory. How is orderly development "assured"? The Plan does

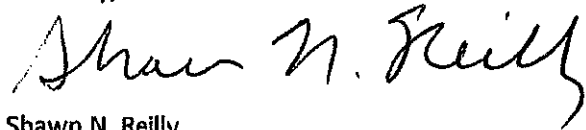
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In Section 6, a Shared Services Committee is formed which is an informal, advisory body. Please explain the need for a formal cooperative plan to form this committee.

The Cooperative Plan is not a cooperative plan. It does not fairly inform the Town's own residents of the purpose of the Plan or its potential effects on them, good or bad. It likewise does not provide enough detail for neighboring municipalities to fairly evaluate its purpose and effect. Please explain how this plan is more than an exercise to check off a box in the towns' attempt to incorporate under Wis. Stats. §66.02162.

The City of Waukesha looks forward to your consideration of these comments prior to final approval of the Plan, as required by Wis. Stats. §66.0307(4)(d).

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn N. Reilly". The signature is fluid and cursive, with a large, stylized "S" and "R".

Shawn N. Reilly
Mayor

cc: Karen Schuh, Clerk/Treasurer

**APPROVED PUBLIC HEARING COOPERATIVE BORDER AGREEMENT
MINUTES VERNON TOWN BOARD OF SUPERVISORS AND
WAUKESHA TOWN BOARD OF SUPERVISORS**

Thursday, October 24, 2019

**at 6:30 p.m. in the Town of Waukesha, in the Town Hall
located at W250 S3567 Center Road, Waukesha, WI 53189**

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 Waukesha Chairman Brian Fischer called for a roll call. Administrator/Clerk/Treasurer Kathy Nickolaus stated that present at the meeting were: Supervisors Jim Radke, David German, Michael Doerr and Bob Stigler. Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh if 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.

4. NOTICE READ INTO RECORD

Please take notice that the Town Board of the Town of Waukesha and the Town Board of the Town of Vernon will conduct a Public Hearing on October 24, 2019 beginning at 6:30 p.m. at the Town of Waukesha Town Hall, W250 S3567 Center Road, Waukesha, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Waukesha 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 3, October 10, and October 17, 2019 in the Waukesha Freeman. The agenda was posted and distributed to all news media requesting notification in accordance with the open meeting laws on and posted on September 26, 2019, inside and outside the Vernon Town Hall.

a. Details of Cooperative plan between Town of Waukesha and Town of Vernon

Attorney John Macy discussed the details of Cooperative plan between Town of Waukesha and Town of Vernon.

b. Open Public Hearing

Town of Waukesha Chairman Brian Fischer read the Public Notice and opened the Public Hearing at 6:45pm and asked for public comments.

Public Comments:

Town of Waukesha Resident Sandy Hamm of W230S3827 Milky Way spoke in favor of the border agreement.

Town of Vernon Resident Rodell Singert of W254S7890 Hi Lo Dr spoke in favor of the border agreement.

Chairman Brian Fischer asked for any additional public comments and there were none.

c. Review of Timeline for cooperative plan

Attorney John Macy discussed the review of timeline for cooperative plan.

d. Close Public Hearing

Town of Waukesha Chairman Brian Fischer called for any additional comments, there were none. Chairman Brian Fischer closed the Public Hearing at 6:51 pm.

5. ADJOURNMENT

MOTION: Supervisor Jeff Millies moved to adjourn at 6:55 pm. Seconded by Supervisor Gary Wilde. Motion carried by unanimous voice vote

APPROVED:

Carl Fortner

Carl Fortner, Chairman Town of Vernon

APPROVED: Approved: By Town Board on November 7, 2019 as presented

APPROVED PROCEEDINGS OF THE TOWN OF VERNON BOARD OF SUPERVISORS MEETING

Thursday, November 21, 2019 at 6:30 p.m.

1-4. 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. Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh if 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.

5. CHAIRMAN ANNOUNCES POSSIBLE CLOSED SESSION and read the following notice:
Consideration and possible action on a motion to convene into executive session per Wis. Stats. 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons requires a closed session more specifically, Tax Incremental Finance District, the Border Agreements with the Towns of Waukesha and Mukwonago and the Village of Mukwonago, EMS Medical Billing Services, Lifequest Medical Billing Services and Cricket Cell Tower Agreement. Included in Closed Session are the Vernon Town Board of Supervisors and Town Clerk/Treasurer. Motion requires a roll call vote.

6. PUBLIC COMMENTS

Keith Grams - Sonoma Way, Town of Vernon: Commented on the Incorporation process, sewage treatment plant, sanitary district, TIF District and asked about the financing related to the projects. He also commented on the proposed business development in the Village of Big Bend. Lastly, he commented on a flyer that was distributed during the last campaign regarding sewer in the Town of Vernon.

7. MISCELLANEOUS MATTERS - The following matters will be discussed, and possible action taken by the Town Board unless otherwise noted:

a. Invoice charges for legal and planning service chargebacks for:

i. Michael Alex

Chairman Carl Fortner asked Michael Alex to come forward to discuss the invoice charges for legal and planning service chargebacks for himself. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Town Chairman will meet with Mr. Alex and will bring this issue back to the Town Board before Mr. Alex is billed. No formal action was taken by the Board on this item.

ii. Vernon Lutheran Church

Chairman Carl Fortner asked Chris Peterson to come forward to discuss the invoice charges for legal and planning service chargebacks for Vernon Lutheran Church. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Town Board would like to wait for all the final bills. No formal action was taken by the Board on this item.

iii. John Baas

Chairman Carl Fortner asked John Baas to come forward to discuss the invoice charges for legal and planning service chargebacks for himself. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Town Board would like to gather additional information regarding the investigation of the pond and accessory building. No formal action was taken by the Board on this item.

b. Payment Agreement for property owner on Mardith Ave for invoice #4776

Chairman Carl Fortner discussed the payment agreement for the property owner on Mardith Ave for invoice #4776. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Supervisor Jeff Millies moved to authorize the payment agreement for the property owner on Mardith Ave for invoice #4776. Seconded by Supervisor Gary Wilde. Motion carried by unanimous voice vote.

c. Jahnke & Jahnke request to run water lines in the Town of Vernon right of way on Edgewood Ave.

Chairman Carl Fortner asked Johnathan Ross, of Hartland WI, who represents Ogden Real Estate and part owner of the building that is being constructed on National Ave. to discuss the project and his request to run water lines in the Town of Vernon right-of-way on Edgewood Ave. Chairman Carl Fortner asked why the Village of Mukwonago doubled the size of the project and why they are not making the request. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Board would like questions answered from the Village of Mukwonago. No formal action was taken by the Board on this item.

d. Department of Administration decision on the Border Agreement between the Town of Vernon and Village of Mukwonago

Chairman Carl Fortner reported on the Department of Administration's decision on the Border Agreement between the Town of Vernon and Village of Mukwonago. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action was taken by the Board on this item.

e. Town of Vernon Incorporation Update

Chairman Carl Fortner gave a report on the Town of Vernon Incorporation update. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action was taken by the Board on this item.

f. Review and consider public comments on the Town of Vernon and Town of Waukesha Border Agreement

After closed session the Town Board reviewed and considered public comments on the Town of Vernon and Town of Waukesha Border Agreement. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action was taken by the Board on this item. See minutes after closed session.

g. Proposed Town of Vernon Tax Incremental Finance District Project Plan submitted by Baird

Chairman Carl Fortner discussed the proposed Town of Vernon Tax Incremental Finance District Project Plan submitted by Baird. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Town Board would like to talk about this item in Closed Session. See closed session toward the end of the minutes.

h. Set Public Hearing date for Town of Vernon Tax Incremental Finance District

Chairman Carl Fortner discussed setting a public hearing date for the Town of Vernon tax incremental finance district. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Town Board would like to talk about this item in Closed Session. See closed session toward the end of the minutes.

i. Appointments Sexual Offender Residency and Restrictions

Chairman Carl Fortner discussed the appointments for sexual offender residency and restrictions. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action was taken by the Board on this item.

j. Delinquent Personal Property Charges 2016 to 2018

Chairman Carl Fortner discussed the delinquent personal property charges from 2016 to 2018. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and

the Town attorney's comments. The Town Board would like additional information regarding any credits from the Assessor for the 2018 Personal Property charges. No formal action was taken by the Board on this item.

k. Billing Service Contracts for Medical Billing

i. EMS Medical Services

Chairman Carl Fortner discussed the EMS Medical Services billing service contract for medical billing. Chairman Carl Fortner stated the EMS Medical Billing contract will continue until the end of the year. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action was taken by the Board on this item.

ii. Lifequest Medical Services

Chairman Carl Fortner stated that he is checking the contract to verify that all the attorney's comments have been met. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action was taken by the Board on this item.

l. Review documentation from Cricket of removal of cell tower equipment

Chairman Carl Fortner presented the documentation from Cricket regarding removal of cell tower equipment. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Town Board would like the information the Town Attorney requested regarding the release. No formal action was taken by the Board on this item.

m. Release Bond for Cricket

Chairman Carl Fortner discussed releasing the bond for Cricket. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. The Town Board would like Cricket to provide additional information on the release of the bond. No formal action was taken by the Board on this item.

n. Resolution 2019-09- A Resolution to Appoint Election Inspectors for the 2020-2021 elections

Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to discuss the Resolution 2019-09-A Resolution to Appoint Election Inspectors for the 2020-2021 elections. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action taken by the Board on this item.

o. Resolution 2019-10- A Resolution to Combine Wards on Election Days

Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to discuss the Resolution 2019-10-A Resolution to Combine Wards on Election Days. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Supervisor Jeff Millies moved to approve Resolution 2019-10-A Resolution to Combine Wards on Election Days. Seconded by Supervisor Laureen Dashek. Motion carried by unanimous voice vote.

p. Resolution 2019-11-A Resolution to Designate Officials to Register Voters on Election Day

Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to discuss the Resolution 2019-11-A Resolution to Designate Officials to Register Voters on Election Day. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Supervisor Jeff Millies moved to approve Resolution 2019-11-A Resolution to Designate Officials to Register Voters on Election Day. Seconded by Supervisor Fred Michalek. Motion carried by unanimous voice vote.

q. Resolution 2019-12-Resolution Adopting the 2020 Vernon Fee Schedule

Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to discuss the Resolution 2019-12-Resolution Adopting the 2020 Vernon Fee Schedule. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Chairman Carl Fortner moved to approve Resolution 2019-12-Resolution Adopting the 2020 Vernon Fee Schedule; date of adoption 11-21-2019. Seconded by Supervisor Fred Michalek. Motion carried by voice vote. Supervisor Jeff Millies was opposed.

r. Resolution 2019-13-Resolution Adopting the 2020 Annual Budget

Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to discuss the Resolution 2019-13-Resolution Adopting the 2020 Annual Budget. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Chairman Carl Fortner moved to approve Resolution 2019-13-Resolution Adopting the 2020 Annual Budget. Seconded by Supervisor Laureen Dashek. Motion carried by voice vote. Supervisor Gary Wilde was opposed.

s. ES & S Rental Agreement for 2 Voting Tabulators for November 2020 Election

Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to discuss ES & S Rental Agreement for two Voting Tabulators for the November 2020 Election. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Supervisor Jeff Millies moved to approve the ES & S Rental Agreement for two Voting Tabulators for the November 2020 Election. Seconded by Supervisor Fred Michalek. Motion carried by unanimous voice vote.

t. Bartenders/Operator License for Betsy Weiss

Chairman Carl Fortner asked Clerk/Treasurer Karen Schuh to present the information regarding the Operator/Bartenders License for Betsy Weiss. Clerk/Treasurer Karen Schuh stated that the application is complete and in compliance with local and state regulations, all fees have been paid and the application is ready for Town Board approval. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Supervisor Jeff Millies moved to approve the Bartenders/Operators License for Betsy Weiss. Seconded by Supervisor Fred Michalek. Motion carried by unanimous voice vote.

8. & 9. CORRESPONDENCE, ANNOUNCEMENTS AND REPORTS

a. Town Board Report

Chairman Carl Fortner – Gave his report on the meetings he has attended. He received several calls regarding the Town's Incorporation and Sanitary District. Encouraged residents to come to the Public Hearing meeting on December 19, 2019 at 7:00 pm.

Supervisor #1 Jeff Millies – Received several phone calls about the sewer district and people are very upset and he hopes after the newsletter is distributed it will answer many of their questions. Encouraged residents to watch the YouTube video on the Sanitary District.

Supervisor #2 Gary Wilde – Announced that Public Health & Safety Committee will be meeting on Monday, November 25, 2019, to discuss the safety concerns on National Ave. He welcomed all residents to attend the meeting. He received phone calls about the sewer district and people are very upset. He encouraged residents to come to the meeting on December 19, 2019 and encouraged them to read the newsletter. He reported on the former Town Board's meeting at the Department of Administration to discuss how to secure the Town's border agreement.

Supervisor #3 Fred Michalek – Wished Happy Thanksgiving to all and gave notice of safety issued for deer hunting season and received phone calls on the sanitary district.

Supervisor #4 Laureen Dashek – Reminded and encouraged residents to attend the Special Town Meeting of the Electors on December 19, 2019 at 7 pm.

- b. **Clerk/Treasurer Report** – Announced that she received notice from the Department of Revenue that her request for reimbursement in the amount of \$5,522.96 was approved and the Town will be receiving a refund for the assessor error. Thanked the residents for the supplies that are coming in for homeless Veterans at the Union Grove facility. Wished everyone a safe and Happy Thanksgiving and a safe deer hunting season.

10. FINANCES

a. Accounts Payable November 21, 2019

The Town Board discussed the requests for payments of the invoices in the accounts payable.

MOTION: Supervisor Jeff Millies moved to approve Batch #20191121; accounts payable for \$58,282.41 dated November 21, 2019. Seconded by Supervisor Fred Michalek. Motion carried by unanimous voice vote.

b. Manual Checks

The Town Board discussed the requests for manual checks.

MOTION: Supervisor Jeff Millies moved to approve the manual checks in the amount of \$260,376.07 dated November 21, 2019. Seconded by Supervisor Fred Michalek. Motion carried by unanimous voice vote.

11. APPROVAL OF TOWN BOARD MINUTES

a. November 4, 2019 Town Board and Finance Budget Workshop Minutes

The Town Board discussed the November 4, 2019 Town Board and Finance Budget Minutes.

MOTION: Supervisor Fred Michalek moved to approve the November 4, 2019 Town Board and Finance Budget Workshop Minutes. Motion seconded by Supervisor Gary Wilde. Motion carried by voice vote. Supervisor Jeff Millies abstained because he was not in attendance.

b. November 7, 2019 Town Board Minutes

The Town Board discussed the November 7, 2019 Town Board Minutes.

MOTION: Supervisor Fred Michalek moved to approve the November 7, 2019 Town Board minutes with the corrections to Supervisors names. Motion seconded by Supervisor Gary Wilde. Motion carried by voice vote.

12. NEXT TOWN MEETING DATES - Chairman Carl Fortner stated the upcoming meetings:

- a. Town Board Meetings: December 5, 2019 & December 19, 2019 at 6:30 pm.
- b. Plan Commission: December 11, 2019 at 6:30 pm.
- c. Special Meeting of the Electors on December 19, 2019 at 7 pm.
- d. The January 2020 Town Board Meetings changed to January 9 and January 23, 2020 at 6:30 pm.

13. PUBLIC COMMENTS - There were no public comments.

14. CHAIRMAN ANNOUNCES POSSIBLE CLOSED SESSION and read the following notice:

Consideration and possible action on a motion to convene into executive session per Wis. Stats. 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons requires a closed session more specifically, Tax Incremental Finance District, the Border Agreements with the Towns of Waukesha and Mukwonago and the Village of Mukwonago, EMS Medical Billing Services, Lifequest Medical Billing Services and Cricket Cell Tower Agreement. Included in Closed Session are the Vernon Town Board of Supervisors and Town Clerk/Treasurer. Motion requires a roll call vote.

MOTION: Chairman Carl Fortner moved into closed session as stated by the Town Chairman and printed on the agenda. Motion seconded by Supervisor Fred Michalek.

Clerk/Treasurer read the roll call vote and noted for the record that all Town Board members stated they agreed to move into closed session at 9:31 pm.

15. RECONVENE IN OPEN SESSION – The Clerk/Treasurer notes for the record that the Town Board moved into Open Session at 10:50 pm and noted they may act on any items listed in the closed session.

a. Town of Vernon Tax Incremental Finance District

i. Approval of Baird's Proposed Plan for Tax Incremental Finance District

Chairman Carl Fortner discussed the proposed Town of Vernon Tax Incremental Finance District Project Plan submitted by Baird. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Chairman Carl Fortner moved to approve the proposed Tax Incremental Finance District Project Plan as presented by Baird in accordance with discussion in closed session and authorize the Town Chairman to make changes to the said plan, as discussed in closed session. Seconded by Supervisor Fred Michalek. Motion carried by unanimous voice vote.

ii. Set Public Hearing date for Town of Vernon Tax Incremental Finance District

Chairman Carl Fortner discussed setting a public hearing date for the Town of Vernon tax incremental Finance District. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments.

MOTION: Chairman Carl Fortner moved to set a public hearing date for the Town of Vernon Tax Incremental Finance District on December 19, 2019 immediately after the Special Town Meeting of the Electors which begins at 7 pm at the Vernon Town Hall. Seconded by Supervisor Laureen Dashek. Motion carried by unanimous voice vote.

7f. Review and consider public comments on the Town of Vernon and Town of Waukesha Border Agreement

The Town Board reviewed and considered public comments on the Town of Vernon and Town of Waukesha Border Agreement. The Town Board discussed the information that was in their e-packet, the information presented at the Town Board meeting and the Town attorney's comments. No formal action was taken by the Board on this item.

Oral comments were heard at the Public Hearing held on October 24, 2019 at the Town of Vernon Town Hall. Both were favorable and both were considered favorable by the Town Board. A comment letter was received by the Town from the City of Waukesha. The Town of Waukesha received the same letter. Each board member received a copy.

The Town Board considered the letter. The following summarizes the Town Board discussion. Audio is available at the Town of Vernon website.

There was a complaint on the absence of details and information regarding the agreement.

The point of the agreement is to affix our boarder exactly where it is today. This is important to both towns if one or the other incorporates. It fixes the boarders to prevent future annexations.

3B states the establishment of a joint planning area will pull an orderly development but does not explain how that will be assured?

When both municipalities know how the other is going to develop you can plan accordingly and negotiate with land developers, so they are not able to work one community against the other.

How and when will the sharing of the services and eliminations of our duplicate expenditures occur?

Discussion with the Town of Waukesha has already begun. A list will be put together of the services that we share and what can be shared in the future. This kind of agreement requires Vernon and the Town of Waukesha to meet and possibly share on the cost of large capital equipment such as DPW or Fire. Sharing personal would be helpful particularly in the fire area. Both municipalities use Foth, the same town lawyer, building inspector, town engineer, and mutual aid agreements with fire and EMT.

How would solidifying the borders change the planning status from its current status?

To solidify our borders against one town or another from becoming a village and annexing it away. Annexation is always about development.

How is orderly development assured?

Work could be done without a plan, but with a plan it would be much more effective. This Cooperative Plan will solidify the border.

Chairman Carl Fortner stated that the current draft of the Cooperative Plan will be modified to more fully explain the reasons why the cooperative plan is needed and to consider and address the points raised in the City of Waukesha's letter. Town Chairman Carl Fortner asked each Board member for further consideration of the public comments and City of Waukesha letter. All Board members indicated that they considered the public comments and the letter.

iii. Respond to Department of Transportation

No formal action was taken by the Board on this item.

16. ADJOURNMENT

MOTION: Supervisor Fred Michalek moved to adjourn at 11:05 pm. Seconded by Supervisor Laureen Dashek. Motion carried by unanimous voice vote.

Respectfully Submitted,

Karen L. Schuh

Karen L. Schuh
Clerk/Treasurer

APPROVED:

Carl Fortner

Carl Fortner, Chairman
Town of Vernon

APPROVED: Approved: By Town Board on December 19, 2019 as presented.

EXHIBIT G



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

November 22, 2019

Town of Waukesha Town Board
W250 S3567 Center Drive
Waukesha, WI 53189

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

Dear Board Members:

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

As the planner for the Town of Waukesha and Town of Vernon, I have been asked to describe how the proposed Intergovernmental Cooperative Plan between the two towns is consistent with the each town's comprehensive plans. The Intergovernmental Cooperative Plan between the Town of Vernon and the Town of Waukesha is consistent with the Town of Waukesha's Comprehensive Plan and proposed amendments currently in process and the Town of Vernon's Comprehensive Plan for the following reasons:

The Town of Waukesha Planned Land Use Map depicts a mix of future land uses in the Joint Planning Area (JPA) including *Agricultural* and *Environmental Corridors* on generally on the west end and *Suburban Density Residential*, *Low Density Residential* and *Commercial* general on the east end.

The Town of Vernon Planned Land Use Map depicts a mix of future land uses in the JPA including *Environmentally Sensitive Areas*, *Suburban Density Residential* and *Low Density Residential* generally on the west end and *Rural Residential*, *Suburban Density Residential*, *Low Density Residential*, *Commercial*, *Mixed Business Park Uses* and *Residential-Business Transition* generally on the east end. The JPA also surrounds land in the Village of Big Bend in the Town of Vernon.

Page 6 of Chapter 9 *Intergovernmental Cooperation* of the Town of Waukesha's Comprehensive Plan highlights potential intergovernmental conflicts including:

With the development and the growth of the surrounding communities, which are the City of New Berlin, Village of Big Bend, Town of Brookfield, Town of Genesee, Town of Vernon and City of Waukesha, potential conflicts in land use and traffic may result between these communities and the Town.

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.

Land uses between the towns are generally consistent with each other across the border in terms of residential vs commercial use, but densities vary, there are potential commercial opportunities along STH 164 and land within the Village of Big Bend (adjacent to the JPA) has potential to affect both towns when developed. The Cooperative Plan will provide a framework to ensure that both communities work together to carefully consider and plan land use within this area.

Page 6 of Chapter 9 *Intergovernmental Cooperation* of the Town of Waukesha'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.*

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

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 <u>s. 66.0307(4)(a) Wis. Stats.</u> <i>See Exhibits K and L</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City or Village(s) Authorizing Resolution <u>s. 66.0307(4)(a) Wis. Stats.</u>
<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. <u>s. 66.0307(4)(a) Wis. Stats.</u> <i>See Exhibits K and L</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town(s) Approval Resolution <u>s. 66.0307(4)(d) Wis. Stats.</u> <i>See Exhibits N and O</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City/Village(s) Approval Resolution <u>s. 66.0307(4)(d) Wis. Stats.</u>

Public Hearing

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

Extraordinary activities

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

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 Waukesha. 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.

EXHIBIT I

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 20th day of December 2019

A handwritten signature in blue ink, appearing to read "Karen L. Schuh", is written over a horizontal line.

