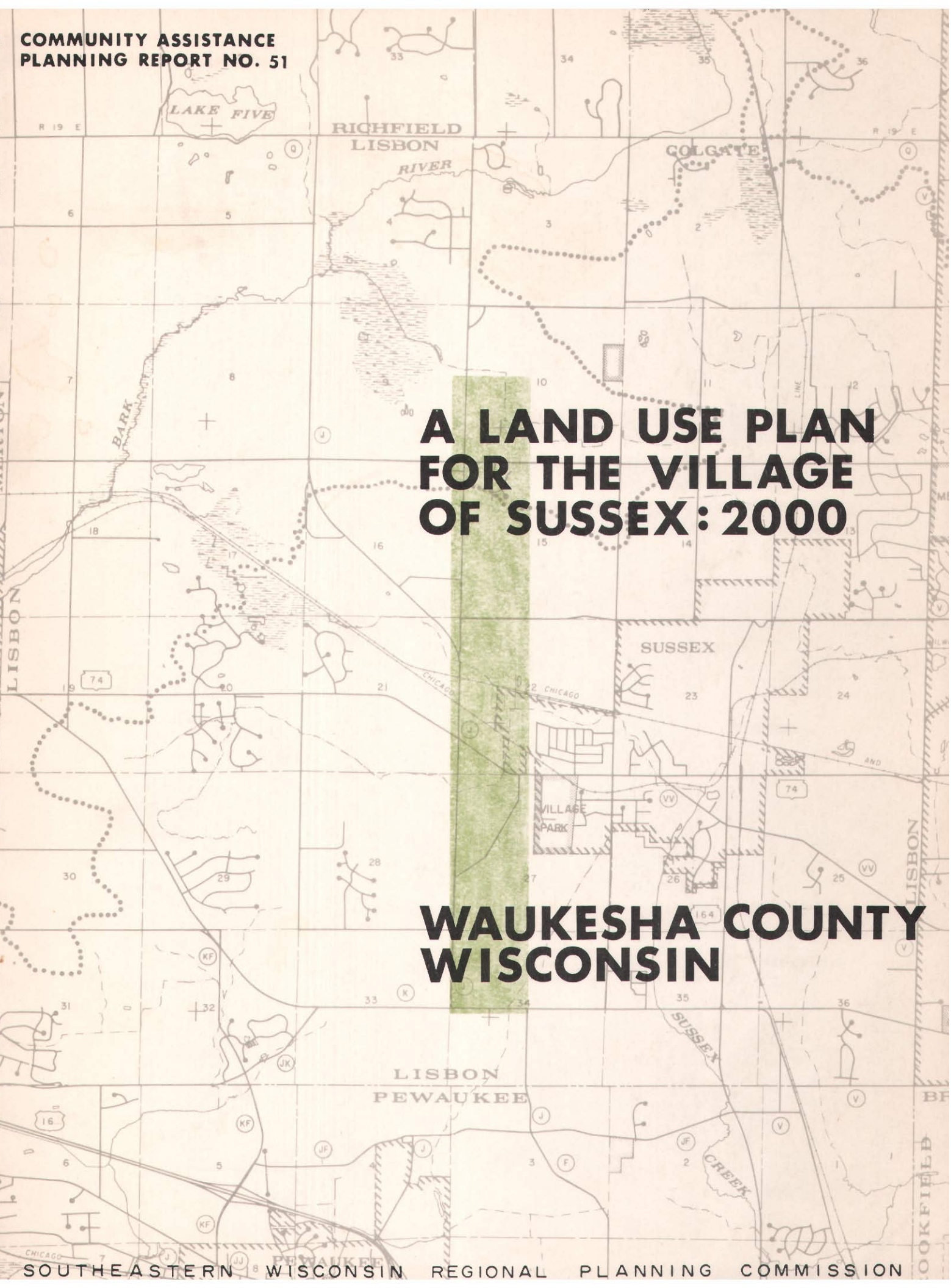
COMMUNITY ASSISTANCE
PLANNING REPORT NO. 51



A LAND USE PLAN FOR THE VILLAGE OF SUSSEX: 2000

WAUKESHA COUNTY WISCONSIN

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Special acknowledgement is due Mr. Richard B. Untch, Principal Planner, for his contribution to the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 51

A LAND USE PLAN FOR THE VILLAGE OF SUSSEX: 2000

VILLAGE OF SUSSEX
WAUKESHA COUNTY
WISCONSIN

Prepared by the

Southeastern Wisconsin Regional Planning Commission
P. O. Box 769
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187-1607

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January 1982

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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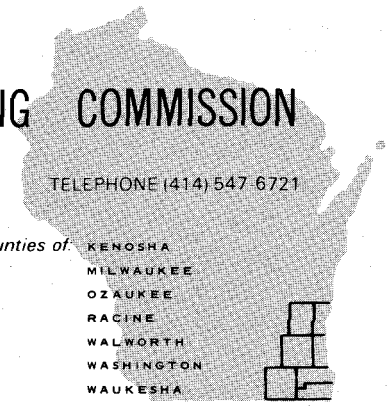

January 31, 1982

Village President, Village Board,
and Village Plan Commission
c/o Village Clerk
Village Hall
Village of Sussex
N63 W23626 Silver Spring Drive
Sussex, Wisconsin 53089

Ladies and Gentlemen:

In June of 1977, the Village of Sussex requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan and related plan implementation devices for the Village. The Regional Planning Commission staff, working with the Village Plan Commission, has now completed all of the technical work required and is pleased to transmit the requested plan and plan implementation devices for consideration and adoption by the Village Plan Commission and the Village Board.

In addition to setting forth a recommended land use plan and related plan implementation devices for the Village, this report presents pertinent information on the present stage of development of the Village, including information on population, employment, land use, sanitary sewerage, water supply, and transportation. Information is also presented on the topography, drainage patterns, soils, flood hazard areas, woodlands, wetlands, wildlife habitat areas, prime agricultural areas, and environmental corridor areas of the Village and environs, all of which constitute important considerations in any local planning effort. The recommended land use plan is consistent with regional as well as local development objectives and is intended to serve as a point of departure for the making of day-to-day development decisions by village officials and as a basis for developing more detailed plans and plan implementation devices.

The Regional Planning Commission is appreciative of the assistance offered by the Village Board and the Village Plan Commission in the preparation of this report. The Commission staff stands ready to assist the Village in the adoption and use of the plan over time.

Sincerely,

Kurt W. Bauer
Executive Director

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INTRODUCTION

The state municipal planning enabling act, as set forth in Section 62.23 of the Wisconsin Statutes, provides for the creation of municipal plan commissions and charges those commissions with the duty and function of making and adopting a "master"--or comprehensive--plan for the physical development of the municipality, including any areas outside of its boundaries which bear relation to the development of the municipality. The scope and content of the comprehensive plan, as set forth in the Statutes, is very broad, extending to all aspects of the physical development of a community. As the Statutes indicate, the master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality that will best promote, in accordance with existing and future needs, the public health, safety, morals, order, prosperity and general welfare, as well as fostering efficiency and economy in the process of development.

Perhaps the most basic and important element of any comprehensive plan is the land use plan, for it forms the basis for all of the other elements of the plan, such as the transportation, sanitary sewerage, water supply, park and open space, and storm water drainage elements. Recognizing this importance and acting in accordance with its statutory charge, the Village of Sussex on June 29, 1977, requested the Regional Planning Commission to assist the Village of Sussex Plan Commission in the development of a land use plan for the Village, together with implementing ordinances. The necessary planning work was initiated in October of 1978 and completed in November of 1980. This report sets forth the findings and recommendations of the planning effort undertaken in response to the village request. It is intended to assist in defining the land use development objectives of the Village and in identifying and attaining a spatial distribution of land use development in the Village and its environs which will achieve these land use objectives over time.

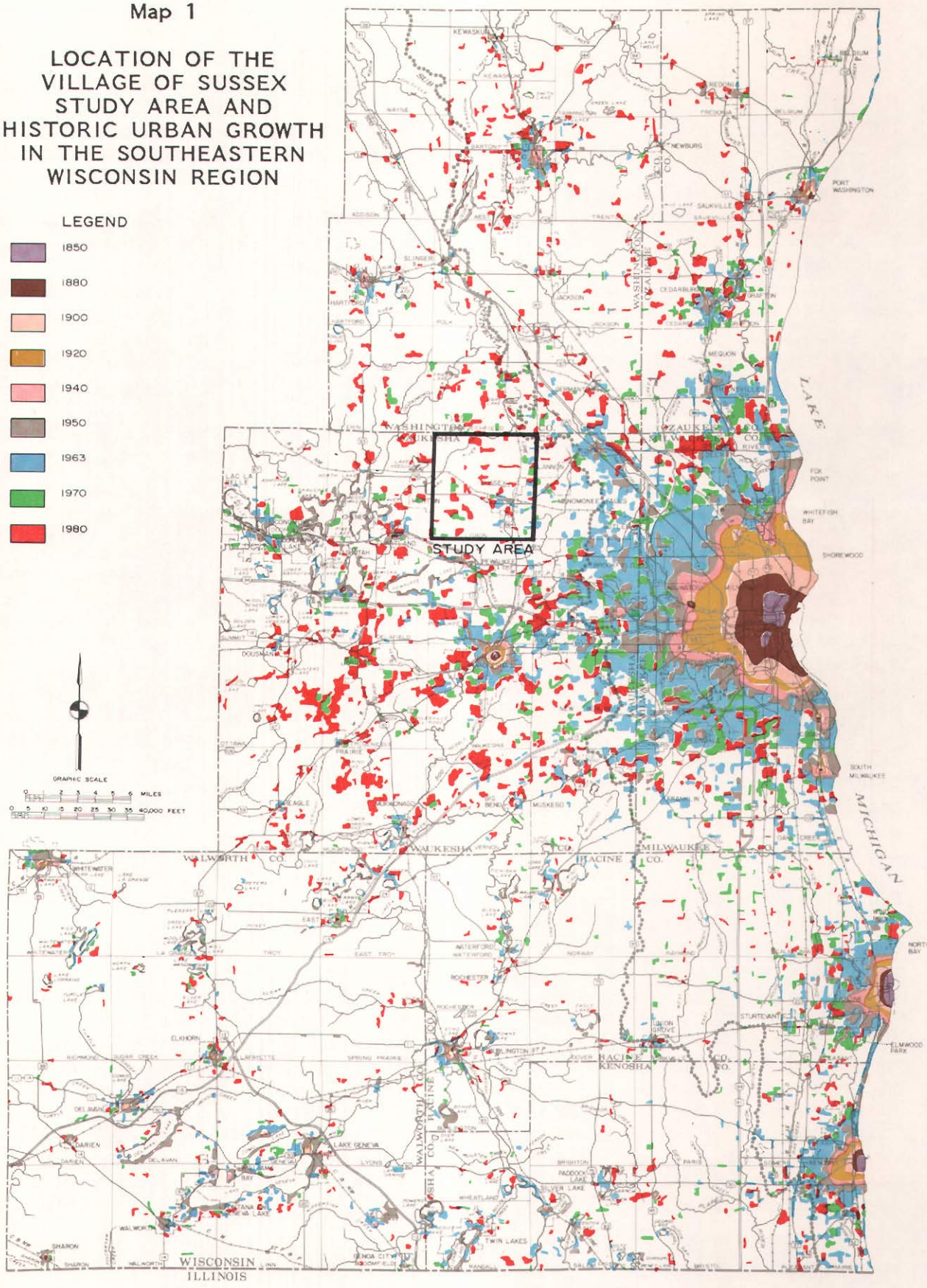
The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development within the planning area, including extensive inventories of the existing cultural and natural resource base elements of the Village and surrounding area, the formulation of a set of recommended land use development objectives for the Village, the preparation of forecasts of population and economic activity in the planning area, the preparation of alternative land use plans which could accommodate the forecast population and employment levels, and the selection of a recommended plan which best meets the village objectives. The plan, when adopted by the Village Plan Commission and Village Board, is intended to serve as a guide to land use development decisions made within the planning area. The work also included the preparation of proposed amendments to the Village of Sussex Zoning Ordinance and Zoning District Map that are required to help carry out the recommended land use plan over time.

THE STUDY AREA

As shown on Map 1, the Village of Sussex is located in the north-central portion of Waukesha County. For the purposes of this study, the Village of Sussex study area was defined to encompass all of U. S. Public Land Survey

Map 1

LOCATION OF THE VILLAGE OF SUSSEX STUDY AREA AND HISTORIC URBAN GROWTH IN THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

Township 8 North, Range 19 East, which includes the Village of Sussex and the surrounding Town of Lisbon. The study area is bordered on the north by the Town of Richfield; on the south by the Town of Pewaukee; on the east by the Villages of Menomonee Falls and Lannon; and on the west by the Village of Merton and the Town of Merton. The Village of Sussex comprises about 2.7 square miles, or about 7 percent, of the total study area, and the Town of Lisbon comprises about 33.7 square miles, or about 93 percent, of the total study area. The total study area covers about 23,285 acres.

During the past decade the Village has come increasingly under the influence of development pressure generated by the expansion of the Milwaukee urbanized area. This pressure is affecting the character of the Village of Sussex and of Waukesha County. As the Milwaukee urbanized area continues to expand and grow, it is likely that its influence on the character of Waukesha County and the Village will increase. This increasing influence may be expected to bring with it social, economic, and physical change which will present certain physical development problems and opportunities for the Village of Sussex. To effectively meet these challenges and guide the physical development of the community in harmony with the goals and objectives of the Village, village officials must plan for the anticipated and desired change and make a sustained effort in shaping and guiding that change in the public interest.

STUDY OBJECTIVES

The purpose of the local planning effort documented herein is to provide the Village of Sussex with one of the key elements of a comprehensive community development plan--a land use plan. This plan, while constituting an important guide to community development, is also intended to carry regional plan elements into the greater depth and detail that is necessary for sound planning at both local and regional levels. In the conduct of the planning effort, these five basic study objectives were identified:

1. Identify the physical development constraints and opportunities imposed upon the Village by the existing cultural features and the natural resource base elements in the study area.

2. Identify existing plans and policies of other units and agencies of government which may affect physical development in the Village.

3. Identify the development objectives of the Village which are significant to the land use planning process.

4. Determine future land use needs for the Village through the year 2000.

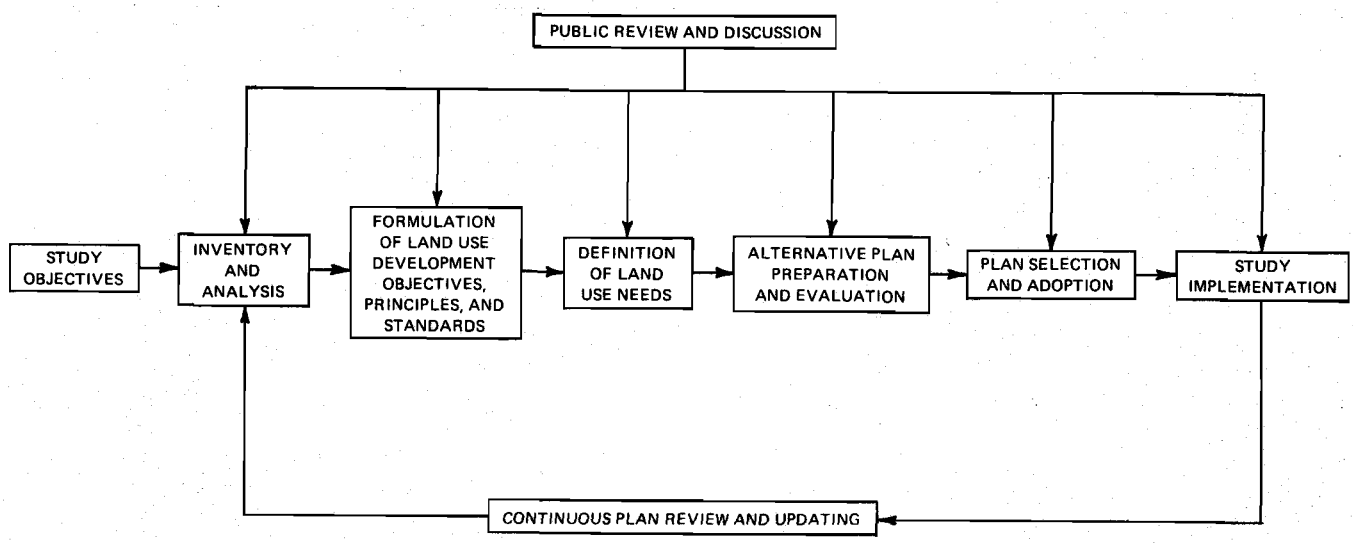
5. Formulate a sound village land use plan and propose related implementation measures.

THE LAND USE PLANNING PROCESS

The planning process used to prepare the land use plan herein documented is summarized in Figure 1. The first stage in the process consisted of an inventory and analysis of the existing cultural and natural resource base elements of the Village and the surrounding area, together with a review of existing applicable areawide and local development plans. This first stage identified the important physical development opportunities and constraints present in

Figure 1

LAND USE PLANNING PROCESS



Source: SEWRPC.

the Village, which in turn defined the key issues to be addressed in the plan. The second stage involved the formulation of land use development objectives, principles, and standards based upon the information gained and conclusions drawn from the inventory and analysis stage and from public meetings held with elected and appointed village officials and interested citizens. The third stage of the land use planning process consisted of the definition of land use and related community facility requirements in the Village through the plan design year 2000, based upon the previously formulated land use development objectives and standards. The fourth stage consisted of preparing alternative land use plans and evaluating each alternative plan against the defined land use objectives. The final stage in the process consisted of the selection of one of the alternative land use plans, adoption of that plan by the Village Plan Commission and Village Board, and formulation of plan implementation measures. As the land use planning effort proceeded, progress reports were presented to the Village Plan Commission in a series of special meetings held as a part of each stage in the planning process. These meetings were intended to foster local awareness of the land use planning program; encourage review and comment, by local elected and appointed officials and by interested citizens, on work accomplished by the Commission staff during each stage of the planning process; and provide a forum where the physical development issues and concerns of interested individuals and groups could be discussed. It should be noted in this respect that the land use planning process outlined in Figure 1 envisions the periodic review, reevaluation, and, as may be necessary, revision of the plan. The land use plan set forth herein should not be considered a static document. The plan should be viewed as the official physical development policy of the Village for as long as it is understood, supported, and utilized by village officials in the making of development decisions affecting the Village. Since attitudes, priorities, and needs change and evolve over time, it is likely that the physical development policy of the Village will also change over time. Therefore, a continuing effort should be maintained by the Village Plan Commission and the Village Board to keep the plan current by making appropriate amendments to it as changing conditions may dictate.

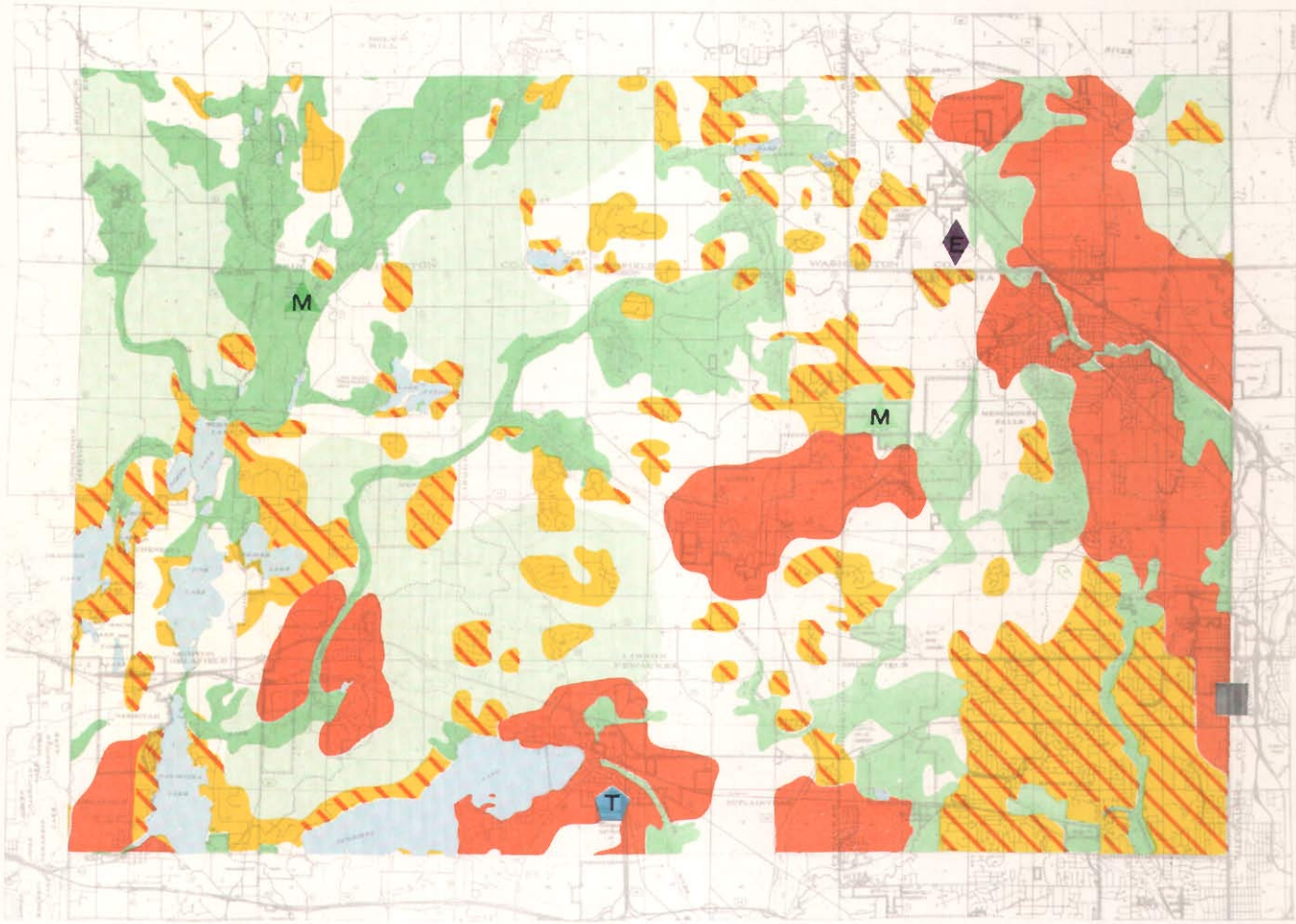
Regional Influences

Sound planning practice dictates that local plans be prepared within the framework of adopted regional and subregional plans. Three of the adopted regional plan elements which are of particular importance to the community land use planning process are the regional land use plan, the regional transportation system plan, and the regional park and open space plan. The salient recommendations of these three adopted regional plan elements as they relate to the study area are graphically shown on Maps 2, 3, and 4.

The adopted regional land use plan, as described in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, provides for the attainment of specific regional land use development objectives formulated with the advice and consent of concerned local, state, and federal units and agencies of government. Based upon carefully prepared inventories, analyses, and forecasts of demographic, economic, public financial resources, natural resources, and public utility factors; the regional land use plan provides recommendations with respect to the amount, spatial distribution, and general arrangement of the various land uses required to serve the needs of the anticipated future population and economic activity levels within the Region. Particularly important to the preparation of a land use plan for the Village of Sussex are the recommendations contained

Map 2

ADOPTED REGIONAL LAND USE PLAN AS IT RELATES TO THE VILLAGE OF SUSSEX AND ENVIRONS



LEGEND

PRIMARY LAND USES

- SUBURBAN RESIDENTIAL (0.2-0.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- LOW DENSITY RESIDENTIAL (0.7-2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY RESIDENTIAL (2.3-6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MAJOR INDUSTRIAL CENTER
- MAJOR PUBLIC OUTDOOR RECREATION CENTER M-MULTI-USE SITE
- MAJOR UTILITY CENTER E-ELECTRIC POWER GENERATION PLANT
- MAJOR GOVERNMENTAL OR INSTITUTIONAL CENTER T-TECHNICAL/VOCATIONAL
- PRIMARY ENVIRONMENTAL CORRIDOR
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- WATER

GRAPHIC SCALE

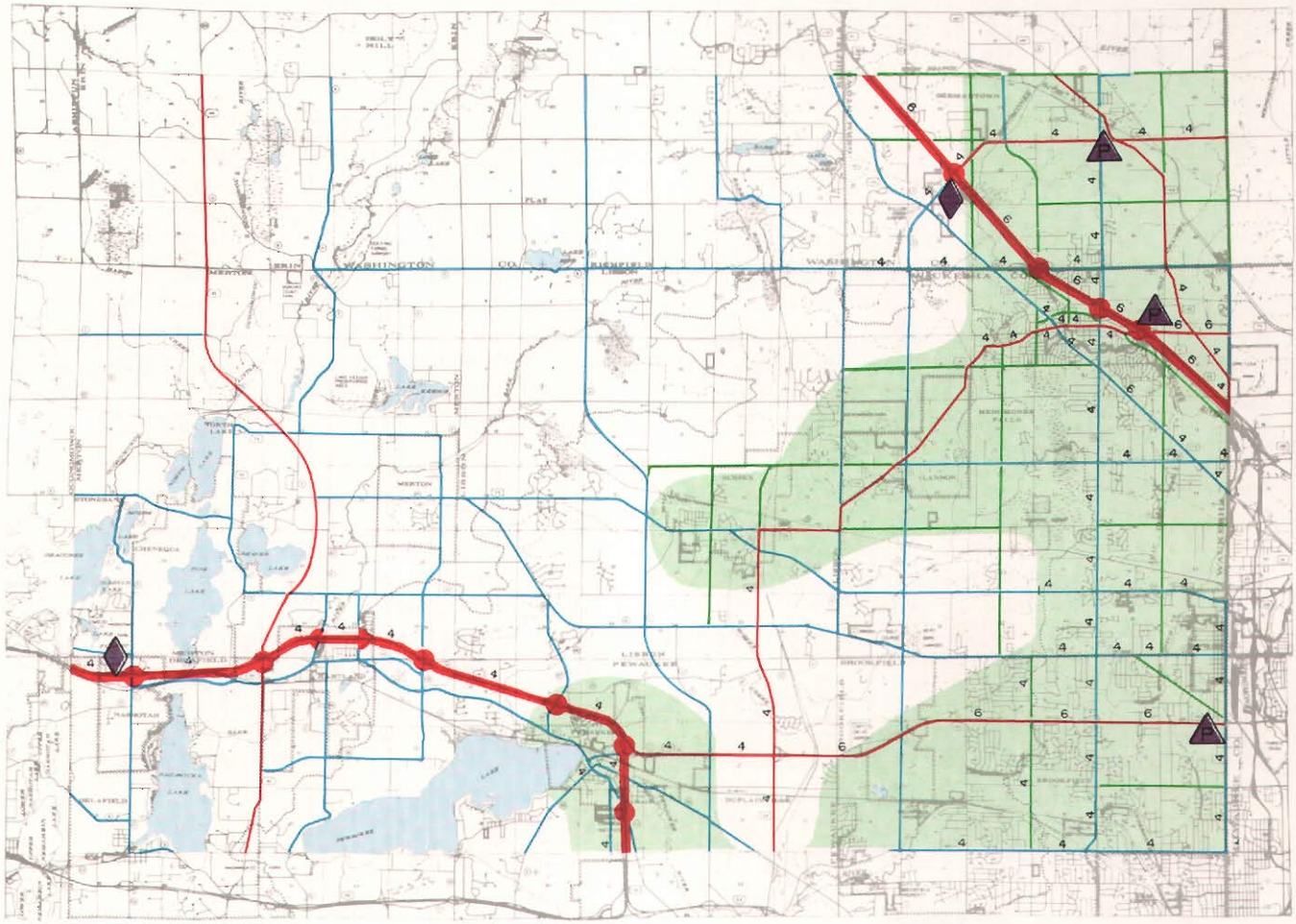
0 2 MILES

0 4000 8000 12000 16000 FEET

Source: SEWRPC.

Map 3

ADOPTED REGIONAL TRANSPORTATION SYSTEM PLAN AS IT RELATES TO THE VILLAGE OF SUSSEX AND ENVIRONS



LEGEND

ARTERIAL STREET AND HIGHWAY SYSTEM

JURISDICTIONAL CLASSIFICATION

- STATE TRUNK-FREEWAY
- STATE TRUNK-NONFREEWAY
- COUNTY TRUNK
- LOCAL TRUNK
- FREEWAY - NONFREEWAY INTERCHANGE
- 4 — NUMBER OF TRAFFIC LANES (TWO LANES WHERE UNNUMBERED)
- 4|6 — CHANGE IN NUMBER OF TRAFFIC LANES

URBAN MASS TRANSIT SYSTEM

- SERVICE AREA
- TRANSIT STATION
  - P-WITH PARKING
- PARK AND POOL LOT

GRAPHIC SCALE

0 1 2 MILES

0 4000 8000 12000 16000 FEET

Source: SEWRPC.

in the regional land use plan concerning the preservation of prime agricultural lands; the preservation of the primary environmental corridors; and the encouragement of a compact pattern of urban development in those areas that are covered by soils suitable for urban use, that can be readily served by centralized public sanitary sewerage and water supply facilities, and that are not subject to special hazards such as flooding. These and other aspects of the regional land use plan provide the basic framework for the local land use plan recommended herein.