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

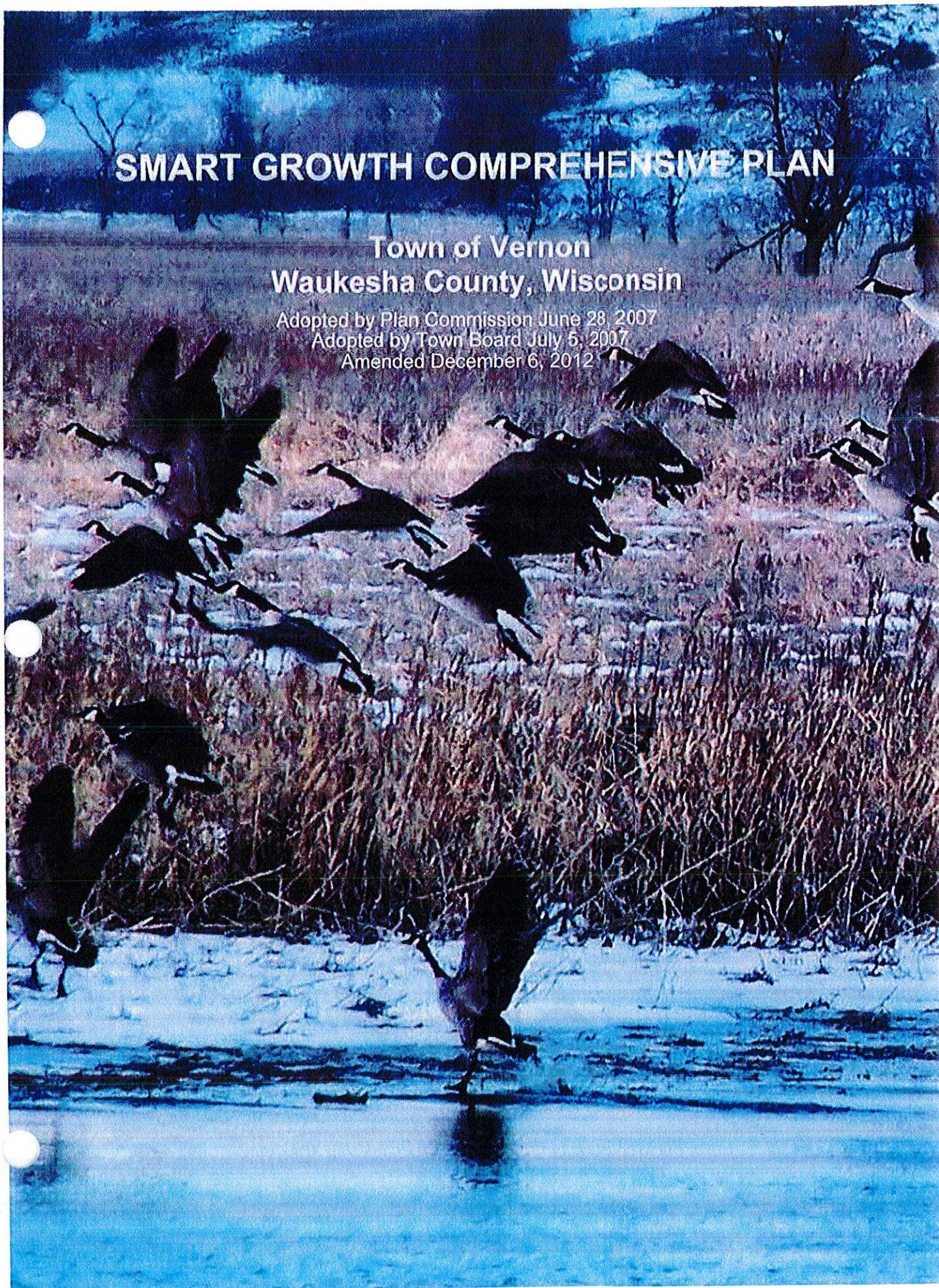
SMART GROWTH COMPREHENSIVE PLAN

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.

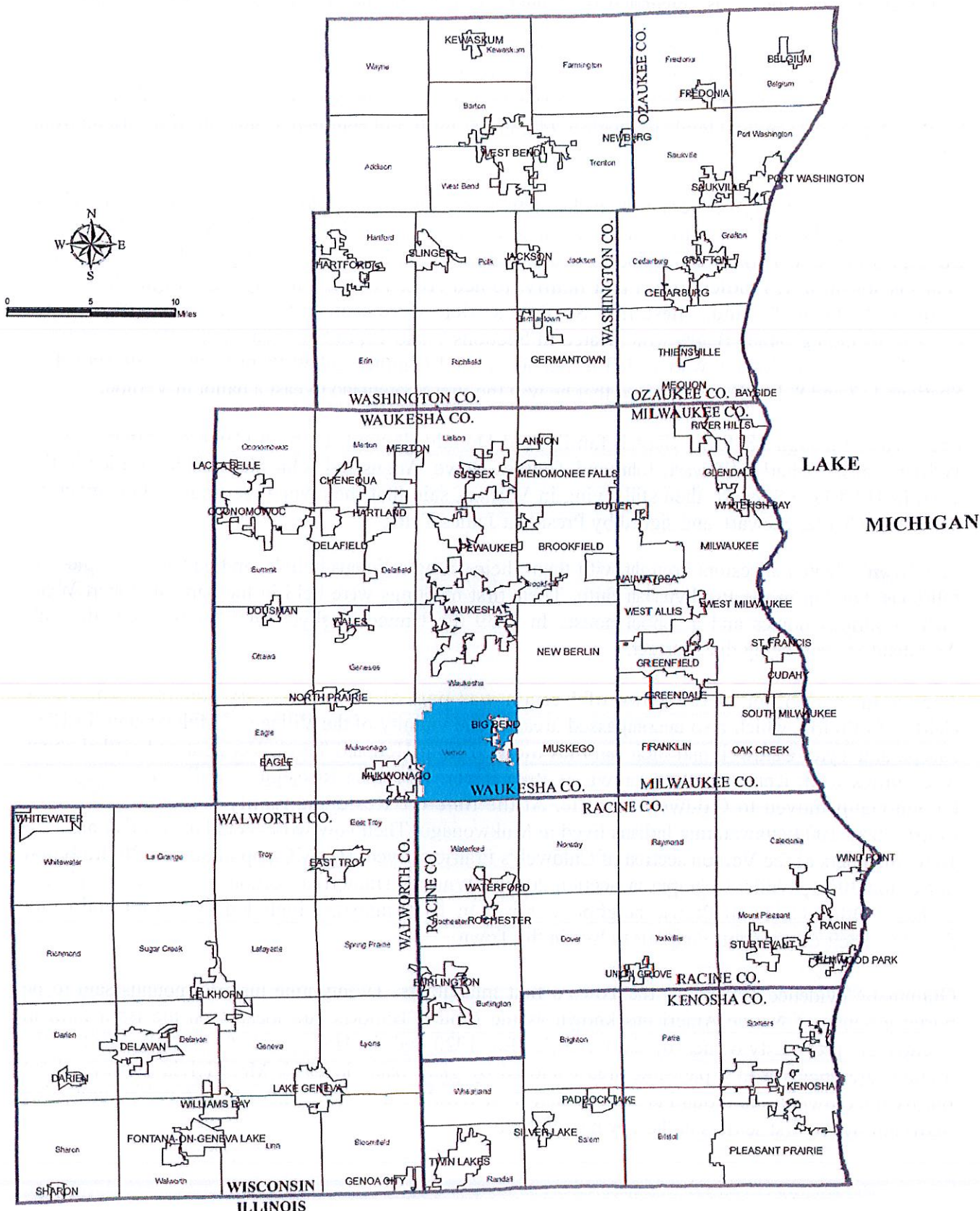
From 1841 through 1849 the Scotch families of Donald Stewart, Duncan Cameron, Hugh Fraser, William Emsly, Charles Stewart, John and Thomas Howe, Angus and John McNaughton settled in the area. In 1910 Jane Stewart, then still living in Vernon, said that she owned the original land given to her father,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



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:

- Approximately 95% of residential units within the town should consist of detached single-family housing.
- 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)

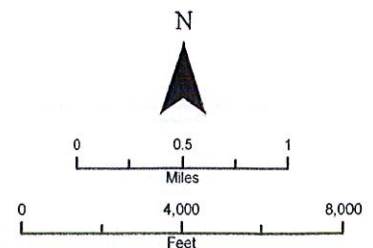
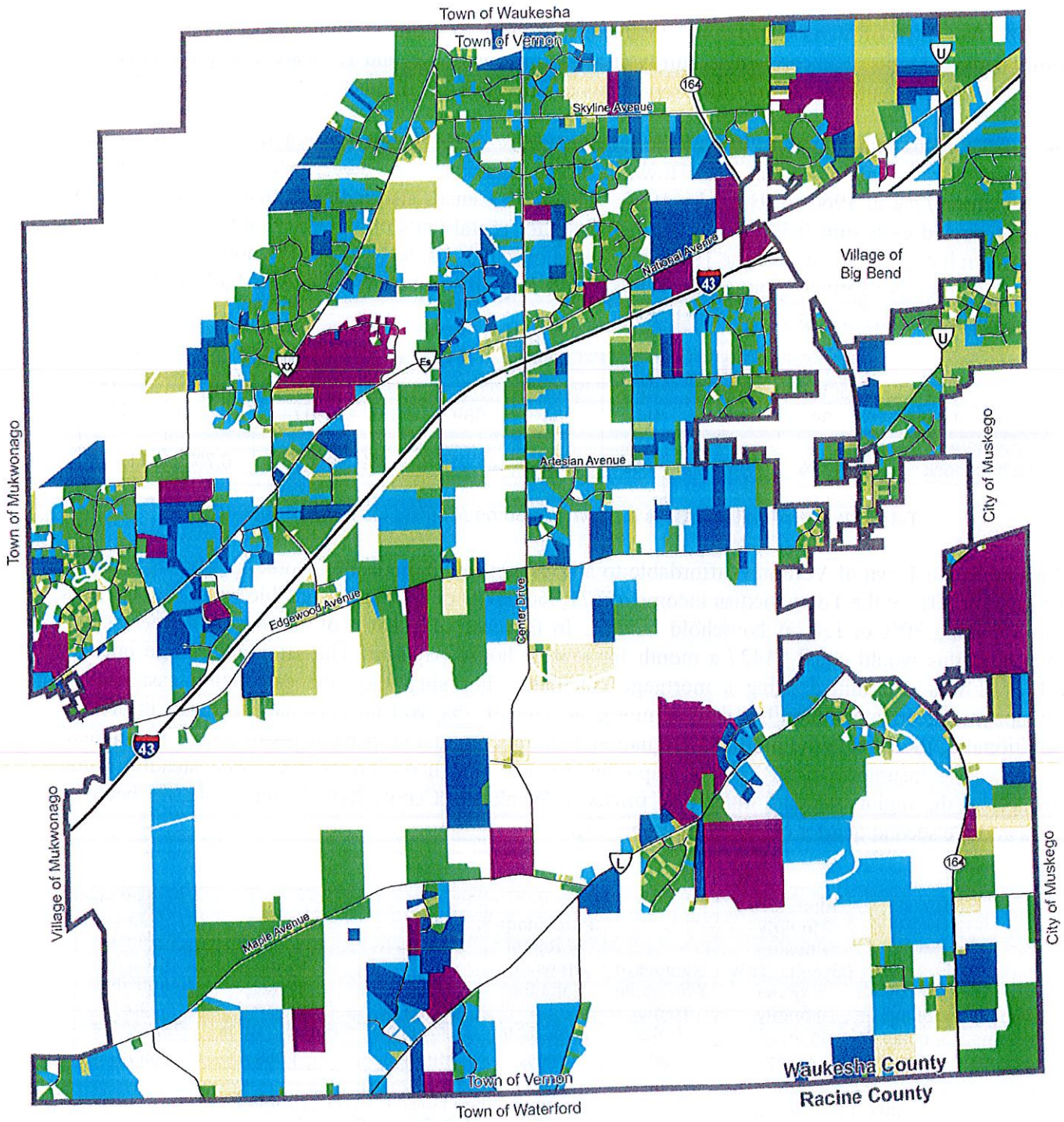
Housing in the Town of Vernon is affordable to a household with moderate income, that being \$57,090 per year, or 80% of the Town median income of \$71,366. HUD defines an 'affordable' unit of housing as a unit costing 30% or less of household income. In the case of a Town of Vernon moderate income household 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

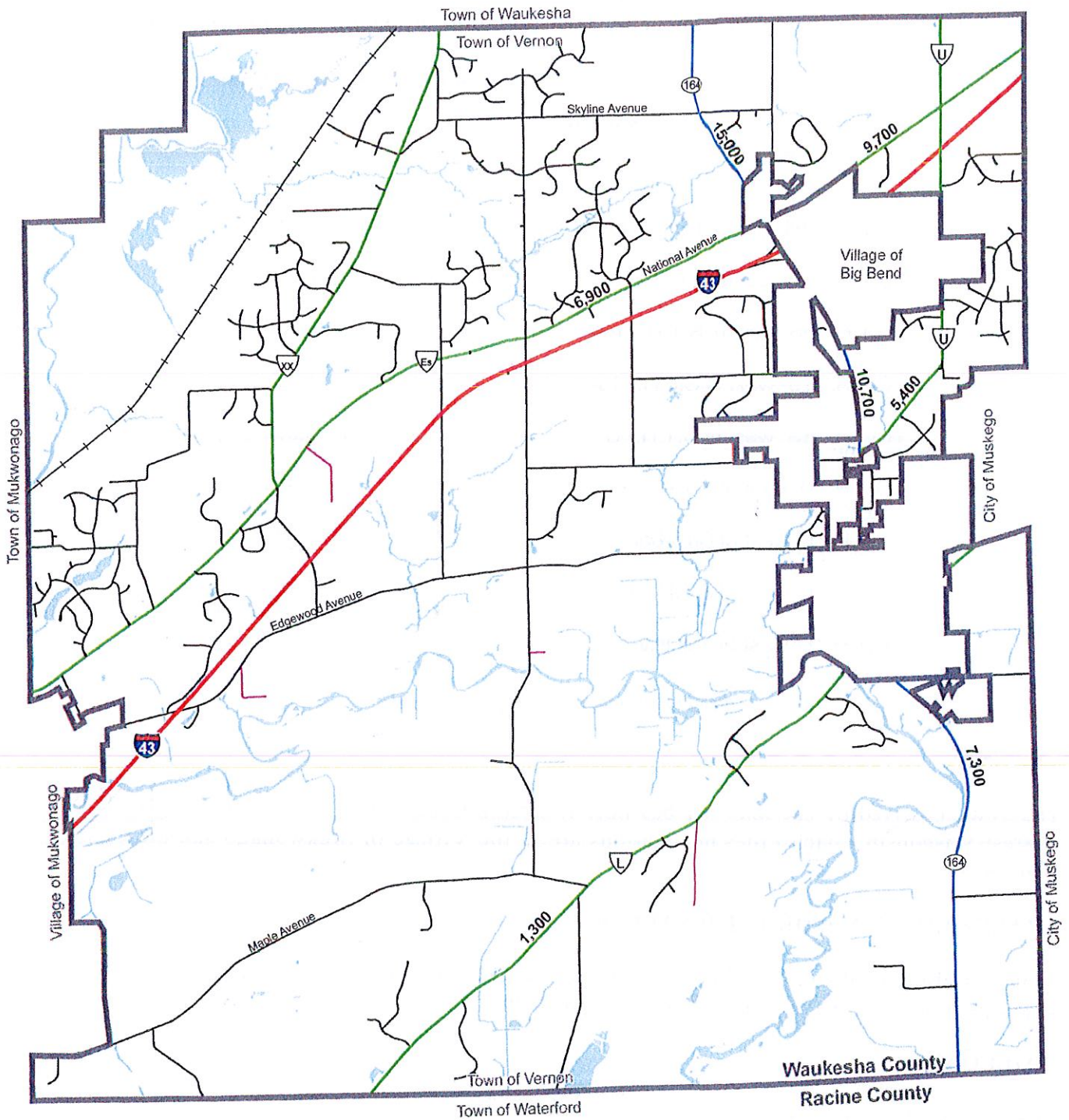
Transportation for the disabled in the Town of Vernon is provided by the Waukesha County Department of Senior Services Specialized Transportation.

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)

N

0 0.5 1
Miles

0 4,000 8,000
Feet

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.

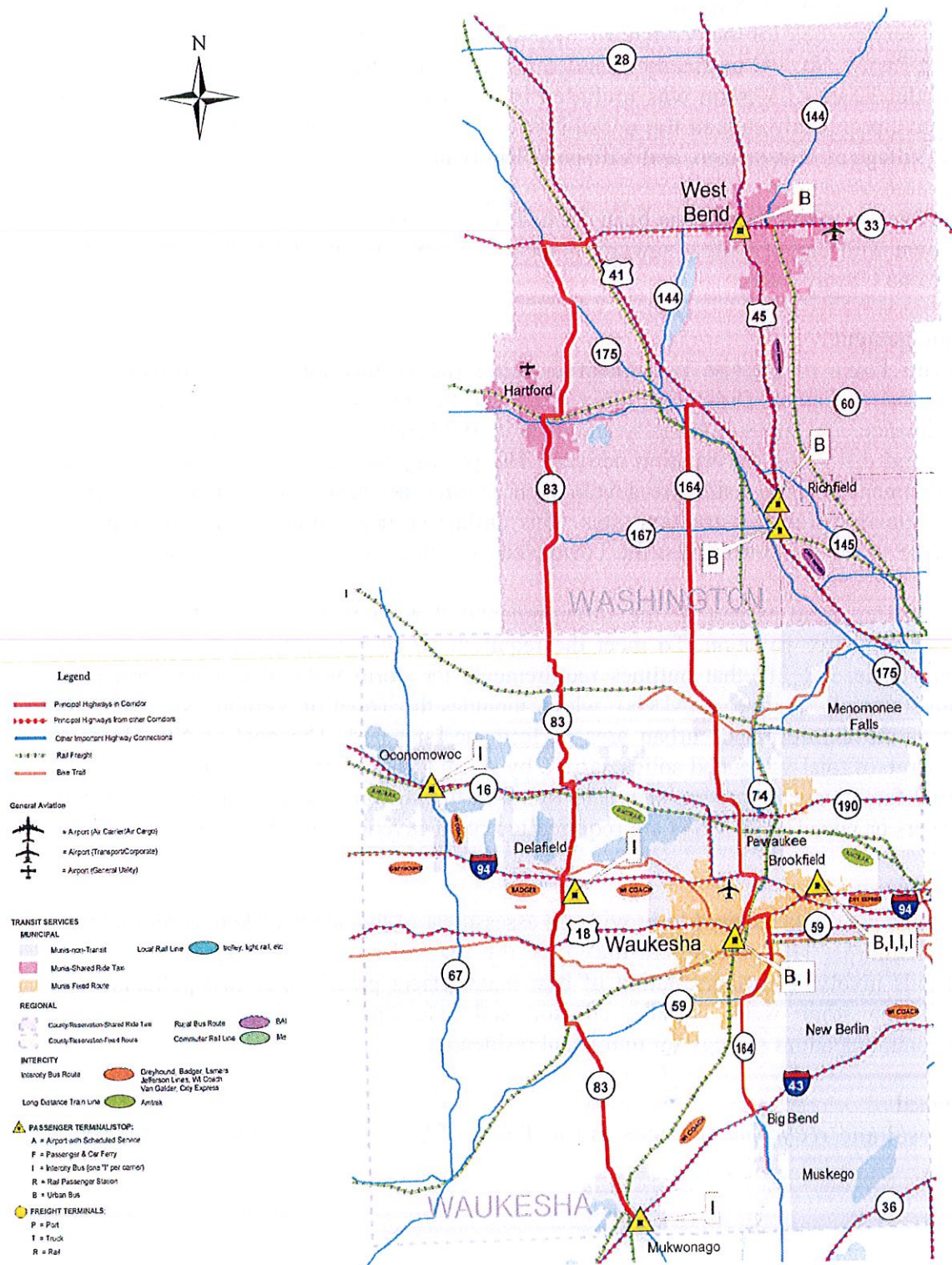
Janesville/Beloit - Milwaukee



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.

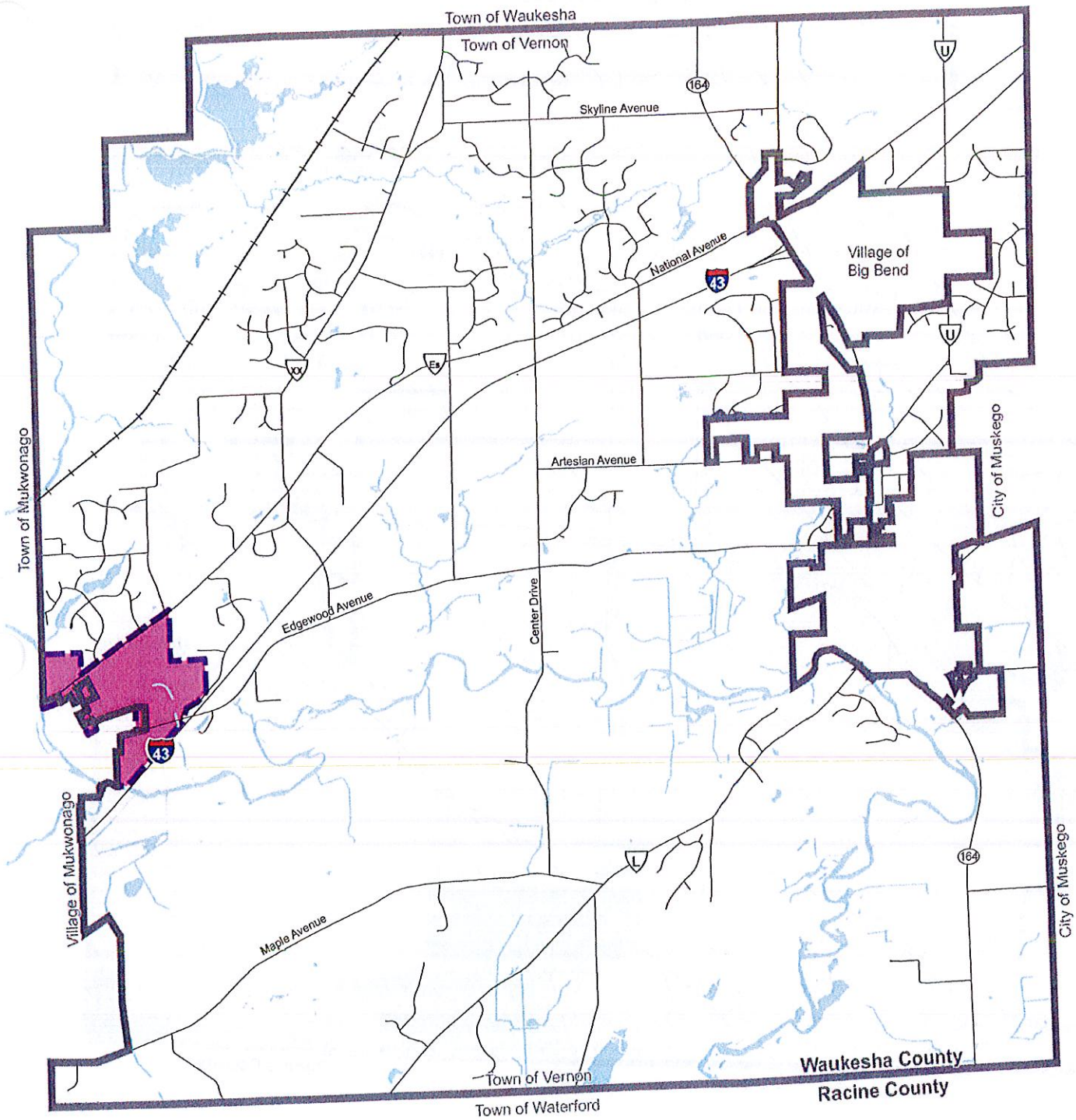
Police

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

Fire and Rescue

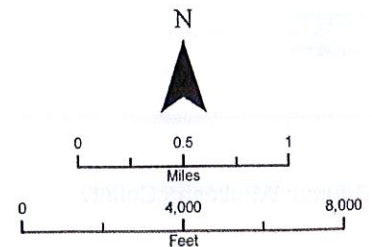
The Town of Vernon is serviced by the Big Bend/Vernon Fire Department. There are three fire stations to accommodate equipment needed for emergency medical, rescue, and fire services. The first is located on C.T.H "ES"; the second is located at the southwest corner of S.T.H. "164" and I-43, and the third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

Map 4 SEWER SERVICE AREAS IN THE TOWN OF VERNON

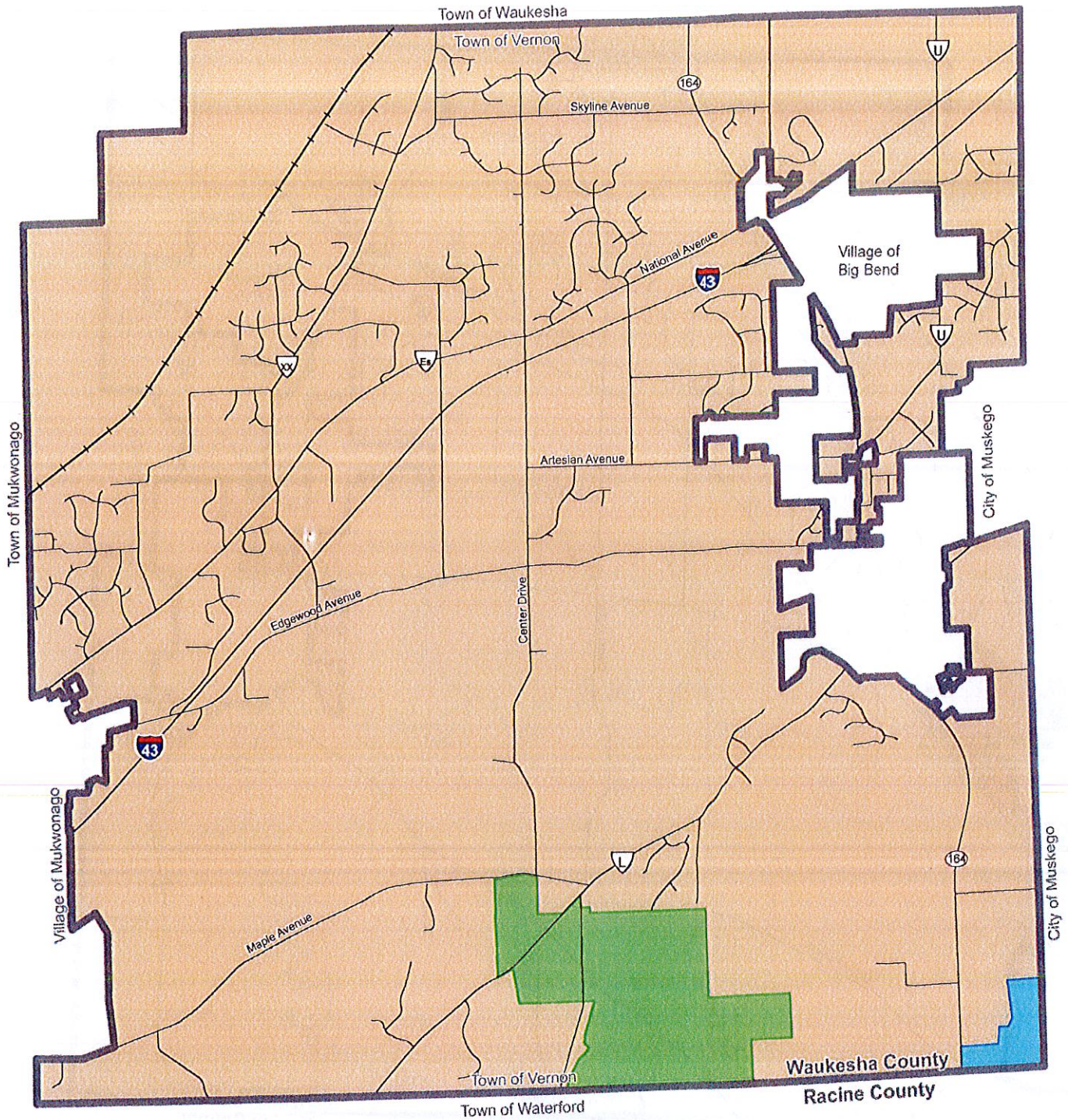


Village of Mukwonago Sewer Service Area (2006)

Source: Waukesha County and SEWRPC

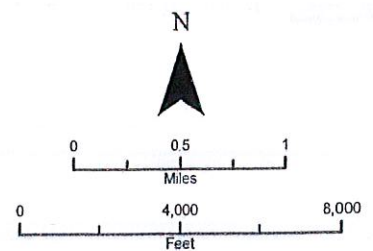


Map 5 SCHOOL DISTRICTS IN THE TOWN OF VERNON



- 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.

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.

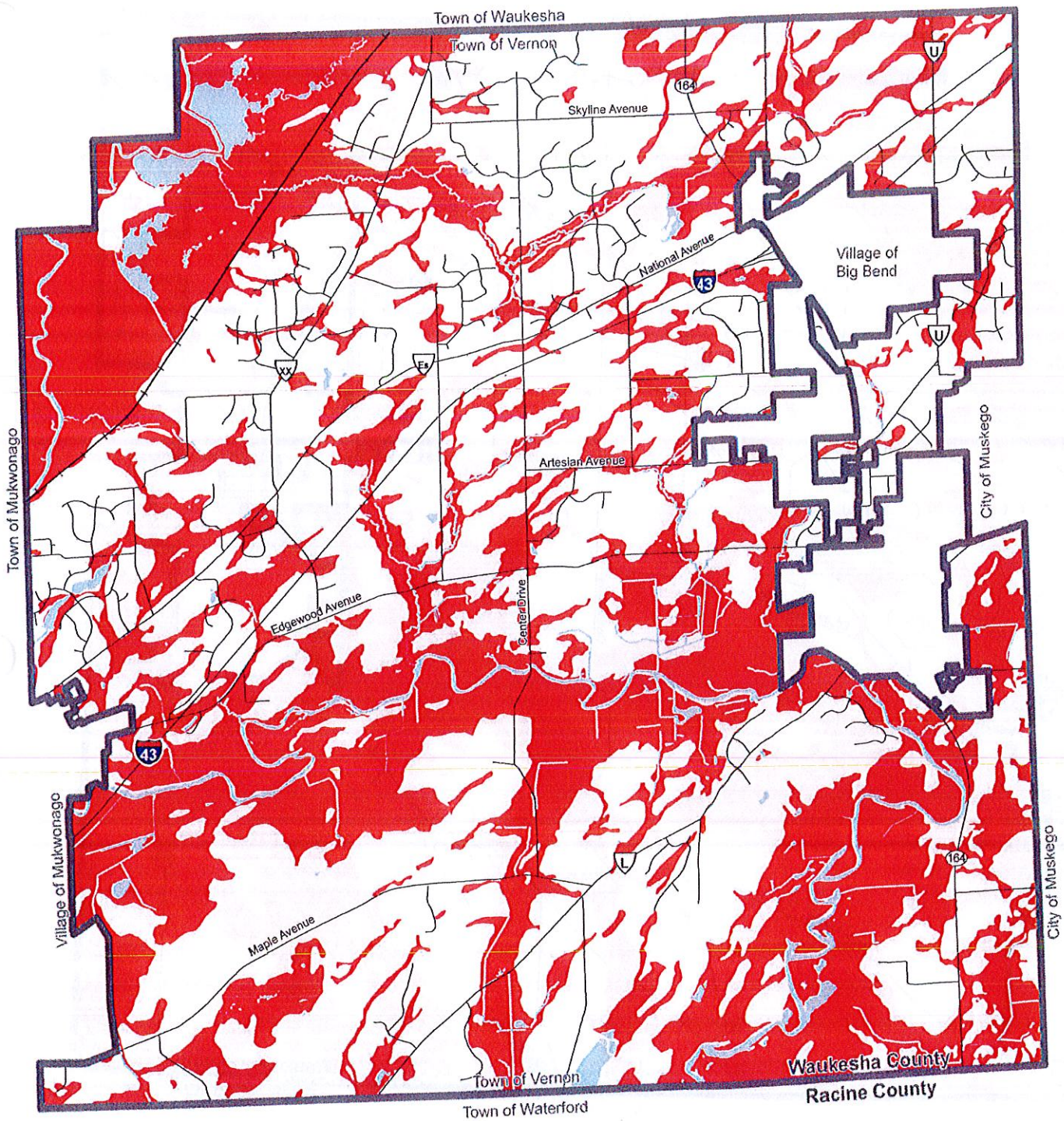
Locally, the impact of COMM 83 is still unknown, but may be significant. As technology improves over time, many of the lands in the Town of Vernon which were previously classified as "severe" may be subject to development. Opponents of the COMM 83 rules claim that the new performance standards will promote 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)

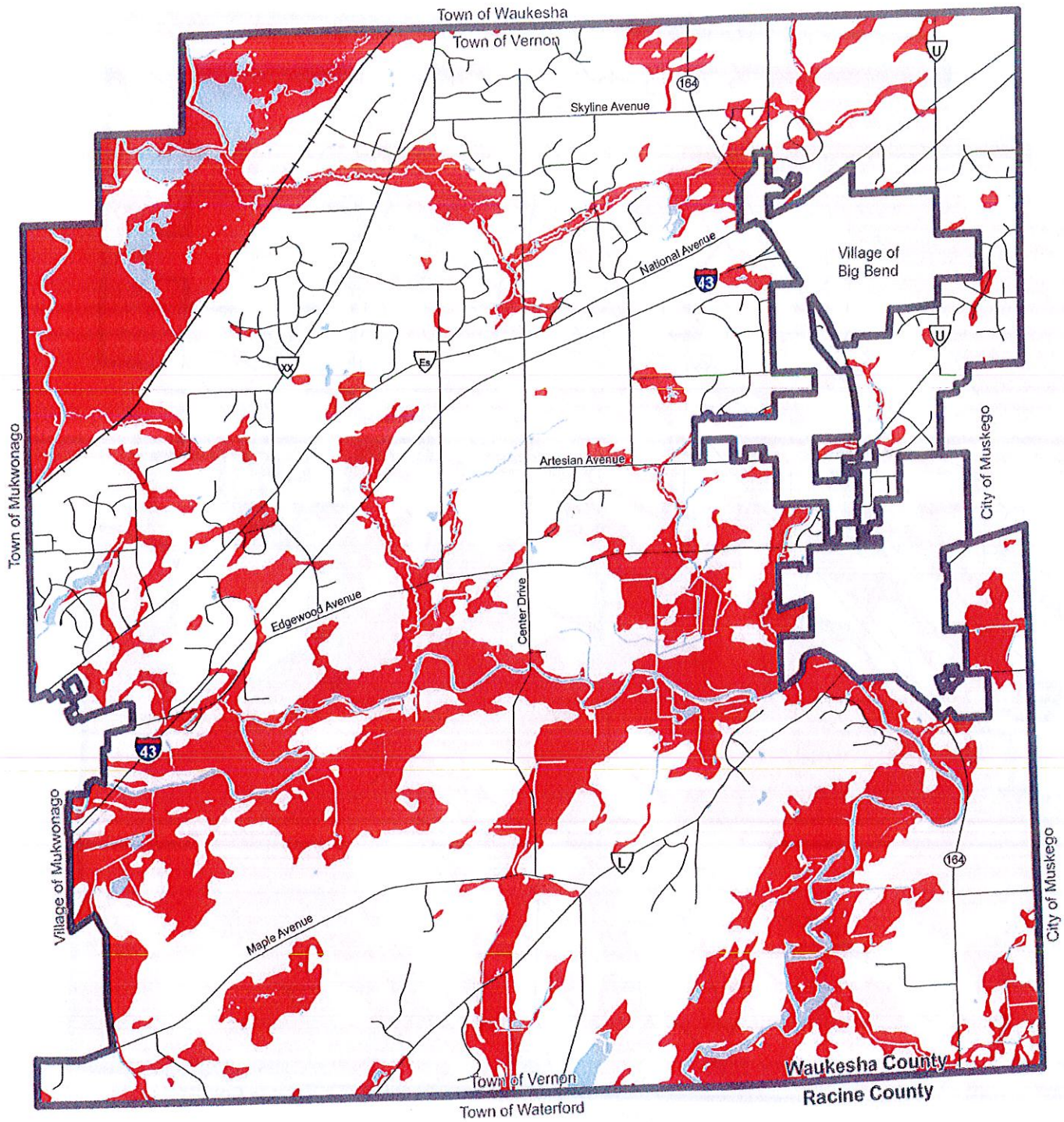
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Miles

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Feet

Map 7

SOILS HAVING SEVERE LIMITATIONS FOR DEVELOPMENT ON PUBLIC SEWER



Soils With Severe Limitations for Development on Public Sewer

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0 0.5 1
Miles

0 4,000 8,000
Feet

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.

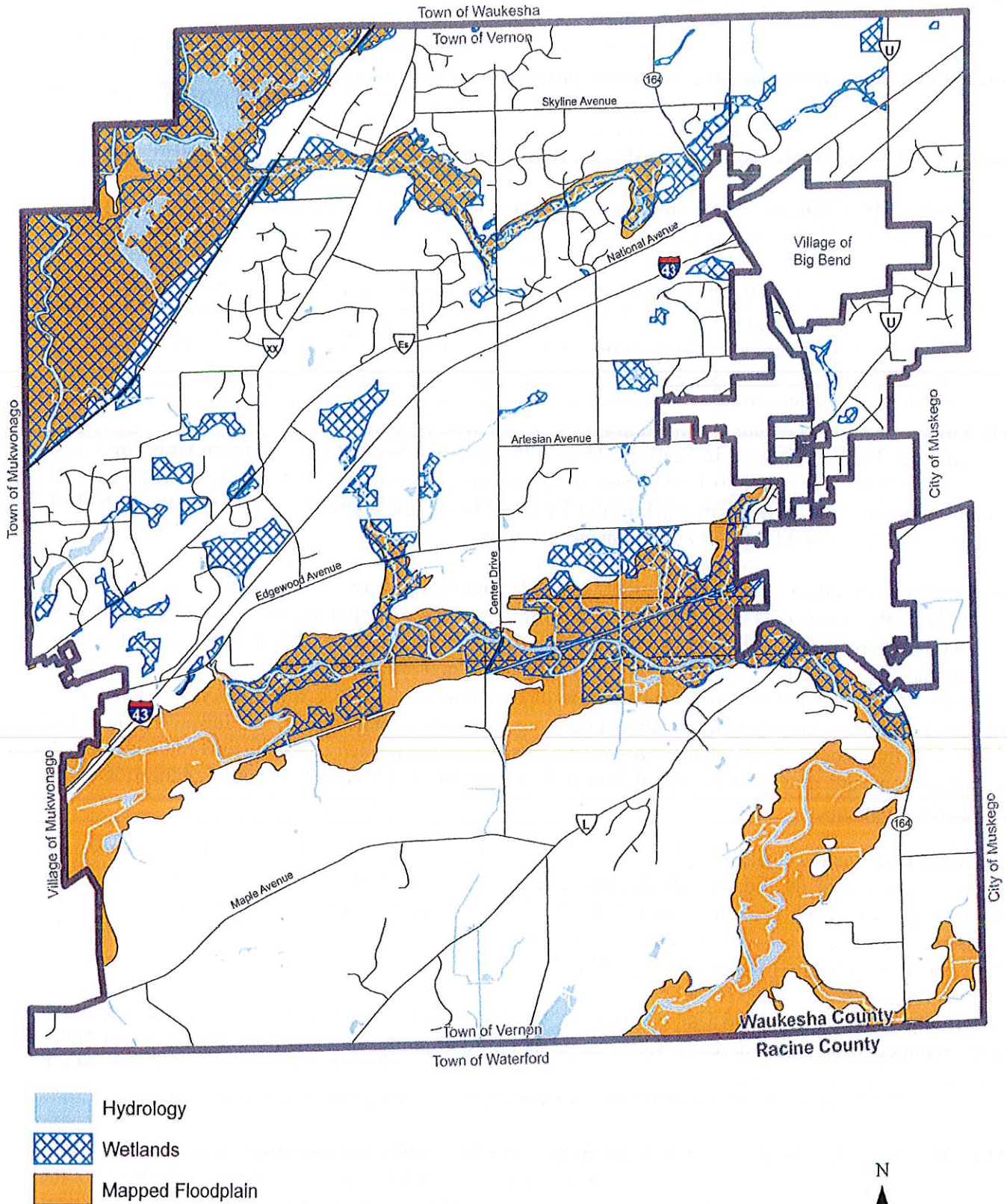
Wetlands - According to the 2000 SEWRPC Land Use Inventory, there are approximately 4,874 acres of wetlands in the Town of Vernon. Wetlands perform a variety of important functions that make them invaluable resources. Their functions include supporting the wide variety of desirable and unique plant and 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



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.

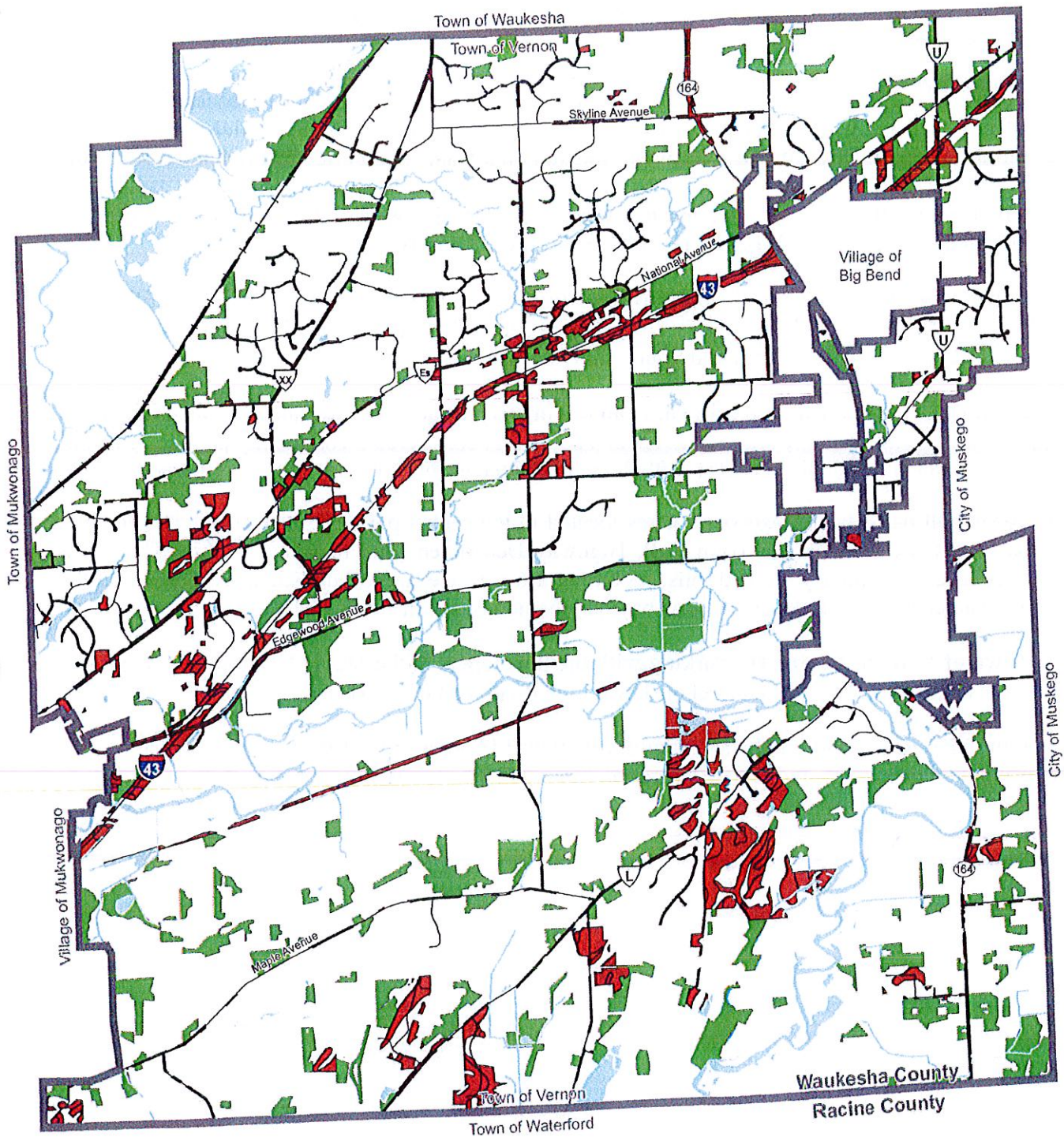
Map 9 depicts lands in the Town of Vernon with Class I and Class II soils, which are the most productive prime agricultural soil classes. This map also depicts where Class I and Class II soils have been converted to non-farm uses since 1963. A number of important public purposes include the maintenance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

OUTDOOR RECREATION USES

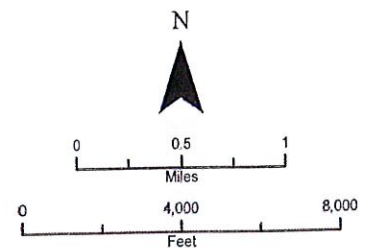
The Department of Natural Resources owns the Vernon Marsh wildlife area, which is located in the northwest portion of the study area consisting of over 1,400 acres. The Vernon Marsh encompasses a variety of natural resources, including wetlands and floodplains associated with the Fox River, wildlife 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)



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)