The adopted regional transportation system plan, as also described in SEWRPC Planning Report No. 25, provides recommendations as to how the regional land use plan can best be served by highway and transit facilities. It recommends a functional and jurisdictional system of arterial streets and highways to serve the Region through the design year 2000, together with a functional network of various types of transit lines. The regional transportation system plan was developed on the basis of careful quantitative analyses of existing and projected traffic volumes and existing highway and transit system capacity and use. The regional arterial street and highway system plan--in both its functional and jurisdictional aspects--forms the basis for the arterial street and highway system herein recommended to be developed to serve and support the recommended land use plan for the Village.

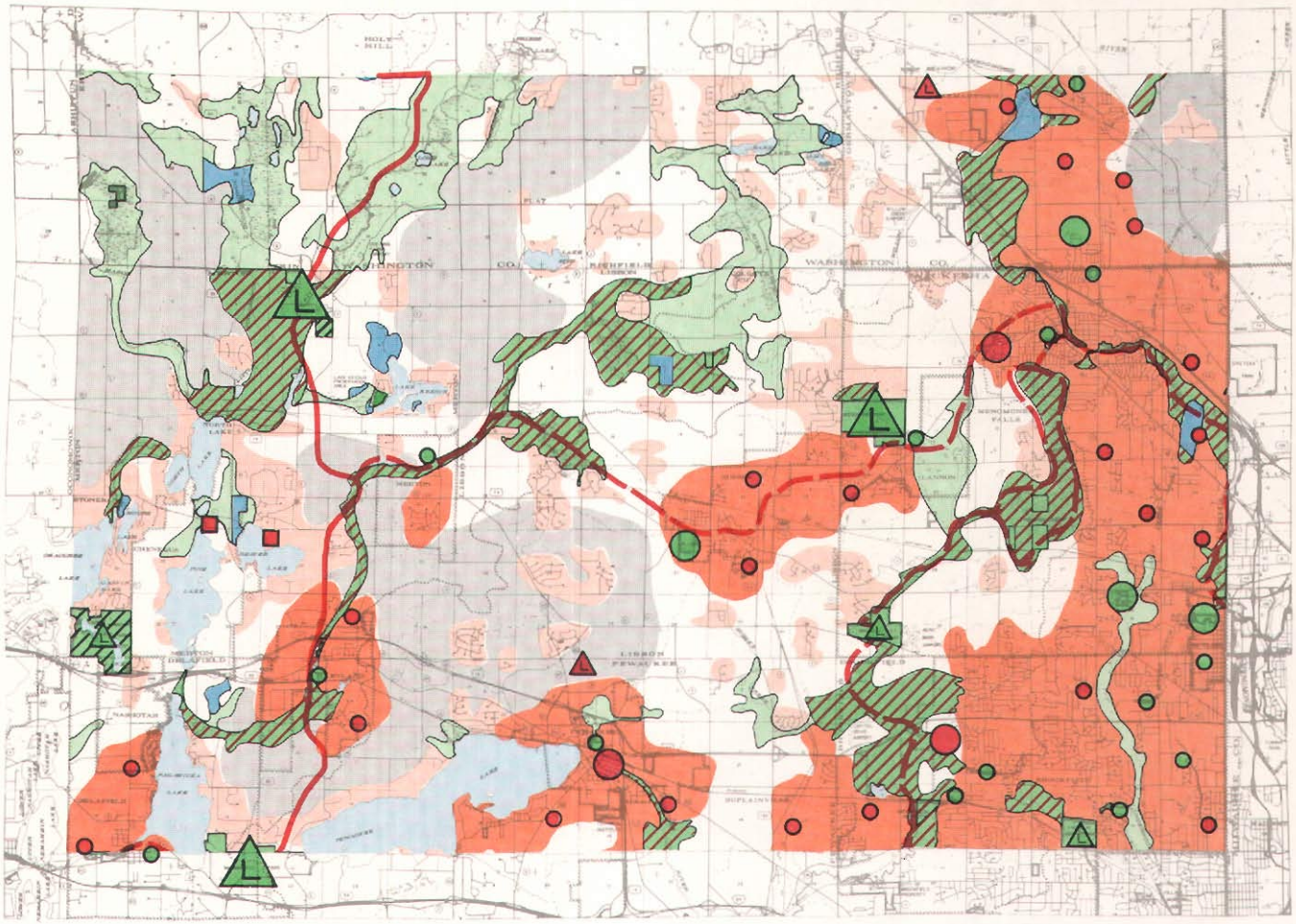
The regional park, outdoor recreation, and related open space plan is described in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000. That plan identifies the park and open space needs of the Region and recommends a program to meet those needs over time. The report includes inventories and analyses of the Region's socio-economic and natural resource base elements; the existing outdoor recreation facilities and sites and their use; the existing county and local park and open space plans, the administrative structure for the provision of parks and open space plans, and the laws and regulations relating to the provision of parks and open space; and the potential park and open space sites in the Region. Park and related open space acquisition and development objectives, principles, and standards are set forth in the plan and applied to existing and forecast population levels to identify existing and probable future needs within the Region for open space, for large regional natural resource-oriented parks, for recreational corridors, and for smaller urban parks together with their attendant recreation facility requirements. Pertinent recommendations of this regional plan element are in the recommended land use plan for the Village.

While the recommendations contained in the adopted regional land use, transportation system, and park and open space plans were considered of primary importance to the formulation of the land use plan for the Village of Sussex, the adopted comprehensive plans for the Fox and Menomonee River watersheds, and the adopted regional water quality management and regional housing plans also provided guidance in formulating the land use plan documented herein.

The Village of Sussex study area lies within three natural watersheds: the Fox River, Rock River, and the Menomonee River watersheds. As shown on Map 9, approximately 12.4 square miles, or 34 percent of the study area, lies within the Rock River watershed. Approximately 23.7 square miles, or 65 percent of the study area, lies within the Fox River watershed. Approximately 0.31 square mile, or about 1 percent of the study area, lies within the Menomonee River watershed. Comprehensive plans have been developed by the Regional Planning Commission for the Fox River and Menomonee River watersheds which address the

Map 4

ADOPTED REGIONAL PARK AND OPEN SPACE PLAN AS IT RELATES TO THE VILLAGE OF SUSSEX AND ENVIRONS



LEGEND

OPEN SPACE PRESERVATION ELEMENT

PRIMARY ENVIRONMENTAL CORRIDOR COMPONENT

- EXISTING STATE OWNERSHIP
- EXISTING LOCAL OWNERSHIP
- PROPOSED LOCAL OWNERSHIP
- EXISTING COMPATIBLE PRIVATE OUTDOOR RECREATION USE (PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION)
- PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

PRIME AGRICULTURAL LAND COMPONENT

- PROPOSED TO BE PROTECTED THROUGH PUBLIC LAND USE REGULATION

OUTDOOR RECREATION ELEMENT

RESOURCE ORIENTED COMPONENT

MAJOR PUBLIC PARK SITE—TYPE I (250 OR MORE ACRES)

- EXISTING LOCAL OWNERSHIP

OTHER PUBLIC PARK SITE—TYPE II (100-249 ACRES)

- EXISTING LOCAL OWNERSHIP
- PROPOSED LOCAL OWNERSHIP

RECREATION CORRIDOR (TRAIL)

- PROPOSED STATE RESPONSIBILITY
- PROPOSED LOCAL RESPONSIBILITY

PROPOSED RECREATIONAL BOATING WATER ACCESS POINT

- MAJOR INLAND LAKE OR RIVER

URBAN ORIENTED COMPONENT

- EXISTING OR PLANNED URBAN DEVELOPMENT REQUIRING TYPE III AND TYPE IV PUBLIC PARK SITES

MAJOR PUBLIC PARK SITE—TYPE III (25-99 ACRES)

- EXISTING
- PROPOSED

OTHER PUBLIC PARK SITE—TYPE IV (5-24 ACRES)

- EXISTING
- PROPOSED

OTHER OUTDOOR RECREATION SITE OR LAND USE

- EXISTING OTHER LOCAL OUTDOOR RECREATION OR OPEN SPACE SITE
- OTHER EXISTING URBAN DEVELOPMENT
- OTHER RURAL LAND
- WATER

GRAPHIC SCALE

0 1 2 MILES

0 4000 8000 12000 16000 FEET

Source: SEWRPC.

flooding and pollution problems of these watersheds. These plans are documented in SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, and in SEWRPC Planning Report No. 26, A Comprehensive Plan for the Menomonee River Watershed. These reports contain certain water resource-related recommendations which are reflected in the recommended land use plan for the Village.

The major findings and recommendations of the areawide water quality management planning program for southeastern Wisconsin are set forth in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The report sets forth the basic principles and concepts underlying the areawide water quality management planning program, together with a description of the existing man-made and natural resource base features which affect and are affected by water quality; describes existing water quality conditions in the Region and identifies sources of pollution; sets forth recommended water use objectives and supporting water quality standards; analyzes population, economic activity, and land use trends; presents and evaluates alternative plans; and recommends a comprehensive water quality management plan for the Region. The plan documented in the report consists of a land use and sanitary sewer service area element, a point source pollution abatement element, a nonpoint source pollution abatement element, a wastewater sludge management element, and a water quality monitoring element. Certain of the water quality management plan recommendations, particularly those relating to the delineation of a sanitary sewer service area, are reflected in the recommended land use plan for the Village.

The regional housing plan described in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, identifies the existing housing needs in the Region and recommends steps which would help to meet that need. The report includes data on the existing housing stock in the Region, the cost of buying and occupying new housing, housing financing and technology, governmental activity in housing, housing need, constraints on the availability of housing, alternative housing allocation strategies, and a recommended regional housing plan. In addition to considering the housing problems of the Region as a whole, the report addresses itself to the housing problems of smaller subregional areas known as "housing analysis areas." The Village of Sussex study area is located within Housing Analysis Area No. 36. The recommended land use plan for the Village reflects certain of the specific housing recommendations contained in the regional housing plan for this geographic area.

Chapter II

INVENTORY AND ANALYSIS

INTRODUCTION

Basic planning data, collected on a uniform, areawide basis, is essential to the formulation of sound land use plans. Consequently, an accurate inventory of the pertinent man-made and natural resource base elements of the study area is an important initial step in the land use planning process. The resulting information is crucial to the planning process because intelligent forecasts cannot be made and alternative courses of action cannot be formulated without knowledge of the existing conditions associated with the system being planned. For land use planning purposes, the required basic data consist of information about the population, economy, topography and surface water drainage patterns, soils, wetlands, woodlands, wildlife habitat areas, areas subject to special hazards such as flooding, existing and proposed transportation facilities, and existing and proposed sanitary sewerage and public water supply facilities and service areas. These inventory data not only provide the necessary description of existing conditions in the planning area, but also enable the identification of specific existing land use and land use-related problems and issues.

POPULATION

Information on the size, characteristics, and distribution of the resident population of the study area and the anticipated changes over time in these demographic factors is essential to sound land use planning. Certain of the needs which a land use plan seeks to meet are directly related to the existing and probable future population levels of the study area.

The preparation of population forecasts for a small but rapidly growing community, such as the Village of Sussex, is fraught with difficulties and uncertainties, owing to the myriad of continually changing factors affecting highly localized population growth and change. Population forecasts have been developed by the Regional Planning Commission for the Region as a whole, and for each of the individual counties constituting the Region, using the cohort survival technique--a technique which permits the projection of population levels from the last census forward by age and sex groups, year by year, to the forecast date. This method permits explicit consideration of the effects of potential variations in three major components of population change: births, deaths, and net migration. The county forecasts were then allocated to delineated planning analysis areas--subareas of the Region--on the basis of the adopted regional land use plan and the development objectives expressed in that plan.

The year 2000 population allocated to the Village of Sussex urban service area--the portion of the Sussex-Lannon sewer service area located west of the Lisbon-Menomonee Falls town line--as set forth in the adopted regional water quality management plan consists of about 8,700 persons.

In its most recent planning efforts, the Commission has prepared a series of possible alternative futures in an attempt to deal with many of the uncertainties that affect population size and distribution. Under a future that would envision stable or slightly declining regional population growth with a

decentralized land use pattern, the Village of Sussex urban service area population in the year 2000 could be as low as about 4,500 persons. At the opposite extreme is a future that would envision moderate population growth in the Region, together with a decentralized regional land use pattern. This future envisions an estimated population in the Village of Sussex urban service area of about 10,800 persons.

The Village Plan Commission determined that since the Village had recently completed a major expansion of its sanitary sewage treatment plant to serve an anticipated year 1995 resident population of about 9,600 persons, and since additional population growth could be anticipated within the Village of Sussex urban service area between the years 1995 and 2000--the last five years of the land use planning period--the land use plan design should be capable of accommodating a year 2000 population within the urban service area of about 10,800 persons. Since the total resident population of the Village was about 3,600 persons in 1980, an additional resident population of 7,200 persons is anticipated in the Village urban service area over the planning period.[1]

Population Size

The historic population growth and population forecasts for the Region, Waukesha County, and the study area are presented in Table 1. Table 1 indicates that, although the rate of population growth in the Region is expected to decrease, Waukesha County and the Village of Sussex urban service area are expected to maintain a relatively high rate of population growth through the year 2000. It is important to note that this high rate of growth forecast for the Village is based, in part, upon the key assumption that the adopted regional land use plan recommendation that all land developed or proposed to be developed for urban use be located in and around the existing urban centers of the Region--where such land can readily and economically be provided with public sanitary sewer and centralized public water supply services--will be implemented. The Village of Sussex is one of the urban centers identified in the adopted regional land use plan.

The forecast shown in Table 1 places the resident population of the remainder of the study area--the Town of Lisbon excluding the Village of Sussex urban service area--at about 8,400 for the year 1980; 9,000 for the year 1990; and 9,250 for the year 2000. This forecast reflects a steady decline in the rate of population growth in the unsewered portions of the Town of Lisbon. It is likely that if the land use development in the Town is controlled so that the forecast population levels for the Town are not exceeded, the population forecasts for the Village urban service area may be reached and thus the urban service demands and the inherent high cost of providing such services--including sanitary sewer service in areas experiencing septic system failure, public water supply, fire and police protection, snow removal and road maintenance--to scattered urban development in the Town will be minimized. Conversely, if the forecast population for the part of the study area outside the Village urban service area is exceeded it is likely that the population forecast for the Village urban service area may not be achieved and that the demand for the costly extension of urban services to outlying areas of the Town will increase sharply.

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[1]The urban service area of the Village is defined as that area within which centralized sanitary sewer and public water supply services are proposed to be provided by the Village.

Table 1

HISTORIC AND FORECAST POPULATION LEVELS FOR THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, THE VILLAGE OF SUSSEX, THE TOWN OF LISBON, THE VILLAGE OF SUSSEX URBAN SERVICE AREA, AND THE REMAINDER OF THE STUDY AREA

Year	Southeastern Wisconsin		Waukesha County			Village of Sussex			Town of Lisbon		
	Population	Percent Change	Population	Percent Change	Percent of Region	Population	Percent Change	Percent of County	Population	Percent Change	Percent of County
1900	501,808	--	35,229	--	7.0	--	--	--	1,510	--	4.3
1910	631,161	25.8	37,100	5.3	5.9	--	--	--	1,580	4.6	4.3
1920	783,681	24.2	42,612	14.8	5.4	--	--	--	1,540	-2.5	3.6
1930	1,006,118	28.4	52,358	22.9	5.2	496[a]	--	0.9	1,104	-28.3	2.1
1940	1,067,699	6.1	62,744	19.8	5.9	548	10.5	0.9	1,158	4.9	1.8
1950	1,240,618	16.2	85,901	36.9	6.9	679	23.9	0.8	1,532	32.3	1.8
1960	1,573,620	26.8	158,249	84.2	10.1	1,087	60.1	0.7	2,885	88.3	1.8
1970	1,756,086	11.6	231,335	46.2	13.2	2,758	153.7	1.2	4,709	63.2	2.0
1980	1,873,400	6.7	292,300	26.3	15.6	3,600[b]	30.5	1.2	8,352	78.4	2.9
						Village of Sussex Urban Service Area			Remainder of Study Area		
1990	2,043,900	9.1	356,600	30.0	17.4	6,500	80.5	1.8	9,000	7.1	2.5
2000	2,219,300	8.6	420,600	17.9	18.9	10,800	66.2	2.6	9,250	2.8	2.2

[a]Village of Sussex incorporated from part of the Town of Lisbon in 1924.

[b]The actual U. S. Bureau of the Census total population figure for the Village is 3,482. Shortly after the 1980 census reporting period, it is estimated that about 120 additional persons were added to the Village population with the occupancy of the Chichester Court residential development.

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

Table 2

ACTUAL AND FORECAST POPULATION LEVELS FOR WAUKESHA COUNTY BY AGE GROUP: 1970-2000

Age Group	1970 Census Population		Forecast Population					
			1980[a]		1990		2000	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Under 5.....	20,819	9.0	19,079	6.5	28,437	8.0	31,104	7.4
5.....	5,187	2.2	4,504	1.5	5,133	1.4	6,835	1.6
6-10.....	29,767	12.9	23,488	8.1	24,501	6.9	33,962	8.1
11-13.....	17,735	7.7	16,419	5.6	14,908	4.2	19,866	4.7
14.....	5,543	2.4	5,473	1.9	5,969	1.7	6,622	1.6
15-17.....	15,424	6.6	19,993	6.8	15,991	4.5	17,509	4.2
18.....	4,277	1.9	6,664	2.3	5,330	1.5	5,836	1.4
19-59.....	110,721	47.9	164,689	56.4	208,661	58.5	236,041	56.1
60-64.....	7,069	3.0	10,580	3.6	15,471	4.3	17,726	4.2
65 and over.....	14,793	6.4	21,411	7.3	32,199	9.0	45,099	10.7
Total	231,335	100.0	292,300	100.0	356,600	100.0	420,600	100.0

[a]Actual 1980 population level break down by age groups was not available from the U. S. Breau of the Census when this study was under preparation.

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

Table 3

ACTUAL AND FORECAST POPULATION LEVELS IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA BY AGE GROUP: 1970-2000

Age Group	Census Population 1970		Forecast Population[b]					
			1980[a]		1990		2000	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Under 5	348	12.6	284	7.9	624	9.6	886	8.2
5.....	87	3.1	72	2.0	117	1.8	205	1.9
6-10.....	434	15.8	324	9.0	488	7.5	972	9.0
11-13.....	219	7.9	223	6.2	234	3.6	400	3.7
14.....	58	2.1	61	1.7	72	1.1	119	1.1
15-17.....	168	6.1	227	6.3	221	3.4	313	2.9
18.....	37	1.3	47	1.3	58	0.9	76	0.7
19-59.....	1,259	45.7	2,131	59.2	4,134	63.6	6,761	62.6
60-64.....	46	1.7	76	2.1	176	2.7	292	2.7
65 and over.....	101	3.7	155	4.3	377	5.8	778	7.2
Total	2,757	100.0	3,600	100.0	6,501	100.0	10,802	100.0

[a] Actual 1980 population level break down by age groups was not available from the U. S. Bureau of the Census when this study was under preparation.

[b] The 1980 and forecast 1990 and 2000 population break downs by age group for the Village of Sussex urban service area were calculated by applying the proportionate changes in the age group population levels for Waukesha County, as shown in Table 2, between 1970 and 2000 to the Village of Sussex population. The forecast population levels by age group for the Village of Sussex reflect forecast population per household levels for Waukesha County and the Village of Sussex study area. Preliminary 1980 U. S. Census data, released by the U. S. Bureau of the Census in July of 1980, indicated a 1980 population per household level in the Village of about 3.40 persons. As shown in Table 4, the 1970 population per household level in the Village was 4.00 persons. Because of the substantial reduction in the population per household level in the Village since 1970, and the anticipated future reduction in the population per household level over the planning period, it was assumed that the population per household would approximate 3.40 persons by 1980, 3.30 persons by 1990, and 3.20 persons by 2000.

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

Table 4

COMPARISON OF HISTORIC AND FORECAST POPULATION PER HOUSEHOLD LEVELS IN WAUKESHA COUNTY AND THE VILLAGE OF SUSSEX URBAN SERVICE AREA

Year	Waukesha County	Village of Sussex Urban Service Area
1950	3.51	3.45
1960	3.66	3.60
1970	3.66	4.00
1980	3.61	3.40
1990	3.53	3.30
2000	3.50	3.20

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

Population Characteristics

In 1970, the U. S. Census Bureau reported the population in the study area as being 99.6 percent white and almost evenly distributed by sex, with about 51 percent of the population being male, and about 49 percent being female. The actual and forecast population levels by age group for Waukesha County and the study area are shown in Tables 2 and 3, respectively. The Waukesha County population figures are presented as a basis of comparison with respect to age characteristics.

The tables indicate distinct similarities between the age group populations for Waukesha County and the Village of Sussex. As shown in Table 2, the percentage of the school age population--ages 5 through 17--in Waukesha County is expected to decrease from the 1970 level of about 32 percent to about 20 percent by the year 2000, whereas the adult population of the County--ages 18 and over--is expected to increase from the 1970 level of about 59 percent to about 72 percent by the year 2000. The forecasts in Table 3 indicate similar proportionate decreases in the school age population and increases in the adult population in the Village by the year 2000.

Table 4 compares historic and forecast household sizes in Waukesha County and the study area. This table indicates that in 1970 the average household size in the County was 3.66 persons, compared to 4.00 in the Village of Sussex urban service area. The table further indicates that household sizes in the County and in the Village urban service area may be expected to decline in the future, with the Village urban service area, however, maintaining consistently lower levels than the County through the year 2000. Forecast changes in average household size have particularly important implications for housing planning, since the average household size is used to convert population forecasts to dwelling unit need. Based on the population forecast in Table 1 and household size information contained in Table 4 about 880 new dwelling units would be needed in the Village urban service area by the year 1990, and about 1,340 new dwelling units between 1990 and 2000.

Changes in population and housing characteristics in the Village of Sussex study area from 1960 to 1980 are shown in Table 5. This table shows that substantial growth in population and housing units has occurred in the study area between 1970 and 1980 as well as between 1960 and 1970. Between 1970 and 1980 the Village population increased by 842 persons, or by about 30 percent, while housing units in the Village increased by 547 units, or by about 79 percent. It is also noteworthy that over this same period, 196 additional multiple-family housing units were constructed, which represents almost a tripling of such units in the Village. In the Town of Lisbon the rate of growth in population and housing units between 1970 through 1980 exceeded the rate of growth within the Village. Between 1970 and 1980, the Town population increased a total of 3,643 persons, or by about 77 percent, while housing units in the Town increased by 1,109 units, or by about 90 percent.

Table 6 indicates residential building activity in the Village of Sussex and Town of Lisbon expressed as the number of dwelling units authorized by building permit. This table shows that since 1967, the Village has experienced a gradual decline in the total number of units constructed annually. This phenomena was probably due, in part, to the limited available capacity of the village sewage treatment plant and in part to the liberal land division policy of the Town of Lisbon. The major expansion of the Village of Sussex sewage treatment plant, completed in 1976, has substantially increased the sewage treatment capacity of the Village and may be expected to encourage major development activity within, and in the vicinity of, the Village during the planning period.

ECONOMY

An analysis of the economic forces at work in and around the planning area is vital to the land use planning process, since such forces are an important determinant of community growth. The Village of Sussex is an integral part of the Milwaukee urbanized area and, accordingly, the Village may be expected to experience growth and development pressures generated over the planning period by the growth of the economy of the greater Milwaukee area. The manner in which the local changes associated with this new growth and development are directed will be an important determinant of the future quality of life in the Village.

In 1970, as indicated in Table 7, the median family income was $11,524 in the Village of Sussex and $12,708 in the Town of Lisbon. In the Village approximately 30 percent of the families earned less than $10,000 per year; 47 percent earned between $10,000 and $15,000 per year; and 23 percent earned over $15,000. Slightly more than 30 percent of the families in the study area earned less than $10,189, which was 80 percent of the median family income. The U. S. Department of Housing and Urban Development (HUD) considers a family earning less than 80 percent of the median family income for the community in which it resides a "lower income family." Such a family may be eligible for participation in several of that Agency's housing programs, depending on the number of persons in the family.

Within the study area, 2,800 people, or about 37 percent of the total resident population, were in the labor force and employed in 1970. Within the Village of Sussex proper, 964 people, or about 35 percent of the total resident population, were in the labor force and employed. Of the 1,018 persons in the labor force in the Village, 54 persons, or 5 percent, were unemployed. As set forth in Table 8, white collar workers--including professional, technical, and

Table 5

POPULATION AND HOUSING CHARACTERISTICS IN THE VILLAGE OF SUSSEX STUDY AREA: 1960-1980

Characteristic	Village of Sussex					Town of Lisbon					Study Area Total				
	Year			Change 1970-1980		Year			Change 1970-1980		Year			Change 1970-1980	
	1960	1970	1980	Number	Percent	1960	1970	1980	Number	Percent	1960	1970	1980	Number	Percent
Total Population	1,087	2,758	3,600[a]	842	30.5	2,885	4,709	8,352	3,643	77.4	3,972	7,467	11,952	4,485	60.1
Total Housing Units	302	689	1,236	547	79.4	751	1,237	2,346	1,109	89.6	1,053	1,926	3,582	1,656	86.0
Single-Family Units	N/A	592	943	351	59.3	N/A	1,029	2,017	988	96.0	N/A	1,621	2,960	1,339	82.6
Multiple-Family Units (2 or more per structure)	N/A	97	293	196	202.1	N/A	90	15	-75	-83.3	N/A	187	308	121	64.7
Mobile Homes	N/A	N/A	N/A	N/A	N/A	N/A	118	314	196	166.1	N/A	118	314	196	166.1
Occupied Housing Units	293	672	N/A	N/A	N/A	710	1,214	N/A	N/A	N/A	1,003	1,886	N/A	N/A	N/A
Owner-Occupied Housing Units	232	567	N/A	N/A	N/A	578	1,064	N/A	N/A	N/A	810	1,631	N/A	N/A	N/A
Renter-Occupied Housing Units	61	105	N/A	N/A	N/A	132	150	N/A	N/A	N/A	193	255	N/A	N/A	N/A
Vacant Housing Units	9	17	N/A	N/A	N/A	41	23	N/A	N/A	N/A	50	40	N/A	N/A	N/A

NOTE: N/A indicates data not available.

[a]The actual U. S. Bureau of the Census total population figure for the Village is 3,482. Shortly after the 1980 census reporting period, it is estimated that about 120 additional persons were added to the Village population with the occupancy of the Chichester Court residential development.

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

Table 6

RESIDENTIAL BUILDING ACTIVITY IN THE VILLAGE OF SUSSEX AND THE TOWN OF LISBON: 1960-1980

Number of Dwelling Units Authorized by Building Permit								
	Village of Sussex			Town of Lisbon[a]		Study Area		
Year	Single-Family	Multiple-Family	Annual Total	Single-Family	Annual Total	Single-Family	Multiple-Family	Annual Total
1960	9	--	9	24	24	33	--	33
1961	36	--	36	12	12	48	--	48
1962	33	--	33	22	22	55	--	55
1963	23	--	23	18	18	41	--	41
1964	21	--	21	24	24	45	--	45
1965	60	--	60	34	34	94	--	94
1966	83	--	83	40	40	123	--	123
1967	76	12	88	67	67	143	12	155
1968	6	32	38	99	99	105	32	137
1969	3	--	3	69	69	72	--	72
1970	52	6	58	66	66	118	6	124
1971	42	--	42	111	111	153	--	153
1972	14	32	46	147	147	161	32	193
1973	33	--	33	136	136	169	--	169
1974	27	--	27	72	72	99	--	99
1975	19	9	28	104	104	123	9	132
1976	10	--	10	134	134	144	--	144
1977	8	--	8	127	127	135	--	135
1978	1	--	1	74	74	75	--	75
1979	11	--	11	25	25	36	--	36
1980	15	125	140	17	17	32	125	157
Total	582	216	798	1,422	1,422	2,004	216	2,220

[a]No multiple-family building permits were issued by the Town of Lisbon during this time period.

Source: SEWRPC.

Table 7

FAMILY INCOME IN THE VILLAGE OF SUSSEX STUDY AREA

1970 Income Range	1980 Income Range[a] Equivalents	Village of Sussex		Town of Lisbon	
		Number of Families	Percent	Number of Families	Percent
Less than $1,000	Less than $2,210	0	0.00	0	0.00
$1,000-1,999	$2,210-4,418	15	2.37	13	1.11
$2,000-2,999	$4,419-6,628	5	0.79	35	2.99
$3,000-3,999	$6,629-8,838	5	0.79	36	3.07
$4,000-4,999	$8,839-11,048	17	2.69	10	0.85
$5,000-5,999	$11,049-13,258	8	1.27	18	1.54
$6,000-6,999	$13,259-15,468	11	1.74	22	1.88
$7,000-7,999	$15,469-17,678	13	2.06	42	3.59
$8,000-8,999	$17,679-19,888	54	8.54	60	5.12
$9,000-9,999	$19,889-22,098	60	9.49	108	9.22
$10,000-11,999	$22,099-26,518	168	26.59	174	14.86
$12,000-14,999	$26,519-33,148	129	20.41	288	24.60
$15,000-24,999	$33,149-55,248	141	22.31	318	27.16
$25,000-49,999	$55,249-110,498	6	0.95	47	4.01
$50,000 or more	$110,499 or more	0	0.00	0	0.00
Total		632	100.00	1,171	100.00
Median		1970 -$11,524 1980 -$25,468 equivalent		1970 -$12,708 1980 -$28,085 equivalent	

[a]Based on the Consumer Price Index for the Milwaukee area.

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

Table 8

EMPLOYED POPULATION, 14 YEARS OLD AND OVER, BY OCCUPATION IN THE VILLAGE OF SUSSEX STUDY AREA: 1970

Occupation	Village of Sussex		Town of Lisbon		Study Area	
	Number	Percent of Total Employed	Number	Percent of Total Employed	Number	Percent of Total Employed
Professional, Technical, and Kindred Workers	95	9.85	217	11.83	312	11.12
Managers and Administrators, except Farm	75	7.78	107	5.83	182	6.50
Sales Workers	90	9.34	105	5.73	195	6.96
Clerical and Kindred Workers	122	12.66	224	12.21	346	12.37
Craftsmen, Foremen, and Kindred Workers	203	21.06	318	17.34	521	18.62
Operatives, except Transportation	118	12.24	383	20.88	501	17.91
Transport Equipment Operatives	41	4.25	128	6.98	169	6.05
Labor, except Farm	41	4.25	73	3.98	114	4.08
Farmers and Farm Managers	0	--	19	1.04	19	0.68
Farm Laborers and Foremen	0	--	34	1.85	34	1.22
Service Workers, except Private Household	123	12.76	143	7.80	266	9.51
Private Household Workers	11	1.14	21	1.15	32	1.15
Occupation not Reported	45	4.67	62	3.38	107	3.83
Total Employment	964	100.00	1,834	100.00	2,798	100.00
Total Unemployment	54		32		86	
Total Labor Force	1,018		1,866		2,884	

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

kindred workers; managers and administrators (except farm); and sales workers; and clerical and kindred workers--represented 382 persons, or about 40 percent of the total employed population of the Village, and 653 persons, or about 36 percent of the total employed population of the Town of Lisbon. Blue collar workers--including craftsmen and kindred workers, operatives (except transport), transport equipment operatives, and laborers (except farm)--represented 403 persons, or about 42 percent of the employed population of the Village, and 902 persons, or about 49 percent of the employed population of the Town.

There was no farmer or farm manager employment reported in 1970 for the Village of Sussex. Furthermore, farm employment in the Town of Lisbon in 1970 was reported at the relatively low level of 53 persons. The relatively small amount of farm employment in the Village in 1970 is understandable since virtually all of the land within the Village limits consisted of non-farm properties. However, the relatively low level of farm employment reported in 1970 for the Town of Lisbon is surprising, particularly since approximately 17,564 acres, or 82 percent of the Town, still consists of rural and open lands. This apparent discrepancy may be due, in part, to the fact that many farmers hold multiple jobs and list their nonfarm-related job as their principle source of income.

The population forecasts for the Village and Town indicate that considerable urban growth may be expected to occur in the study area during the planning period. This additional growth is likely to produce an increasingly nonrural labor force in the study area. While it is recognized that most of the study area's labor force are probably commuting to jobs outside the study area, the

Table 9

ACTUAL AND FORECAST POPULATION AND LABOR FORCE LEVELS IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA

Year	Population	Labor Force
1960	1,087	435
1970	2,758	1,018
1980	3,600	1,440
1990	6,500	2,795
2000	10,800	4,968

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

likelihood of continuing increases in motor fuel costs and less dependable motor fuel supplies may encourage the labor force in the study area to seek jobs in local businesses and industries. This situation may have a positive impact on the development of new business and industrial concerns in the study area, which could in turn help to make Sussex a more economically self-sustaining community. Accordingly, the Village of Sussex should reserve adequate land area for additional commercial and industrial development and also work toward diversity in the type of commercial and industrial enterprises that may locate in the study area.

As indicated in Table 9, approximately 40 percent of the Village population was in the labor force in 1960 and approximately 37 percent in 1970. Assuming that the proportion of the area population in the labor force will increase at a rate of 3 percent per decade between 1970 and 2000, the labor force could be expected to reach 4,968 persons by the year 2000, or approximately 46 percent of the Village urban service area population.

NATURAL RESOURCE BASE

The protection and wise use of the natural resource base is vital to the social and economic development of the Village and to its ability to provide a pleasant and habitable environment for its residents. Because of the relatively high growth rate forecast for the Village urban service area over the planning period, it is particularly important that the natural resource base of the study area be carefully considered in terms of its ability to sustain urban growth. Environmentally significant areas which deserve protection from intensive urban development and areas which may impose severe limitations upon urban development should be identified so that new development can be guided away from, or be carefully adjusted to, such areas.

For the purpose of this report, the major elements of the natural resource base have been divided into five groups of information. These are: 1) soils; 2) selected surface drainage and associated floodland features; 3) wetlands, woodlands, and wildlife habitat areas; 4) rugged terrain and other topographic features; and 5) other natural resource base-related elements. The elements of the natural resource base contained in the latter four groupings contain those elements of the base which are considered most essential to the maintenance of the overall environmental quality of the study area.

Soils

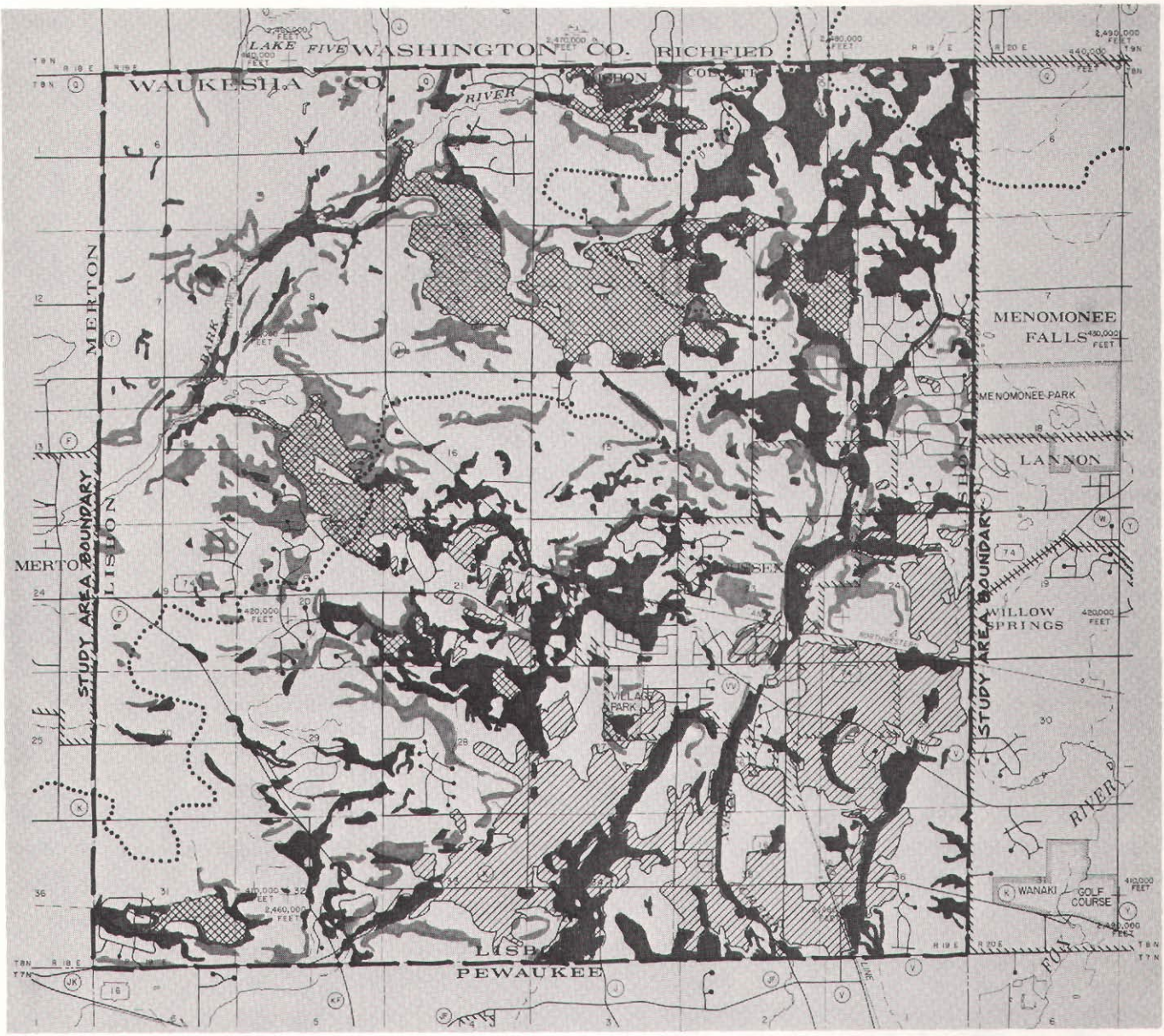
Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource. The activities of man are continuing to disrupt soil formation processes, thus making this resource increasingly valuable. Therefore, a need exists in any land use planning effort to examine not only how land and soils are presently used but also how they can best be used and managed. As part of the land use planning program for the Village, three interpretive soil maps were prepared which indicate the geographic extent of certain soil types in the study area, and the suitability of soils in the study area for various categories of rural and urban land uses. These maps are based upon the detailed operational soil survey completed for the Regional Planning Commission by the U. S. Soil Conservation Service in 1966, and reflect the physical, chemical, and biological properties of soils. The resulting comprehensive knowledge of the character and suitability of soils in the study area was an invaluable aid in analyzing existing land use patterns in, and in formulating alternative land use plans for, the study area. It is also intended that the soil maps provided herein be used by the Village as a guide in evaluating new development proposals for lands within the corporate limits of the Village and for those within the Village's one-and-one-half-mile subdivision platting jurisdiction.

Map 5 depicts soils within the study area having one or more of the following five limiting characteristics: 1) slow permeability; 2) fluctuating or high water table or which are subject to ponding, overwash, or runoff hazard; 3) subject to flooding or overflow; 4) underlain by shallow bedrock; and 5) slopes of 12 percent and greater. Soils which exhibit slow permeability rates occur in a relatively small area immediately east of the Village. Soils having a fluctuating or high water table or which are subject to ponding, overwash, or runoff hazard and organic soils subject to flooding and overflow in the study area are located primarily in riverine areas adjacent to the Bark River and in the lowland areas along Sussex Creek and its south and east branches. Soils having shallow depth to bedrock are located immediately south and east of the village proper. Soils having slopes of 12 percent and greater are evenly scattered throughout the study area. Areas covered by soils having fluctuating or high water tables are also scattered throughout the study area, but are more predominant along the eastern edge of the study area.

As shown on Map 6, approximately 10,262 acres, or 44 percent of the study area are covered by soils having very severe or severe limitations for residential development with lots one acre or more in size served by onsite soil absorption sewage disposal systems. Characteristically, these soils exhibit one or more of the following qualities: slow permeability rates, fluctuating or high water tables, high shrink-swell potential or shallow depth to bedrock; they may be located on steep slopes, or may be subject to periodic flooding or surface ponding in low areas. While soils having such limitations are scattered throughout much of the study area, the largest areas covered by such soils are located adjacent to the Bark River and Sussex Creek and their associated tributaries and floodlands.

The soil limitations shown on Map 6 are based upon the use of conventional onsite soil absorption sewage disposal systems and relate primarily to those portions of the study area that are not proposed to be served by sanitary sewerage facilities. However, it should be noted that Waukesha County permits the use, on a limited basis, of a new type of onsite sewage disposal system commonly referred to as the mound system. Unlike the conventional gravity flow

MAP 5
SELECTED CHARACTERISTICS OF SOILS IN THE VILLAGE OF SUSSEX STUDY AREA

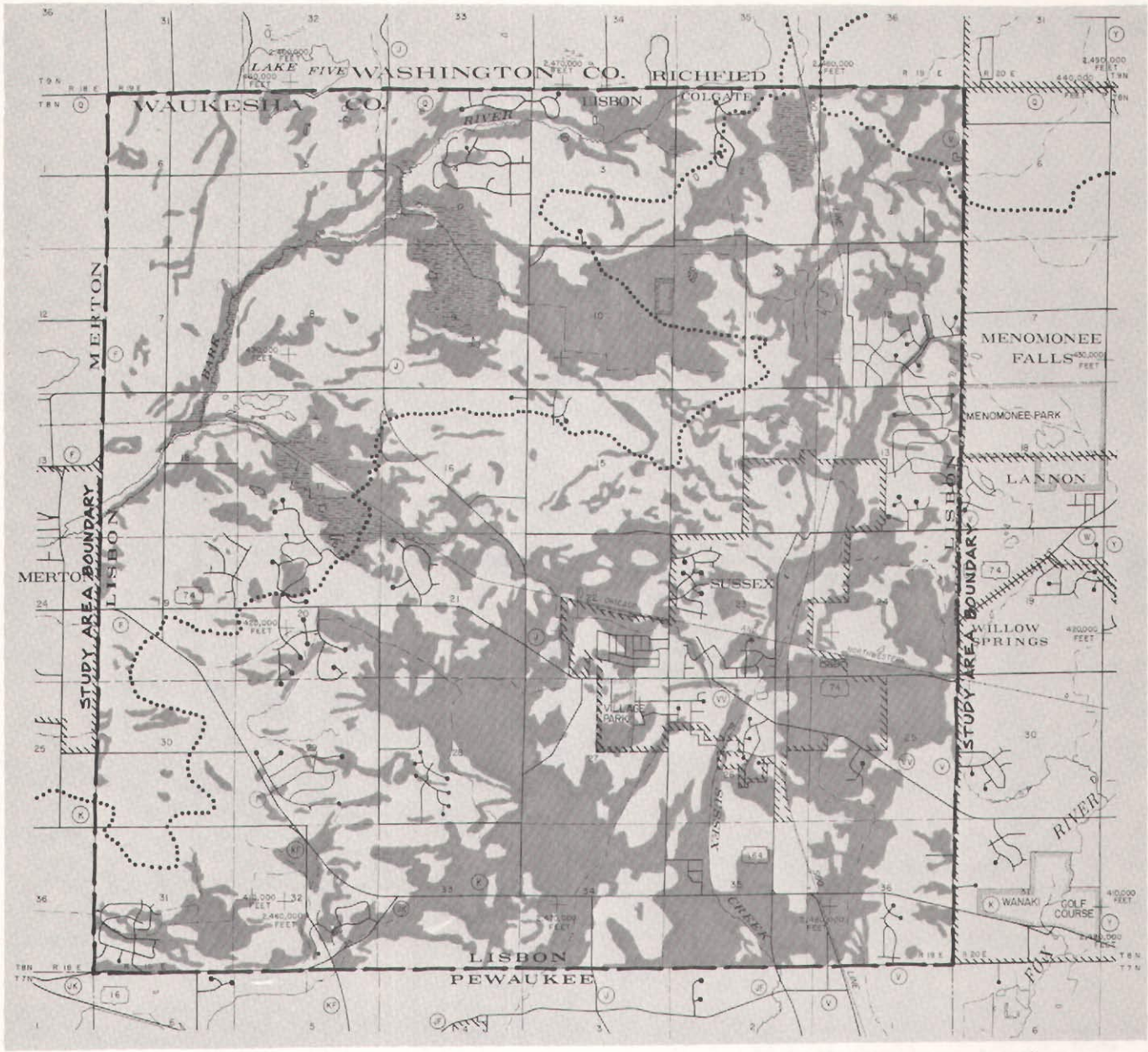


LEGEND

- SOILS THAT HAVE A FLUCTUATING OR HIGH WATER TABLE OR ARE SUBJECT TO PONDING, OVERWASH OR RUNOFF HAZARD
- SWAMPS, MARSHES, ORGANIC MATERIALS OR SOILS THAT ARE SUBJECT TO FLOODING OR OVERFLOW
- SOILS THAT ARE UNDERLAIN BY SHALLOW BEDROCK OR IN WHICH FILTER FIELDS ARE SUBJECT TO SILTATION OR THE GROUNDWATER TABLE IS SUBJECT TO CONTAMINATION
- SOILS THAT HAVE A SLOPE OF 12 PERCENT OR GREATER
- OTHER SOILS

SOURCE: SEWRPC

MAP 6
SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS MORE THAN ONE ACRE IN SIZE SERVED BY ONSITE SOIL ABSORPTION SEWAGE DISPOSAL SYSTEMS IN THE VILLAGE OF SUSSEX STUDY AREA



LEGEND

AREAS COVERED BY SOILS HAVING SEVERE OR VERY SEVERE LIMITATIONS

SOURCE: SEWRPC

septic tank system, these experimental systems utilize mechanical pumps to charge the mounded filter field. There are three classifications of soils which have potential for the use of the mound system: soils with slow permeability, soils overlying shallow bedrock, or soils having a high water table. Waukesha County will consider the use of these sewage disposal systems to correct the problems resulting from failing septic tank systems or to provide onsite sewage disposal on existing platted lots which have improper soils for the installation of conventional gravity flow septic tank systems. Since most of the Village and environs is to ultimately be served by a public sanitary sewer system, the use of the mound system should be limited to areas outside of the existing or proposed sanitary sewer service area of the Village.

Map 7 depicts soil limitations for residential development with public sanitary sewer service. This map indicates that about 5,563 acres, or approximately 24 percent of the study area is covered by soils having severe or very severe limitations for such development. These soils are highly organic, poorly drained, subject to periodic flooding and ponding, and located on steep slopes. Also, it should be noted that areas with soils having a shallow depth to bedrock tend to be very costly to develop, and particularly, to serve with sanitary sewers and public water supply mains.

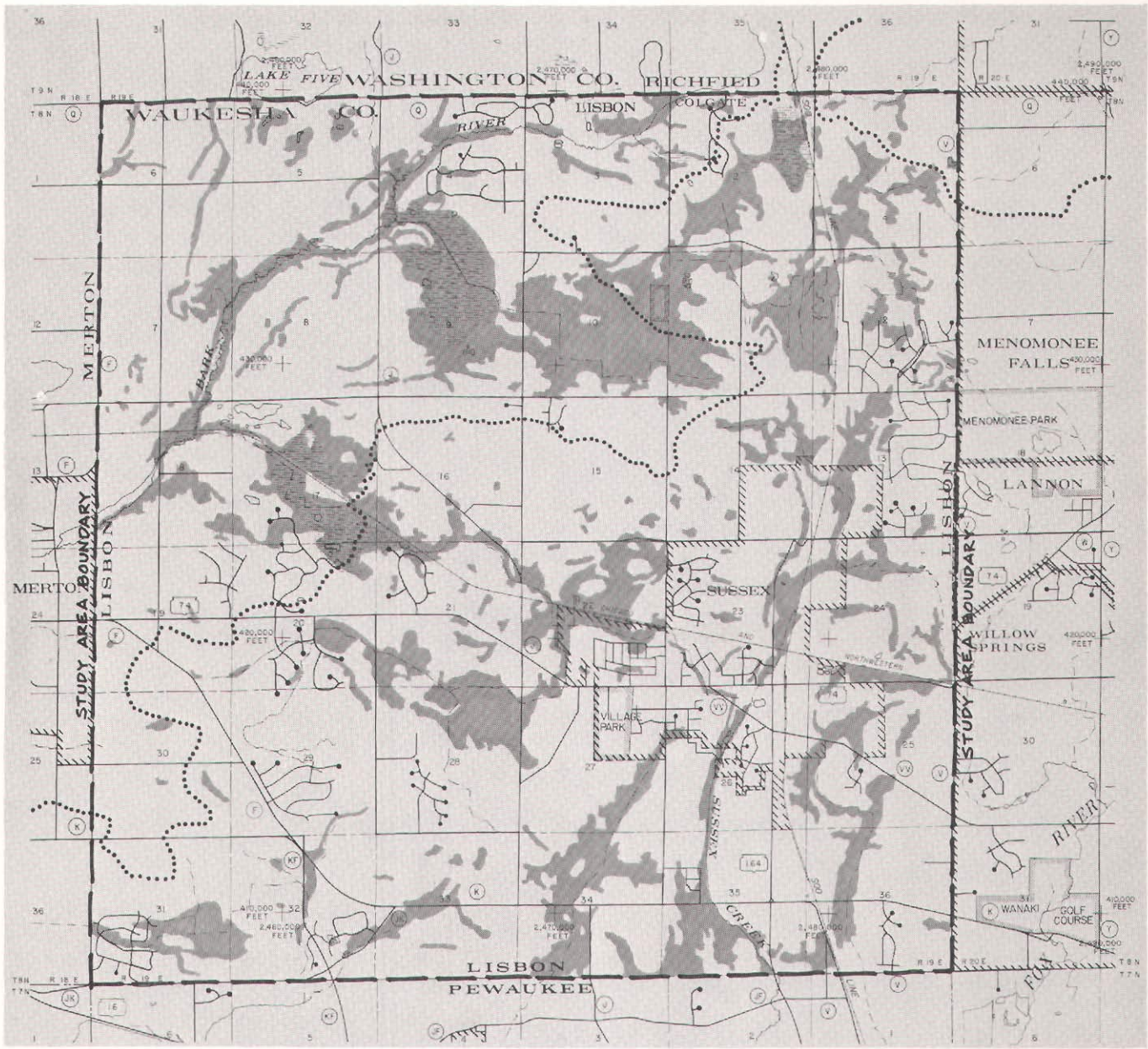
As shown on Map 8, approximately 4,050 acres, or 17.4 percent of the study area is covered by soils having good suitability for sand and gravel extraction. Map 8 also shows that approximately 2,360 acres, or 10.1 percent of the study area is covered by soils underlain with bedrock five feet or less from the surface. Quarrying and sand and gravel extraction are important industries in the study area. Therefore, areas where bedrock is at or near the surface and areas containing sand and gravel deposits should be carefully managed and, when necessary, protected from development so that extractive activities can continue to contribute to the local economy. As indicated on Map 8, soils having good suitability for sand and gravel extraction are located in the northwest corner of the study area whereas soils underlain with bedrock five feet or less from the surface are located in the southeast corner of the study area.

Selected Surface Drainage and Associated Floodland Features

Selected characteristics of the surface drainage system of the study area and related floodland features are shown on Map 9, including subbasin, subwatershed, and watershed boundaries, the principal flow directions of surface runoff, perennial and intermittent streams and watercourses, minor lakes and ponds, the 100-year recurrence interval floodplains. Areas covered by wet, poorly drained, and organic soils are shown on Map 5. These features of the natural resource base are among the most important elements influencing the development potential of the study area. These resources make an immeasurable contribution to the economic and social well being and overall environmental quality of the area, provide areas for passive and active recreation, and enhance the aesthetic quality of the study area.

Subbasin, Subwatershed, and Watershed Boundaries: As shown on Map 9, the boundary between the Rock River and Fox River watersheds cuts diagonally across the study area from the southwest corner to the northeast corner. Subbasins in the study area located within the Fox River watershed generally drain in a southerly direction to the Fox River and its tributaries such as Sussex Creek. Subbasins located within the Rock River watershed generally drain in a northerly and northeasterly direction to the Bark River and its tributaries.

MAP 7
SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY SEWER SERVICE IN THE VILLAGE OF SUSSEX STUDY AREA



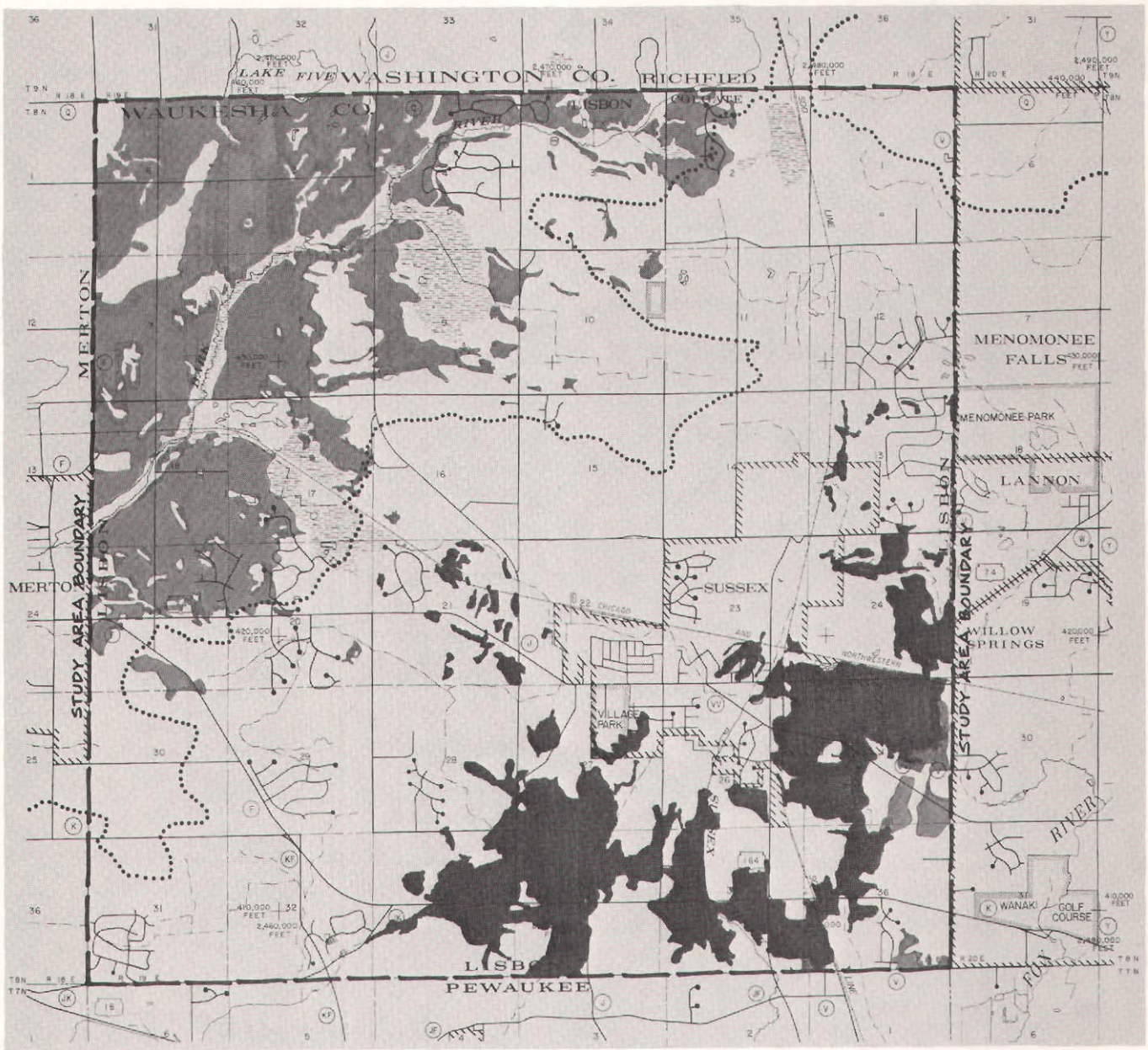
LEGEND

AREAS COVERED BY SOILS HAVING SEVERE OR VERY SEVERE LIMITATIONS

SOURCE: SEWRPC

MAP 8

SOILS HAVING GOOD SUITABILITY FOR SAND AND GRAVEL EXTRACTION AND SOILS UNDERLAIN WITH BEDROCK FIVE FEET OR LESS FROM THE SURFACE IN THE VILLAGE OF SUSSEX STUDY AREA