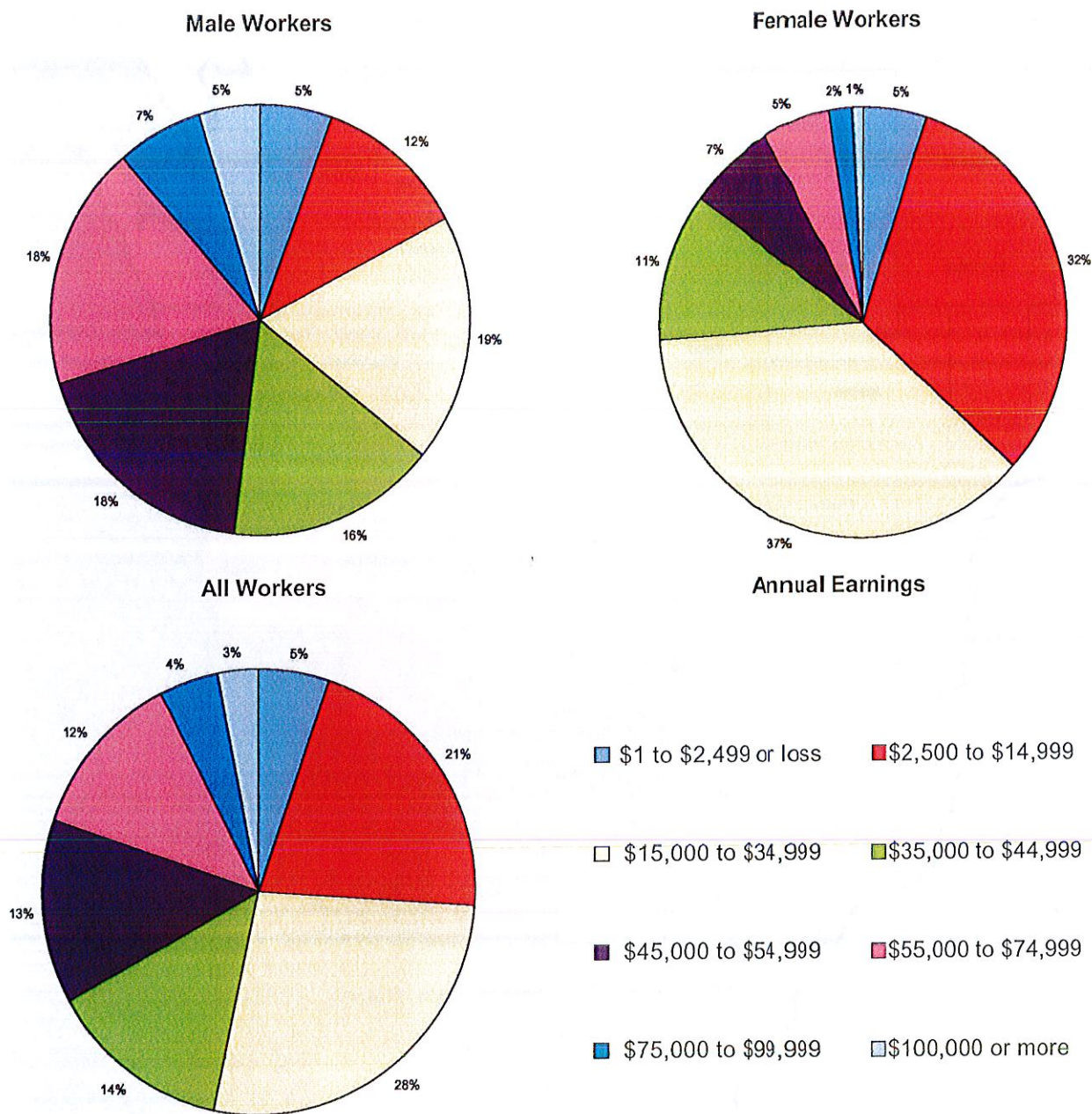
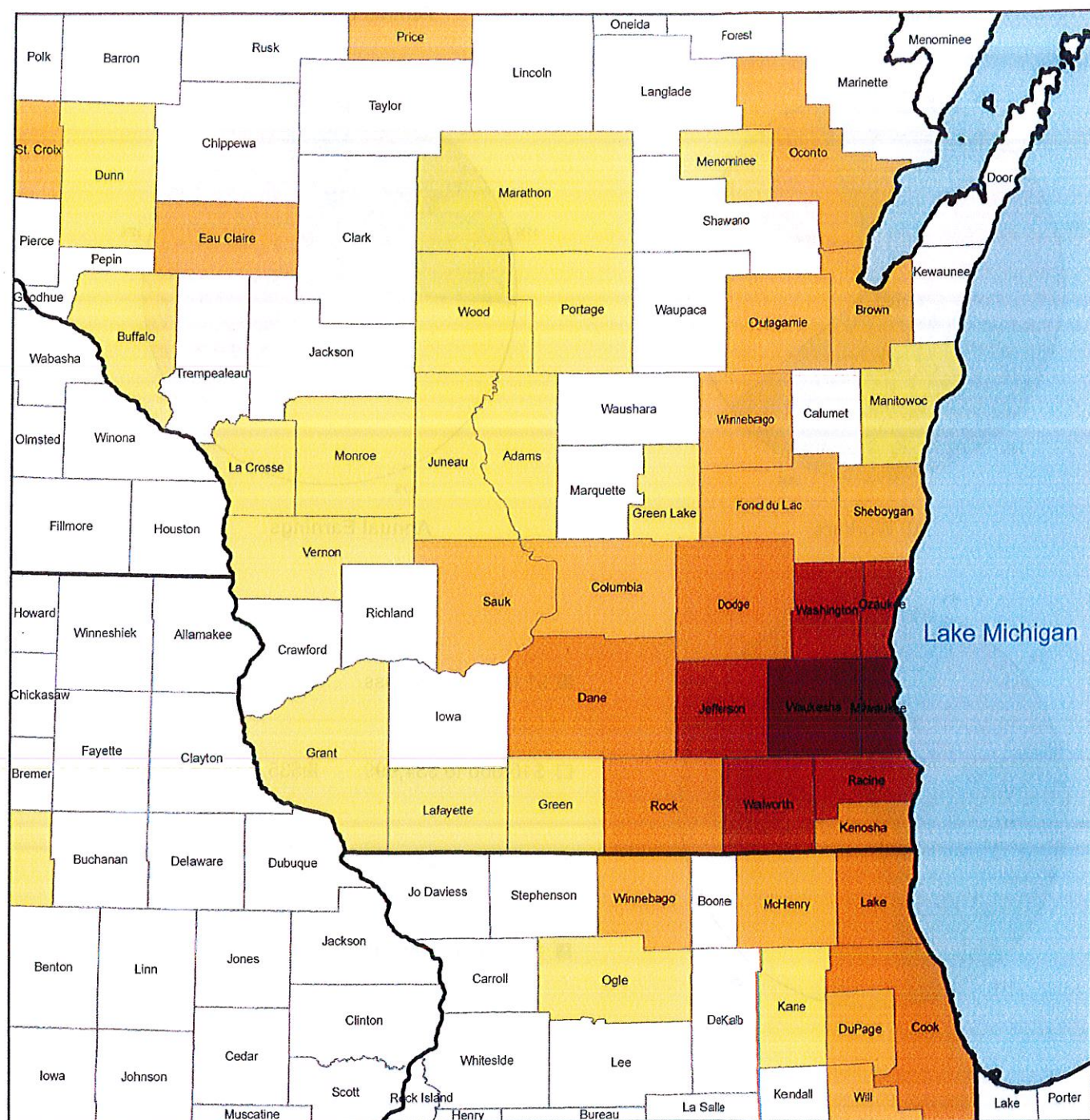
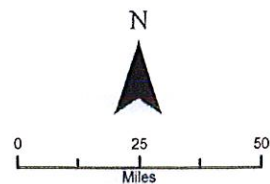
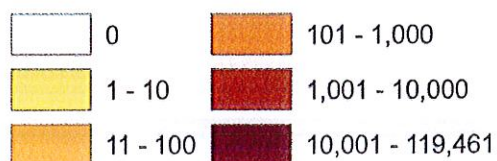


Figure 1: Annual Earnings by Sex of Worker: 2000
(Source: US Census Bureau)

Map 10

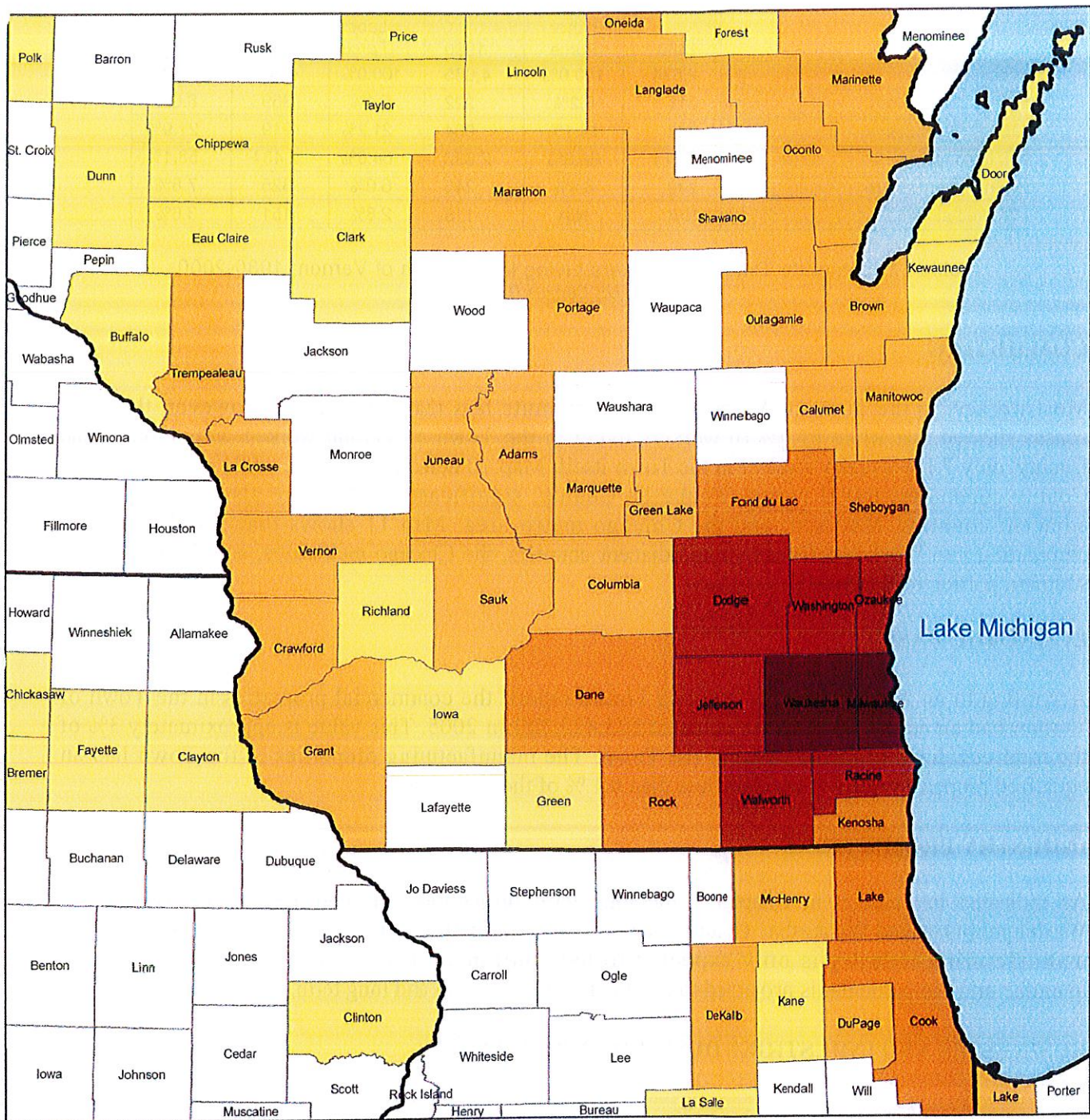


Number of Commuters out of Waukesha County

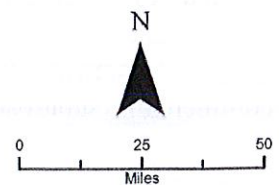
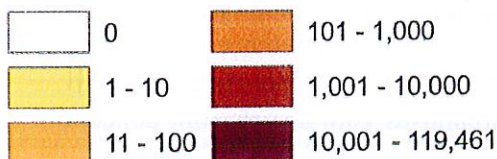


Source: Wisconsin Department of Workforce Development

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 region's 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 Sheriffs 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.

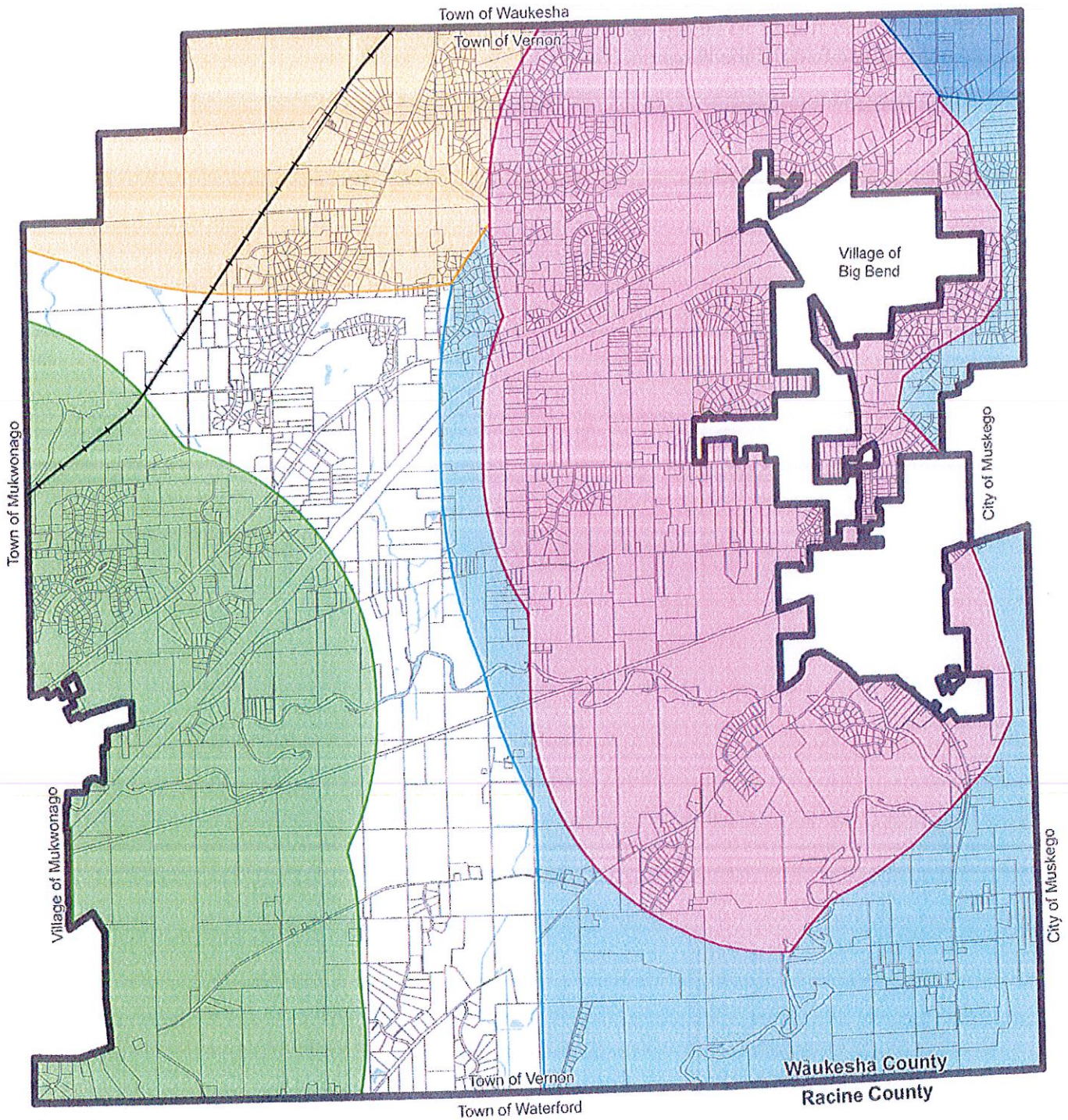
Two communities have implemented extraterritorial land use planning within the Town. The Village of Big Bend has a land use plan for all of the Town located east of Center Drive. In 2005, the Town and Village amended their plans to be virtually identical. The Village of Mukwonago developed an extraterritorial 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*.

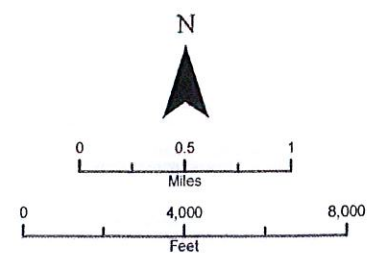
Map 12

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)

Source: Waukesha County



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.

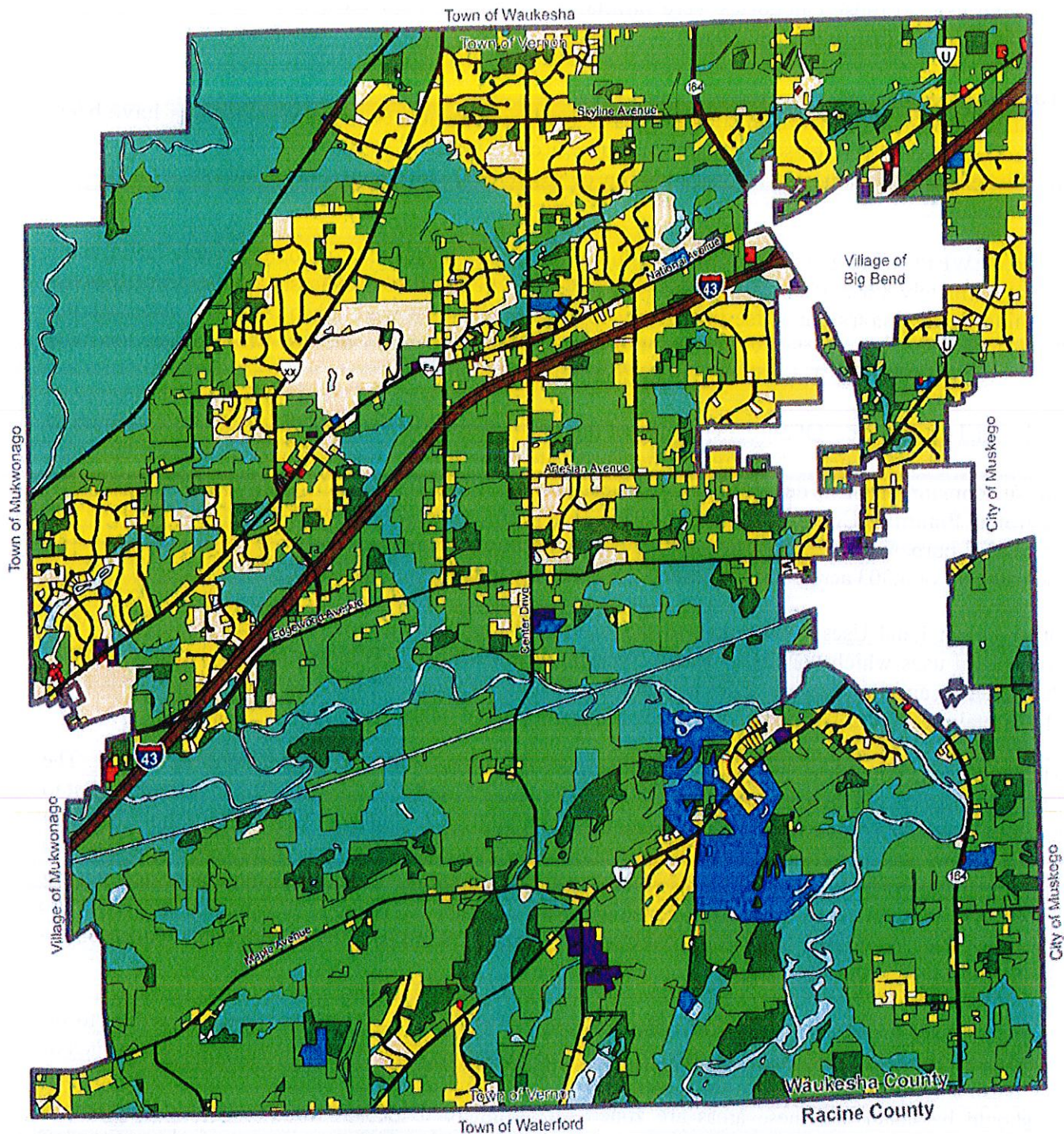
Residential Land Uses - Of all the elements of the Smart Growth Plan, residential land use continues to be the fundamental agent of change in the Town. It is appropriate that this area of interest be given careful consideration in developing the Smart Growth Plan. In the 1963 Southeastern Wisconsin Regional 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.

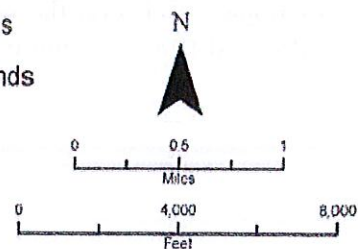
The Town of Vernon has two areas that encompass the majority of the commercial development. The first is located east of the intersection of C.T.H. "ES", Hwy. "164", and Interstate "I-43" extending east to Guthrie Road. The second area is located on the north and south side of C.T.H. "ES" in the vicinity 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



Source: Waukesha County, and Southeastern Wisconsin
Regional Planning Commission



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.

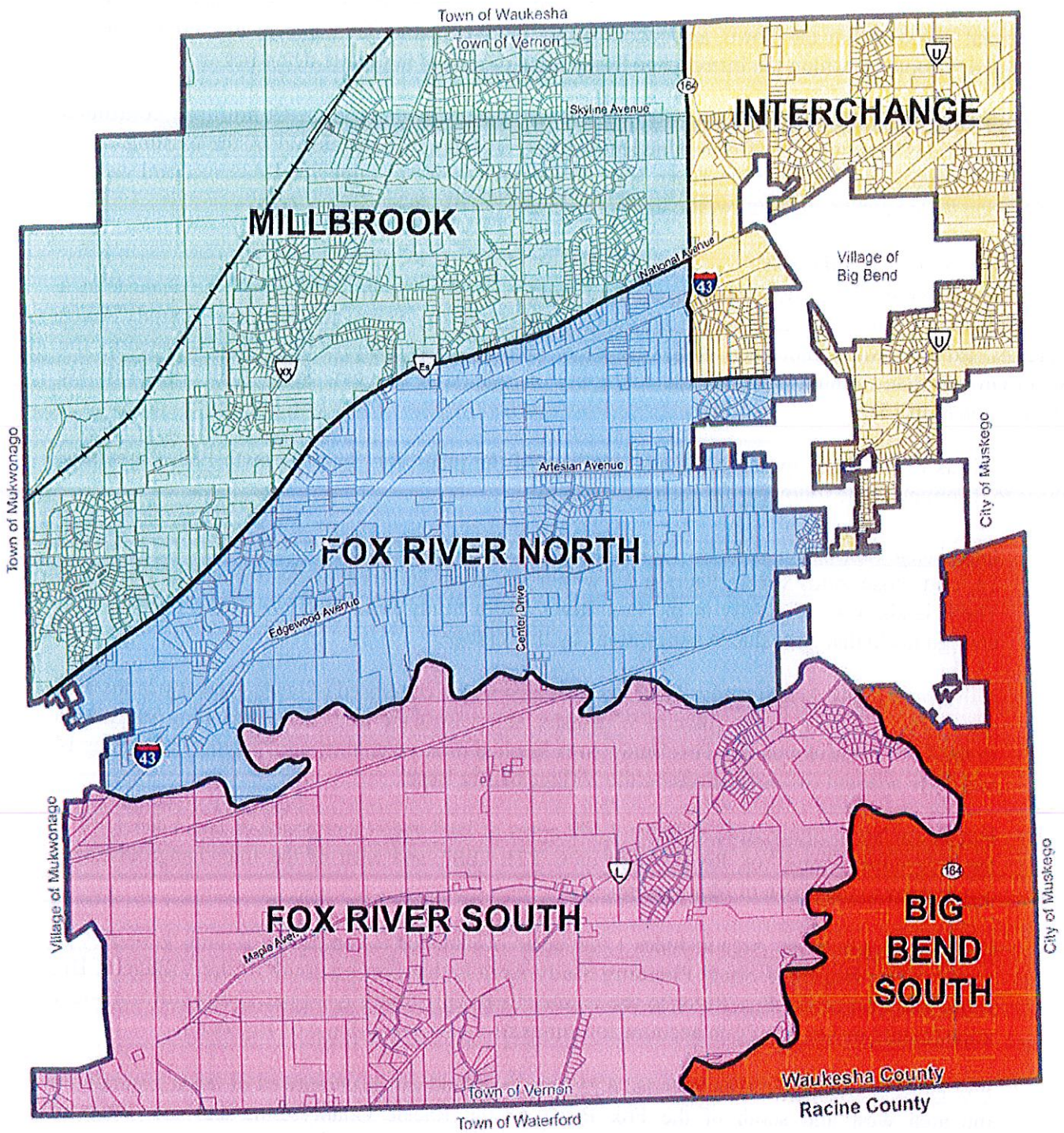
Fox River North Study Area includes 4,490 acres of land and is comprised of lands generally in the area north of the Fox River, south of C.T.H. "ES", and west of the Interchange Planning Study Area to the Town of Mukwonago.

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 limitation.

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 public sanitary sewer. Uses on this site should be highway service related, primarily service 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.

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

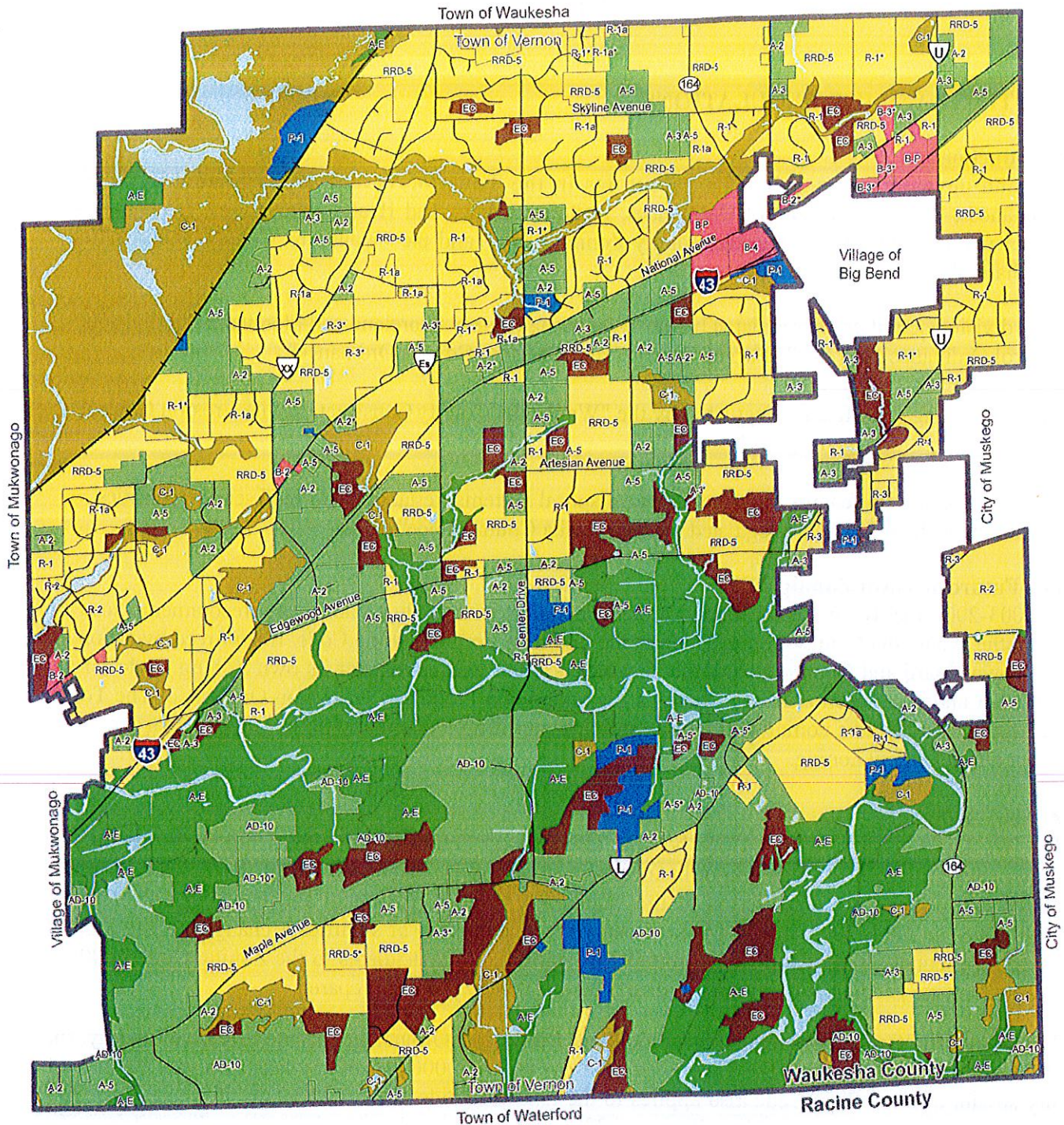
In 2003-2004 the Town Board formed a study committee to evaluate and make recommendations to adopt the Waukesha County Zoning Code as the Town of Vernon Zoning Code. If approved by action of the Town Board and County Board, the Town of Vernon will administer its own Zoning Code for all areas not under 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

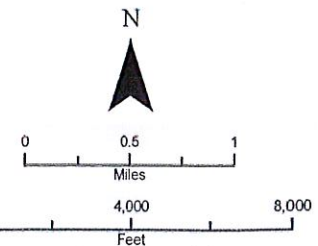
The Waukesha County Zoning Code became effective on February 26, 1959. Until such time as the Town adopts its own local zoning ordinance, this Code has jurisdiction in all of the Town of Vernon which lies outside the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance. In 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

Map 16 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.

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.

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.

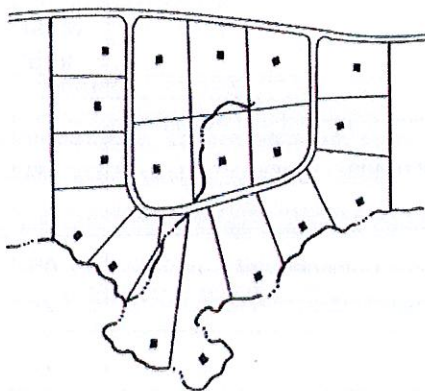
10. More of the following types of housing are needed in Waukesha County:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
a. Single family housing (owner)	17%	27%	28%	17%	9%	2%
a. Single family housing (rental)	2%	10%	27%	31%	25%	4%
c. Duplexes (2 units)	3%	12%	26%	31%	26%	3%
d. Apartments (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 ↓ Own Rent	Duplex (2 units) ↓ Own Rent	Multiple (3 or more) ↓ Own Rent	Family units ↓ Own Rent	Other ↓ Own Rent	
		0%	0%	0%	0%	

14. Would you prefer new housing built in the County to reflect a traditional design with larger lot sizes (Option A) or a cluster design permanently preserving open space (Option B)?

Please check either Option A or Option B (not both) below to indicate your preference.

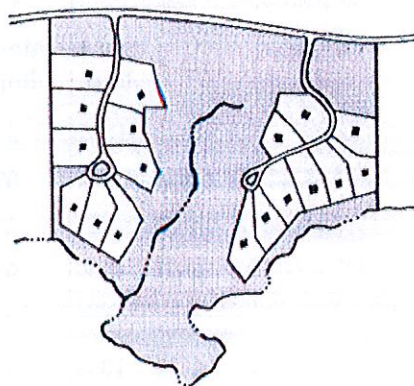
OPTION A

30%



OPTION B

70%



15. The population of Waukesha County has grown an average of 16% per decade since 1970. How do you feel about this amount of development?	Too Much Development	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%	10%
b. Building inspection	12%	39%	32%	6%	1%	5%
c. Fire protection	26%	47%	19%	2%	0%	0%
d. Garbage collection	35%	46%	15%	3%	0%	3%
e. Park and recreation facilities	18%	46%	29%	4%	1%	8%
f. Planning and zoning	5%	30%	37%	14%	6%	3%
g. Police protection	17%	45%	30%	4%	1%	13%
h. Public library	18%	37%	23%	7%	1%	9%
i. Public school system	23%	42%	22%	3%	1%	1%
j. Recycling programs	27%	49%	19%	4%	1%	1%
k. Road maintenance	12%	50%	25%	9%	3%	73%
l. Sanitary sewer service (not private system)	4%	8%	12%	2%	2%	2%
m. Snow removal	21%	52%	21%	3%	1%	37%
n. Storm water management	8%	27%	23%	3%	1%	73%
o. Water utility service (not private system)	3%	9%	12%	2%	1%	0%
p. Other	0%	0%	0%	33%	67%	

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

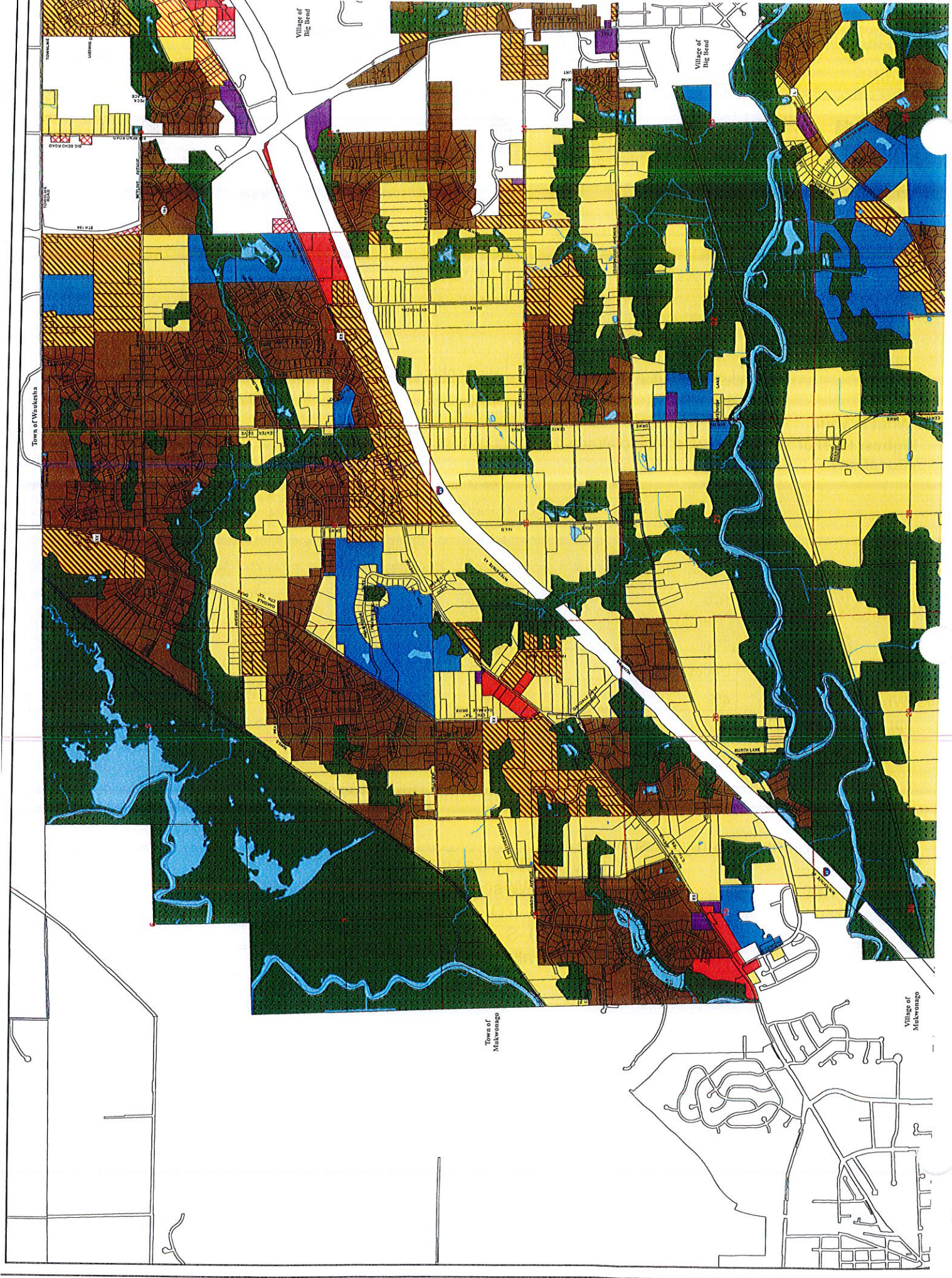


EXHIBIT J

TOWN OF WAUKESHA

SMART GROWTH PLAN

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Chapter 1

Introduction

The Town of Waukesha originally adopted a Master Plan on November 10, 1994, which was intended to be a land use guide for the elected officials, Plan Commission and the residents of the Town of Waukesha to direct future growth and development. 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 2005 and 2007, which included updates to the STH 164 corridor.

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 municipality to enforce zoning restrictions, land division regulations or official maps. The Town in cooperation with Waukesha County is undertaking that process to comply with the Comprehensive Planning Law.

Community Background Information

History

The Town of Waukesha in 1838 was a part of the Town of Muskego and in 1839 became a separate township under the name of Prairie Village, but that same year changed its name to Prairieville. The town continued to bear that name until 1847, when it was changed to Waukesha to correspond with the name adopted for the new county.

The underlying limestone rock-having in this immediate vicinity certain peculiarities which have given it the distinctive name of Waukesha stone, and which are noticed elsewhere-appears nearer the surface, and is accessible through the light layer of glacial drift, in the territory contiguous to the Village of Waukesha. The stone is especially remarkable for the quantity of fossil remains which it contains and shows that this part of the globe must have been for long ages of time the bed of the ocean. The geologist finds this portion of the county rich in objects of study.

The town is crossed diagonally from northeast to southwest by the Fox River, and this indicates the local slope of the surface. The Fox River has a number of tributaries of considerable size largely within the limits of the town so that the territory is both well watered and well drained.

The history of the town in connection with its early settlement in practically that of the city by the same name and of the county, and having been considered elsewhere will not be duplicated in this connection. The City of Waukesha is the only center of population within the limits of the town. The town is crossed by the Chicago, Milwaukee and St. Paul, the Chicago & Northwestern and the Wisconsin Central railroads giving it easy communication with all points, east, west, north and south.

As Prairieville was the center of the population of the whole region there came, in a very early day, many more settlers than can be here noticed, and even many who came before the settlers in other parts of the county. Hence, with this plan in view, although this point of the history may seem too many of the old settlers and their descendants as notable chiefly for its omissions, a moment's consideration will show how impossible it would be within the limits of this volume to even mention by name many of the most interesting of the pioneers.

The first actual settlers of both the town and county of Waukesha were the Cutler brothers, Alonzo R. and Morris D., sons of Leonard and Mercy Cutler, natives of Vermont. The mother died in comparatively early life, but the father lived to the remarkable age of one hundred and two years, passing away, January 14, 1883. Neither Alonzo nor the young man, who accompanied the Cutlers, Henry Luther, remained very long in the county, so that this sketch will be devoted chiefly to Morris D. Cutler, who spent the remainder of his long life amid the scenes which captured his imagination in 1834.

Morris D. Cutler was born in Canada, June 13, 1810; soon after his birth his parents returned to Vermont which had previously been their home, and not long after moved to White Pigeon, Mich., and later to La Porte Ind. In 1834 the two brothers started out from Indiana on a tour of inspection of what is now southern Wisconsin, the Black Hawk War having stimulated inquiry regarding what then was practically a *terro incognita*. They were delighted with the country in the present vicinity of Waukesha and blazed their claims on the banks of the Fox River, including the water power. Two shanties were erected; one in the present Cutler's Park and one near the present site of the post office. The early years when the settlement was composed of these brothers and a few more intrepid souls, were years of toil and hardship, but Morris Cutler, seemed to thrive on his hard fare, and established a reputation for extraordinary strength and endurance. He was married in Prairieville, April 8, 1845, to Miss Ruth Head, a daughter of John Head of Preston, Lancastershire, England. Mrs. Cutler died February 20, 1863, leaving no children. Morris Cutler was regarded as a wealthy man for many years before his death, but always maintained the simple and even frugal manner of living to which he had, through necessity, become accustomed in his youth.

Among the settlers of Prairie Village in 1835, mention is found in the records of the early times of Isaac and Richard Smart, John Mandeville. Dr. W. W. Cornwall, Ira Stewart and A. C. Nickell. Later mention of some of these pioneers cannot be found, but several of them identified themselves with the growing community, and their subsequent movements may be followed.

Isaac Smart was born in Yorkshire, England, Sept. 15, 1809, the son of Richard and Jane (Hornsey) Smart, and was one of a family of eight sons and one daughter. His brother Richard, who came to America shortly after Isaac, took up a claim upon which the Fountain House now stands. Isaac Smart was married in August, 1832 to Miss Elizabeth Clegg, born in Yorkshire, Sept. 20, 1813, and who died Dec. 4, 1889. In 1834, with his wife and child, Mr. Smart immigrated to America, locating first in White Pigeon, Mich., and the following year (1835) moving to Prairie Village. The journey was made by team, through Chicago, then a mere hamlet, squatted in the prairie mud, and through Milwaukee, where there were some dozen or more primitive houses. Both the Winnebagoes' and the Pottawatomies were camped near Mr. Smart's claim. The first house was a log cabin, with a "shake" roof and had at first the natural sod for a floor. The furnishing of this abode of the family was made out of logs and poles, the first table

being the end of the wagon box laid upon the stump of a tree. Mr. and Mrs. Smart had a family of six children; the two sons were Benjamin and George, the latter dying in childhood. Of the four daughters three lived to maturity, Jane (Mrs. David Kyle); Mary (Mrs. Isaac Hargrave); and Marie (Mrs. Robert Boyd).

Addison C. Nickell and his wife, Eliza (Cornwall) Nickell, were both natives of Monroe County, W. Va., where they were reared and educated. Mr. Nickell in company with Dr. Madison W. Cornwall visited Waukesha County in 1835, claiming the entire section 9. They spent the first summer in their covered wagon in lieu of a house, and then built a log house near the present Industrial School. In 1837, Mr. Nickell returned to his eastern home, was married to Eliza Cornwall, and the bridal trip was made in a wagon and on horseback to the log house prepared in the Waukesha woods. Seven children were born to them, Mary J., Charles C., William A., Susan E., Carrie M., James M., Addison C., Jr. Mr. Nickell died Feb. 16, 1877.

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. Chapter 1 is the Introduction, Chapters 2-10 are as follows:

2. 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.
3. 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.
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. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 intergraded 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.

The Town is participating in cooperation with Waukesha County in the updating of the Waukesha County Development Plan with 29 of the 37 communities in Waukesha County and the new components of the Southeastern Wisconsin Regional Plan Commissions 2035 Plan. Also discussed, were some of the goals and objectives of the existing Master Plan for the Town.

At the completion of the project, an open house will be held to discuss the plan along with a public hearing at the Town Hall. It is anticipated that the Town Board would then adopt the plan.

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 SEWRPC pertaining to these and other aspects of the Southeastern Wisconsin Region who update 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 Waukesha and the surrounding municipalities in the southeastern 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 rates, 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 and 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 and 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 contributed 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 contributed to natural increase; the balance of 37,470 persons can be contributed to net migration.

In reviewing the municipalities in the southeastern portion of the County consisting of the Town's of Waukesha, Genesee, Mukwonago, and Vernon and the Village of Big Bend and the City of Waukesha; the population growth from 1970-2005 was over 80% with the townships gaining the most population. The Town of Waukesha grew 95%, the Town of Genesee grew 130%, The Town of Mukwonago grew 255%, and the Town of Vernon grew 153%; with the Village of Big Bend growing 11%, and the City of Waukesha growing 63%.

Table 1

Population Growth for the Southeastern Portion for Waukesha County 1970-2005

Communities	1970	1980	1990	2000	2005
Town of Waukesha	4408	6668	7566	8596	8832
Town of Genesee	3172	5126	5986	7284	7542
Town of Mukwonago	1930	4979	5967	6868	7482
Town of Vernon	2857	6372	7549	7227	7455
Village of Big Bend	1148	1345	1299	1278	1285
City of Waukesha	39,665	50,365	56,894	64,825	67,580

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 were over 25% Hispanic. Asians with nearly 5400 people made up the 3rd largest racial group within Waukesha County. According to the 2000 census, 97.2% or 8353 persons were white in the Town of Waukesha. Twenty-four or .3% were African American. Ten or .1% were American Indian or Alaska Natives and 96 or 1.1% were Asians. Forty-eight persons were more than one 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 Waukesha had 2,786 owner occupied living units which was 94.6% of the households and 105 rental units which is 3.57% of the Town's households. The owner occupied residences are approximately 18% above the Waukesha County average, while rental units were 20% below the County average.

Table 2

Owner vs. Renter Occupied Living Units in the Southeastern Portion of Waukesha County Municipalities 2000

Communities	Owner Occupied	Percent	Renter Occupied	Percent
Town of Waukesha	2,786	94.6	105	3.57
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 Big Bend	448	98.0	9	2.0
City of Waukesha	14,508	56.5	11,155	43.5
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 Waukesha was 2.97 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 Southeast Portion of Waukesha County in 2000

Communities	Average Household Size
Town of Waukesha	2.97
Town of Genesee	3
Town of Mukwonago	3.14
Town of Vernon	3
Village of Big Bend	2.85
City of Waukesha	2.43
Waukesha County	2.63

In evaluating the communities in the southeast part of Waukesha County including the Town of Waukesha, it appears that the communities with the most types of rental units have lower person per household occupancy, such as the Village of Big Bend and the City of Waukesha, 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 in 2000 it reached 38.1. The median age in 2000 for the Town of Waukesha was 38.8 years old; whereas the County average 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 population age group from 25 to 44 years old 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 Waukesha, 28.1% of the population was between the age of 25 to 44 years and 28.0% was between the ages of 45 to 64 years. These age trends are consistent with the rest of Waukesha County.