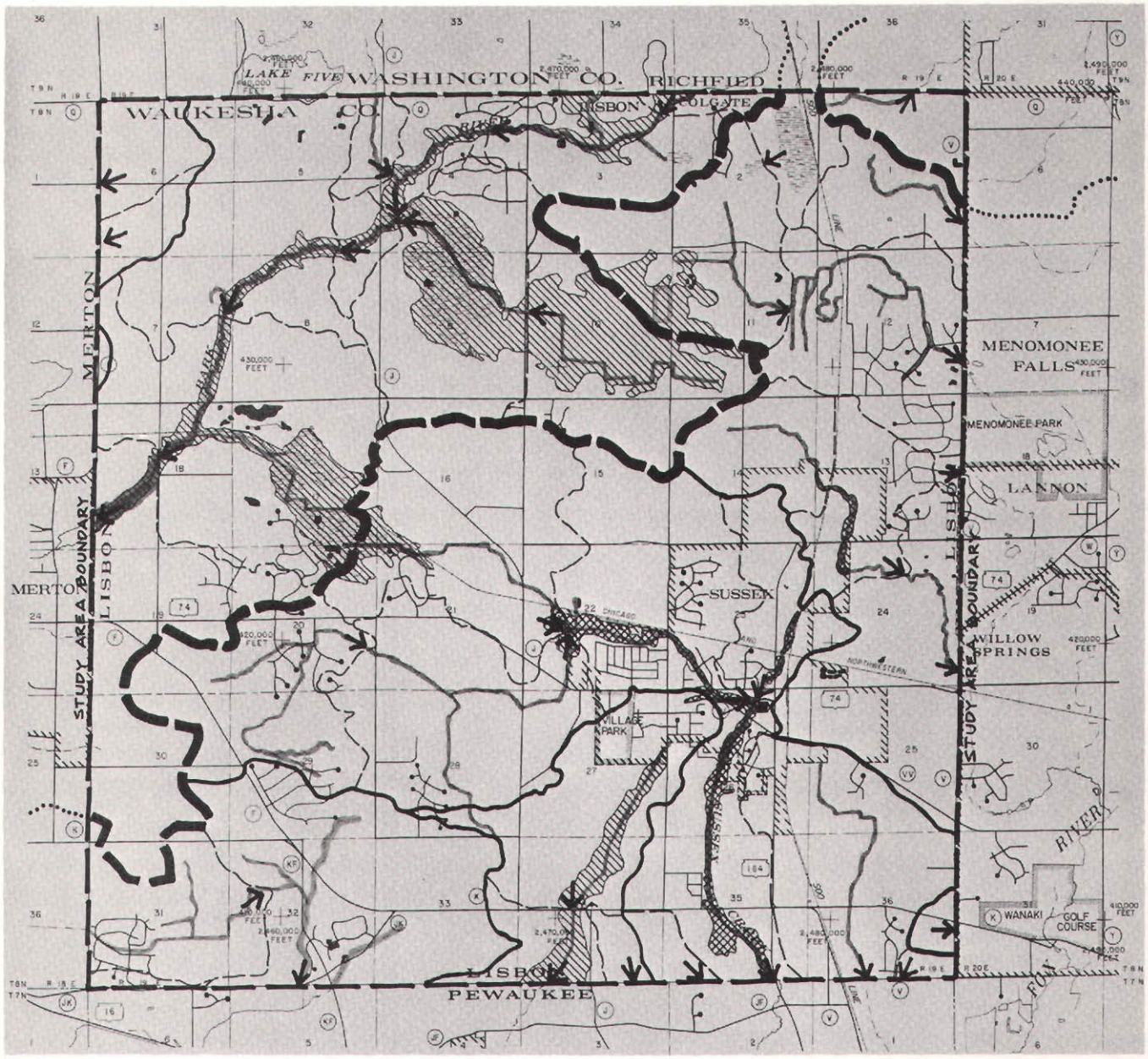


LEGEND

- SOILS HAVING GOOD SUITABILITY FOR SAND AND GRAVEL EXTRACTION
- SOILS UNDERLAIN BY BEDROCK 5 FEET OR LESS FROM THE SURFACE
- OTHER SOILS

SOURCE: SEWRPC

MAP 9
SELECTED SURFACE DRAINAGE AND ASSOCIATED FLOODLAND FEATURES IN THE VILLAGE OF SUSSEX STUDY AREA



LEGEND

- LAKES AND PONDS
- SHORELINE OF A PERENNIAL RIVER OR STREAM
- SHORELINE OF AN INTERMITTENT STREAM
- 100-YEAR RECURRENCE INTERVAL FLOODLANDS AS DELINEATED BY SEWRPC
- 100-YEAR RECURRENCE INTERVAL FLOODLANDS AS DELINEATED BY THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION
- WATERSHED BOUNDARY
- SUBWATERSHED BOUNDARY
- SUBBASIN BOUNDARY
- DIRECTION OF SURFACE DRAINAGE FLOW

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 FEET

SOURCE: SEWRPC

Watershed boundaries act as major drainage divides between watersheds. Generally, these boundaries define the limits of drainage areas that can be potentially served by gravity flow sanitary sewers. The boundary between the Rock and Fox watersheds within the study area is located at a varying distance of 0.5 to 1.5 miles north of the existing north corporate limits of the Village of Sussex. This provides adequate area for new growth and development to the north and west of the Village in an area which can be served by gravity flow sanitary sewerage facilities.

Lakes, Rivers, and Streams: Lakes, rivers, and streams constitute focal points for water-related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in the context of open space areas, greatly enhance the aesthetic quality of the environment. It is important to note that lakes, rivers, and streams are extremely susceptible to deterioration through improper rural, or improper urban land use development and management practices. Water quality can degenerate rapidly as a result of excessive nutrient loads from malfunctioning or improperly placed septic systems, inadequately sized and improperly operated sewage treatment facilities, and careless agricultural practices. Excessive development of lakeshore and riverine areas--in combination with the filling of peripheral wetlands--adversely affects lakes and streams by increasing the nutrient and sediment loadings to them.

As shown on Map 9, with the exception of a flooded gravel pit in the northwest corner of Section 17 which contains a surface water area of approximately 20 acres, there are no lakes or ponds of significance in the study area. There are a few additional scattered small ponds located predominantly in the northern portion of the study area.

Rivers and perennial streams within the study area are shown on Map 9, along with a 50-foot shoreline area along their respective banks. Rivers and perennial streams are defined herein as those watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. There are two watercourses within the study area that meet this definition. The Bark River flows from west to northeast through the northwestern corner of the study area and has a length within the study area of approximately 5.9 miles. Sussex Creek flows from north to south through the south-central portion of the study area and has a length within the study area of approximately 4.0 miles. From its point of origin within the study area, the first 1.9 miles of this stream are of an intermittent character.

Intermittent streams are defined herein as watercourses which do not have continuous flow throughout the year. The study area has a well developed system of intermittent streams that serve a vital function in draining subbasin catchment areas during annual spring thaws and heavy rains. These streams include the East and South Branches of Sussex Creek and Willow Springs Creek.

Floodlands: The floodlands of a river or stream are the wide, gently sloping areas contiguous with, and usually lying on both sides of, a river or stream channel. Most of the time rivers and streams occupy their channels. However, when stream discharges increase beyond the conveyance capacity of the existing channel, the river or stream spreads laterally over the floodlands and a flood event is said to occur.

For planning and regulatory purposes, floodlands are normally defined as those areas, excluding the channel, subject to inundation by the 100-year recurrence

interval flood event. This is the flood event that would be reached or exceeded in severity once on the average of every 100 years. Stated another way, there is a 1 percent chance that such an event will be reached or exceeded in severity in any given year. Commission studies indicate that from 7 to 10 percent of the total land area of any given watershed may be expected to be within the 100-year recurrence interval floodplain. The 100-year recurrence interval floodplain contains within its boundaries the areas inundated by floods of a less severe but more frequent occurrence, such as the 50-, 25-, and 10-year recurrence interval flood events.

Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but also because of seasonably or perennially high water tables and the presence of soils poorly suited to urban use. The floodland areas, however, often contain important elements of the natural resource base, such as high-value woodlands, wetlands, and wildlife habitat areas, and constitute prime locations for needed park and open space areas. Therefore, every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space use.

Because of the importance of floodland data to sound land use and management decisions, the Regional Planning Commission includes in its comprehensive watershed studies a delineation of the limits of the 10- and 100-year recurrence interval flood hazard areas for most of the perennial streams in each watershed. Two reports have been prepared by the Regional Planning Commission which delineate floodlands in the portion of the study area within the Fox River watershed. SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, delineates the 10- and 100-year recurrence interval flood hazard areas for the portion of Sussex Creek south of the existing village corporate limits. SEWRPC Community Assistance Planning Report No. 11, Floodland Information Report for Sussex Creek and Willow Springs Creek, delineates the 100-year recurrence interval flood hazard area for the portion of Sussex Creek within the Village's corporate limits and for Willow Springs Creek. These floodland delineations are shown on Map 9. Also, Map 9 depicts flood hazard areas regulated through the Waukesha County Floodplain and Shoreland Zoning Ordinance.

The floodlands shown on Map 9 cover an area of approximately 1,829 acres, or 7.9 percent of the study area. Floodlands within the Village's corporate limits cover an area of approximately 132 acres, or 7.6 percent of the total village area.

Wetlands, Woodlands, and Wildlife Habitat Areas

Wetlands: A wetland can be defined as a natural area in which the groundwater table lies at or above the surface of the earth or lies so close to the surface that the raising of a cultivated crop is usually impractical. Wetlands are usually covered by organic soils, silts, and marl deposits. Included in the composition of wetlands are numerous types of land and water-based vegetation, and the dominant plant species help to further classify these areas. Wetlands may be classified into seven types: pothole, fresh meadow, shallow marsh, deep marsh, shrub swamp, timber swamp, and bog. Also, a wetland may consist of a small shallow pond, with limited tree cover and fringe vegetation or a densely vegetated bog, characterized by water-logged soil, moss, and leatherleaf vegetation.

Wetlands have an important set of common natural functions that make them valuable resources. These functions include:

1. 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.

2. Wetlands act to stabilize stream flows, by storing water during periods of wet weather--which reduces downstream flood flows--and by releasing water during periods of dry weather--which increases downstream low flows--thus protecting communities against flooding and drought, and often serve as groundwater recharging areas.

3. Wetlands protect shoreland areas from erosion by absorbing storm impact and reducing the scouring action of currents.

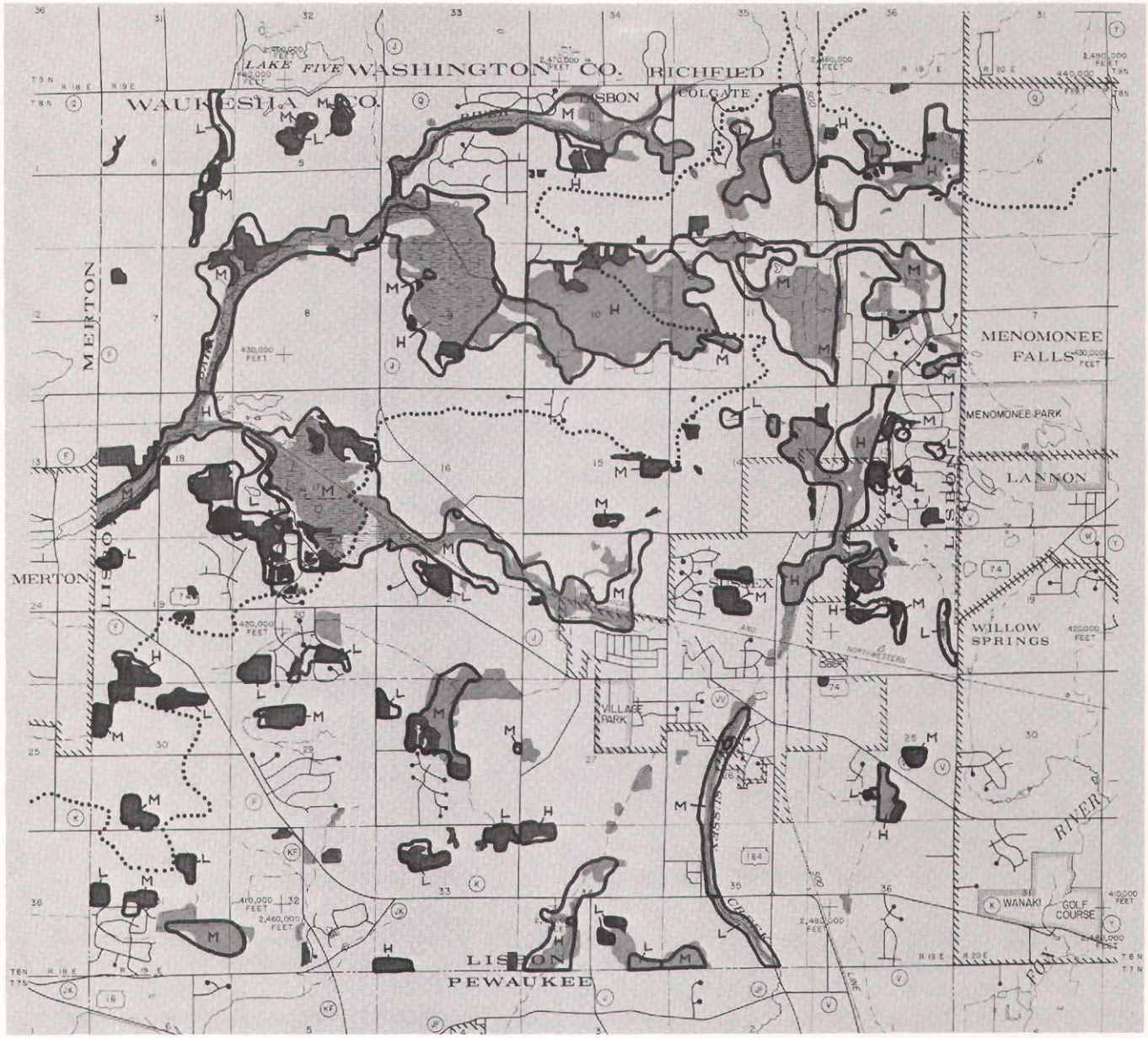
4. Wetlands are important to the overall ecological health and environmental diversity of an area as they provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of fish and wildlife, and thereby foster related recreational, research, and educational values and uses; while contributing to the economic functions of trapping, hunting, and fishing and adding to the aesthetics of the landscape.

Recognizing these important functions, continued efforts should be made to protect this resource by discouraging costly--in both monetary and environmental terms--wetland draining, filling, and conversion to other more intensive rural and urban uses. Wetlands in the study area were identified in a 1979 inventory made by aerial photo interpretation and field inspection supplemented by analyses of mapped soils data and are shown on Map 10. There were approximately 1,572.8 acres of wetlands within the study area, comprising about 8 percent of the total study area.

Generally, wetlands within the study area occur in the poorly drained lowland areas adjacent to rivers and streams. However, in some instances, wetlands occur in areas which are isolated from watercourses, in depressional areas formed by the rolling topography of the study area. The largest wetlands in the study area occur in lowland areas lying along the Bark River. For the purpose of this study, only wetlands one acre in size or larger were identified. It should be noted that such areas as tamarack swamps and other lowland wooded areas have been classified as wetlands because the water table is located at, near, or above the land surface.

Woodlands: Woodlands have both economic and ecologic value and under good management can serve a variety of uses and provide multiple benefits. Located primarily on ridges and slopes and along streams and lakeshores, woodlands provide an attractive natural resource of immeasurable value. Not only is the beauty of lakes, streams, and topography of an area accentuated by woodlands, but woodlands are also essential to the maintenance of the overall quality of the environment of an area. In addition to contributing to clean air and water, woodlands can contribute to the maintenance of a diversity of plant and animal life in association with human life and can thereby provide important recreational opportunities. It should be noted that existing woodlands that may have required a century or more to develop can be destroyed through mismanagement within a comparatively short time, thereby contributing to the siltation of lakes and streams and destroying wildlife habitat areas. Thus,

MAP 10
WETLANDS, WOODLANDS AND WILDLIFE HABITAT AREAS IN THE VILLAGE OF SUSSEX STUDY AREA



LEGEND

WETLAND

WOODLAND

WILDLIFE HABITAT AREA

WILDLIFE HABITAT RATING

H HIGH VALUE

M MEDIUM VALUE

L LOW VALUE

SOURCE: SEWRPC

woodlands can and should be maintained for their total value--scenic, wildlife habitat, educational, recreational, and watershed protection--as well as for their forest products. Under balanced use and sustained yield management, woodlands can serve many of these benefits simultaneously.

Woodlands, for purposes of this study, are defined as those upland areas one acre or more in size having 17 or more trees per acre each measuring at least four inches in diameter at breast height and having a canopy cover of at least 50 percent. All conifer plantations one acre or more in size were also included in the woodland delineation. As previously noted, all lowland wooded areas, such as tamarack swamps and other lowland wooded areas, were classified as wetlands because the water table is located at, near, or above the land surface.

As shown on Map 10, woodlands comprise approximately 1,639 acres, or 7.0 percent of the study area. These woodlands are generally scattered throughout the study area, with particularly good stands being clustered in the west-central, east-central, and southwest portions of the study area. These woodlands are located on ridges and slopes, along lakes and streams, and at the edges of wetland areas. The lack of major concentrations of woodland areas in the study area may be attributed to the historic intensive agricultural activity in the area.

Wildlife Habitat Areas: During the past 150 years, wildlife habitat areas in the study area have gradually decreased in quality and quantity due to numerous, man-made alterations to the natural environment. The remaining wildlife habitat areas are an important element of the study area's natural resource base. Aside from the aesthetic, educational, and recreational values associated with wildlife habitat areas, such areas maintain an important role in local ecology by aiding in the control of harmful insects and other noxious pests. Therefore, a conscious effort should be made to protect remaining wildlife habitat areas from further intrusions by new development in the study area. Wildlife habitat areas in the study area have been categorized as either high-, medium-, or low-value sites. The location and corresponding values of the remaining wildlife habitat in the study area are shown on Map 10. The majority of wildlife habitat in the study area has either high or medium value. These areas are generally associated with the wetlands along the Bark River and its tributaries, in the northwest and north-central portions of the study area; Sussex Creek in the central and eastern portions of the study area, and with the upland woodlands scattered primarily throughout the southern one-half of the study area. Low-value wildlife habitat generally occurs in the lowland areas adjacent to stream courses where successional vegetation flourishes.

As shown in Table 10, in 1970 there was a total of 3,945 acres of wildlife habitat within the study area, comprising 17 percent of the study area. Of this total, approximately 1,753 acres, or about 45 percent, were considered to be high-value habitat; approximately 1,830 acres, or about 46 percent, were considered to be medium-value habitat; and 362 acres, or 9 percent, were considered to be low-value habitat. It should also be noted that from 1963 to 1970, 109 acres, or 2.7 percent, of the wildlife habitat in the study area were lost to urban development.

Rugged Terrain and Other Topographic Features

The topography, or relative elevation, of the land in the study area has been generally determined by the parent bedrock geology of the area and the manner

Table 10

WILDLIFE HABITAT IN THE VILLAGE OF SUSSEX STUDY AREA BY VALUE: 1963-1970

Habitat Rating	1963 Gross Acres	1970 Gross Acres	1970 Percent of All Wildlife Habitat	1970 Percent of Total Area[d]	Change 1963-1970 Gross Acres	Change 1963-1970 Percent
High Value[a]	1,822	1,753	44.4	7.5	-69	-3.8
Medium Value[b]	1,869	1,830	46.4	7.9	-39	-2.1
Low Value[c]	363	362	9.2	1.6	-1	-0.3
Total	4,054	3,945	100.0	17.0	-109	-2.7

[a]High-Value Habitat--The area has a high diversity of species and the territorial requirements of the major species are met, in that minimum population levels are possible. The structure and composition of the vegetation provide for nesting, travel routes, concealment, and modification of weather impact. Also, the area has undergone little or no disturbance and is located in close proximity to other wildlife habitat areas.

[b]Medium-Value Habitat--Maintains all of the criteria described for a high-value habitat, but at a lower level. The species diversity may not be as high as in the high-value areas. The territorial requirements of the major species may not be met, in that minimum population levels are not possible or are just barely met. The structure and composition of the vegetation may not adequately provide for nesting, travel routes, concealment, or modification of weather impact. The area may have undergone disturbance and also may not be located in close proximity to other wildlife habitat areas. Deficiencies in any one or more of these factors may contribute to the area's classification as a medium-value wildlife habitat area.

[c]Low-Value Habitat--These areas are of a supplemental or remnant nature. They are usually considerably disturbed. However, they are included because they provide the only available range in the region, they supplement areas of a higher quality, or they provide corridors linking higher habitat areas.

[d]The total area encompassed by the Village of Sussex study area is of 23,285.1 acres.

Source: SEWRPC.

in which glacial till was deposited on the bedrock during ancient glacial stages. Bedrock in the study area varies in depth below the surface from 0 to 30 feet; the uppermost layer of the bedrock consists of Silurian dolomite. The study area generally consists of rolling ground moraine, with hills and ridges interspersed by broad undulating plains. As shown on Map 11, the elevation of the study area ranges from 850 feet to 1,080 feet above mean sea level datum.

Rugged Terrain: The slope of a given parcel of land determines, to a great extent, the use capabilities of that parcel. Lands with very steep slopes are poorly suited for urban development as well as for most agricultural purposes. Conversely, lands which are gently sloping tend to be best suited for urban development and agricultural production. Map 11 indicates slopes in the study area. The areas shown in the orange tone on Map 11 contain slopes ranging from 12 to 19 percent. The areas shown in the brown tone contain slopes of 20 percent or greater. In general, areas having slopes of 12 percent or greater should not be considered for high- or medium-density urban residential development. To the extent practicable, such areas should remain in open space land uses.

Scenic Viewpoints: Scenic viewpoints are areas that provide a view of a panoramic or picturesque scene composed of a variety of natural resource features. There are two components of a scenic vista: the picturesque scene itself and the point from which it is viewed. Generally, the components of panoramic or picturesque scenes consist of natural features, such as surface water, woodlands, wetlands, and agricultural lands. The land use plan contained herein recommends that lands containing the best remaining natural features in the study area be preserved through the implementation of certain land use regulations and land acquisition measures. However, such lands may not necessarily include the viewpoints from which these natural features can be viewed and enjoyed. Therefore, scenic viewpoints should be identified and protected from disruptive forms of development, just as the natural features comprising panoramic or picturesque scenes should be identified and protected.

An inventory of scenic vistas was conducted as a part of the Village land use planning effort. The scenic vistas identified in the study area meet all of the following criteria:

1. They are located at least 30 feet in elevation above surrounding lands.

2. They contain slopes of 12 percent or greater.

3. They consist of a ridge at least 200 feet in length.

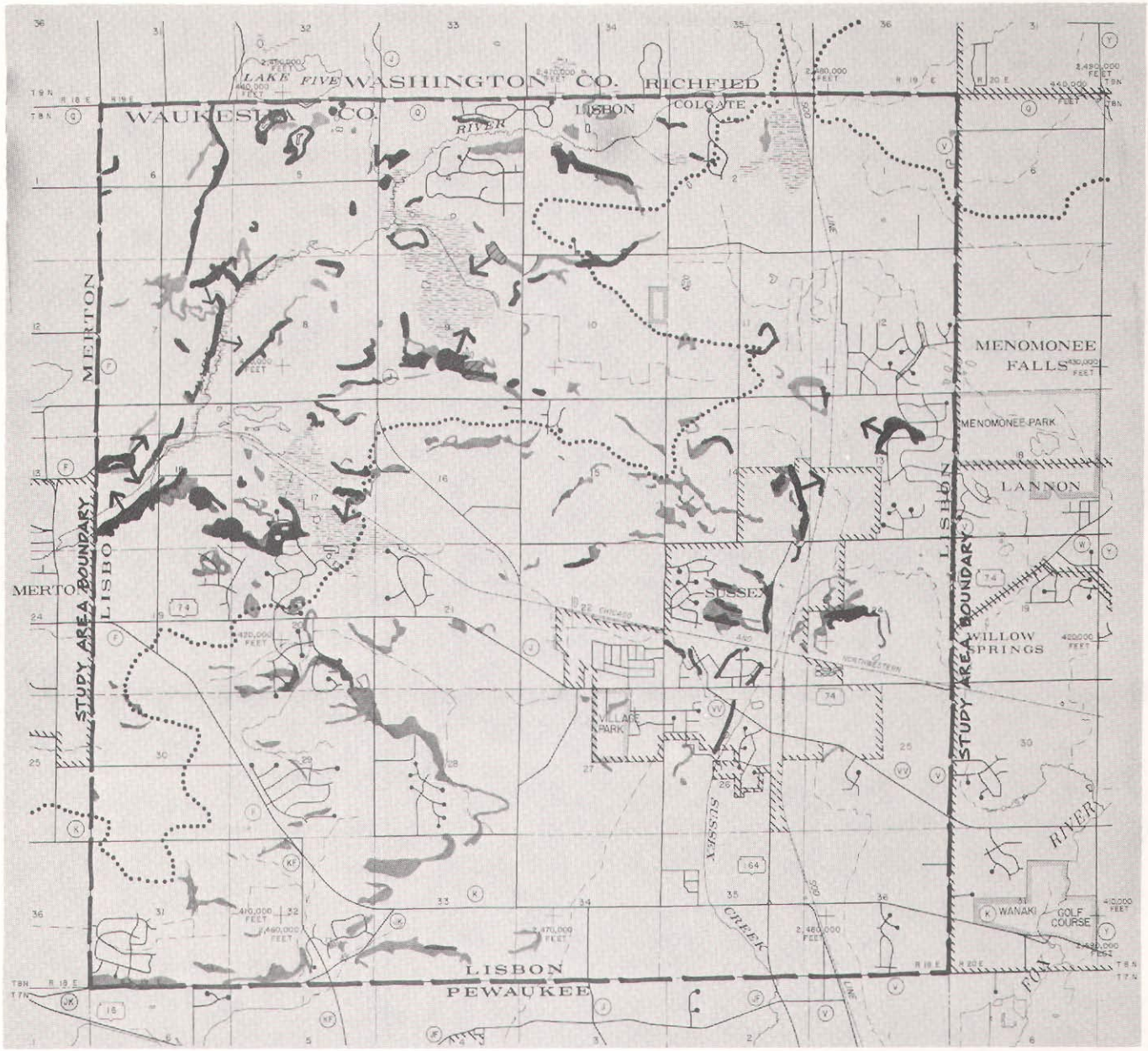
4. They have a view within approximately one-half of a mile of at least three of the following four natural resource features: surface water, wetlands, woodlands, agricultural lands or other significant geological features.

Areas classified as scenic viewpoints in the study area are shown on Map 11, with arrows showing the direction of the picturesque scene.

Public and Private Open Space

Existing Outdoor Recreation Sites: An inventory of the size and location of existing outdoor recreation sites provides a basis for evaluating the extent to which existing community recreational needs are being met and also provides

MAP II
RUGGED TERRAIN AND OTHER TOPOGRAPHIC FEATURES IN THE VILLAGE OF SUSSEX STUDY AREA : 1980



LEGEND

- SLOPES OF 12 TO 20 PERCENT
- SLOPES OF 20 PERCENT OR GREATER
- SCENIC VIEWPOINT
- ← DIRECTION OF SCENIC VIEW

SOURCE : SEWRPC

a basis for determining future outdoor recreation site needs. Existing outdoor recreation sites in the study area have been identified and classified, according to their size and function, into one of the four categories in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000. Type I and Type II parks are large, public, general-use outdoor recreation sites which generally provide opportunities for such activities as camping, golfing, picnicking, and swimming; and have a large area containing significant natural resource amenities. Type II parks range from 100 to 249 acres in size, while Type I parks are 250 acres or more in size. Type I and Type II parks should typically provide diverse and unique or specialized recreational opportunities that are not available in smaller park sites, and should serve regional and multi-community areas respectively. Type IV parks are less than 25 acres in size, while Type III parks range from 25 to 99 acres in size. Type III and Type IV parks provide opportunities for intensive nonresource-oriented outdoor recreation activities such as baseball, basketball, ice skating, softball, and tennis; and are provided primarily to meet community and neighborhood recreation needs.

Table 11 lists existing outdoor recreation sites in the Village of Sussex and in the Town of Lisbon by type, size, and ownership. Although not generally perceived as parks, school-owned playgrounds and playfields have been included in this listing because they also provide areas for intensive recreation activities at the neighborhood and community levels. As indicated in Table 11, the Village of Sussex contains one Type III site, of about 70 acres, and four Type IV sites, which together total 32 acres. The remainder of the study area contains two Type III sites, which together comprise 75 acres, and a Natural Area Site, encompassing 19 acres. As shown on Map 12, existing outdoor recreation sites within the Village are located in its southern and eastern portions. The location of these sites, in relation to current and anticipated development in the northern portion of the Village, indicates a need for recreational site and facility development in the northern portion of the Village during the planning period. Outdoor recreation sites in the Town of Lisbon, as shown on Map 12, are dispersed throughout the study area.