Table 4

**Southeastern 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 Waukesha	488	1555	1020	2415	2405	713	38.8
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 Big Bend	76	236	147	384	320	105	36.8
City of Waukesha	4792	8634	9574	21,813	13,118	6894	33.4
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 Waukesha has a median household income of \$73,984 which is substantially higher than the Village of Big Bend and the City of Waukesha.

Table 6

Household Income for the Southeastern Waukesha County Communities 2000

Communities	Median Household Income
Town of Waukesha	\$73,984
Town of Genesee	\$78,740
Town of Mukwonago	\$75,067
Town of Vernon	\$71,366
Village of Big Bend	\$61,771
City of Waukesha	\$50,084
Waukesha County	\$62,839

Employment Trends

Waukesha County has continued to enhance its economy through new job creation. 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 three times as many jobs as Waukesha; 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 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 Waukesha, only what types of jobs the residents of the Town are employed in. According to the US Census there are 3,789 persons over 16 years of age that are employed and live within the Town. The Census information indicates that 1,440 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 .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 7**Waukesha County Employment and Industries Trends 1990-2000**

Waukesha County	1990	2000	1990-2000 # Change in Employment	2000 % of Total Employment
Agricultural	1191	1011	-180	1
Construction	12,679	18,462	5783	7
Manufacturing	44,871	56,754	11,883	21
Transportation Communication Utilities	8185	9516	2434	4
Wholesale Trades	16,128	22,508	6380	8
Retail Trades	31,054	43,132	12,078	16
Finance Insurance Real Estate	13,131	22,340	9209	8
Services	46,293	76,265	29,979	28
Government and Governmental Enterprises	13,994	17,059	3065	7
Other	2135	3749	1614	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 SIC code, other includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs. Source: US Census Bureau

Educational Attainment

Waukesha County has the third highest percentages of people with associates, bachelors, graduate, or professional degrees in Wisconsin. Over 41% of the people 25 years of age and older have associates, bachelors, graduate, or professional degree within 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 State of Wisconsin, 31% of the residents age 25 and over have earned an associates, bachelors, graduate or professional degrees. In the Town of Waukesha 40.8% of the residents age 25 and over have earned associates, bachelors, graduates or professional degrees. This figure is in keeping with the average for Waukesha County.

Table 8

Residents 25 Years of Age and Over with Associate, Bachelor, Graduate or Professional Degrees by the Communities in the Southeast Portion of Waukesha County 2000.

Community	Number	Percent
Town of Waukesha	2247	40.8
Town of Genesee	2100	45.5
Town of Mukwonago	1757	42.3
Town of Vernon	1428	30.1
Village of Big Bend	228	28.1
City of Waukesha	3927	37.6

Summary of the Population Characteristic of Town of Waukesha

The 1990 census indicated that the Town of Waukesha had a population of 7566. The year 2000 census showed the population of the Town at 8596 persons, which is a 13.6% increase in the population. The 2010 population projection by Wisconsin Department of Administration shows the projection population to be 8873 persons. The average household size declined to 2.97 persons per household by 2000. Assuming development densities in the Town will remain relatively low, it is anticipated by the year 2025 that the Town's population will be 9354. The median age of Town's residents at the time of the 2000 census was 38.8 years of age.

**WAUKESHA COUNTY COMPREHENSIVE PLANNING SURVEY HIGHLIGHTS
TOWN OF WAUKESHA**

Survey Purpose and Methods

The Town of Waukesha 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 Waukesha with accurate, up-to-date information about the views of Town residents regarding key planning issues.

In October 2006, the SRC mailed questionnaires to 1,083 households in the Town of Waukesha. 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 473 completed questionnaires from residents for a 44 percent response rate. Based on 2000 census adult population data for the Town (6,052), the estimates provided in this report are expected to be accurate to within plus or minus 4.3 percent with 95 percent confidence.

Quality of Life

- When asked to choose the most important issues/priorities in terms of reasons they live in Waukesha County, residents cited property taxes and the rural atmosphere as their top two choices.

- More Town of Waukesha residents (37%) said that the quality of life had declined during the last 5 to 10 years than said it had improved (18%); 32% believed it did not change. Residents ranked the amount of development and the conditions of roads/traffic as the most important factors that have changed the town's quality of life.

Agriculture, Natural, and Cultural Resources

- 60% of Town of Waukesha residents rated environmental quality in the county as either "Good" (53%) or "Excellent" (7%).
- Air quality and groundwater were the two county resources that were most valued for protection.

Housing Development

- When given county growth data, 40% thought that the rate of growth was about right; 59% thought that too much development has occurred. No resident said there had been "too little" development.
- A majority of Town of Waukesha residents said that the county needs more housing for seniors (55%) and housing for people with disabilities (52%). A majority of Town of Waukesha residents disagreed with the need for more mobile homes and apartments.

Land Use and Growth

- Tax rates, green space preservation, and crime rate/safety were the top county-wide growth issues.
- When asked how satisfied they are with how county-wide growth issues are being dealt with, a majority of Town of Waukesha residents said they were "Satisfied" with solid waste management and crime rate/safety efforts. The highest "Dissatisfied" issue was tax rates at 43% dissatisfied.

Transportation

- 54% of Town of Waukesha residents believed that the overall road network currently meets the needs of the county's residents, but 50% either disagreed or strongly disagreed that it will be adequate to meet future growth needs.
- One half of respondents desired more county biking and walking lanes/trails. More favored an additional north-south corridor connecting I-43 and I-94 (64%) than a corridor connecting I-43 and US-41/US-45 (55%).

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 retail/shopping. They were more neutral in their opinions about types of businesses with which they have less personal contact, such as warehousing.
- Town of Waukesha residents felt that emerging technology was the most important type of future business development for the county.

Community Facilities and Services

- Nine of fifteen community facilities and services were rated as "Good" or "Excellent" by a majority of residents. The highest rated facility was the public library with 82% of residents rating it "Good" or "Excellent".
- When asked about sharing services with neighboring governments, no service exceeded 50%, although 47% favored sharing recycling programs.

Objectives of the Update of the Waukesha County Development Plan and 2035 Regional Plan

Since the Town of Waukesha is participating with 29 other communities in the update of the Waukesha County Development Plan, the Town of Waukesha has reviewed the objectives and supporting principles and related standards used in the update of the County Plan to determine and analyze whether they concur 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 so that realization of the plan may be achieved.

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

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

GENERAL DEVELOPMENT OBJECTIVES

The Town of Waukesha 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 and renewal of obsolete and deteriorating areas in both urban and rural areas; and prevention of slums and blight.
4. A broad range of choice among housing designs, sizes, types, and costs, recognizing changing trends in age group composition, income, and family living habits.
5. An adequate, flexible, and balanced level of community services and facilities.
6. An efficient and equitable allocation of fiscal resources within the public sector of the economy.
7. An attractive and healthful physical and social environment with ample opportunities for high-quality education, cultural activities, and outdoor recreation.
8. Protection, sound use, and enhancement of the natural resource base.
9. Development of communities having distinctive individual character, based on physical conditions, historical factors, and local desires.

The Town has reviewed the above objectives and supports them countywide but realizes they all may not be appropriate for the Town of Waukesha because of the lack of municipal community sewer and water systems.

SPECIFIC DEVELOPMENT OBJECTIVES

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

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

1. A balanced allocation of space to the various land use categories, which meets the social, physical, and economic needs of the county population.
2. A spatial distribution of the various land uses that will result in a convenient and compatible arrangement of land uses.
3. A spatial distribution of the various land uses which maintains biodiversity and which will result in the preservation and sustainable management of the natural resources of the County.
4. A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services.
5. The 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.

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 Town has reviewed the standards relating to the nine 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 redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.

Standards

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

- a. Available adequate water supply, sanitary sewer service 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 street and highway system.
- c. Adequate off-street parking and loading areas.
- d. Provision 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 one 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 urban use in support of the orderly growth and development of the County.

Most of the 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.

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

Standards

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

Uses considered being compatible with the preservation of environmental corridors and isolated natural resource areas are indicated in Table II-15.

Table II-15

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS

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

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

Footnotes to Table II-15:

^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 lake beds, subject to inundation by the 100-year recurrence interval flood event.

Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.

Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

Steep Slope: Includes areas with land slopes of 12 percent or greater.

Prairies: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.

Park: Includes public and nonpublic park and open space sites.

Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

^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.

Source: SEWRPC

GENERAL DEVELOPMENT GUIDELINES

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

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

- **Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. It is recognized, however, that in certain cases the percentage 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 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. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are encouraged to locate development outside the corridor while maintaining an overall development density of no more than one dwelling per three acres.

Single-family development on existing lots of record are permitted as provided for under county or local zoning.

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. Small wetlands not identified as part of an environmental corridor or isolated natural resource area should be preserved to the extent practicable, as determined in the Town.

- b. One hundred-year recurrence interval floodlands, which would cause or be subject to flood damage; and no unauthorized structure should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
- c. Urban and rural development should be directed away from areas, with steep slopes (20% or greater).

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, 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 Town. 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 Waukesha 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 that meet all of the following criteria; 1) located outside of any planned sewer service area boundary; 2) 75% is agricultural or open/unused land use; 3) are Class I or Class II soils which meet Natural Resources Conservation Service standards, and; 4) 75% consists of land ownership parcels of 35 acres or more.

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

The 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 or steep, rendering them unsuitable for the production of cash grain crops such as corn or soybeans. Because Class III soils are not as well-suited for intensive cash grain farming as Class I and Class II soils, and because of the significant loss of dairy farm operations within Waukesha County over the past three decades, lands covered by Class III soils no longer have the same inherent value as an agricultural resource as when dairy farms were prevalent. The criterion for the five-square-mile farmland block size is not a new criterion. Indeed, the Southeastern Wisconsin Regional Planning Commission utilized the five-square-mile block criterion in the identification of prime agricultural land under the first generation design year 1990 Regional Land Use Plan adopted by the Commission in 1966. This criterion was established with direct input from, and utilizing the collective judgment of, University of Wisconsin-Extension agricultural agents working in the Region at that time.

As a practical matter, the application of the "block" standard would involve the delineation of gross areas of at least five square miles containing concentrations of farmland meeting the three criteria cited above. At least 75 percent of the gross area should be comprised of such farmland 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.

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 four-mile service radius of every dwelling unit in the County, and should have a minimum gross site area of 50 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. Typically local municipalities provide outdoor recreation facilities to afford the resident population of the opportunities to participate in intensive nonresource-oriented outdoor recreation activities. These types of facilities are activity-specific such as tennis, baseball, basketball, soccer, skate parks and playgrounds.
- c. 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.

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 existing condition

of ground water quantity provides important baseline data. Potential ground water quantity conditions provide important data upon which planners 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 the natural surface and groundwater hydrology to the extent practicable.
- b. Storm water management planning should seek to encourage ground water recharge to maintain the natural groundwater hydrology.

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

Agricultural, Natural and Cultural Resources Objective No. 5

A spatial distribution of the various land uses which maintains biodiversity and clean air and will result in the protection and wise use of the natural resources of the 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.

1. Soils

Principle

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

Standards

1. Sewered urban development, particularly for residential use, should not be located in areas covered by soils identified in the detailed operational soil survey as having severe limitations for such development.
2. Unsewered suburban residential development should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such development.
3. Rural development, including agricultural and rural residential development, should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such uses.

4. Urban and rural development should be directed away from areas, with steep slopes (20% or greater).

2. Nonmetallic Minerals

Principle

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

Standard

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

3. Clean Air

Principle

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

Standards

1. Encourage protection of existing wetlands and prairies to enhance atmospheric oxygen supply levels.

Land Use Development Objective No. 1

A spatial distribution of the various land uses which will result in a convenient and compatible arrangement of land uses.

Principle

The proper allocation of uses to land can avoid or minimize hazards and dangers to health, safety, and welfare and maximize amenity and convenience in terms of accessibility to supporting land uses.

Standards

1. Urban high- and medium- density residential uses should be located within neighborhood and other planning units which are served with centralized public sanitary sewerage and water supply facilities and contain, within a reasonable walking distance, necessary supporting local service uses, such as park, outdoor recreational commercial facilities.
2. Mixed-use development designs should be used, as appropriate, to accommodate urban land uses that are compatible and complementary in the vicinity of each other. Mixed-use development may consist of residential and commercial uses together.
3. To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living in proximity to work.
4. When accommodated, rural residential development should be located in such a way as to minimize conflicts attendant to dust, odors, and noise associated with farming activity that may arise when residences are located in the vicinity of agricultural operations. Rural residential development should also be located in such a way as to minimize impacts on the natural resource base including wildlife habitat.

Land Use Development Objective No. 2

A spatial distribution of the various land uses which is properly related to the supporting transportation and utility systems in order to assure the economical provision of transportation, utility, and public facility services.

Principle

The transportation and public utility facilities and the land use pattern which these facilities serve and support are mutually interdependent in that the land use pattern determines the demand for, and loading upon, transportation and utility facilities; and these facilities, in turn, are essential to, and form a basic framework for, land use development.

Standards

1. Urban development should be located and designed so as to maximize the use of existing transportation and utility systems.
2. Land developed or planned to be developed for low-density residential use should be located in areas serviceable by an existing or planned public sanitary sewerage system, or on site septic system.
3. Land developed or planned to be developed for low-density residential use should be located in areas serviceable by an existing or planned public water supply system or private wells.

4. Mixed use development should be encouraged to accommodate multi-purpose trips, including pedestrian trips, as a matter of convenience and efficiency.
5. In the absence of public sanitary sewer service, onsite sewage disposal systems should be utilized only in accordance with the following:
 - a. Onsite soil absorption sewage disposal systems should be sited and designed in accordance with Chapter Comm 83 of the *Wisconsin Administrative Code*.
 - b. The use of onsite sewage disposal systems should be limited to the following types of development:
 - Rural density residential development.
 - Suburban density residential development, limited, however, to areas already committed to such use through subdivision plats or certified surveys.
 - Urban land uses, which may be, required in unsewered areas such as transportation-related businesses, agriculture-related businesses, communication facilities, utility installations, and park and recreation sites.

Land Use Development Objective No. 3

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

Principle

Residential development in the form of planned residential neighborhoods can provide a desirable environment for families as well as other household types; can provide efficiency in the provision of neighborhood services and facilities; and can foster safety and convenience.

Standards

- a. 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, or significant natural features, such as rivers, streams, or hills.

¹ This objective does not address sub-urban density residential development (between 0.2 and 0.6 dwelling units per acre) since new sub-urban density residential development would be limited to that which is already committed in subdivision plats and certified surveys.

Principle

Residential development in a rural setting can provide a desirable environment for households seeking proximity to open space.

Standards

- a. The County and regional land use plans seek to maintain the rural character of lands located outside planned urban service areas.
- b. Where residential development is to be accommodated, an overall density of no more than two dwelling units per one acre should be maintained.

Land Use Development Objective No. 4

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

Principle

The production and sale of goods and services are among the principal determinants of the level of economic vitality in any society; the important activities related to these functions require areas and locations suitable to their purposes.

Standards

1. Industrial, retail, and office uses should meet the following standards:
 - a. Available adequate water supply, sanitary sewer service or having soils onsite suitable for an in-ground septic system, storm water drainage facilities, and power supply.
 - b. Ready access to the arterial street and highway system.
 - c. Adequate on-street and off-street parking and loading areas.
 - d. Provision of properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
 - e. Site design emphasizing integrated nodes or centers, rather than linear strips.
 - f. Site design appropriately integrating the site with adjacent land uses.
 - g. In the rural areas some commercial and industrial uses may be allowed by conditional use permits, where it is determined that the use is compatible with the adjacent residential and agricultural uses.

2. In addition, major centers accommodating industrial, retail, and office development should meet the following standards:²
- Access within three miles of the freeway system.
 - Access to a transport-corporate airport within a maximum travel time of 30 minutes (major office and industrial development).³
 - Reasonable access through appropriate components of the transportation system to railway and seaport facilities, consistent with the requirements of the industries concerned (major industrial development).
 - Residential uses appropriately integrated into, or located in proximity to, the major center.

² A major economic activity center is defined as a concentrated area of commercial and/or industrial land having a minimum of 3,500 total employees or 2,000 retail employees. Major economic activity centers are further classified according to the following employment levels, recognizing that a major economic activity center may meet more than one of the indicated thresholds:

Major industrial center: A major economic activity center that accommodates at least 3,500 industrial employees.

Major office center: A major economic activity center that accommodates at least 3,500 office employees.

Major retail center: A major economic activity center that accommodates at least 2,000 retail employees.

General-purpose major center: A center that qualifies as a major economic activity center having total employment of at least 3,500, but does not meet any of the above individual thresholds for an industrial, office, or retail center.

It should be recognized that major industrial, office, and retail centers generally encompass a mix of uses. A major industrial center may accommodate offices, service operations, and research facilities in addition to manufacturing, wholesaling, and distribution facilities. A major retail center may accommodate office and service uses in addition to retail operations. The mix of uses extends to residential uses—which should be integrated into, or provided in close proximity to, major economic activity centers, as those centers develop or are re-developed.

³ A transport-corporate airport is defined as an airport that is intended to serve business and corporate jets as well as virtually all small single- and twin-engine general aviation aircraft. Existing and proposed transport-corporate airports in the Region are identified in the regional airport system plan, documented in SEWRPC Planning Report No. 38 (2nd Edition), A Regional Airport System Plan for Southeastern Wisconsin: 2010, November 1996.

Transportation Objective No. 1

A multi-modal transportation system which provides appropriate types of transportation needed by all residents of the County at an adequate level of service; provides choices among transportation modes; and provides inter-modal connectivity.

Principle

A multi-modal regional transportation system is necessary to provide transportation service to all segments of the population and to support and enhance the economy and quality of life. The arterial street and highway system serving personal travel by automobile and freight travel by truck is, has been, and will likely continue to be the dominant element of the transportation system carrying over 90 percent of total daily travel, and serving the overwhelming majority of the population.

Standards

1. Arterial Street and Highway System

- a. A grid of arterial streets and highways should be provided in urban areas of the Region at intervals of no more than one-half mile in each direction in urban high-density areas, at intervals of no more than one mile in each direction in urban medium-density areas, and at intervals of no more than two miles in each direction in urban low-density and suburban-density areas. In rural areas, arterials should be provided at intervals of no less than two miles in each direction.
- b. In urban areas of the Region, the grid of arterial streets should be direct and understandable.
- c. Arterial street and highway facilities should be provided with adequate traffic-carrying capacity to minimize traffic congestion.

b Design capacity is the maximum level of traffic volume a facility can carry before beginning to experience morning and afternoon peak traffic hour traffic congestion, and is expressed in terms of number of vehicles per average weekday. The design capacity and level of congestion thresholds are set forth in the following table:

Facility Type	Average Weekday Traffic Volumes (vehicles per 24 hrs)			
	Design Capacity and Upper Limit of Level of Service C	Upper Limit of Moderate Congestion and Level of Service D	Upper Limit of Severe Congestion and Level of Service E	Extreme Congestion and Level of Service F
Freeway				
Four-lane	60,000	80,000	90,000	> 90,000
Six-lane	90,000	121,000	135,000	> 135,000
Eight-lane	120,000	161,000	180,000	> 180,000
Standard Arterial				
Two-lane	14,000	18,000	19,000	> 19,000
Four-lane Undivided	18,000	23,000	24,000	> 24,000
Four-lane with Two-way Left Turn Lane	21,000	29,000	31,000	> 31,000
Four-lane Divided	27,000	31,000	32,000	> 32,000
Six-lane Divided	38,000	45,000	48,000	> 48,000
Eight-lane Divided	50,000	60,000	63,000	> 63,000

The level of congestion on arterial streets and highways may be summarized by the following operating conditions:

Freeway			
Level of Traffic Congestion	Level of Service	Average Speed	Operating Conditions
None	A and B	Freeway free-flow speed	No restrictions on ability to maneuver and change lanes.
None	C	Freeway free-flow speed	Some restrictions on ability to maneuver and change lanes.
Moderate	D	1 to 2 mph below free-flow speed	Substantial restrictions on ability to maneuver and change lanes.
Severe	E	Up to 10 mph below free-flow speed	Virtually no ability to maneuver and change lanes. Operation at maximum capacity. No usable gaps in the traffic stream to accommodate lane changing.
Extreme	F	Typically 20 to 30 mph or less	Breakdown in vehicular flow with stop-and-go, bumper-to-bumper traffic.

Surface Arterial			
Level of Traffic Congestion	Level of Service	Average Speed	Operating Conditions
None	A and B	70 to 100% of free-flow speed	Ability to maneuver within traffic stream is unimpeded. Control delay at signalized intersections is minimal.
None	C	50 to 100% of free-flow speed	Restricted ability to maneuver and change lanes at mid-block locations.
Moderate	D	40 to 50% of free-flow speed	Restricted ability to maneuver and change lanes. Small increases in flow lead to substantial increases in delay and decreases in travel speed.
Severe	E	33 to 40 percent of free-flow speed	Significant restrictions on lane changes. Traffic flow approaches instability.
Extreme	F	25 to 33 percent of free-flow speed	Flow at extremely low speeds. Intersection congestion with high delays, high volumes, and extensive queuing.

Community Facilities Objective No. 1

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

Principle

The adequacy of police, fire and other emergency protection in the Town is dependent upon the relationship between the distribution of land uses and the location of facilities available to serve those uses.

Standard

The future placement and current use of emergency service facilities needs to be coordinated to optimize emergency response times and to eliminate overlap of service areas and equipment.

Housing Objective No. 1

The provision of an adequate stock of decent, safe, and sanitary housing to meet the Town's total housing requirement and, as components of that requirement, the effective market demand and true housing need.

Principle

Increases in the total number of households within the Town as a result of new household formations and net in-migration of additional households as well as changing size and

composition of existing households require an accompanying increase in housing units. New centers of employment, which accommodate industrial, retail, service, governmental, or other uses, may also prompt the need for additional employee housing.

Standards

1. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the county level and, if possible, within local municipalities should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of housing types, sizes, and costs.
2. The supply of sound housing units should be provided through the working of the private housing sector to the maximum extent possible, with continued assistance, incentives, the use of a residential permit system, and cooperation by various Federal, State, and local governmental agencies rendered as necessary.
3. A sufficient supply of new housing should be made available within reasonable proximity to new employment centers. To meet this standard, additional housing at a rate of 75 housing units per 100 new jobs should be provided within a six-mile one-way travel distance of such employment centers.

Chapter 3

Agricultural Natural & Cultural Resources

Introduction

This chapter represents an inventory analysis of the Agricultural, Natural & Cultural Resource base of the Town of Waukesha. 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 a factor influencing the type of development in the Town. The natural resource base has economic, 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 of the underlying and sustainability of the natural resource base. The natural resources in the Town are susceptible to damage through inappropriate land use, transportation, and public facility development in areas of the Town where the population resides in close proximities to the Fox River and Vernon Marsh, 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 cost in terms of both monetary expenditures and environmental issues. 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 1990 inventory done by SEWRPC, there were 6,705 acres of rural land in the Town of Waukesha. The 2000 inventory indicated that there was 4,514 acres of rural land, and the 2008 inventory done by SEWRPC indicates that there was 3,570 acres.

The Town of Waukesha Master Plan is establishing 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 for the plan are as follows;

1. Protect the existing natural resources within the Town and promote the maintenance of environmentally sensitive areas in their nature state.
2. Promote open space preservation for recreational use and preservation of historical resources.
3. Encourage to protect agricultural lands.
4. Encourage the enhancement and preservation of wetlands, upland woods and related wildlife habitat areas within the Town.
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. Protect wetland and flood plain areas in the Town as focal points of natural beauty and recreation.
7. Promote development design which will use nature drainage control measures to minimize pollution entering the surface water and ground water.

Surface Waters

The Town of Waukesha contains diverse and significant water resources. The inland lakes, streams, ground waters, shore lands, flood plains, 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 flood plains and wetlands areas.

Sewerage treatment plant construction which often leads to concentrated development maybe depended 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 Waukesha has one major stream; the Fox River.

The Town of Waukesha 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.

Groundwater Resources

Groundwater is a virtual natural resource in these parts of Waukesha County which not only sustains lake levels, wetlands and provides perennials based 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, the SEWRPC published Technical Report 37, entitled, "Groundwater Resources in Waukesha County" which provided baseline information regarding groundwater availability 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 sandstone 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. Most residential homes in the Town are served by private water supply systems.

The Town is aware that in January of 2005 the 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".

Flood Lands

The flood lands 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 flood lands is a recurring phenomenon and, in the absence of costly flood control measures, will occur regardless of the extent of urban development in flood lands.

For planning and regulatory purposes, flood lands 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. Flood lands 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. Flood lands also provide storage for floodwaters and thereby decrease downstream flood discharges and stages.

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. At the same time, the surveys have provided definitive data on the physical, chemical, and biological properties of the soils and, more importantly, have

provided interpretations of the soil properties for planning, engineering, agricultural and resource conservation purposes.

Suitability for 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 Class II soils for agricultural productivity are generally considered prime soils in Waukesha County. There are some lands, mostly in the southwest portion of the Town, that have areas of agricultural operations which still exist.

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.

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 physiography, 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 caves or conical hills, kettle holes formed by glacial ice blocks that became separated from the ice mass and melted to form depressions in 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 land forms and features which includes various types of moraines, drumlins, caves, outwash plains and lake deposit. According to a general topographic map, the highest elevations in the Town of Waukesha range from one thousand to eleven hundred feet above sea level. The lowest in elevations in the Town are generally between 700 and 800 feet and those areas are generally along the Fox River.

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 flood lands, and related features, including existing park and open space sites, scenic views, and natural areas and critical species habitat sites, occur in linear patterns in the landscape, termed "environmental corridors." The most important of these have been identified as "primary environmental corridors," which are by definition at least two miles long, 200 feet wide, and 400 acres in area. The primary environmental corridors are generally located along the Fox River system in wetland areas.

The current Town master plan and zoning regulations preserve the wetlands 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 natural 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 consideration for preservation.

Secondary environmental corridors contain a variety of resource features and are by definition at least one mile long and 100 acres in area. Isolated natural resource areas are considered concentrations of natural resources of at least five acres in size and 200 feet in width. While the Town's current Master Plan recommends protection of wetlands 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 outside of the wetlands. 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 and fishing; and adding to the aesthetics of an area.

Wetlands pose severe limitations for urban development. In general, these limitations are related to the high water table, and the high compressibility and instability, low soil 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. The Town has designated most of these wetland areas as the C-1 zoning district.

Woodlands

Woodlands have 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 and environmental protection benefits simultaneously. Upland wooded areas should be protected and development should be designed to protect and preserve the woodlands.

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. Opportunities exist for hunting, fishing and for wildlife study and observation.

The major stream in the Town contains bass, pan fish and northern pike. 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 throughout the Town and in the Vernon Marsh. Other persistent mammals are the gray squirrel, fox squirrel, cotton tail rabbit, 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, grill and

fern. 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, whip-poor-will 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 Waukesha. Due to the sensitivity, of this data, mapping is only allowed to graphically show the data on a section by section basis. Resource maps indicate natural areas, critical species habitat site, rare bird species habitat sites, rare reptile habitat species habitat, state threaten 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 WDNR 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.

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 5 miles per hour (mph) for about 15 percent of the year, between 5 and 15 mph for about 60 percent of the year, and more than 15 mph for about 25 percent of the year.

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 because of 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 process 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 Natural 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 Natural 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 Natural Registry. Eligible historic sites are also designated on Exhibit B of the Waukesha County Development Plan update.

RECREATIONAL

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 include the Town park. There are two County parks located in the Town, Minooka and Fox River.

Due to the Town's location next to the City of Waukesha, abundant County parks and trails along with the school district properties, they decided not to expend financial resources on more Town-owned parks. Land donation for parks will be considered by the Town Board. Private developments are encouraged to create and maintain their own open space and trails for recreational use.

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), or County ownership; and designates most of the wetland areas as being open space land which should be protected through land use regulations.

Since the Town is participating with 29 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, that the Town has adopted many of the policies or ordinances and regulations which comply with the implementation recommendation of the County's Plan. The Town is under the jurisdiction of the Waukesha County Shoreland & Floodland Protection Ordinance that preserves wetlands and floodplain along the Fox River around the Phantom Lakes. The Town has adopted zoning regulations which preserve wetlands by not allowing development in wetlands.

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 some amounts of prime agricultural land remaining in the Town.

The Town supports the concept of major County parks within four miles of every resident and believes that because of the Town's current population and projected population, that the County parks, Waukesha area recreational opportunities and the existing 10 acre site around the Town Hall will meet the recreational needs for local parks for the Town citizens.

The Town has implemented many measures, such as, controlling development on areas having high groundwater, require elevating the first floors of existing residences above the 100-year flood elevation in conjunction with remodeling projects that are 50% or more in value, adopting the land division checklist as part of the land division ordinance, and protecting wetlands using the C-1 Conservancy Zoning District along with planned unit developments in the 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.

Environmental Corridors and Isolated Natural Resource Areas

Principle

The preservation of environmental corridors and isolated natural resource areas in harmony with development, open yard areas 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.

Standards

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

Uses considered being compatible with the preservation of environmental corridors and isolated natural resource areas are indicated in Table II-15.

GENERAL DEVELOPMENT GUIDELINES

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

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

- **Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, there should be a limitation for upland wildlife habitat and woodlands regarding development for recreational facilities.

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 areas, provided that buildings are kept off steep slopes that exceed 20%. The maximum number of housing units accommodated at a proposed development site should be limited to the number determined by dividing the total corridor acreage within the site by one, 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, PUD subdivision designs are encouraged to locate development outside the corridor while maintaining an overall development density of no more than two dwelling units per one acre.

Footnotes to Table II-15:

^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 lake beds, subject to inundation by the 100-year recurrence interval flood event.*

***Wetlands:** Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under*

normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.

Woodlands: Includes areas one acre or more in size having 50 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 20 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.

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

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

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

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

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

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

p Only if no reasonable alternative is available.

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

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

Source: SEWRPC

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. Small wetlands, woodlands, and prairies not identified as part of an environmental corridor or isolated natural resource area should be protected, as determined in local plans.
- b. All critical species habitat sites identified for preservation in the Regional Natural Areas and Critical Species Habitat Protection and Management Plan should be preserved as practicable.
- c. One hundred-year recurrence interval flood lands should not be allocated to any development, which would cause or be subject to flood damage; and no unauthorized structure should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
- d. Urban and rural development should be directed away from areas, with steep slopes (20% or greater).

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.

Standard

- a. Encourage private landowners 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 transition of agricultural land to rural residential use.

Principle

The transition of certain agricultural land to rural residential uses is important. Agricultural/low density residential areas can provide wildlife habitat and contribute to the maintenance of an ecological balance between plants and animals.

Standard

Prime agricultural lands in the Town of Waukesha includes those lands in agricultural use, unused/open lands, primary/secondary environmental corridor or isolated natural areas and within a 6 square mile contiguous area that meet the following criteria: 1) 75% is agricultural or open/unused land use; 2) 50% is Class I or Class II soils which meet Natural Resources Conservation Service standards; and 3) 75% consists of land ownership parcels of 35 acres or more.

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

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

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

Agricultural, Natural and Cultural Resources Objective No. 3

The preservation of open space to enhance the total quality of the Town environment, maximize natural resource availability 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 people's way of life; 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 50 acres. Examples of such uses include: camp site, swimming beach, picnic area, golf course, ski hill, hiking and cross country ski trails, horseback riding, boat launch, nature study area, and play field area.
- b. Other park and recreation sites should be provided as part of the subdivision and be publicly or privately owned and maintained within a maximum service radius of one mile of every dwelling unit in an urban area, and should have a minimum gross site area of five acres.
- c. The County and/or Town should acquire or otherwise protect land and establish Greenways along the following major streams: the Fox River, Mill Creek, and Pebble Brook. For the purposes of this plan, greenways are located along a stream or river and are intended to provide aesthetic and natural resource continuity and often serve as ideal locations for trail facilities.

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 and quality conditions is essential to any comprehensive land use and natural resource planning program. The existing condition of ground water quantity and quality provides important baseline data. Potential ground water quantity and quality conditions provide important data upon which planners 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 the natural surface and groundwater hydrology to the extent practicable.
- b. Storm water management planning should seek to encourage ground water recharge to maintain the natural groundwater hydrology.

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

Agricultural, Natural and Cultural Resources Objective No. 4

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.

1. Soils

Principle

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

Standards

1. Sewered urban development, particularly for residential use, should not be located in areas covered by soils identified in the detailed operational soil survey as having severe limitations for such development.
2. Unsewered suburban residential development should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such development as determined by the Town Board.

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 as determined by the Town Board.
4. Urban and rural development should be directed away from areas, with steep slopes (20% or greater).

2. Nonmetallic Minerals

Principle

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

Standard

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

3. Clean Air

Principle

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

Standard

1. Encourage volunteer citizen participation in air pollution reduction practices.

Chapter 4

Community Facilities & Utilities

Introduction

Within Waukesha County and its municipalities, 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 Waukesha participated in, the Community Facilities & Utilities Element Subcommittee expressed the following strengths, concerns, and weaknesses.

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 to participate.
- **Waukesha County has an extensive network of police and fire departments.**
Twenty four (24) municipal police departments, the County's Sheriff Department and Wisconsin State Patrol provide law enforcement services to Waukesha County. Thirty (30) fire departments operate 51 fire stations within the county. The Town of Waukesha currently contracts with the Waukesha County's Sheriff Department for one shift, 7 days a week.
- **As an agent for the Department of Commerce, Waukesha County has insured 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, most of the development in the Town of Waukesha 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, most of the Town of Waukesha is located within the sewer service area of the City of Waukesha Treatment Plant. Those areas that have access to sanitary sewer are the Sunset Island area and parts of MacArthur Road.

Waukesha County has a nationally recognized recycling program.

Waukesha County serves as the responsible recycling unit for 25 local units of government. Six cities, thirteen villages, and seven towns participate in the Waukesha County Recycling program. The Town of Waukesha currently participates in that program.

- **Waukesha County and the Town of Waukesha have an excellent public school system and several districts are nationally recognized for their performance.** Twenty public school districts and 54 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 county's growing population.

COMMUNITY FACILITIES & UTILITIES CONCERNS AND WEAKNESSES:

- **Inequities between un-sewered Towns and Cities for urban type development.** The density of development makes it more feasible for utility construction to be more cost effective.
- **Businesses compete in a global environment and it is very important to make certain that all new business parks are built with the necessary infrastructure.** In the 1970s the biggest concern for industrial parks was the adequate municipal sewer and water capacity. Today, the biggest concern for the business park is the need for adequate fiber optics and wireless infrastructure to compete in the global business environment.
- **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 need to protect its groundwater.**
- **Existing phone service may not be keeping up with new technologies.**
- **Sewer Service areas don't recharge in to the groundwater table.** The outfall of the sewer treatment plant goes down stream into the Fox River.
- **The need for residential uses to have cellular phone service and the perception that the facilities are obtrusive on the landscape.**
- **Communities that have radium problems in their water supplies are looking to reduce the concentrations of radium by drilling shallow wells in the Town to blend their water.**

UTILITIES

Telecommunication Services;

In September 2006, Southeastern Wisconsin adopted A Wireless Antenna Sighting 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 net works.
- 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 sights located within Waukesha County. The Town has four cell towers located at Townline Road and STH 164, Racine Avenue and STH 164, Sunset Drive and Industrial Lane, and Big Bend Road and Elm Tree Road. There are several more towers located within the City of Waukesha.

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 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 proposed communication plan of SEWRPC recommends for the region two levels of wireless networks. A Wi-Max backhaul network and a pilot community level wireless Wi-Fi access network plan. The backhaul network would service a multitude of community level access points that would forward data to the backhaul network for cost effective internet connection.

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 Waukesha has sewer. Sunset Island and the area near the WEPCO ash landfill on Lincoln have municipal water.

Sanitary Sewerage Facilities

In 2000, Waukesha County was served by 10 public sewage treatment plants, seven of which were located within the County. The seven public sewage treatment plants located within the County are: the City of Oconomowoc sewage treatment plant, the Village of Dousman sewage treatment plant, the Delafield-Hartland Water Pollution Control Commission sewage treatment plant, the Village of Mukwonago sewage treatment plant, the City of Waukesha sewage treatment plant, the Village of Sussex sewage treatment plant, and the Fox River Water Pollution Control Center sewage treatment plant. Of the remaining three public sewage treatment plants serving Waukesha County, two, the Jones Island and South Shore treatment plants, both operated by the Milwaukee Metropolitan Sewerage District, are located in the City of Milwaukee and the City of Oak Creek, respectively, and one, the Town of Norway Sanitary District No. 1 sewage treatment plant, is located in the Town of Norway in Racine County.

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 City of Waukesha Sewerage Treatment Plant is adjacent to the Fox River. The plant serves the City and its sewer service area has been extended to cover most of the Town of Waukesha.

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 do not have 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 Chapter 145.20, State Statute, 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 Waukesha 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, 16 municipal water supply utility systems provided water to about 88 square miles of service area, or about 16 percent of the area of Waukesha County. These systems served a 2005 population of about 234,200 persons, or about 62 percent of the residential population in Waukesha County. Most of the water supply systems in Waukesha County rely on groundwater as the source of supply.

In addition to the 16 municipal water supply systems, there are two additional water service supply systems; the Prairie Village Water Trust 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 "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 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 two-family housing units residential purposes; about 8.3 mgd, or about 33 percent, for commercial, multi-family residential, institutional, and miscellaneous uses; and about 2.9 mgd, or about 11 percent, was for industrial uses.

Based upon the population served and reported water use, residential water consumption within the seven water supply systems was approximately 72 gallons per person per day in 2005. When accounting for all municipal water uses, the average water consumption was about 134 gallons per person per day. 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.

Some of the Town of Waukesha is currently served by a public water supply system; with most uses within the Town currently serviced by private wells. All levels of government review the possibility of a 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 five picocuries per liter U.S Environmental Protection Agency (EPA) standard for radium. These water supply systems serve all or parts of the Cities of Brookfield, New Berlin, Pewaukee, and Waukesha and the Villages of Eagle, Mukwonago, Pewaukee, and Sussex. Water-treatment processes such as ion-exchange softening, lime softening, and filtration to remove iron can appreciably reduce radium concentrations in groundwater. Some communities dilute groundwater that contains elevated concentrations of radium by blending it with surface water or groundwater from aquifers with lower radium concentrations. Water softeners, ion exchange, or reverse osmosis water-treatment systems can be installed in the home to reduce radium concentrations. The Town of Waukesha is very concerned about this process as the City of Waukesha 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 city well on the Lather property located on River Road in the Town. Many residents are still concerned about the impact the drilling of this well will have on the groundwater supply for their private wells and the Vernon Marsh.

Solid Waste Management

Solid waste management has become an increasingly important issue of concern to State, County and local units of government. This concern stems from the growing per capita generation of solid wastes and the heightened public awareness of the need to process and dispose of those wastes in an environmentally sound and cost-effective manner. In 2005, Waukesha County generated 190,432 tons of residential solid waste. Of this total, 67,076 or 35 percent was recycled. The Town of Waukesha currently contracts with a private disposal company which is recycling some of the Town's waste.

Landfills

Landfilling is still the primary method of disposal of solid wastes generated in Waukesha County. As of 2006, there were two active, licensed, privately owned and operated sanitary landfills accepting municipal wastes within the County; the Parkview/Orchard Ridge Landfill in Menomonee Falls and the Emerald Park Landfill in Muskego.

The Parkview Landfill, located in the northeastern portion of the Village of Menomonee Falls, is part of an over 700-acre complex. 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 three-phase expansion in 1996. The Emerald Park Landfill has an estimated life of 10 years.

Recycling

Wisconsin statutes provide for designation of "responsible units" for implementing recycling programs throughout the State. The duties of responsible units include:

- 1) To develop and implement a recycling or other program to manage the solid waste generated within its region,
 - 2) To submit to the Wisconsin Department of Natural Resources a report setting forth the manner in which the responsible unit intends to implement its program, and
 - 3) To provide information to the DNR on the status of implementation of the program.
- The County became a Responsible Unit for recycling for 25 municipalities and receives state grant funding. The Town of Waukesha currently participates with Waukesha County concerning their recycling program. 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 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, five days per week. An average of 90-100 tons per day of recyclables are 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 two types of collection and processing systems (existing dual vs. new single stream), per capita generation and population projections, and review of landfill diversion goals in order to increase landfill diversion and position municipalities for increasing landfill costs and reduced capacity in the future. The study will investigate the feasibility of and identify opportunities and barriers to a new regional recycling processing facility in the Waukesha or Milwaukee area shared by neighboring municipalities.

Yard Waste

Waukesha County owns property in the Town of Genesee 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 Waukesha currently has their waste hauler who conducts a yard waste pick-up at the Town Hall and delivers to the Genesee site.

Stormwater Management

Municipal stormwater management systems are comprised of facilities that function to provide stormwater drainage, control runoff pollution and downstream flooding, and more recently, to increase infiltration of stormwater. The facilities that perform these functions generally work as part of an integrated system, which ultimately connect to the streams, lakes, ponds, wetlands, and the groundwater system of the study area. Components of a stormwater management system may include subsurface pipes and appurtenant inlets and outlets, streams and engineered open channels, detention basins, retention basins, pumping facilities, infiltration facilities, 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 two phases.

Currently, the Town of Waukesha is part of 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 Waukesha has completed a storm water management plan for the Town with an inventory of all existing stormwater facilities, easements, and their current functioning status.

Storm Water 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. 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 of 50 or more acres in size with a combined surface area of approximately 14,000 acres. Under Wisconsin Statute 33.22, public inland lake protection and rehabilitation districts may be created for the purpose of undertaking a program of lake protection and rehabilitation. In 2005, there were 11 lake protection districts in Waukesha County.

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.

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 ten year assessment. They identified low voltages, transmission facility overloads, and transmission service limitations in southeastern Wisconsin. Specifically, one area identified as vulnerable to low voltages is west of Milwaukee. These low voltages are mainly caused by low probability outages at substations. The low-voltage situation west of Milwaukee is an indication that load growth will exceed the load-serving capabilities of 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.

Private/Public School and School Districts in the Town of Waukesha: 2008-2009

SCHOOL	GRADES	ENROLLMENT
Banting Elementary	PK-6	482
Bethesda Elementary	PK-6	552
Blair Elementary	PK-6	391
Butler Middle	7-8	607
Central Middle	7-8	588
Engineering Prep	9-12	43
Hadfield Elementary	PK-6	366
Harvey Philip	9-12	85
Hawthorne Elementary	PK-6	362
Health Academy	9-12	117
Heyer Elementary	K-6	440
Hillcrest Elementary	K-3	281
Horning Middle	7-8	598
Lowell Elementary	PK-6	401
Meadowbrook Elementary	K-6	338
Pleasant Hill Elementary	4-6	205
Prairie Elementary	PK-6	458
Randall Elementary	PK-6	362
Rose Glen Elementary	K-6	510
Saratoga Elementary	PK-6	244
Summit View Elementary	PK-6	645
Waukesha North High	9-12	1,212
Waukesha South High	9-12	1,184
Waukesha West High	9-12	1,480
White Rock Elementary	K-6	343
Whittier Elementary	K-6	351

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 possess 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 UW-Waukesha. The University of Phoenix and the Keller Graduate School of Management also offer graduate degrees at locations within the county. In addition, the University of Wisconsin Cooperative Extension through a partnership with Waukesha County provides university outreach and life long learning opportunities to residents of Waukesha County.

LIBRARIES

Waukesha County Federated Library System

Sixteen public libraries operate in Waukesha County. They are all members of the Waukesha County Federated Library System. These libraries are located within the 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% nationally.
- Nearly 83 percent of Waukesha County residents were either extremely satisfied or very satisfied with their public library. That 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. That compared to 52 percent nationally.
- In Waukesha County, 95 percent of respondents believe that libraries will continue to exist despite the Internet. That compares 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.

CEMETERIES

Waukesha County has a total of 74 cemeteries, which include mausoleums. Fifty-seven of these cemeteries or 77 percent are less than 5 acres in size. The remaining 17 cemeteries are five acres in size or larger. In addition, the State Historical Society of Wisconsin lists four historic burial mound sites within the County. Additional information on the cultural resources within Waukesha County is presented in 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 two years after the initial certification is issued.

The Bureau of Regulation and Licensing (BRL) in the Division of Children and Family Services is responsible for licensing and regulating child care centers, residential care facilities for children and private child welfare agencies in Wisconsin. More information on licensed childcare facilities can be found at http://www.dhfs.state.wi.us/rl_dcfs/index.htm

PUBLIC SAFETY

Fire Departments and Emergency Medical Services

Waukesha County has 30 fire departments. Municipalities operate Twenty-four of these departments and 6 are privately managed. The majority of these fire departments rely on volunteers, paid on call, or a combination of the two. These 30 fire departments have 51 fire stations within the County, with 90 fire engines, 20 ladder trucks, and 64 ambulances. These fire departments serve areas from 1 square mile to 57 square miles ranging in populations of 1,000 residents to over 65,000 residents. In 2003, there were

approximately 6,500 fire calls within the County and an additional 19,000 Emergency Medical Service (EMS) calls. Within the County, the cities of Brookfield, Delafield, New Berlin, and Waukesha; the villages of Big Bend/Vernon, Elm Grove, and Mukwonago; and the Town of Brookfield provide paramedic services. Discussions continue among several municipalities in the County regarding the appropriateness of I-99 advanced life support service versus paramedic service. I-99 service is just below the paramedic level. I-99's are able to administer certain cardiac drugs via IV's. The IV Tech, also known as the Intermediate Technician can start IV's. 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 Waukesha currently has two full-time employees and 42 part-time/paid on call employees, 26 EMT's, and 11 pieces of equipment consisting of one pumper, one pumper/tender, three tenders, one command/rescue truck, one grass/brush pick-up truck, one grass/brush ATV, two ambulances, and one utility pick-up truck.