Potential Outdoor Recreation and Related Open Space Sites: The Regional Planning Commission conducted an inventory of potential park sites within the Region in 1963. This inventory was updated in 1975. The overall objective of this inventory was to identify all remaining potential park sites within the Region and to classify these sites with respect to their value. The potential park site inventory, as updated in 1975, identified a total of 197 potential park sites in Waukesha County, comprising a total of 43,598 acres. Fifteen of these sites are located within the study area, and together have an area of approximately 2,939 acres, or about 13 percent of the study area. Map 12 identifies these 15 sites and indicates whether a given site has a high, medium, or low value for park development. The value rating for each potential park site was based upon an analysis of the type and quality of natural resources amenities and the natural resource requirements of selected recreational activities. The potential park sites, as shown on Map 12, are generally located in the large woodland and wetland areas along the northern and western edges of the study area. The potential park sites identified within the study area have significant natural resource amenities and thus offer some of the best potential for the provision of high-quality outdoor recreational experiences.

Historic Sites and Structures: The inventory of notable historic sites within the Region conducted by the Regional Planning Commission in 1977 identified seven such sites within the study area. These sites are depicted on

Table 11

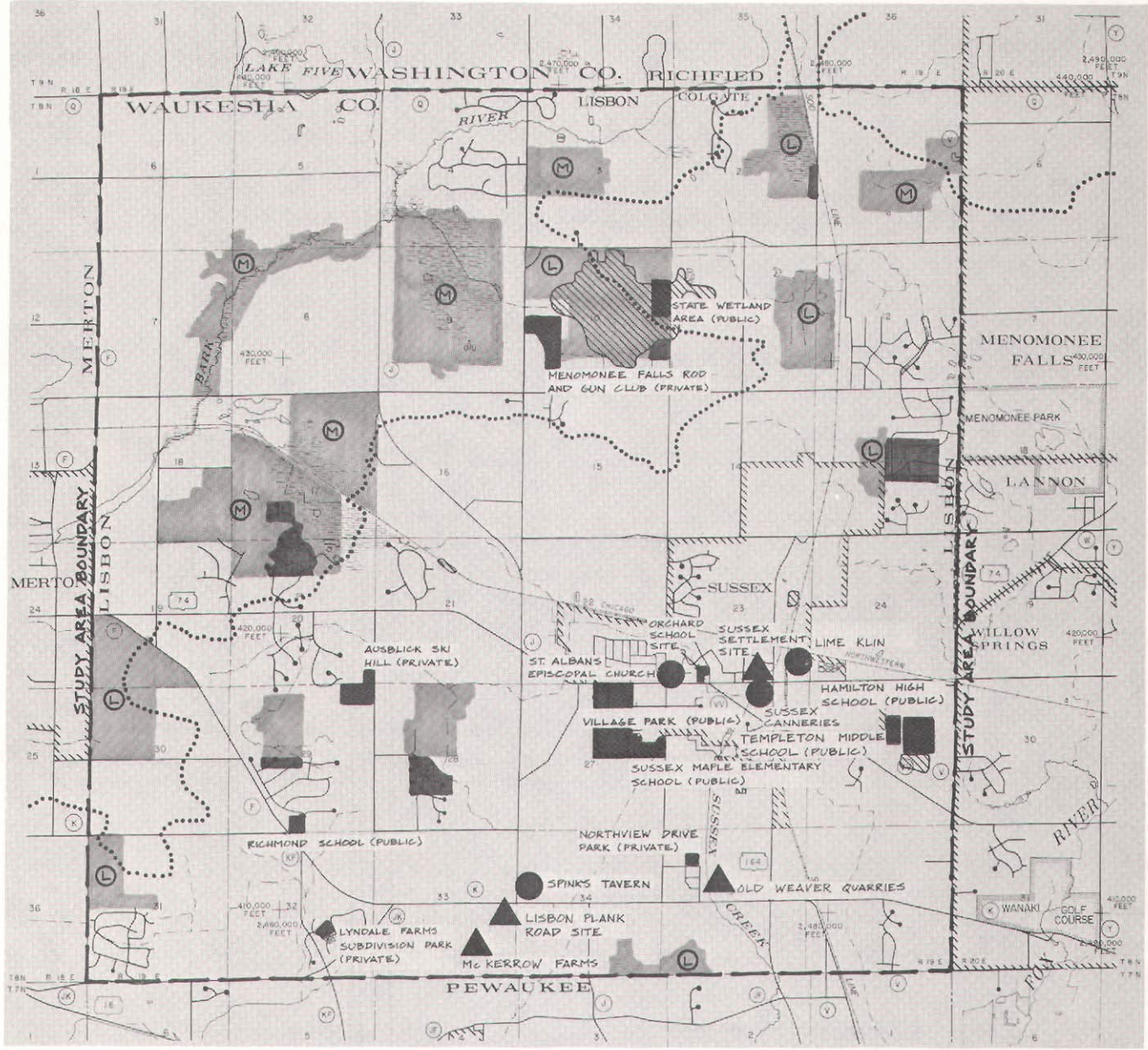
EXISTING OUTDOOR RECREATION SITES IN THE VILLAGE OF SUSSEX STUDY AREA: 1980

Area	Recreation Site Classification	Name of Site	Acres	
			Public	Nonpublic
Village of Sussex	Type III Community	Village Park	70	--
	Type IV Neighborhood	Elementary Orchard School[a]	4	--
		Maple Elementary School	14	--
		Sussex Creek Parklands	12	--
		Mapleview Park Site	2	--
Subtotal			102	--
Town of Lisbon	Type III Community	Templeton Middle School	25	--
		Hamilton High School	50	--
	Type IV Neighborhood	Ausblick Ski Hill	--	22
		Richmond Elementary School	7	--
		Northview Drive Park	2	--
		Lyndale Farms Subdivision Park	--	5
	Natural Area Site	State Wetland Area	19	--
	Special Use Site	Menomonee Falls Rod and Gun Club	--	34
Subtotal			103	61
Total			205	61

[a]This site is no longer used as an elementary school.

Source: SEWRPC.

MAP 12
PUBLIC AND PRIVATE OPEN SPACE AND RELATED FACILITIES IN THE VILLAGE OF SUSSEX STUDY AREA: 1980



LEGEND

- EXISTING RECREATIONAL SITE
- POTENTIAL PARK SITE
  - (H) HIGH VALUE
  - (M) MEDIUM VALUE
  - (L) LOW VALUE
- POTENTIAL PARK SITE LOST TO URBAN DEVELOPMENT
- CULTURAL HISTORICAL SITE
- STRUCTURAL HISTORICAL SITE
- DESIGNATED NATURAL AREA

SOURCE: SEWRPC

Map 12. These historic sites have been broadly classified by type as either structural or cultural in nature. The McKerrow Farms, the Lisbon Plank Road Site, the Old Weaver Quarries, and the Sussex Settlement Site are cultural historic sites. Spink's Tavern, the Sussex Canneries, and the Sussex Lime Kiln are the structural historic sites. These structures and sites, reflecting the rural small village character and past ethnic culture of the Village of Sussex and environs as it existed before the turn of the century, are significant remnants of the study area's past and help to provide a sense of identity to the area. The Village of Sussex and the Town of Lisbon should work cooperatively to preserve these locally valuable sites. Furthermore, only land uses which are compatible with these sites should be developed on adjacent lands.

Natural and Scientific Areas: Natural areas are defined as areas which contain plant and animal communities which have remained essentially unchanged since presettlment conditions. Such sites often serve as sanctuaries for threatened or endangered plant and animal species. Scientific areas are those natural areas designated by the Wisconsin Department of Natural Resources, Scientific Areas Preservation Council, which contain biotic communities and other significant natural features native to the Region, and having potential value for scientific study. There are no scientific area sites in the study area. There are, however, as shown on Map 12 and described in Table 12, four natural area sites in the study area encompassing a total of approximately 328 acres. If urbanization within the Village continues as anticipated, the continued existence of these areas will become increasingly threatened. Thoughtful land use planning and sustained natural area management practices will be required to preserve these areas.

Environmental Corridors

Regional Planning Commission studies have shown that the best remaining elements of the natural resource base of southeastern Wisconsin occur in elongated, linear patterns which the Commission has termed environmental corridors. Nine elements of the natural resource base are considered in the delineation of environmental corridors: lakes, rivers, and streams; and floodplains; wet, poorly drained, and organic soils; wetlands; woodlands; prairies; wildlife habitat areas; rugged terrain; and significant geological formations. There are an additional five natural resource base-related elements which, although not a part of the natural resource base as such, are so closely linked to that base that they are also considered in the delineation of environmental corridors. These elements are: scenic vistas, existing park sites, potential park sites, historic sites and structures, and natural and scientific areas; and have been discussed above.

Because of the many interlocking and interacting relationships existing between living organisms and their environment, the destruction or deterioration of one element of the total environment may lead to a chain reaction of deterioration and destruction. The drainage of wetlands, for example, may have far-reaching effects, since such drainage may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration action and flood water storage areas of interconnecting lake and stream systems. The resulting deterioration of surface water quality may, in turn, lead to deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover, which may have taken a century to develop, may result in soil erosion and stream siltation and in more rapid runoff and increased flooding, as well as

Table 12

NATURAL AREAS IN THE VILLAGE OF SUSSEX STUDY AREA: 1980

Classification[a]	Area Name	Location (U. S. Public Land Survey)			Size (acres)	Ownership	Plant Community Type, Features, and Remarks
		Township	Section	Quarter-Section			
NA-2	Lisbon Floodplain Forest	T8N, R19E	10 11	All Northwest, Southwest	300	Private	Southern wet to wet-mesic hardwood forest, shrub carr and southern sedge meadow with mesic hardwood islands containing occasional pockets of beech
NA-2	Cooling's Meadow	T9N, R19E	23	Northeast	10	Waukesha County Park and Planning Commission	Fresh (wet) meadow, southern sedge meadow, shallow marsh wetland complex
NA-3	Railroad Prairie	T8N, R19E	21	Northwest	1	Private	Mesic prairie remnant
NA-3	Templeton Hardwoods Study Site	T8N, R19E	25	Southeast	17	Private	Dry-mesic hardwoods. Used as a nature site by Hamilton High School

[a]NA-1: Natural area of statewide or greater significance.
NA-2: Natural area of county or regional significance.
NA-3: Natural area of local significance.

Source: Natural Areas Inventory, Waukesha County.

the destruction of wildlife habitat. Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge areas, and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors should thus be apparent. The adopted regional land use plan accordingly recommends that environmental corridors be maintained in an essentially open, natural state, which may, in some cases, include limited agricultural uses and very low-density residential uses.

The Regional Planning Commission has identified environmental corridors in the study area using the following methodology:

1. Point values between 1 and 20 were assigned to each of the natural resource and natural resource-related elements. These point values were based on the premise that those natural resource elements having intrinsic natural resource values and a high degree of natural diversity should be assigned high point values, whereas natural resource-related elements having only implied natural values should be assigned relatively low point values.

2. Each element was then depicted on 1" = 1,000' base maps of the study area.

3. Cumulative point values were totalled for all areas containing natural resource and natural resource-related elements.

4. Environmental corridors were then delineated based on the following:

   a. Areas having point values of 10 or greater, with a minimum area of 400 acres and a minimum length of two miles, were designated as primary environmental corridors.

   b. Areas having point values of 10 or greater, with a minimum area of 100 acres and a minimum length of one mile, were designated as secondary environmental corridors.

   c. Isolated areas having point values of 10 or greater, with a minimum of 5 acres, were designated as isolated natural areas.

For separate areas with corridor values, linking segments were identified to establish corridor continuity, when such areas met the following qualifications:

Acres of Corridor Value Lands	Maximum Continuity Distance
640+	2,640 feet (1/2 mile)
320-639	1,760 feet (1/3 mile)
160-319	1,320 feet (1/4 mile)
80-159	880 feet (1/6 mile)
40-79	660 feet (1/8 mile)
20-39	440 feet (1/12 mile)
5-19	220 feet (1/24 mile)

It should be noted that detailed information concerning the nature and extent of prairies and significant geological features was not available for use in application of the above methodology. However, these characteristics were generally considered during conduct of the delineation procedure.

Map 13 depicts the primary and secondary environmental corridors and the isolated natural areas as delineated in the study area. A total of approximately 2,986 acres, or about 13 percent of the study area, has been delineated as primary environmental corridor. These corridors should remain in essentially natural, open space uses, and should be protected through the use of a combination of zoning regulations and land acquisition strategies. Secondary environmental corridors total approximately 555 acres, or about 2 percent of the study area. These areas should be considered for retention in park and open space use--particularly within the urbanizing portions of the study area--as greenways, drainageways, stormwater detention and retention areas, and public and private open spaces. Isolated natural areas total approximately 645 acres, or about 3 percent of the study area. Although these areas are separated geographically from the environmental corridors, in some instances they may have sufficient natural resource value to warrant protection or preservation in conjunction with development schemes for surrounding lands.

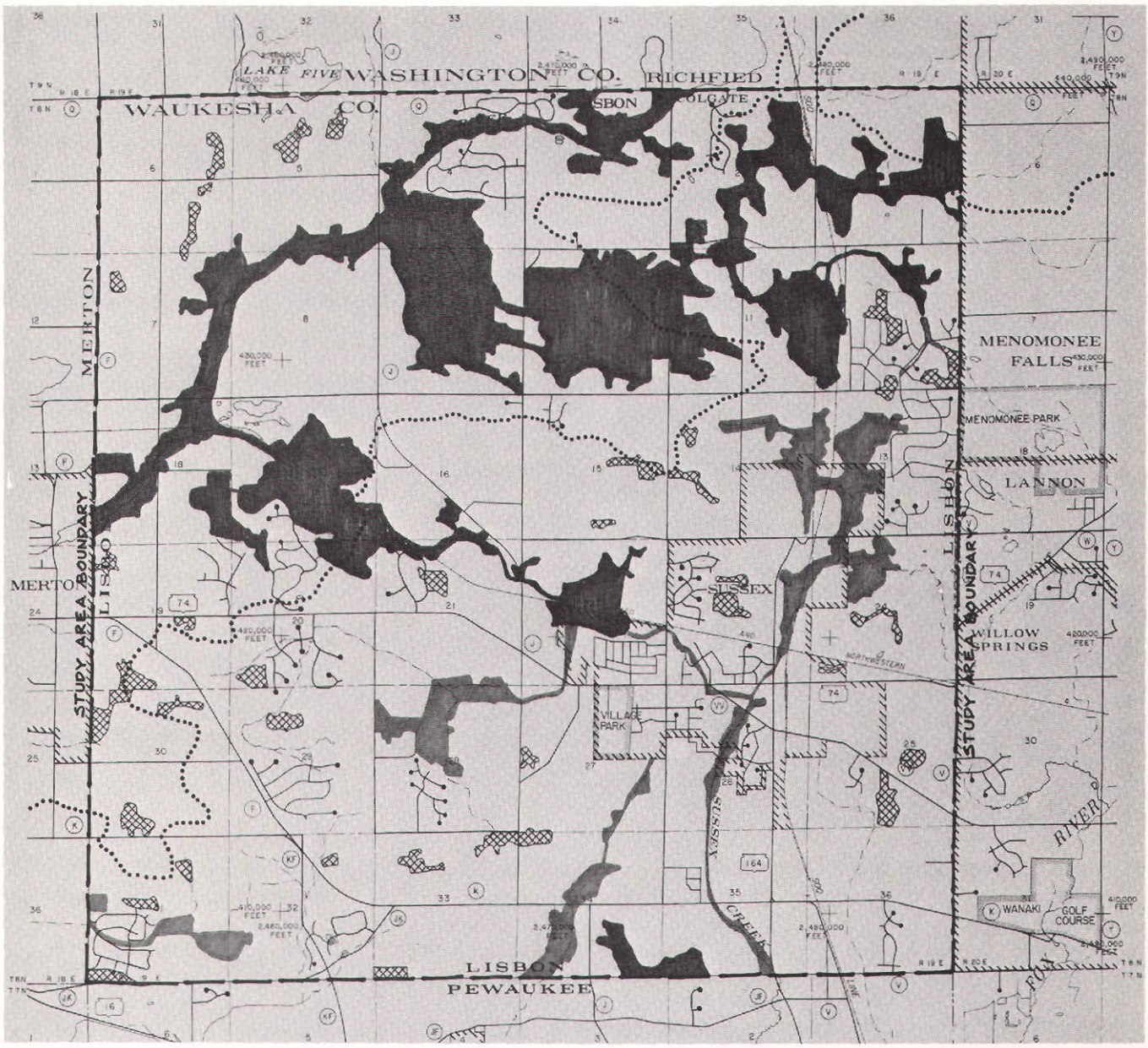
Prime Agricultural Land

In 1964, prime agricultural lands within the Region were delineated by the Commission in cooperation with the County agricultural agents and the U. S. Department of Agriculture, Soil Conservation Service district staff. The extent and spatial distribution of prime agricultural lands as originally delineated within the study area are shown on Map 2. Approximately 4,740 acres, or about 20 percent of the study area, were classified as prime agricultural land in that original inventory. The locations of these prime agricultural lands, as shown on Map 2, were limited to the northwest and southwest portions of the study area. Since that delineation, substantial amounts of this prime agricultural land has undergone land division or has been converted to urban development.

Recognizing the need to preserve agricultural lands in Wisconsin, the State Legislature recently adopted Chapter 29, Laws of 1977, commonly called the "Farmland Preservation Act." The farmland preservation program, as set forth in the Act, is divided into two parts--an initial program and a permanent program. The farmland preservation program combines planning and zoning provisions with tax incentives for the purpose of ensuring the preservation of agricultural lands. The program provides that after September 30, 1982--the beginning of the permanent program--farmland owners will be eligible for state income tax credits to offset property taxes on farmland only if such land is zoned exclusively for agricultural use. Moreover, the farmland owners will be eligible for the maximum level of tax credits available for their particular income and tax situation only if the county has adopted a farmland preservation plan.

The Waukesha County Park and Planning Commission received funds authorized by the Wisconsin Farmland Preservation Act for the purpose of identifying prime agricultural lands which may ultimately be placed in exclusive agricultural zoning districts. Under this planning program, the County Park and Planning Commission staff prepared maps, on a county-wide basis, depicting: 1) the agricultural capability of soils according to the soil classification system formulated by the U. S. Department of Agriculture, Soil Conservation

MAP 13
ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE VILLAGE OF SUSSEX STUDY AREA: 1980



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA

SOURCE: SEWRPC

Service; 2) the year 2000 sewer service areas as set forth in the adopted regional water quality management plan; 3) environmental corridor lands; 4) developed and/or fragmented lands consisting of parcels less than 35 acres in size; 5) lands in agricultural use consisting of parcels less than 35 acres in size; and 6) lands in agricultural use consisting of parcels 35 acres or greater in size.

Then, utilizing this information, the County Park and Planning Commission staff prepared a series of maps for all of Waukesha County which depict areas recommended for Agricultural Preservation. The maps place lands recommended for agricultural preservation into one of three categories: lands recommended for agricultural preservation consisting of parcels 35 acres or greater in size, lands recommended for agricultural preservation consisting of parcels less than 35 acres in size, and transitional lands recommended for agricultural preservation. The agricultural preservation recommendations formulated by the County Park and Planning Commission staff, which pertain to the study area, are depicted on Map 14.

As shown on Map 14, lands recommended for agricultural preservation consisting of parcels 35 acres or greater in size total 10,867 acres. Lands recommended for agricultural preservation consisting of parcels less than 35 acres in size total 857 acres. Transitional farmlands recommended for agricultural preservation total 439 acres.

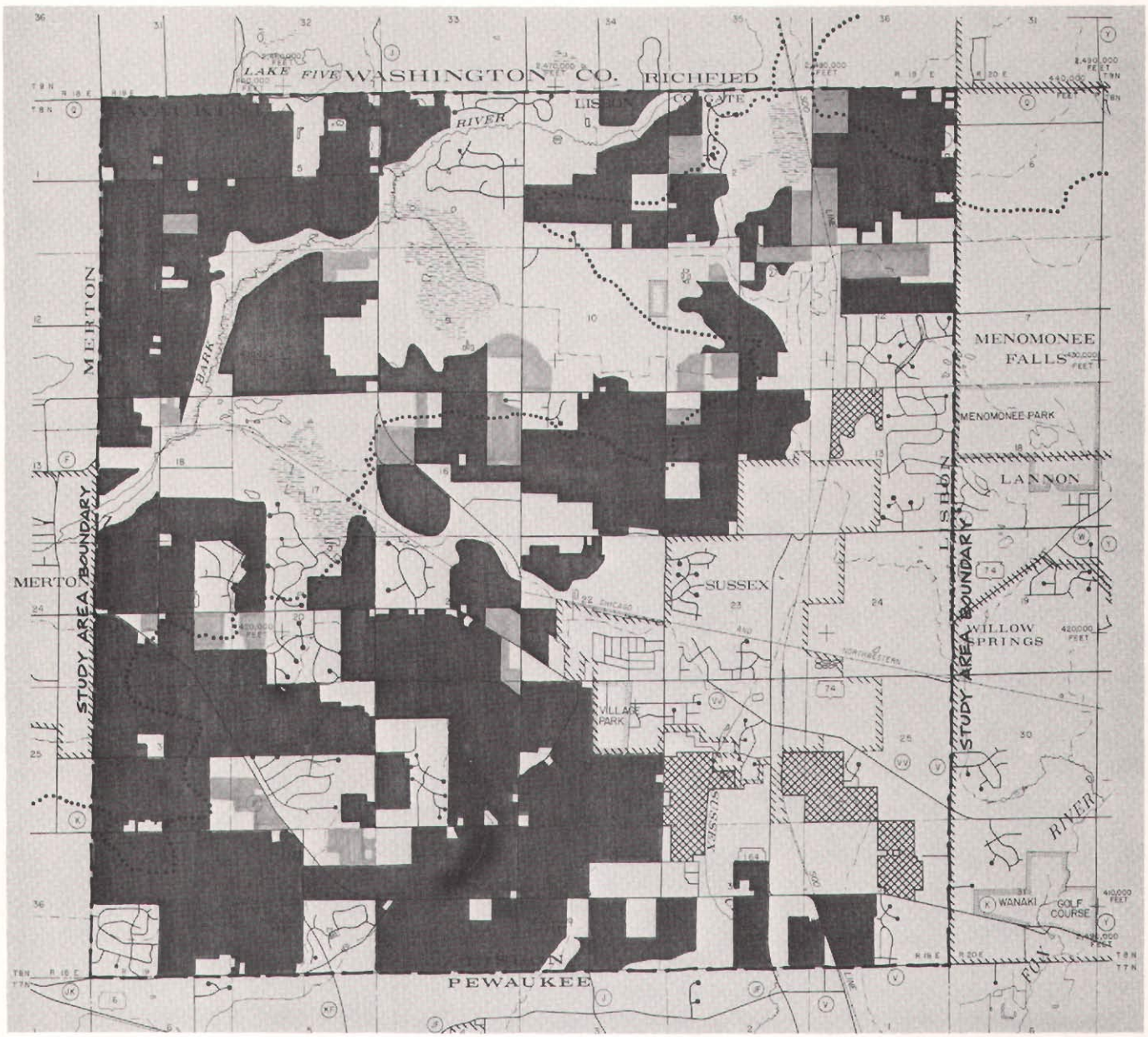
MAN-MADE ENVIRONMENT

Existing Land Use

If the land use plan for the Village of Sussex is to be a sound and realistic guide for making decisions concerning the physical development of the area, it must be based upon careful consideration of the existing land use pattern as well as upon the physical characteristics of the land itself. In January of 1979, a special field survey was conducted in the study area to determine the nature and extent of existing land usage. This data, when assembled in mapped and tabular form, provided important information concerning the geographic relationships between different land uses and provided an indication of the general character of existing development in the study area. Since little or no land use development took place in the study area during 1979, land use acreages are reported as 1980 data to be consistent with the 1980 base year of other data shown herein. The existing land uses in the study area are shown graphically on Map 15. A historical summary of land use acreages in the study area and the current amount of land in the study area devoted to each land use category is set forth in Table 13. The existing land uses in the incorporated area of the Village of Sussex are shown in detail on Map 16 and the amount of land in the Village devoted to each generic land use category is set forth in Table 14.

The study area contains about 23,285 acres, or 36.4 square miles. In 1980 urban land uses--that is, residential, commercial, industrial, governmental and institutional, recreational, transportation, and utility land uses--in the study area occupied about 4,626 acres, or about 19.9 percent of the study area; while rural land uses--that is, farmsteads, agriculture and related open lands, woodlands, wetlands, and surface water--occupied about 18,656 acres, or 80.1 percent of the study area. The incorporated Village of Sussex occupies approximately 1,858.7 acres, or about 7.9 percent of the total study area. Urban land uses in the incorporated Village in 1980 occupied about 763 acres, or about 41.1 percent of the Village, while rural land uses occupied about 1,095 acres, or about 58.9 percent.