Law Enforcement Departments

Twenty-four municipal police departments, the Waukesha County Sheriff's Department, and the Wisconsin State Patrol provide law enforcement services to Waukesha County residents. The Town of Waukesha contracts with the Waukesha County Sheriff's Department for one shift, seven days per week.

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 24 of 37 communities participate in shared dispatch. Currently, the Town of Waukesha participates in this shared dispatch.

IMPLEMENTATION RECOMMENDATIONS

The Town Plan Commission and Board have reviewed the implementation recommendations from the updated Waukesha County Development Plan and support the following;

1. The Town will 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. 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.
3. Since watershed boundaries rarely follow municipal boundaries, municipalities and Waukesha County should work to develop storm water system plans based on Watershed areas.
4. Where unique surface water resources exist in the County, Town 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.
5. School districts should be encouraged to work with the County to use the demographic data and land use projections contained in this Plan for facility and sub district planning. In addition, it is suggested that school districts use the information contained in this Plan as baseline and conduct an annual assessment of actual enrollment to verify the projections contained in this Plan.
6. Town and City work together to allow sanitary sewer and water without annexation.

EXHIBIT K

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. 2019-05, adopted unanimously by the Town of Vernon Board of Supervisors on Thursday, July 18, 2019; and all municipalities and/or entities were sent notification by regular and certified mail on July 19, 2019, which is hereby attached to this affidavit

Dated this 20th day of December 2019

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

W:\Clerk\Clerk Certification.doc



COPY

Resolution 2019-05

**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 Waukesha; and,

NOW THEREFORE, the Town Board of the Town of Vernon does resolve as follows:

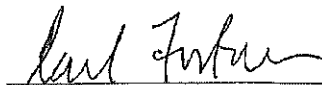
BE IT RESOLVED, that Town officials and staff members, acting under the direction and authority of the Town Board be, and hereby are, authorized to participate in the preparation of a Cooperative Plan with the Town of Waukesha, which Cooperative Plan shall be prepared in compliance with the content and 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 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 18th day of July, 2019.

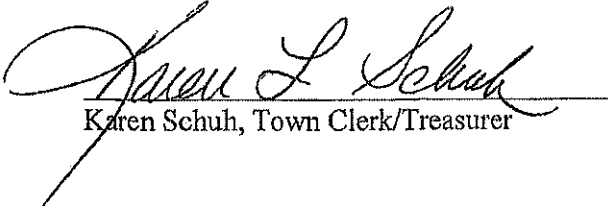
**TOWN BOARD, TOWN OF VERNON,
WAUKESHA COUNTY, WISCONSIN**

TOWN OF VERNON



Carl Fortner, Town Chairman

ATTEST:



Karen Schuh, Town Clerk/Treasurer



Municipality	Street Address	City-State-Zip
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	587 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
Walworth County Metropolitan Sewerage District	975 W. Walworth Ave	Delavan, WI 53115
Wisconsin Department of Administration	101 East Wilson Street PO Box 1645	Madison, WI 53701
Wisconsin Department of Transportation State Office, Hill Farms State	4822 Madison Yards Way PO Box 7910	Madison, WI 53707-7910
Wisconsin Department of Agriculture and Consumer Protection	2811 Agriculture Dr, PO Box 8911	Madison, WI 53708-8911

Wisconsin Department of Natural Resources	101 South Webster Street, PO Box 7921	Madison, WI 53707
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EXHIBIT L



Town of WAUKESHA

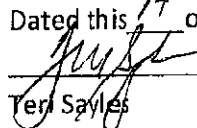
established 1842

*"A Great Place
to Live"*

AFFIDAVIT OF MAILING

I, Teri Sayles, as Deputy Clerk/Treasurer of the Town of Waukesha, do hereby certify that on the 31st day of July, 2019, a true and correct copy of the Notice of Resolution Authorizing Participation in the Preparation of a Cooperative Plan with the Town of Vernon was mailed to those referenced on the attached mailing list by Certified Mail, the receipts of which are on file in the Town of Waukesha Clerk's Office.

I further certify that the addresses shown on the attached mailing list are the regular addresses as determined from the Waukesha County Tax Listing, and that said notices were placed in the US Mail with postage fully prepared thereon.

Dated this 14th of August, 2019.

Teri Sayles
Town Deputy Clerk/Treasurer

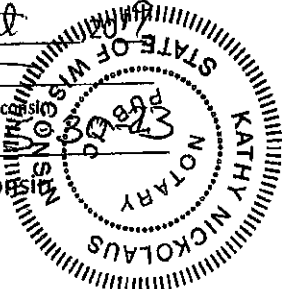
Subscribed and sworn to before me on

This 14th of August


Notary Public, State of Wisconsin

My commission expires:

Waukesha County, Wisconsin



W250 S3567 Center Rd • Waukesha, WI 53189 • (262) 542-5030 • Fax (262) 542-7870

Website: www.townofwaukesha.us • Email: administrator@townofwaukesha.us

T. Vernon
mailed
9/1/01

City of Delafield	500 Genesee St	Delafield, WI	53018
City of Muskego	W182S8200 Racine Ave	Muskego, WI	53150
City of New Berlin	3805 South Casper Dr	New Berlin, WI	53151
City of Pewaukee	W240N3065 Pewaukee Rd	Pewaukee, WI	53072
City of Waukesha	201 Delafield St	Waukesha, WI	53188
Town of Brookfield	645 N Janacek Rd	Brookfield, WI	53045
Town of Delafield	W302N1254 Maple Ave	Delafield, WI	53018
Town of Genesee	S43W31391 Hwy 83	Genesee Depot, WI	53127
Town of Mukwonago	W320S8315 Beulah Road	Mukwonago, WI	53149
Town of Vernon	W249S8910 Center Dr	Big Bend, WI	53103
Town of Waukesha	W250S3567 Center Rd	Waukesha, WI	53189
Village of Big Bend	W230S9185 Nevins St	Big Bend, WI	53103
Village of Elm Grove	13600 Juneau Blvd	Elm Grove, WI	53122
Village of Mukwonago	440 River Crest Court	Mukwonago, WI	53149
Village of North Prairie	130 N Harrison Street	North Prairie, WI	53153
Village of Pewaukee	235 Hickory St	Pewaukee, WI	53072
Village of Wales	129 West Main St	Wales, WI	53183
7050 - Lake Pewaukee Sanitary District	N25W27534 Oak St	Pewaukee, WI	53072
7140 - Sanitary District (Town of Brookfield)	150 S Barker Rd	Brookfield, WI	53045
Waukesha Co Tech College	800 Main Street	Pewaukee, WI	53072
2450 - Arrowhead Union High School	700 North Ave	Hartland, WI	53029
6083 - Waterford Union High School	110 South Center	Waterford, WI	53185
0714 - Elmbrook School	13780 Hope St	Brookfield, WI	53005
1376 - Kettle Moraine	563 A J Allen Cir	Wales, WI	53183
2420 - Hamilton School	W220N6151 Town Line Rd	Sussex, WI	53089
2460 - Hartland Lakeside	800 E N Shore Dr	Hartland, WI	53029
3122 - Richmond Elementary	N56W26530 Richmond Rd	Lisbon, WI	53089
3822 - Mukwonago Area Schools	385 E Veterans Way	Mukwonago, WI	53149
3857 - Muskego Norway	S87W18763 Woods Rd	Muskego, WI	53150
3862 - Lake Country School	1800 Vattleson Rd	Hartland, WI	53029
3925 - New Berlin School District	4333 S Sunnyslope Rd	New Berlin, WI	53151
3976 - Norris School	W247S10395 Center Dr	Mukwonago, WI	53149
4312 - Pewaukee School	404 Lake St	Pewaukee, WI	53072
6104 - Washington Caldwell	8937 Big Bend Rd	Waterford, WI	53185
6174 - Waukesha School District	222 Maple Ave	Waukesha, WI	53186
6300 - West Allis School District	1205 S 70th St	West Allis, WI	53214

STATE OF WISCONSIN:

TOWN OF WAUKESHA:
2019-R-010

WAUKESHA COUNTY

**RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF A
COOPERATIVE PLAN**

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

WHEREAS, the Town Board of the Town of Waukesha 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 Waukesha and the Town of Vernon; and,

NOW THEREFORE, the Town Board of the Town of Waukesha 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 Clerk, within five (5) days after the adoption of this Resolution, to the municipalities, school districts and other agencies as required by Section 66.0307(4)(a), Wis. Stats.

PASSED AND APPROVED this 25th day of July, 2019.

TOWN BOARD, TOWN OF WAUKESHA,
WAUKESHA COUNTY, WISCONSIN

TOWN OF WAUKESHA

Brian Tom Fischer

Brian Tom Fischer, Town Chairman

Date

07/25/19

ATTEST:

Kathy Nickolaus

Kathy Nickolaus, Town Administrator/Clerk/Treasurer

EXHIBIT M

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Waukesha County

PROOF OF PUBLICATION

Telephone Number: 262-542-5030

ACCT Number: 633038

Account Name: Waukesha, Town of
Address: W250 S3567 Center Road
Waukesha, WI 53189

RECEIVED
OCT 21 2019

IN THE MATTER OF: TOW/TOV 10/24 PH
AD Number: 103959002

AD Cost: 99.47

NOTICE OF PUBLIC HEARING
STATE OF WISCONSIN
Town of Waukesha
Waukesha County
Town of Vernon
Waukesha County
Please take notice that
the Town Board of the
Town of Waukesha and
the Town Board of the
Town of Vernon will con-
duct a Public Hearing on
October 24, 2019 begin-
ning at 6:30 p.m. at the
Village Hall of the Town
of Waukesha
250 S3567 Center
Road, Waukesha, Wis-
consin for the purpose
of receiving public com-
ment regarding a pro-

I, Charlotte Speener, being sworn, state:

I am the billing coordinator of the Waukesha Freeman, a public newspaper of general circulation, printed and published in the English language in the City of Waukesha, in Waukesha County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

10/3/19; 10/10/19; 10/17/19

Signed:

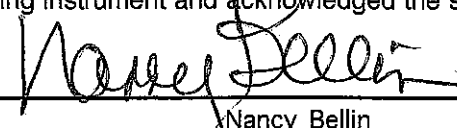

Charlotte Speener, Billing Coordinator

STATE OF WISCONSIN SS.
WAUKESHA COUNTY

Personally came before me, this date of October 17, 2019

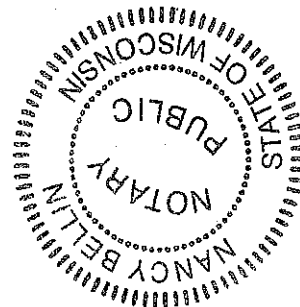
the above named Charlotte Speener to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signed:


Nancy Bellin

Notary Public, Wisconsin

My Commission expires: 10/4/22



NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN

Town of Waukesha, Waukesha County

Town of Vernon, Waukesha County

Please take notice that the Town Board of the Town of Waukesha and the Town Board of the Town of Vernon will conduct a Public Hearing on October 24, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Waukesha, W250S3567 Center Road, Waukesha, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Waukesha and Town of Vernon, 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 26th day of September, 2019.

Kathy Nickolaus
Town of Waukesha
Town Administrator, Clerk/Treasurer

Karen Schuh
Town of Vernon
Town Clerk-Treasurer

You may review a copy of the Cooperative Plan on the Town of Waukesha website www.townofwaukesha.us or the Town of Vernon website www.townofvernon.org, by contacting the Town of Waukesha Clerk at 262-542-5030 or the Town of Vernon Clerk at 262-662-2039. Written comments on the Plan may be submitted to the Town of Waukesha Town Clerk by email Administrator@townofwaukesha.us or by mail W250S3567 Center Road, Waukesha, WI 53189, or the Town of Vernon Town Clerk by email clerk@townofvernon.com or by mail W249S8910 Center Drive, Big Bend, WI 53103, such comment to be submitted before, at, or within twenty (20) days following the Public Hearing. Public comments may also be presented during the Public Hearing. All interested parties are welcome to attend.

Publish Class 3 Notice

Dates: October 3, 2019, October 10, 2019 and October 17, 2019

2005 Legal Notice

**NOTICE OF PUBLIC
HEARING
STATE OF WISCONSIN
Town of Waukesha,
Waukesha County
Town of Vernon,
Waukesha County**

Please take notice that the Town Board of the Town of Waukesha and the Town Board of the Town of Vernon will conduct a Public Hearing on October 24, 2019 beginning at 6:30 p.m. at the Town Hall of the Town of Waukesha, W250S3567 Center Road, Waukesha, Wisconsin, for the purpose of receiving public comment regarding a proposed Cooperative Plan between the Town of Waukesha and Town of Vernon, 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 26th day of September, 2019.

Kathy Nickolaus
Town of Waukesha
Town Administrator,
Clerk/Treasurer
Karen Schuh
Town of Vernon
Town Clerk-Treasurer

You may review a copy of the Cooperative Plan on the Town of Waukesha website

www.townofwaukesha.us or the Town of Vernon website

www.townofvernon.org, by contacting the Town of Waukesha Clerk at 262-542-5030 or the Town of Vernon Clerk at 262-662-2039. Written comments on the Plan may be submitted to the Town of Waukesha Town Clerk by email Administrator@townofwaukesha.us or by mail

W250S3567 Center Road, Waukesha, WI 53189, or the Town of Vernon Town Clerk by email clerk@townofvernon.com or by mail W249S8910 Center Drive, Big Bend, WI 53103, such comment to be submitted before, at, or within twenty (20) days following the Public Hearing. Public comments may also be presented during the Public Hearing. All interested parties are welcome to attend.

Publish: 10/3, 10/10, 10/17
WNAXLP

EXHIBIT N

RESOLUTION 2019-15**RESOLUTION TO ADOPT THE COOPERATIVE BOUNDARY AGREEMENT WITH THE TOWN OF WAUKESHA AND TO TRANSMIT THE COOPERATIVE BOUNDARY AGREEMENT 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. 2019-05 to authorize the preparation of a Cooperative Boundary Plan between the Town of Vernon and the Town of Waukesha; and

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

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

WHEREAS, a Cooperative Boundary Plan is in the best interest of the Town of Vernon and the Town of Waukesha; and

WHEREAS, as a result of the authorization set forth in Resolution No. 2019-05, 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 October 24, 2019, at the Town of Waukesha Town Hall and both the Town of Vernon Town Board and the Town of Waukesha 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 Freeman on October 3, 2019, October 10, 2019 and October 17, 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 Waukesha 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 Waukesha 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 Waukesha Town Board, respectively; and

Municipality	Street Address	City-State-Zip
City of Muskego	W182S8200 Racine Ave	Muskego, WI 53150
City of Muskego Library	573W16663 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
Walworth County Metropolitan Sewerage District	975 W. Walworth Ave	Delavan, WI 53115
Wisconsin Department of Administration	101 East Wilson Street PO Box 1645	Madison, WI 53701
Wisconsin Department of Transportation State Office, Hill Farms State	4822 Madison Yards Way PO Box 7910	Madison, WI 53707-7910
Wisconsin Department of Agriculture and Consumer Protection	2811 Agriculture Dr, PO Box 8911	Madison, WI 53708-8911

Wisconsin Department of Natural Resources	101 South Webster Street, PO Box 7921	Madison, WI 53707
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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. 2019-15, 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 23th day of December 2019

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

W:\Clerk\Clerk Certification.doc



EXHIBIT O

2019-R-13**RESOLUTION TO ADOPT THE COOPERATIVE BOUNDARY AGREEMENT WITH
THE TOWN OF VERNON AND TO TRANSMIT THE COOPERATIVE BOUNDARY
AGREEMENT TO THE STATE OF WISCONSIN DEPT. OF ADMINISTRATION**

WHEREAS, the Town Board of the Town of Waukesha, pursuant to Wisconsin Statute §66.0307(4)(a) adopted Resolution No. 2019-R-10 to authorize the preparation of a Cooperative Boundary Plan between the Town of Waukesha and the Town of Vernon; and

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

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

WHEREAS, a Cooperative Boundary Plan is in the best interest of the Town of Waukesha and the Town of Vernon; and

WHEREAS, as a result of the authorization set forth in Resolution No. 2019-R-10, 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 October 24, 2019, at the Town of Waukesha Town Hall and both the Town of Waukesha Town Board and the Town of Vernon 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 Freeman on October 3, 2019, October 10, 2019 and October 17, 2019, in compliance with the statutory requirements of Wisconsin Statute §66.0307(4)(b); and

WHEREAS, at the Joint Public Hearing the Town of Waukesha Town Board and the Vernon 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 Waukesha and the Town of Vernon 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 Waukesha Town Board and the Town of Vernon Town Board, respectively; and

WHEREAS, the proposed Cooperative Boundary Plan, with the comments received from the City of Waukesha 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 approve the Cooperative Boundary Plan as described in Wisconsin Statute §66.0307.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Waukesha 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 Waukesha and the Town Clerk are authorized to execute the Cooperative Boundary Plan on behalf of the Town of Waukesha 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)(b) and (5)(a).

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

Adopted this 12th day of December, 2019.

APPROVED:

ATTEST:

Brian Fischer

Brian Fischer, Chairman

12/17/19

Kathy Nickolaus

Kathy Nickolaus, Town Administrator Clerk-Treasurer

EXHIBIT P

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

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

RECITALS

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

WHEREAS, Vernon and Waukesha desire to enter into this Plan for the purpose of 1) setting the boundary line between Vernon and Waukesha 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 Waukesha 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 Waukesha; and,

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

WHEREAS, Vernon and Waukesha, 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 Waukesha; and,

WHEREAS, Vernon and Waukesha have received comments regarding the proposed Plan at a joint public hearing conducted on October 24, 2019, and subsequent to that public hearing, have received written comments from the City of Waukesha, which minutes of such joint public hearing and written comments are appended to this Cooperative Plan as Exhibit F; and,

WHEREAS, Vernon and Waukesha 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 Waukesha hereby agree as follows:

SECTION 1: Participating Municipalities.

~~Vernon~~Vernon's and Waukesha'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~~7~~. Vernon and Waukesha 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 Waukesha: Town Chairperson, Brian Tom Fischer

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 Waukesha as the existing common boundary line between Vernon and Waukesha 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 Waukesha 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 Waukesha 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 Waukesha as the existing common boundary line, thereby preventing a noncompact area as between Vernon and Waukesha 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 Waukesha 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 Waukesha, 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 approximate 3.5-mile common boundary line between Vernon and Waukesha, as of the effective date of this Plan, as described on Exhibits A and B, shall remain as the boundary line between Vernon and Waukesha 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 Waukesha. No boundary changes will occur. The historic existing boundary – Townline road running a straight line east - west – is maintained. There will be no irregularly shaped borders between Vernon and Waukesha, no creation of town islands, and no hodgepodge development in either town as a result of this Plan. Vernon and Waukesha do not anticipate any negative impacts to the surrounding units of government as a result of this Plan.

~~The existing common boundary line between Vernon and Waukesha, as of the effective date of this Plan, as described on Exhibits A and B, shall remain as the boundary line between Vernon and Waukesha for the Planning Period.~~

~~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 Waukesha 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 9, 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 Waukesha 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 Waukesha, the Plan is consistent with the Comprehensive Plans of each community. Both Vernon and Waukesha have determined that the provisions of this Plan are consistent with the respective Comprehensive Plans of Vernon and Waukesha, 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 Waukesha 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 Waukesha 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 Waukesha'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 Waukesha.

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

B. Joint Planning Committee.

1. The Joint Planning Committee ("JPC") shall be comprised of 2 voting members from Waukesha 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 Waukesha 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 Waukesha and thus involves no transfer of territory, Vernon and Waukesha 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 Waukesha 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, Waukesha delivers to its residents and property owners the following core municipal services:

Fire protection

Police protection through the Waukesha Sheriff

EMS rescue service

Garbage and recycling collection

Public works, snow plowing and salting, road maintenance and repair, well water monitoring, park maintenance, brush and yard waste drop off, and wood chip delivery.

Zoning and comprehensive land use planning, engineering, 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 Waukesha 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 Waukesha 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 Waukesha use the same professional services firm for legal, planning, zoning, and building inspection. 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 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 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 Waukesha 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 Waukesha 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 Waukesha 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 Waukesha, 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 Waukesha 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.

- D. Enforceability. The enforceability of this Plan will not be affected by statutory amendments, changes in the form of government of Waukesha 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 Waukesha, subsequent to the approval of this Plan, which actions seek the incorporation of Waukesha in accordance with the provisions of the applicable statutes governing any incorporation effort. Waukesha agrees that Waukesha 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 Waukesha. 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 Waukesha 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 Waukesha in accordance with Section 66.0307(8), Wis. Stats.
- J. 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 Waukesha:
Attention: Waukesha Chairperson
Copy to: Waukesha Clerk

At:
Town of Waukesha
W250 S3567 Center Road
Waukesha, WI 53189

Facsimile: 262-542-7870
Email: clerk@townofwaukesha.us

Vernon and Waukesha 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 WAUKESHA

By:

Brian Tom Fischer, Chairman

Date

ATTEST:

Kathy Nickolaus, Town Administrator/Clerk/Treasurer

TOWN OF VERNON

By:

Carl Fortner, Chairman

Date

ATTEST:

Karen Schuh, Town Clerk/Treasurer

EXHIBIT Q

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 Waukesha, per Wisconsin State Statutes 66.0307(4)(d)2.

Dated this 23th day of December 2019

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





Town of WAUKESHA

established 1842

*"A Great Place
to Live"*

AFFIDAVIT OF SUPER-MAJORITY VOTE

I, Kathy Nickolaus, Administrator Clerk/Treasurer for the Town of Waukesha, Waukesha County, Wisconsin

do hereby certify that the Town of Waukesha did not receive any request for a Super-Majority Vote

Regarding the Cooperative Boundary Plan between the Town of Vernon and the Town of Waukesha, per

Wisconsin State Statutes 66.0307(4)(d)2.

Dated this 23rd day of December 2019

Kathy Nickolaus
Town of Waukesha Administrator Clerk/Treasurer
Waukesha County



W250 S3567 Center Rd · Waukesha, WI 53189 · (262) 542-5030 · Fax (262) 542-7870

Website: www.townofwaukesha.us · Email: administrator@townofwaukesha.us

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 Waukesha, per Wisconsin State Statutes 66.0307(4)(e).

Dated this 23th day of December 2019

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





Town of WAUKESHA

established 1842

*"A Great Place
to Live"*

AFFIDAVIT OF NO REQUEST FOR REFERENDUM

I, Kathy Nickolaus, Administrator Clerk/Treasurer for the Town of Waukesha, Waukesha County, Wisconsin do hereby certify that the Town of Waukesha did not receive any request for any referendum vote regarding the Cooperative Boundary Plan between the Town of Vernon and the Town of Waukesha, per Wisconsin State Statutes 66.0307(4)(e).

Dated this 23rd day of December 2019

Kathy Nickolaus
Town of Waukesha Administrator Clerk-Treasurer
Waukesha County



W250 S3567 Center Rd · Waukesha, WI 53189 · (262) 542-5030 · Fax (262) 542-7870

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