MAP 14
AGRICULTURAL PRESERVATION AREAS AS RECOMMENDED BY THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION FOR THE VILLAGE OF SUSSEX STUDY AREA

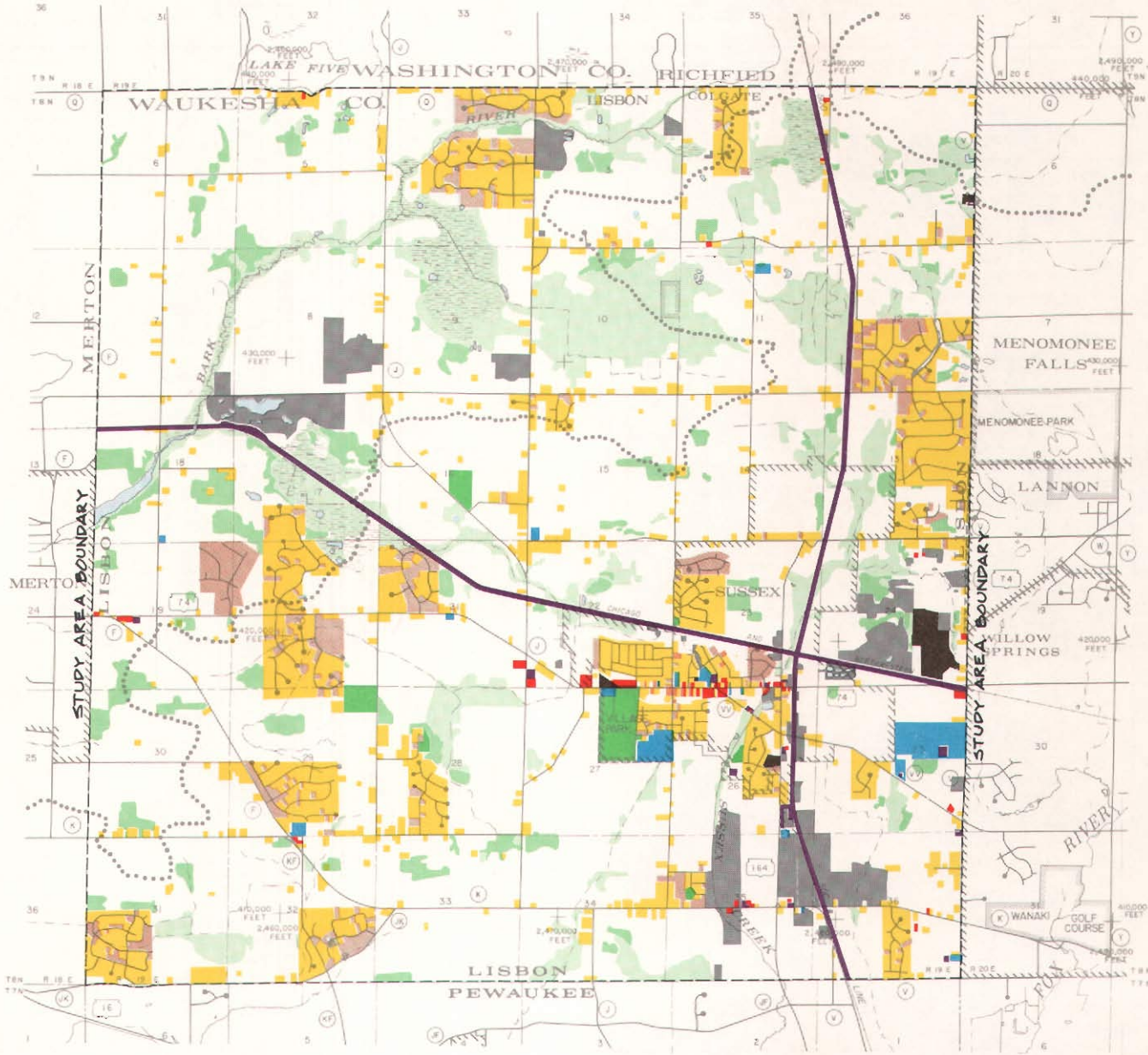


LEGEND

- RECOMMENDED FOR AGRICULTURAL PRESERVATION - PARCEL SIZE 35 ACRES OR GREATER
- RECOMMENDED FOR AGRICULTURAL PRESERVATION - PARCEL SIZE LESS THAN 35 ACRES
- RECOMMENDED FOR AGRICULTURAL PRESERVATION - TRANSITIONAL LANDS
- OTHER LANDS

SOURCE: WAUKESHA COUNTY PARK AND PLANNING COMMISSION

MAP 15
EXISTING LAND USE IN THE VILLAGE OF SUSSEX STUDY AREA: 1980



LEGEND

- SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL
- VACANT RESIDENTIAL LAND
- GOVERNMENTAL AND INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION AND UTILITIES
- RECREATIONAL
- WOODLANDS
- WETLANDS
- AGRICULTURE AND OTHER OPEN LANDS
- WATER

SOURCE: SEWRPC

Table 13

SUMMARY OF HISTORICAL AND EXISTING LAND USE IN THE VILLAGE OF SUSSEX STUDY AREA: 1963-1980

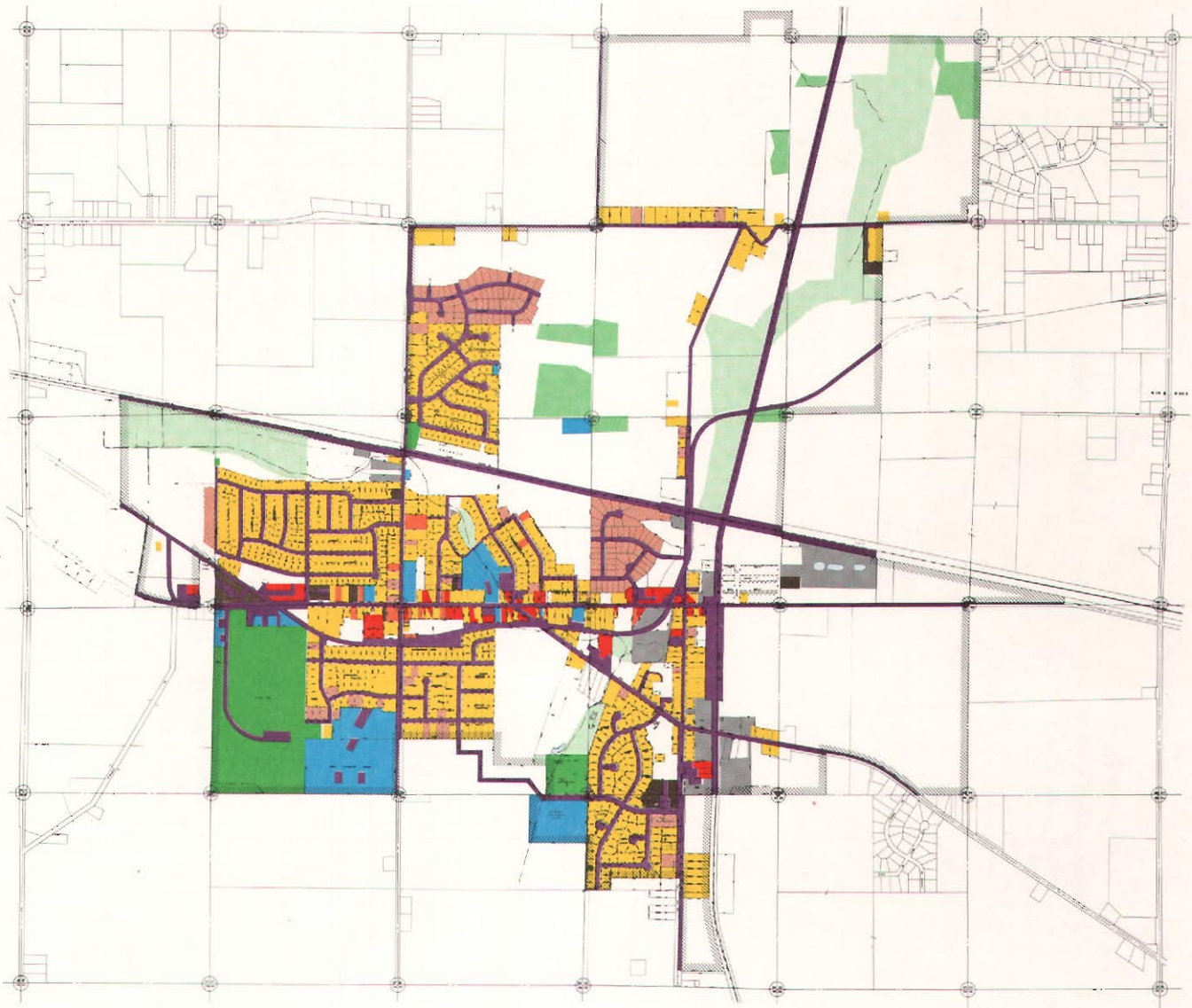
Land Use Categories	Acres			Percent of Major Category (1980)	Percent of Total (1980)
	1963	1970	1980		
Urban					
Residential					
Single-Family	715.7	1,157.1	1,844.4	39.8	7.9
Two-Family	1.3	1.3	5.5	0.1	--[b]
Multiple-Family[a]	7.7	33.3	85.3	1.9	0.4
Under Development	213.7	819.2	661.2	14.3	2.9
Subtotal	938.4	2,010.9	2,596.4	56.1	11.2
Commercial					
Retail and Services	17.4	19.0	32.9	0.7	0.1
Commercial Land Under Development	--	--	4.0	0.1	--[b]
Subtotal	37.1	51.1	36.9	0.8	0.1
Industrial					
Manufacturing and Wholesaling	30.3	45.3	56.1	1.2	0.2
Quarrying	409.4	551.7	594.2	12.8	2.6
Subtotal	439.7	597.0	650.3	14.0	2.8
Transportation-Utilities					
Transportation	789.2	928.4	1,006.7	21.7	4.3
Offstreet Parking	9.3	17.9	28.1	0.6	0.1
Utilities	2.9	2.9	2.9	0.1	--[b]
Subtotal	801.4	949.2	1,037.7	22.4	4.5
Governmental and Institutional					
Local	28.4	84.0	86.3	1.9	0.4
Regional	33.4	50.1	50.1	1.1	0.2
Subtotal	61.8	134.1	136.4	3.0	0.6
Recreational					
Local	0.0	43.8	81.3	1.8	0.3
Regional	--	--	--	--	--
Private and Other	77.5	66.2	89.7	1.9	0.4
Subtotal	77.5	110.0	171.0	3.7	0.7
Urban Total	2,336.2	3,820.2	4,628.7	100.0	19.9
Rural					
Surface Water	67.8	71.6	71.6	0.4	0.3
Wetlands	1,491.1	1,461.3	1,572.8	8.4	6.7
Woodlands	1,899.4	1,684.3	1,638.8	8.8	7.0
Unused Lands and Landfills	441.8	382.8	365.3	1.9	1.6
Agricultural and Other Open Lands	17,048.7	15,864.9	14,918.4	80.0	64.1
Farmsteads	--	--	89.5	0.5	0.4
Rural Total	20,948.8	19,464.9	18,656.4	100.0	80.1
Total	23,285.1	23,285.1	23,285.1	--	100.0

[a] Includes mobile homes.

[b] Less than one-half of 1 percent.

Source: SEWRPC.

MAP 16
EXISTING LAND USE IN THE VILLAGE OF SUSSEX: 1980



LEGEND

- SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL
- VACANT RESIDENTIAL LAND
- GOVERNMENTAL AND INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, UTILITIES AND OFF STREET PARKING
- PARK AND RECREATIONAL
- MULTIPLE USES
- WOODLANDS
- WETLANDS
- AGRICULTURE AND OTHER OPEN LANDS
- WATER

GRAPHIC SCALE
0 800 1600 2400 FEET

SOURCE: SEWRPC

Table 14

SUMMARY OF EXISTING LAND USE IN THE VILLAGE OF SUSSEX AND THE TOWN OF LISBON: 1980

Category	Village of Sussex			Town of Lisbon			Total Study Area		
	Acres	Percent of Major Category	Percent of Village	Acres	Percent of Major Category	Percent of Town	Acres	Percent of Major Category	Percent of Total
Urban									
Residential									
Single-Family	325.0	42.6	17.5	1,519.4	39.3	7.1	1,844.4	39.8	7.9
Two-Family	5.5	0.7	0.3	--	--	--	5.5	0.1	--[a]
Multi-Family	10.2	1.3	0.5	75.1	1.9	0.3	85.3	1.9	0.4
Residential Land Under Development	16.7	2.2	0.9	644.5	16.7	3.1	661.2	14.3	2.9
Subtotal	357.4	46.8	19.2	2,239.0	57.9	10.5	2,596.4	56.1	11.2
Commercial									
Retail and Services	19.1	2.5	1.0	13.8	0.4	0.1	32.9	0.7	0.1
Commercial Land Under Development	4.0	0.5	0.2	--	--	--	4.0	0.1	--[a]
Subtotal	23.1	3.0	1.2	13.8	0.4	0.1	36.9	0.8	0.1
Industrial									
Manufacturing and Wholesaling	32.7	4.3	1.8	23.4	0.6	0.1	56.1	1.2	0.2
Extractive	12.5	1.6	0.7	581.7	15.0	2.7	594.2	12.8	2.6
Subtotal	45.2	5.9	2.5	605.1	15.6	2.8	650.3	14.0	2.8
Transportation-Utilities									
Transportation	187.9	24.6	10.1	818.8	21.2	3.8	1,006.7	21.7	4.3
Offstreet Parking	22.2	2.9	1.2	5.9	0.2	--[a]	28.1	0.6	0.1
Utilities	0.5	0.1	--[a]	2.4	0.1	--[a]	2.9	0.1	--[a]
Subtotal	210.6	27.6	11.3	827.1	21.5	3.8	1,037.7	22.4	4.5
Governmental and Institutional									
Local	51.2	6.7	2.8	35.1	0.9	0.2	86.3	1.9	0.4
Regional	--	--	--	50.1	1.3	0.2	50.1	1.1	0.2
Subtotal	51.2	6.7	2.8	85.2	2.2	0.4	136.4	3.0	0.6
Recreational									
Local	76.0	10.0	4.1	5.3	0.1	--[a]	81.3	1.8	0.3
Regional	--	--	--	--	--	--	--	--	--
Private and Other	--	--	--	89.7	2.3	0.4	89.7	1.9	0.4
Subtotal	76.0	10.0	4.1	95.0	2.4	0.4	171.0	3.7	0.7
Urban Total	763.5	100.0	41.1	3,865.2	100.0	18.0	4,628.7	100.0	19.9

Table 14 (continued)

Category	Village of Sussex			Town of Lisbon			Total Study Area		
	Acres	Percent of Major Category	Percent of Village	Acres	Percent of Major Category	Percent of Town	Acres	Percent of Major Category	Percent of Total
Rural									
Surface Water	1.3	0.1	0.1	70.3	0.4	0.4	71.6	0.4	0.3
Wetlands	134.4	12.3	7.2	1,438.4	8.2	6.7	1,572.8	8.4	6.8
Woodlands	49.1	4.5	2.6	1,589.7	9.0	7.4	1,638.8	8.8	7.0
Unused, Agricultural, and Other Open Lands	910.4	83.1	49.0	14,376.3	81.9	67.1	15,283.7	81.9	65.6
Farmsteads	--	--	--	89.5	0.5	0.4	89.5	0.5	0.4
Rural Total	1,095.2	100.0	58.9	17,564.2	100.0	82.0	18,656.4	100.0	80.1
Total	1,858.7	--	100.0	21,426.4	--	100.0	23,285.1	--	100.0

[a]Less than one-half of 1 percent.

Source: SEWRPC.

Residential Land Uses: Residential land use is of particular concern to the Village since it comprises a relatively large proportion of the urban land uses and contributes significantly to the overall character of the community. The nature and extent of residential development is also a major determinant of the level of community utilities and community facilities needed to serve local residents. In 1980, residential land use in the study area accounted for approximately 56 percent of the developed urban area, and about 11 percent of the total study area. In 1970, there were 2,011 acres of residential land developed or under development for residential use. In 1980, this figure had increased to a total of 2,596 acres, an increase of 585 acres, or 29 percent. In the Village of Sussex, residential land use accounts for about 47 percent of the developed urban area and about 19 percent of the total village area. Concentrations of residential land use are located within the corporate limits of the Village and in scattered locations in the southwest, north-central, and east-central portions of the study area.

A summary of historic residential platting activity in the study area is provided in Table 15. This table indicates that platting activity in the Town of Lisbon has been relatively stable since 1950, whereas limited platting activity has taken place in the Village since 1971. This accounts for the fact that only 134 lots, or about 18 percent of all platted lots in the Village, remained undeveloped in 1980; while 338 lots, or about 20 percent of all platted lots, remained undeveloped in the Town of Lisbon in 1980. Platted lots in the Village average approximately 18,000 square feet in size, whereas platted lots in the Town average approximately 40,000 square feet in size. It should be noted that the above figures do not include residential lots which have been created by metes and bounds descriptions or by certified survey maps. Lots created by these land division techniques further increases the amount of land available for residential development in the study area.

Commercial Land Uses: In 1980 commercial land uses accounted for about 33 acres, or 0.7 percent of the urban land uses, and 0.1 percent of the total study area. This 1980 acreage represents an increase of almost 14 acres from the 1970 commercial land use total of 19 acres. Commercial land uses in the Village, excluding land under commercial development, account for 19 acres, or 2.5 percent of the urban land uses, and 1 percent of the total land uses, in the Village. Commercial land uses in the Village are located in three general areas along Main Street--the relatively new shopping center at the western edge of the Village, the area around the intersection of W. Silver Spring Drive and Main Street, and the area around the intersection of Waukesha Avenue and Main Street. The business establishments located in these three commercial areas consist primarily of convenience commercial stores, with a few specialty shops and general retail stores. Each of these areas are separated by small concentrations of residential development facing Main Street. The limited range of goods and services offered by existing commercial establishments in the Village of Sussex indicates that a major portion of the commercial necessities of local residents are obtained outside the community.

Industrial Land Uses: Industrial land uses are divided into two categories: manufacturing and wholesaling land uses, and extractive uses. Manufacturing and wholesaling land uses account for about 56 acres, or 1.2 percent of the urban land uses, and 0.2 percent of the total study area. This acreage represents an increase of about 11 acres from the 1970 total of 45 acres. Manufacturing and wholesaling land uses in the Village total about 33 acres, or 4.3 percent of the urban land uses, and 1.8 percent of the total land uses in the Village. Extractive land uses account for about 594 acres, or 12.8 percent of

the urban land uses and 2.6 percent of the total study area. This figure represents an increase of about 42 acres from the 1970 total of 552 acres. Extractive land use in the Village accounts for about 13 acres, or 1.6 percent of the urban land uses and 0.7 percent of the total area of the Village.

Manufacturing and wholesaling land uses in the study area are primarily located at the eastern edge of the developed portion of the Village of Sussex. In addition, two small manufacturing plants are located at the western edge of the Village. Extractive land uses are generally located in the northern and southeastern portions of the study area. Three large quarries are located on sites immediately east and south of the existing Village corporate limits. A series of gravel pits are located on scattered sites in proximity to the Bark River, which flows across the northwest corner of the study area.

The extractive industries in the study area are an important component of the local business economy. As such, it is necessary that substantial areas having rock and gravel deposits at or near the surface be carefully managed to ensure that future extractive activities are not precluded by urbanization. However, owing to the typical nuisance characteristics associated with extractive land uses--such as high levels of dust, noise, and truck traffic--careful monitoring and control by the Village of Sussex and the Town of Lisbon are also required. Furthermore, these nuisance characteristics suggest that new urban residential development should not be permitted to take place in proximity to existing and planned areas of extractive activity.

Transportation and Utility Land Uses: Transportation and utility land uses include lands devoted to streets, highways, railroad rights-of-way, and major electric power transmission rights-of-way. These land uses account for about 1,038 acres, or 22.4 percent of the urban land uses, and 4.5 percent of the total land uses in the study area. This figure represents an increase of about 89 acres from the 1970 transportation and utility land use total of about 949 acres. Transportation and utility land uses account for 211 acres, or 27.6 percent of the urban land uses and 11.3 percent of the total area in the Village.

Governmental and Institutional Land Uses: Governmental and institutional land uses account for 136 acres, or 3.0 percent of the urban land uses, and 0.6 percent of the total land uses in the study area. This acreage figure represents an increase of 2 acres from the 1970 governmental and institutional land use total of 134 acres. Within the Village these land uses occupy about 51 acres, or 6.7 percent of the urban land uses, and 3.0 percent of the total village land uses. Governmental and institutional land uses are generally located within, or in the vicinity of, the Village of Sussex, and include public and private schools, government buildings such as the Village Hall and the post office, churches, and cemeteries.

Recreational Land Uses: Recreational land uses include local, regional, private, and other recreational facilities. In 1980, recreational land uses in the study area totalled about 171 acres, or 3.7 percent of urban land uses, and 0.7 percent of the total study area. This acreage represents an increase of 61 acres from the 1970 recreational land use total of 110 acres. Within the Village, recreational land uses consist of approximately 76 acres, or 10 percent of the urban land uses and 4.1 percent of the total land uses. Recreational land uses are scattered throughout much of the study area and primarily consist of the Sussex Village Park, Ausblick Ski Hill, Menomonee Falls Rod and Gun Club, and a State of Wisconsin wetland area. For the purposes of the land use inventory, recreational areas associated with school sites were not classified as recreational land uses.

Table 15

HISTORICAL LAND SUBDIVISION IN THE VILLAGE OF SUSSEX AND THE TOWN OF LISBON: 1920-1980

Subdivision Name	Date Recorded	Location[a]		Number of Lots	Net Acres	Average Lot Size (square feet)	Lots Developed	Lots Undeveloped	Dwelling Units Per Acre
		Section	Quarter Section						
Village of Sussex									
Old Mill Heights	8-48	23	SW	15	4.85	14,084	15	--	3.1
Lingelbachs Subdivision No. 2	6-52	23	SW	8	3.26	17,751	8	--	2.5
Lingelbachs Subdivision No. 3	2-55	23	SW	28	7.35	11,434	28	--	3.8
Park View Manor	9-55	26	NW	13	4.13	13,839	12	1	3.1
Crestview	4-56	27	NE	32	14.25	19,398	24	8	2.2
Park View Manor Addition No. 1	12-56	26	NW	25	9.69	16,884	25	--	2.6
Park View Manor Addition No. 2	12-56	26	NW	23	10.69	20,245	18	5	2.2
Pembrooke Park	8-59	26	NW	23	7.16	13,560	23	--	3.2
Sussex Estates	9-59	22	SE	119	26.88	9,839	119	--	4.4
Sussex Estates Addition No. 1	2-65	22	SE	113	27.18	10,477	113	--	4.1
Spring Green Heights Subdivision	7-69	26	NE,SW NW,SE	47	20.63	19,120	45	2	2.3
Spring Green Heights Addition No. 1	8-69	26	SE	50	19.25	16,770	49	1	1.4
Sussex Heights	9-71	23	NW,SW	107	35.63	14,505	107	--	3.0
Sussex Estates Addition No. 2	12-78	22	SW	10	2.76	12,022	0	10	3.6
Stonefield Subdivision	5-79	23	NW	54	20.80	16,778	3	51	2.6
Maple View Estates	10-79	23	NW	57	18.81	14,377	1	56	3.0
Subtotal	--	--	--	724	233.32	--	590	134	3.1
Town of Lisbon									
Lake Five Grove	9-26	05	NW	10	1.39	6,054	10	0	7.2
Lisbon Lawns	8-48	35	NW	45	17.59	17,027	40	5	2.6
Walnut Hills Subdivision	11-51	28	NW	30	11.93	17,322	6	24	2.5
Bon Aire Subdivision	4-55	13	SE	17	7.96	20,396	16	1	2.1
Circle Crest Parksite	2-56	25	NW,SW	39	22.75	25,410	38	1	1.7
Plainview Subdivision	5-56	12	SE	14	7.60	23,647	12	2	1.8
Plainview Subdivision Addition No. 1	6-56	12	SE	16	8.86	24,121	13	3	1.8
Plainview Subdivision Addition No. 2	12-56	12	SE	41	25.77	27,379	37	4	1.6
Plainview Meadows	2-58	15	NW	35	24.00	29,869	27	8	1.5
Thousand Oaks	4-66	20	NE,NW	48	48.61	44,113	39	9	1.0
Lisbon Heights Subdivision	7-59	36	SW,SE	18	12.97	31,387	16	2	1.4
Plainview Subdivision Addition No. 3	7-59	12	SE	31	30.05	42,225	27	4	1.0
Menomonee Park Estates	3-65	13	NE	66	56.06	36,999	63	3	1.1
Wooded Hills	4-62	13	NE	32	27.72	37,733	30	2	1.1
Rolling Hill Estates	3-63	12	SW	77	57.75	32,670	66	11	1.3
Thousand Oaks Addition No. 1	4-68	20	NE,NW	31	26.22	36,843	28	3	1.1
Lynndale Farms	6-67	31	SW	114	72.28	27,618	103	11	1.5
Hickory Hill Estates	8-68	16	NE	8	5.20	28,314	8	0	1.5
Hamilton Heights Addition No. 1	8-68	13	SE	23	28.18	53,370	16	7	0.8
Hillside Acres Addition No. 1	9-68	04	SE	37	50.55	59,512	34	3	0.7
Mountain Shadows Addition No. 1	9-68	29	SW,SE	49	36.50	32,448	45	4	1.3
Hamilton Heights	10-65	13	NE	10	9.28	40,424	10	0	1.0
Blue Heron	10-67	04	NE	35	26.68	33,205	30	5	1.3

Table 15 (continued)

Subdivision Name	Date Recorded	Location[a]		Number of Lots	Net Acres	Average Lot Size (square feet)	Lots Developed	Lots Undeveloped	Dwelling Units Per Acre
		Section	Quarter Section						
Town of Lisbon (continued)									
Blue Heron Addition No. 1	10-67	04	NE	25	20.73	36,120	23	2	1.2
Mountain Shadows	9-67	29	SW,SE	30	26.23	38,086	23	7	1.1
Wooded Hills Addition No. 1	9-67	13	NE,SE	88	73.18	36,224	86	2	1.2
Country Club Estates	10-66	36	SW,SE	34	25.35	32,478	30	4	1.3
Partridge Hills	6-69	28	SW	69	48.54	30,644	64	5	1.2
Beacon Hills	6-71	20	SW,SE	65	52.11	34,922	52	13	0.9
Brighton Estates	9-71	21	NW	48	51.45	44,690	28	20	1.0
Lynndale Farms East	5-70	32	SE	83	81.18	42,605	63	20	1.0
Mountain Shadows Addition No. 2	6-71	29	SW,SE	47	45.29	41,975	30	17	3.0
Winfield Acres	9-73	35	NW	9	7.82	37,849	0	9	1.3
Norwauk	1-74	03	NW	32	23.90	32,534	32	0	1.3
Thousand Oaks Addition No. 2	2-74	20	NW	16	28.07	76,420	14	2	0.5
		17	SW						
Beacon Hills Addition No. 1	12-74	20	SW,SE	37	34.88	41,064	20	17	1.0
Presidential Estates	10-75	02	NW	23	33.27	63,010	23	0	0.7
Presidential Estates Addition No. 1	11-75	02	NW	35	49.46	61,556	34	1	0.7
Rivers Bluff Subdivision	10-77	04	NE	62	55.65	39,099	52	10	1.1
Hawk's Heights	7-77	03	SW	4	4.13	44,975	4	0	0.9
Tomahawk Hills	1-77	04	NW,SW	32	48.38	65,857	23	9	0.6
Kay Estates	4-78	32	NE	6	13.99	101,567	0	6	0.4
Bark View	8-79	03	NW	7	12.47	77,579	0	7	0.6
Crooked Bridge Estates	10-79	03	SE	15	22.44	65,164	2	13	0.7
Woodland Oaks	11-79	19	NE	52	54.04	45,271	0	52	1.0
Woodland Oaks Addition No. 1	11-79	19	NE	10	10.56	45,989	0	10	0.9
Subtotal	--	--	--	1,655	1,439.02	--	1,317	338	1.2
Study Area Total	--	--	--	2,379	1,672.34	--	1,907	472	1.4

[a]All locations are within Township 8 North, Range 18 East.

Source: SEWRPC.

Rural Land Uses: Rural land uses include surface water, woodlands, wetlands, unused lands and landfills, agriculture and other open lands, and farmsteads. For the purposes of this study, farm dwellings not associated with agricultural production were classified as residential land uses and assigned a site area of 20,000 square feet; and thus were excluded from the agricultural land use category. In 1980 woodlands in the study area totaled about 1,639 acres, representing a decrease from 1970 of 46 acres. Surface water areas and wetlands in 1980 totaled approximately 72 acres and 1,573 acres, respectively. As shown in Table 13, surface water acreage remained the same while the wetland acreage increased approximately 112 acres since 1970.

Unused lands and landfills in 1980 accounted for 365 acres, or 1.9 percent of the rural land uses, and 1.6 percent of the total land uses in the study area. Agriculture and other open lands, which includes all croplands, pasture lands, orchards, nurseries, and fowl and fur farms, accounted for about 14,918 acres, or 80.0 percent of the rural land uses, and 64.1 percent of the total land uses in the study area. This acreage figure represents a decrease of 947 acres from the 1970 figure of 15,865 acres.

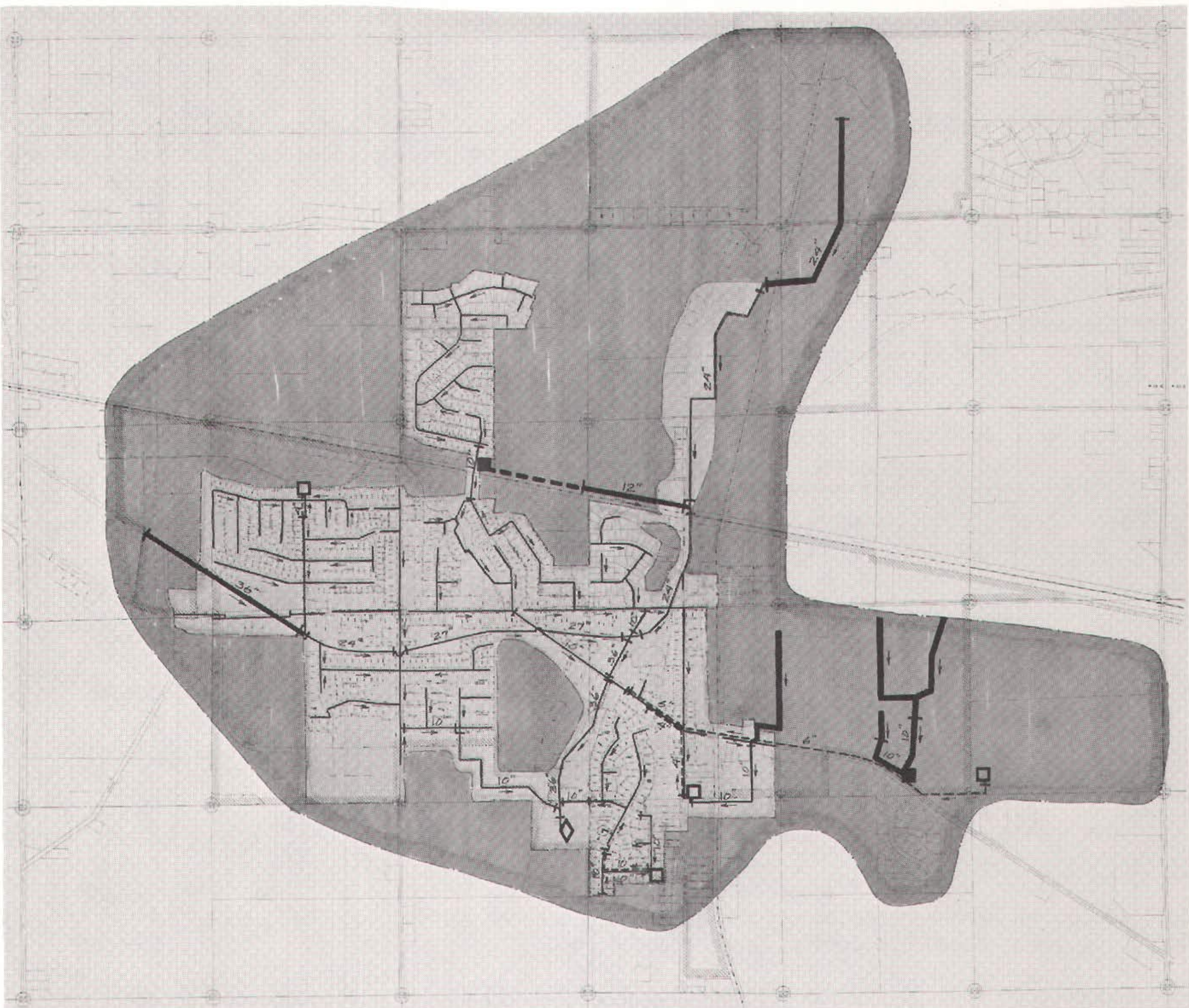
Woodlands in the Village of Sussex totalled 49 acres, or about 5.0 percent of the rural land uses, or 2.6 percent of the total land uses in the Village. Surface water and wetlands comprised a combined total about 136 acres, or 12.4 percent of the rural land uses, or 7.3 percent of the total land uses in the Village. Unused lands, farmsteads, and agriculture and other open lands in the Village totaled 910 acres, or 83.1 percent of the rural land uses, and 49.0 percent of the total land uses in the Village.

Community Utilities

Sanitary Sewer Service: As indicated on Map 17, most of the existing urban development within the Village is served by a public sanitary sewer system. The existing sewer service area consists of approximately 1.1 square miles, or 3 percent of the study area, and 40.7 percent of the village area. About 3,485 people reside in this sewer service area, or 97 percent of the resident population of the Village.

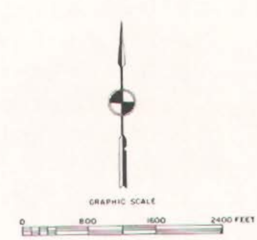
Sewage treatment is provided by the existing municipal wastewater treatment facility, located on Sussex Creek, a tributary to the Fox River, at the southern edge of the Village. The plant has a site area of approximately 12 acres. The site is bounded by agricultural land uses on the south and west, park lands on the north, and single-family residential land uses on the east. The plant was originally constructed in 1958 and expanded in 1976. The treatment plant incorporates primary and secondary waste treatment processes, including activated sludge treatment, clarification, filtration, disinfection, phosphorus removal, and aerobic digestion. The 1976 plant expansion is intended to serve interim growth and development in the sewer service area of the Village until the proposed Upper Fox River watershed wastewater system, consisting of two areawide treatment facilities--one in the City of Brookfield and one in the City of Waukesha--is implemented. The existing plant has a total average hydraulic design capacity of 1.0 million gallons per day (mgd) with a peak hydraulic design capacity of 2.0 mgd and an organic design capacity of 1,580 pounds of biochemical oxygen demand (BOD_5) per day. The existing plant is designed to adequately treat wastewater from an area population of approximately 9,600 persons.

MAP 17
EXISTING AND PLANNED SANITARY SEWER SERVICE FACILITIES IN THE VILLAGE OF SUSSEX: 1980



LEGEND

- VILLAGE LIMIT LINE
- EXISTING SEWER SERVICE AREA
- LOCALLY PROPOSED INCREMENTAL SEWER SERVICE AREA: 1980-1990
- EXISTING GRAVITY SEWER AND DIRECTION OF FLOW (8" UNLESS OTHERWISE INDICATED)
- EXISTING FORCE MAIN AND DIRECTION OF FLOW
- EXISTING LIFT STATION
- EXISTING SEWAGE TREATMENT PLANT
- PROPOSED GRAVITY SEWER AND DIRECTION OF FLOW (8" UNLESS OTHERWISE INDICATED)
- PROPOSED FORCE MAIN AND DIRECTION OF FLOW
- PROPOSED LIFT STATION



SOURCE: GRAEF, ANHALT AND SCHLOEMER AND ASSOCIATES AND SEWRPC

Mammoth Springs Canning Corporation operates a major industrial facility on the east side of the Village. Process wastewaters from this facility are discharged to several small lagoons and then pumped to spray irrigation fields located east of the Village. If the canning company's spray irrigation system becomes inadequate for any reason, the Village may have to provide treatment of the canning company's processing waste, with the company and the Village jointly determining the nature and cost of such treatment and the need, if any, for pretreatment of the cannery wastes before their discharge to the municipal sewerage system.

The location and configuration of existing and locally proposed major trunk sewers, local sewers, pumping stations, force mains, and sewer service areas associated with the wastewater treatment facilities described in the preceding paragraphs are shown on Map 17.

In recognition of certain specific capital improvement needs and of the potential for meeting these needs through the establishment of tax incremental financing (T.I.F.) districts in the manner set forth under the Wisconsin State Statutes, the Village established three such districts in 1979. Tax incremental districts basically provide a means of a capturing the additional equalized assessed value from improvements to taxable property within a given area, and then applying this "tax increment" toward the financing of municipal improvements and equipment. The adopted project plans for each of the Village's T.I.F. districts set forth the estimated costs and scheduling associated with certain projects proposed to be undertaken. Sanitary sewer system improvements to be financed through the T.I.F. districts consist of the following:

Project	Year	Estimated Cost
Northeast interceptor--consisting of 1,600 feet of a 24-inch gravity interceptor link from present terminus 1,800 feet south of Good Hope Road and just east of Waukesha Avenue to Soo Line Railroad, and 650 feet of 8-inch local gravity sewer in vicinity of Waukesha Avenue	1980	$110,000
Northeast interceptor--consisting of 3,000 feet of 21-inch gravity interceptor located east of and roughly parallel to Soo Line Railroad	1982	485,600
Relief sewer--Sussex Heights to northeast interceptor; consisting of one 535 gallon per minute (gpm) lift station, 1,225 feet of 8-inch force main and 1,995 feet of 12-inch gravity sanitary sewer located north of Chicago & North Western Railway right-of-way	1980	$155,300
Lift station and force main along W. Silver Spring Drive; includes 1,800 feet of 6-inch force main and a lift station with 2 pumps at 275 gpm each	1980	87,000
2,100 feet of 8-inch local collection sewer in new industrial park	1980	211,000
1,975 feet of 8-inch local collection sewer in new industrial park at the eastern edge of the Village	1981	218,000

Project	Year	Estimated Cost
1,850 feet of 10-inch local collection sewer in new industrial park at the eastern edge of the Village	1982	168,000
Waukesha Avenue Lift Station reconstruction; includes 1,450 feet of 6-inch force main and a lift station with 2 pumps at 500 gpm each	1980	126,500
600 feet of 15-inch gravity sewer relay along Waukesha Avenue from Main Street to a point approximately 1,800 feet south of Good Hope Road	1980	39,900
Sanitary Sewer; Northeast Interceptor includes 2,600 feet of 36-inch gravity sanitary sewer along abandoned Chicago, Milwaukee, St. Paul & Pacific Railroad Company (the Milwaukee Road) right-of-way from Maple Avenue to west edge of the corporate limits of the Village	1980	365,000

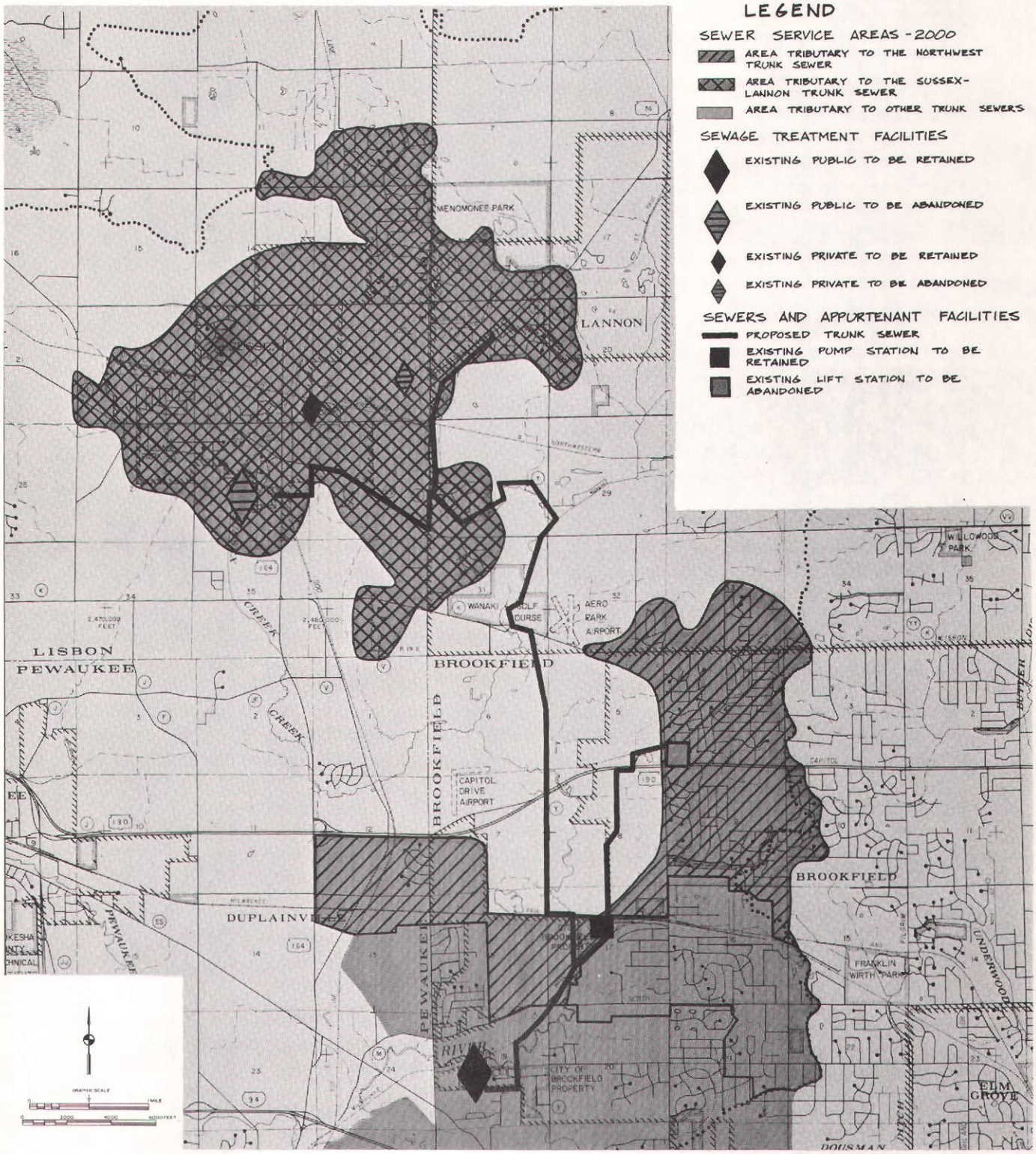
Map 18 shows the Sussex-Lannon and Brookfield-West sewer service areas as well as the two trunk sewer alignments proposed by the City of Brookfield to provide service to the Sussex area. The City of Brookfield proposed the construction of two trunk sewers, one to be built in the near future by the City of Brookfield and one to be built toward the end of the planning period jointly by the Village of Sussex and the other communities involved, as opposed to building a single trunk sewer. While it was generally agreed to by all parties concerned that there are certain advantages to the two-tier approach, as shown in Map 18, the Village of Sussex has not made a final decision concerning its support of this plan.

The recent expansion of the village sewage treatment plant provides the Village with enough treatment capacity to serve a population more than double its present size. The population forecasts for the Village indicate that such a population level may not be reached until near the end of the planning period. The Village intends to use its available sewage treatment capacity to encourage diversified residential, commercial, and industrial development during the planning period. Also, the Village currently maintains a policy of providing sanitary sewer service only to those lands within the corporate limits of the Village.

Water Supply: The Village operates its own municipal water supply system. As shown on Map 19, in 1980 this system served an area of about 1.7 square miles, or 4.7 percent of the study area, and about 97 percent of the resident population of the study area. In July of 1978, Ruekert and Mielke, Inc., consulting engineers, published a report entitled, Engineering Study--Water Distribution System-Village of Sussex, Waukesha County, Wisconsin, in which the existing water system was analyzed, together with the probable future water supply requirements and recommendations to meet those requirements. One of the principal findings of the study is that under the present system, a portion of the undeveloped lands at the northern edge of the Village cannot be provided with adequate service. The study makes recommendations to resolve this specific problem and sets forth a recommended plan for expansion of the Village water system. The improvements recommended in the study consist, among others, of the following:

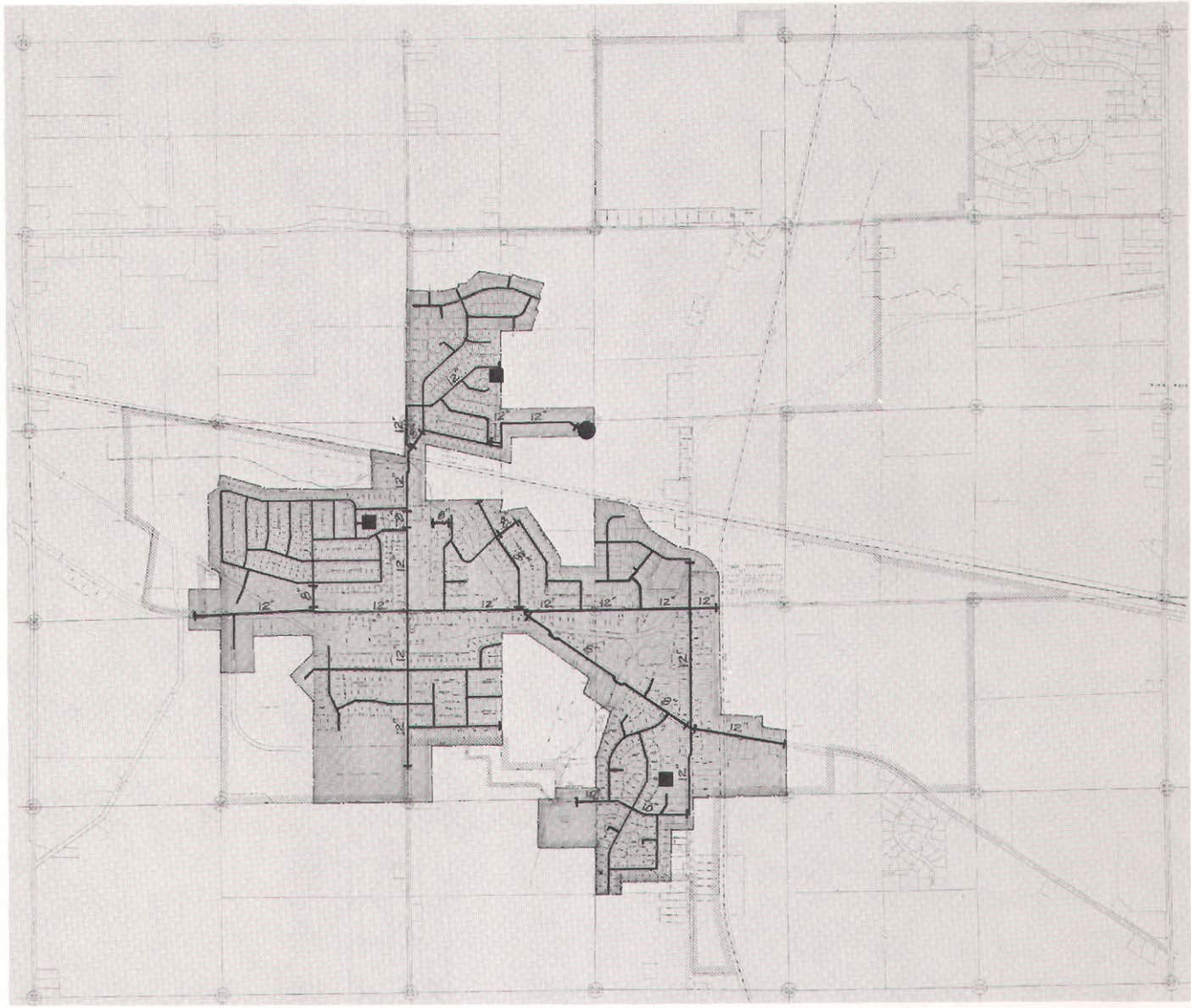
MAP 18

RECOMMENDED ALIGNMENT OF TRUNK SEWERS TO SERVE THE SUSSEX-LANNON SEWER SERVICE AREA AND THE NORTHERN PORTION OF THE BROOKFIELD WEST SEWER SERVICE AREA AS SET FORTH IN THE ADOPTED REGIONAL WATER QUALITY MANAGEMENT PLAN



SOURCE : SEWRPC

MAP 19
EXISTING WATER SUPPLY FACILITIES IN THE VILLAGE OF SUSSEX: 1980



LEGEND

- VILLAGE LIMIT LINE
- EXISTING WATER SUPPLY SERVICE AREA
- WATER MAIN (8" UNLESS OTHERWISE INDICATED)
- RESERVOIR
- WELL

GRAPHIC SCALE
0 800 1600 2400 FEET

SOURCE: SEWRPC

1. Construction of a booster pumping station capable of supplying the maximum-day water demand and peak-hour demand, to supply up to 1,150 people until a new elevated tank is constructed.

2. Construction after 1985 of a 250,000 gallon elevated tank located north of Good Hope Road.

3. Construction of future oversized mains, as set forth in the Master Water Plan, as new developments are built in the Village.

4. Construction of a new well or the purchase of the well to be constructed by American Concrete Pipe Company, when the maximum-day water demand exceeds 1.15 million gallons per day. The well capacity should be 500 gallons per minute.

The study recommends a time schedule for accomplishing the above improvements and also provides cost estimates in 1978 dollars.

Water main extensions proposed to be accomplished in the Village's three tax incremental financing districts, which work toward implementation of above plan, consist of the following:

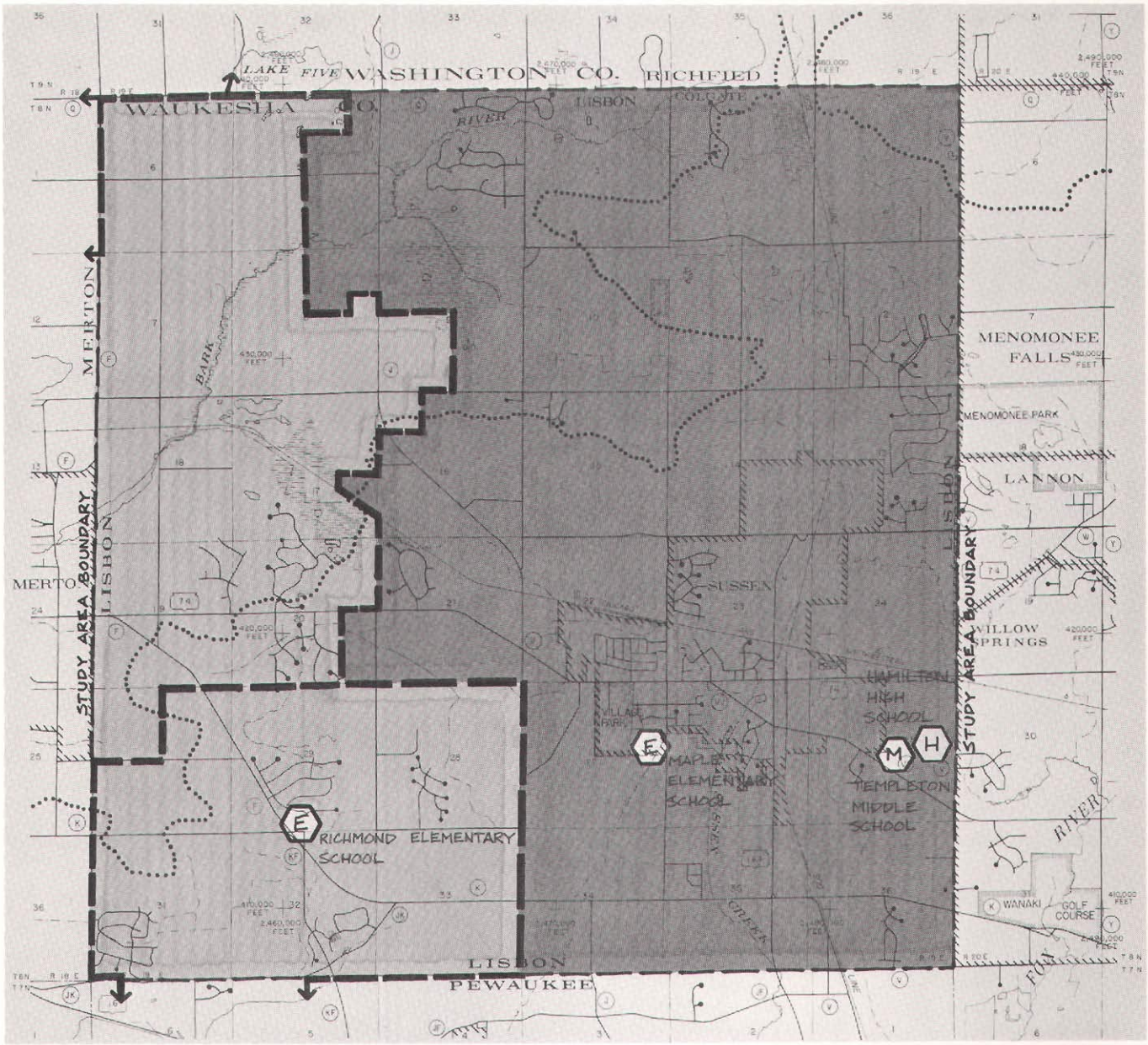
Project	Year	Estimated Cost
2,800 feet of 8-inch water main on Prides Road between Street "G" and Salem Drive	1980	$ 7,700
1,130 feet of 8-inch water main on Street "G" between Maple Avenue and Prides Road	1980	3,100
1,210 feet of 8-inch water main on Michele Drive between Maple Avenue and Prides Road	1980	3,325
320 feet of 8-inch water main on Homestead Road between Flintlock Road and Good Hope Road	1980	880
500 feet of 8-inch water main on Homestead Road between Flintlock Drive and Street "K"	1980	1,375
800 feet of 8-inch water main on Flintlock Drive between Homestead Road and Prides Road	1980	2,200
2,440 feet of 12-inch water main on Salem Drive from reservoir to Prides Road to Waukesha Avenue	1980	30,085
960 feet of 12-inch water main on Street "J" to Sussex Heights Subdivision	1980	57,585
1,900 feet of 12-inch water main on Good Hope Road from Michele Drive to Woodside Road	1980	107,525
2,050 feet of 12-inch water main on Good Hope Road from Woodside Road to Waukesha Avenue	1980	119,900
1,820 feet of 12-inch water main on Waukesha Avenue from Prides Road to Good Hope Road	1980	106,425

Project	Year	Estimated Cost
1,250 feet of 12-inch water main on Good Hope Road from Waukesha Avenue to 550 feet east of Soo Line Railroad	1983	121,500
2,500 feet of 12-inch water main along Silver Spring Drive	1980	253,000
1,950 feet of 8-inch water main located in eastern portion of future industrial park	1981	115,000
2,200 feet of 12-inch water main located in eastern portion of future industrial park	1981	177,000
1,700 feet of 12-inch water main from reservoir to existing water main in Stonefield Subdivision	1982	182,000
4,800 feet of 12-inch water main along STH 74 extending west of the Village	1982	375,500
3,040 feet of 8-inch water main located in western portion of future industrial park	1984	263,600
1,750 feet of 12-inch local water main in the new residential development area at the western edge of the Village	1980	119,000
1,420 feet of 8-inch local water main in the new residential development area at the western edge of the Village	1980	75,000

Community Facilities

Public Schools: Public schools serving the study area are organized under three separate school districts. Maple Elementary School, located at the southern edge of the Village of Sussex, and Templeton Middle School and Hamilton High School, located immediately east of the Village, are organized as part of the Hamilton School District. The Hamilton School District serves the Villages of Sussex, Lannon, and Butler, the southeastern portion of the Village of Menomonee Falls, and about the eastern two-thirds of the Town of Lisbon. Richmond Elementary School, located at the intersection of CTH K and F, serves an area generally consisting of the southwest one-quarter of the study area and a small area within the Town of Pewaukee. Merton Elementary School, located in the Village of Merton, serves portions of the Town and Village of Merton, located immediately west of the study area as well as an area consisting of approximately the northwest one-quarter of the study area. The Richmond and Merton Elementary Schools are organized as two separate elementary school districts within the Arrowhead Union High School District. School district boundaries and school locations in the study area are shown on Map 20. Also, the approximate enrollment of existing public schools serving the study area are shown in Table 16. It should be noted that no nonpublic schools are located in the study area; however, St. James Catholic School is located adjacent to the study area on the east, just south of the Village of Lannon. Total nonpublic school enrollment within the boundaries of the Hamilton School District consisted of about 800 students in 1980.

MAP 20
EXISTING SCHOOL DISTRICT BOUNDARIES AND SCHOOLS IN THE VILLAGE OF SUSSEX STUDY AREA: 1980



LEGEND

- ELEMENTARY SCHOOL DISTRICT BOUNDARY (GRADES K-8)
- EASTERN PART OF ARROWHEAD UNION HIGH SCHOOL DISTRICT (GRADES 9-12)
- WESTERN PART OF HAMILTON SCHOOL DISTRICT (GRADES K-12)
- SCHOOL
  - E - ELEMENTARY SCHOOL
  - M - MIDDLE SCHOOL
  - H - HIGH SCHOOL

SOURCE: SEWRPC

Table 16

PUBLIC SCHOOL ENROLLMENTS IN THE HAMILTON SCHOOL DISTRICT AND THE RICHMOND AND MERTON ELEMENTARY SCHOOL DISTRICTS

School	1979-1980 Student Enrollment
Hamilton High School	1,425
Templeton Middle School	860
Butler Elementary School	117
Lannon Elementary School	280
Marcy Elementary School	219
Maple Elementary School	450
Willow Springs Elementary School	226
Richmond Elementary School	350
Merton Elementary School	500

Source: Hamilton School District and Richmond and Merton Elementary School Districts.

Orchard Elementary School was closed by the Hamilton School District for the 1979-1980 school year, because of declining student enrollments in the district. School district officials have made short-range student enrollment forecasts and have determined that the student capacity of Orchard Elementary School would not be needed for at least the next few years, if not longer. Consequently, alternative uses of the Orchard School building and site have been discussed by the Village and the School District. Possible uses that were discussed included a library, a senior citizens center, a teen center, and an indoor swimming pool.

Public Buildings and Related Community Facilities: The Village of Sussex is served by one fire station located on W. Main Street at the western edge of the corporate limits. The station is manned by an all volunteer fire-fighting force consisting of approximately 36 active members. This fire department has five pieces of fire-fighting equipment consisting of two tank trucks, two pumpers, and one grass fire-fighting truck. The fire department also has two rescue vehicles. The Village of Sussex has a formal reciprocal agreement with the Village of Menomonee Falls, whereby both Villages agree to supply each other with additional firemen and equipment if needed. The Village of Sussex also maintains informal reciprocal agreements with all other fire departments in communities adjacent to the Town of Lisbon. The Town of Lisbon is provided with fire protection and rescue services by the Village of Sussex on a contractual basis.

The adequacy of fire protection is evaluated by the Insurance Services Office of Wisconsin, which conducts analyses of fire department equipment, alarm systems, water supply, prevention programs, building construction, and distance from a fire department station to determine a reasonable basis for fire insurance premiums. In rating a community, total deficiency points in the several areas of evaluation are used to assign a numerical rating of from one to ten, one representing the best protection and ten representing an essentially unprotected community. Class nine usually indicates a community without effective public water supply and hydrant protection, while categories indicated by lower numbers have such facilities. According to the Insurance Services Office of Wisconsin, the Village of Sussex has a rating of six.

The Village of Sussex is currently provided police protection by the Waukesha County Sheriff's Patrol. Waukesha County provides one patrol car, in addition to the one village-owned patrol car. The Village also employs five part-time officers. The existing Village Hall serves as a local center for police protection services in the Village; however, typical police department facilities are not provided in the Village Hall. It should also be noted that the Town of Lisbon employs its own part-time constable.

The Village did not have its own library. However, the Village has formed a library board of directors and is now using the Orchard School building on Main Street as a library facility and community center.

The existing Village Hall is an old, two-story stone structure located on W. Silver Spring Drive, approximately 350 feet east of its intersection with Main Street. The Village's meeting hall and administrative offices are on the lower level of the building and a gymnasium is located on the main level of the building. The forecast increase in the village population over the planning period will require the establishment of a full-time police department, together with additions in Village administrative personnel. Additional square footage requirements and the need for greater use flexibility in the Village Hall facilities in the future suggest that, in order to maintain the Village Hall at its present location, a major renovation of the existing building will be required.

EXISTING LAND USE REGULATIONS

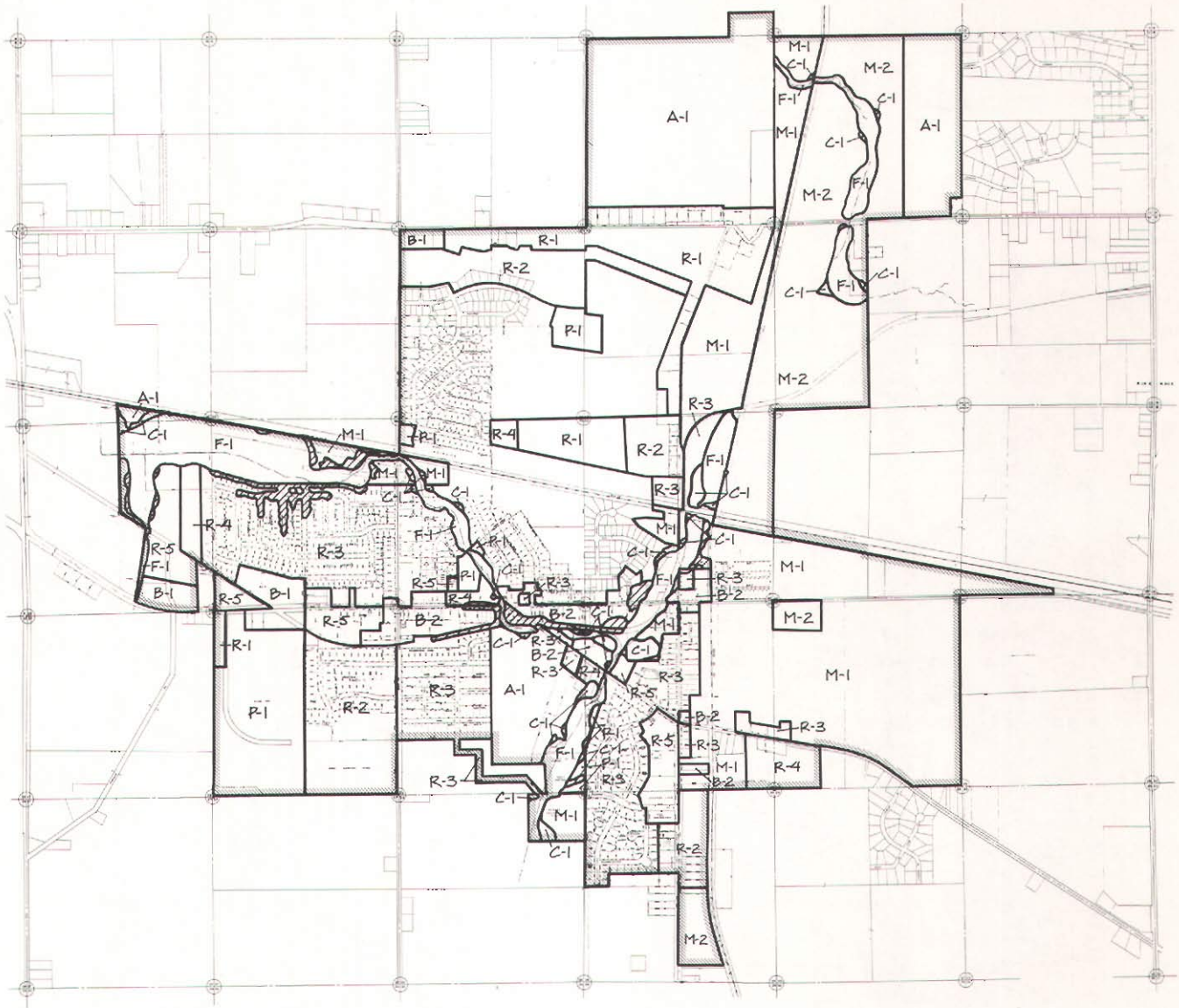
All land development and building activity in the Village of Sussex is regulated by the village zoning, building, and land division ordinances. The current village zoning ordinance became effective on February 28, 1978. The zoning district regulations in this ordinance consist of one agricultural district, five residential districts, two business districts, two industrial districts, one park district, one conservancy district, two floodplain districts, and a planned development overlay district. The application of these districts is shown on Map 21. Also, Table 17 presents a brief summary of the regulations governing each district and the amount of acreage assigned to each district on the Village zoning map.

The recently adopted village zoning ordinance presents an up-to-date approach to land use development regulation. No major deficiencies can be found with the regulations contained in this ordinance. However, two amendments to the ordinance should be considered.

First, the two woodland areas located in the northern portion of the Village--and presently zoned for single-family development--should be rezoned for preservation. An effective means of preserving these woodlands would be to establish an upland conservancy zoning district. An upland conservancy district could require a minimum residential lot size of five acres, which would have the effect of limiting the intensity of development and would thus serve to preserve most of the area remaining in these woodland stands.

Second, comparison of the extent of the C-1 Conservancy District areas as shown on the village zoning map--a district which is intended to prevent the development of wetlands and areas subject to periodic flooding--with the extent of the wetlands as delineated on Maps 9 and 10, indicates that the actual extent of wetlands in the Village exceeds the limits of the areas

MAP 21
EXISTING ZONING IN THE VILLAGE OF SUSSEX: 1980



LEGEND

- VILLAGE LIMIT LINE
- ZONING DISTRICT BOUNDARY LINE
- A-1 AGRICULTURAL DISTRICT
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-4 TWO-FAMILY RESIDENTIAL DISTRICT
- R-5 MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- B-1 NEIGHBORHOOD BUSINESS DISTRICT
- B-2 COMMUNITY BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- M-2 HEAVY INDUSTRIAL DISTRICT
- P-1 PARK DISTRICT
- C-1 LOWLAND CONSERVANCY DISTRICT
- F-1 FLOODWAY DISTRICT
- FLOODPLAIN FRINGE OVERLAY DISTRICT

GRAPHIC SCALE
0 800 1600 2400 FEET

SOURCE: SEWRPC

Table 17

SUMMARY OF EXISTING ZONING DISTRICTS IN THE VILLAGE OF SUSSEX STUDY AREA: 1980

Zoning District	Permitted Uses	Conditional Uses	Minimum Lot Area	Minimum Lot Width	Acres[a]	Percent of Civil Division	Percent of Study Area
VILLAGE OF SUSSEX ZONING ORDINANCE							
A-1 Agricultural District	General farming	Dumps, disposal areas, incinerators, commercial raising of livestock, airports, airstrips, and landing fields	20 acres	500 feet	237	12.7	1.0
R-1 Single-Family Residential District	Single-family dwellings with attached garages	Utilities, public and private schools, colleges, hospitals, clubs, rest homes, nursing homes, elderly housing, children's nurseries, and detached garages	20,000 square feet	120 feet	98	5.3	0.4
R-2 Single-Family Residential District	Single-family dwellings	Same as R-1 Single-Family Residential District	16,000 square feet	100 feet	119	6.4	0.5
R-3 Single-Family Residential District	Single-family dwellings	Utilities, public and private schools, colleges, hospitals, clubs, rest homes, nursing homes, elderly housing, and children's nurseries	12,000 square feet	80 feet	515	27.8	2.2
R-4 Two-Family Residential District	One- and two-family dwellings	Utilities, public and private schools, colleges, hospitals, clubs, rest homes, nursing homes, elderly housing, children's nurseries, and conversion of single-family dwellings to two-family dwellings	10,000 square feet	90 feet	28	1.5	0.1
R-5 Multiple-Family Residential District	Two-family and multiple-family dwellings	Same as R-4 Two-Family Residential District	12,000 square feet	120 feet	57	3.1	0.3
B-1 Neighborhood Business District	Retail establishments providing convenience goods and services	Drive-in theaters, motels, funeral homes, drive-in banks, tourist homes, vehicle sales and service, and commercial recreation facilities	2 acres	200 feet	25	1.3	0.1

Table 17 (continued)

Zoning District	Permitted Uses	Conditional Uses	Minimum Lot Area	Minimum Lot Width	Acres[a]	Percent of Civil Division	Percent of Study Area
VILLAGE OF SUSSEX ZONING ORDINANCE (continued)							
B-2 Community Business District	All uses permitted in the B-1 Neighborhood Business District, appliance stores, department stores, financial institutions, furniture stores, liquor stores, office supply stores, places of entertainment, plumbing supplies stores, variety stores, and similar uses	Funeral homes, drive-in banks, tourist homes, vehicle sales and service, and commercial recreation facilities	5,000 square feet	60 feet	37	2.0	0.2
M-1 Industrial District	Automotive body repair and upholstery, commercial bakeries, commercial greenhouses, distributors, farm machinery sales and repair, painting, printing, warehousing, wholesaling, and light industrial plants	Governmental and cultural uses, public passenger transportation terminals, dumps, pea vineries, creameries, condenseries, and commercial service establishments	10,000 square feet	80 feet	334	18.0	1.4
M-2 Heavy Industrial District	All uses permitted in the M-1 Industrial District, freight yards, freight terminals and transhipment depots, inside storage, and breweries	All conditional uses permitted in the M-1 Industrial District and the manufacturing and processing of such products as abrasives, acid, bleach, chlorine, plastic, rubber, gasoline, grease, soap, incinerators, slaughter houses, tanneries, and weaving facilities	20,000 square feet	120 feet	199	10.7	0.9
P-1 Park District	Parks and playgrounds, tot lots, picnicking, hiking and nature trails, boating, fishing, swimming, sledding, outdoor skating rinks, and skiing	Archery ranges, bathhouses, beaches, boating, camps, conservatories, driving ranges, golf courses, gymnasiums, hunting, ice boating, marinas, music halls, polo fields, pools, riding academies, skating rinks, sport fields, swimming pools, and zoological and botanical gardens	None	None	80	4.3	0.3

Table 17 (continued)

Zoning District	Permitted Uses	Conditional Uses	Minimum Lot Area	Minimum Lot Width	Acres[a]	Percent of Civil Division	Percent of Study Area
VILLAGE OF SUSSEX ZONING ORDINANCE (continued)							
C-1 Conservancy District	Fishing, hunting; preservation of scenic, historic, and scientific areas; public fish hatcheries; soil and water conservation; sustained yield forestry; stream bank and lake shore protection; water retention and wildlife areas; harvesting of wild crops; and public parks	Accessory structures which are floodproofed	None	None	8	0.4	0.1
F-1 Floodway District	Drainage movement of floodwater, navigation, stream bank protection, water measurement and control facilities, grazing, horticulture, open parking and loading areas, open markets, open recreational uses, outdoor plant nurseries, pasturing, sod farms, truck farming, utilities, viticulture, wild crop harvesting, and wildlife preserves	Open space related uses	None	None	97	5.2	0.4
FFO Floodplain Fringe Overlay District	Uses not involving structures which are permitted in an underlying use district	Residential, commercial, industrial and other nonresidential structures when fill requirements are met	None	None	25	1.3	0.1
PDO Planned Development Overlay District	Use permitted in an underlying use district	None	None	None	N/A	--	--
Total Village of Sussex	--	--	--	--	1,859	100.0	8.0

Table 17 (continued)

Zoning District	Permitted Uses	Conditional Uses	Minimum Lot Area	Minimum Lot Width	Acres[a]	Percent of Civil Division	Percent of Study Area
TOWN OF LISBON ZONING ORDINANCE							
Conservancy District	Grazing, harvesting of wild crops; hunting; fishing; sustained yield forestry; dams; hydro-electric power stations; telephone, telegraph, and power transmission lines; nonresidential buildings used solely in conjunction with the raising of water fowl, minnows, and other similar lowland animals, fowl, or fish	None	None	None	2,179	10.2	9.3
Residence "Estate" District	One-family dwellings, public parks and recreation areas, crop and tree farming, keeping of poultry and domestic livestock, horticulture, accessory buildings, and home occupations	Cemeteries, private clubs and outdoor recreational facilities, public buildings and uses, and public and commercial disposal operations	3 acres	200 feet	0	0.0	0.0
Residence "A-1" District	Same as permitted in the Residence "Estate" District, with certain requirements regarding the keeping of poultry and domestic livestock	Same as permitted in the Residence "Estate" District	40,000 square feet	150 feet	2,816	13.1	12.1
Residence "A-2" District	Same as permitted in the Residence "A-1" District	Same as permitted in the Residence "A-1" District	30,000 square feet	120 feet	12,890	60.2	55.4
Residence "A-3" District	Same as permitted in the Residence "A-2" District	Same as permitted in the Residence "A-2" District	30,000 square feet	120 feet	926	4.3	4.0
Residence "M" District	Same as permitted in the Residence "A-3" District, real estate and insurances offices as home occupations	Same as permitted in the Residence "A-3" District plus two-family and multiple-family dwellings	20,000 square feet	120 feet	0	0.0	0.0

Table 17 (continued)

Zoning District	Permitted Uses	Conditional Uses	Minimum Lot Area	Minimum Lot Width	Acres[a]	Percent of Civil Division	Percent of Study Area
TOWN OF LISBON ZONING ORDINANCE (continued)							
Agricultural District	Any use permitted in the Residence "M" District except multiple-family dwellings; farm uses, nurseries, greenhouses, hatcheries, and roadside stands	Airports, landing fields, animal hospitals, kennels, cemeteries, mausoleums, fur farms, pig farms, wholesale fattening of livestock, pea vineries, creameries and condenseries, laboratories, motels, private clubs, outdoor recreational facilities, outdoor theaters, public buildings and uses, quarrying, trailer camps, commercial fish or bait ponds, and public and commercial disposal operations	3 acres	200 feet	76	0.4	0.3
Quarrying District	Quarrying and related operations	Quarrying	None	None	1,622	7.6	7.0
Restricted Business District	Single-family residences in conjunction with permitted business uses, boarding houses, delicatessens, florists shops, funeral homes, gift shops, interior decorator, professional offices, restaurants, tourist homes, and similar uses	Automobile service stations, cemeteries, private clubs, outdoor recreational facilities, public buildings and uses, commercial fish or bait ponds, public and commercial disposal operations, restaurants, lake resorts, taverns, and similar uses	20,000 square feet	120 feet	0	--	--
Local Business District	Any use permitted in the Restricted Business District, appliance stores, barber and beauty shops, banks, clothing and drug stores, furniture stores, grocery and hardware stores, music and radio stores, photographers, shoe stores, filling stations, garages, and similar uses	Same as permitted in Restricted Business District	20,000 square feet	120 feet	138	0.6	0.6

Table 17 (continued)

Zoning District	Permitted Uses	Conditional Uses	Minimum Lot Area	Minimum Lot Width	Acres[a]	Percent of Civil Division	Percent of Study Area
TOWN OF LISBON ZONING ORDINANCE (continued)							
General Business District	Any use permitted in the Local Business District, wholesalers, distributors, theaters, used car lots, dry cleaning, automobile sales and repair, printing, dairies, hotels, laundries, private vocational schools, lockers and cold storage plants, and other similar uses	Automobile service stations, animal hospitals and kennels, cemeteries, drive-in restaurants, laboratories, motels, private clubs, outdoor recreational facilities, outdoor theater, quarrying, trailer camps, commercial fish or bait ponds, public and commercial disposal operations, restaurants, lake resorts, taverns, and similar uses	20,000 square feet	120 feet	0	0.0	0.0
Limited Industrial District	Any use permitted in the in the General Business or Agricultural District, trades and industries of a restrictive character	Same as permitted in the General Business District, plus fur farms, pig farms, wholesale fattening of livestock, pea vineries, creameries, and condenseries	1 acre	150 feet	127	0.6	0.5
General Industrial District	Any use permitted in the Limited Industrial District, and other commercial or industrial uses not otherwise prohibited by law	Same as permitted in the Limited Industrial District	1 acre	150 feet	652	3.0	2.8
Total Town of Lisbon	--	--	--	--	21,426	100.0	92.0
Total Study Area	--	--	--	--	23,285	--	100.0

[a]Rounded to nearest acre.

Source: SEWRPC.

currently placed in C-1 Conservancy District zoning. Therefore, the Village should consider an amendment to its zoning map that would redelineate the extent of areas included in C-1 Conservancy District zoning.

Lands outside the corporate limits of the Village of Sussex and within the study area are under the authority of the Town of Lisbon Zoning Ordinance. This zoning ordinance consists of five residential districts, one agricultural district, one quarrying district, three business districts, and two industrial districts. The location of these districts and their respective boundaries are shown on Map 22. Also, Table 17 presents a brief summary of the regulations contained in each district and the amount of acreage assigned to each district on the Town's zoning map. It should be noted that large acreages in the Residence "A-2" District zoned lands are located north, south, and west of the Village in the Town of Lisbon. This zoning district permits one-family dwellings on 30,000-square-foot lots. Urban residential development on lots of this size tends to be more expensive to serve with public sanitary sewer, public water supply service and other community services than, for example, urban residential development on 15,000-square-foot lots. Existing residential development in the Town of Lisbon is served by onsite sewage disposal systems and private onsite wells. When residential development occurs on 30,000-square-foot lots adjacent to or in proximity to the Village of Sussex corporate limits, the Village could ultimately be responsible for providing community utilities and services to such areas if private sewage disposal systems and wells in these areas should fail to function properly. The Village's one-and-one-half mile subdivision plat review authority can be utilized to control the extent of such development and can be based on the physical development objectives expressed in the Village land use plan.

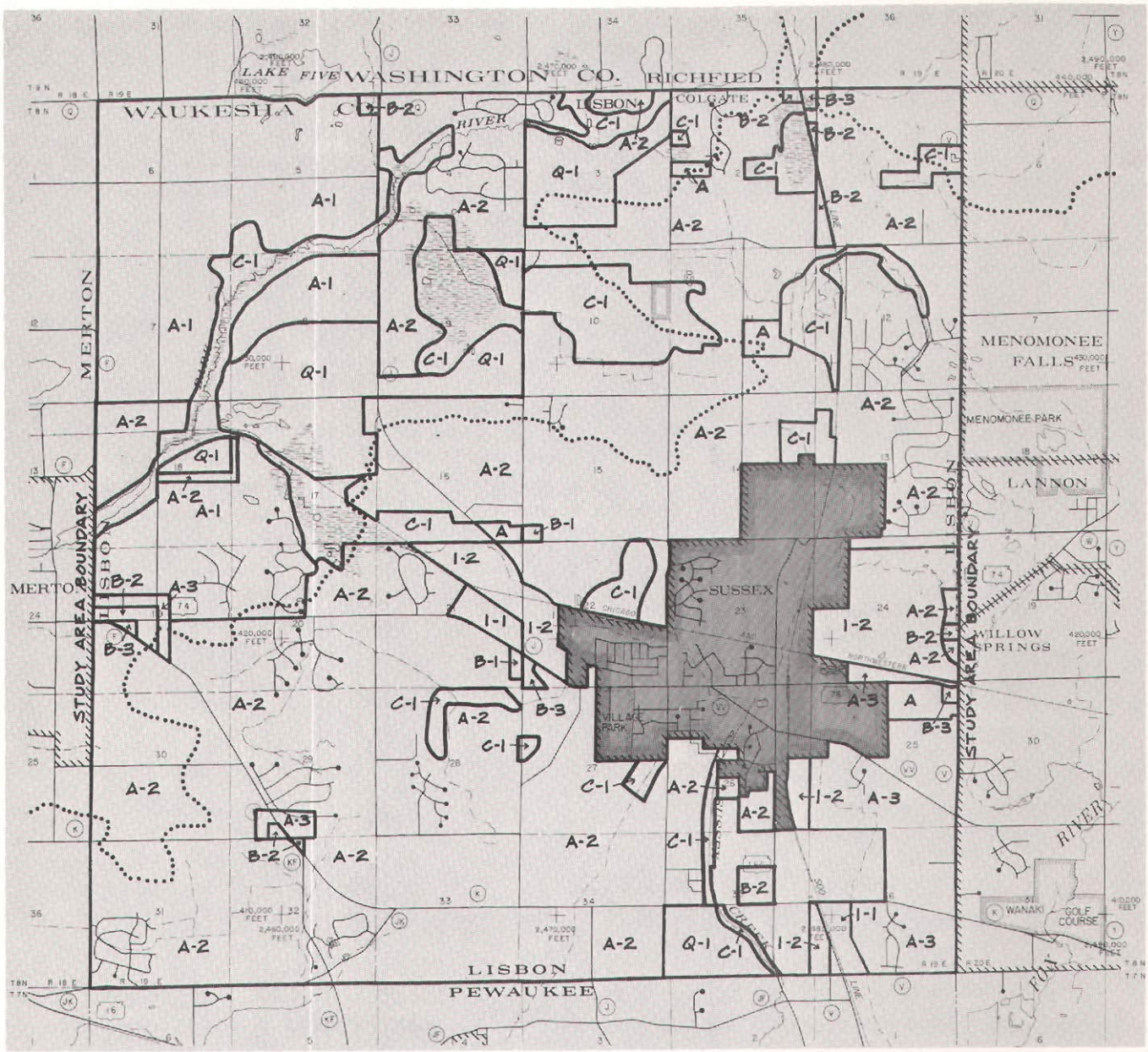
The subdivision and improvement of land within the Village of Sussex is regulated by the Village of Sussex Subdivision and Platting Ordinance. The ordinance requires that preliminary and final subdivision plats be filed for all divisions of land which create five or more parcels. It further requires that a certified survey map be filed for all divisions of land which create two to four parcels that are four acres or less in size. The ordinance sets forth specific requirements for preliminary and final plats. Furthermore, the ordinance requires that a subdivider install subdivision improvements prior to final plat approval and that park and school sites be reserved or dedicated, or that a fee be paid in lieu of site dedication. The requirements and standards set forth in the subdivision and platting ordinance are consistent with Chapter 236 of the Wisconsin Statutes.

The Village of Sussex does not have an adopted Official Map Ordinance for the area within the village limits and its one-and-one-half mile extraterritorial plat approval jurisdictional area. Such an ordinance can be an effective tool in reserving land for future streets, highways, and parkways. An official map ordinance, reflecting existing street and parkway development as well as the appropriate land use and transportation recommendations contained herein, should be adopted by the Village.

SUMMARY OF PRINCIPAL FACTORS AFFECTING LAND USE PLANNING AND DEVELOPMENT IN THE VILLAGE OF SUSSEX

The preceding chapter provided an inventory and analysis of existing man-made and natural resource features affecting land use development in the study area. Certain conditions were identified which pose both physical development constraints to, and opportunities for, the future growth and development of

MAP 22
EXISTING ZONING IN THE TOWN OF LISBON: 1980



LEGEND

VILLAGE OF SUSSEX

TOWN OF LISBON ZONING DISTRICTS

- A-1 RESIDENCE
- A-2 RESIDENCE
- A-3 RESIDENCE
- B-1 RESTRICTED BUSINESS
- B-2 LOCAL BUSINESS
- B-3 GENERAL BUSINESS
- I-1 LIMITED INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- A AGRICULTURAL
- Q-1 QUARRYING
- C-1 CONSERVANCY

the Village. This information provided basic knowledge that was useful in forming the overall "framework" or "planning context" in which a sound land use plan could be formulated. Moreover, this information was useful in determining the specific physical development objectives that the land use plan is intended to achieve over the planning period. The following list is a summary of the principal factors affecting land use planning in the Village of Sussex. Map 23 presents a graphic summary of certain of these factors.

1. The forecast resident population for the Village of Sussex urban service area is expected to reach 10,800 persons by the year 2000, an increase of about 7,200 persons, or 200 percent, over the 1980 resident population of about 3,600 persons.

2. The percentage of school age children--ages 5 through 17--in the total population in the Village of Sussex urban service area is forecast to decrease from its 1970 level of about 35 percent to about 19 percent by the year 2000.

3. Residential building activity has been consistently higher in the Town of Lisbon since 1970 than in the Village of Sussex. This difference in building activity has been due in part to the limited available capacity of the Village sewage treatment plant prior to its renovation and expansion in 1976; and in part to the liberal land subdivision policies of the Town of Lisbon.

4. Sussex Creek and the East and South Branches of Sussex Creek, together with their associated floodlands, cut through the center of the Village and thus offer potential for open space and recreational uses.

5. Soils having shallow depth to bedrock cover large areas immediately south and east of the Village and impose severe limitation on urban development.

6. Large wetland areas are located at the western edge of the Village, flanking the Chicago & North Western Railway tracks and in the eastern part of the Village along the portion of the Soo Line Railroad tracks north of Main Street. These wetland areas could be used to define the western limits of residential development in the Village sewer service area during the planning period.

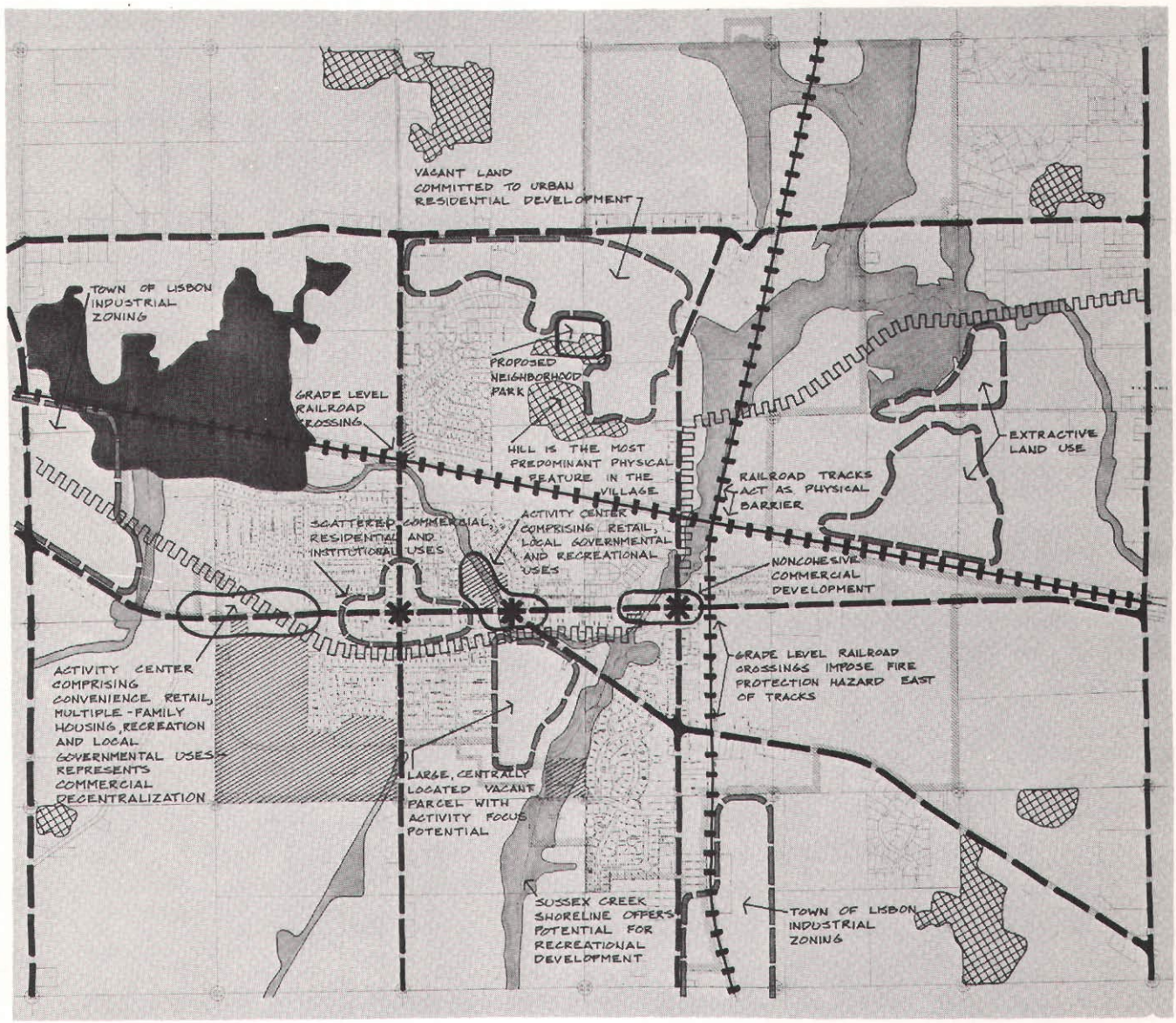
7. The most significant woodlands within the Village are located on two hills in the central portion of U. S. Public Land Survey Section 23, adjacent to the Sussex Heights Subdivision on the east. These woodland stands are visible at a distance from the south and southeast, and as such, identify the location of the Village. The Village should consider preserving these woodlands because of the relatively small acreage remaining in woodlands within the corporate limits and because of the value they have in expressing a positive visual image of the community.

8. Prime agricultural land in the study area is located primarily to the north and west of the Village of Sussex. When practicable, new urban development should be directed away from these areas.

9. Retail commercial development in the Village is scattered along Main Street, and thus does not provide adequate opportunities for user interaction between individual commercial land uses or between commercial land uses and other compatible institutional and governmental land

MAP 23

PRINCIPAL MAN-MADE AND NATURAL RESOURCE FACTORS AFFECTING LAND USE PLANNING AND DEVELOPMENT IN THE VILLAGE OF SUSSEX: 1980



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- ARTERIAL STREETS AND HIGHWAYS
- ARTERIAL STREET INTERSECTION WITH ADJACENT LANDS IN COMMERCIAL DEVELOPMENT
- PARK AND OPEN SPACE SITE
- WAUKESHA COUNTY HIKING AND BIKING TRAIL
- RAILROAD TRACKS

GRAPHIC SCALE

0 800 1600 2400 FEET

SOURCE: SEWRPC

uses. Main Street does not have a compact central area of intensive business and pedestrian activity that can be readily perceived as the identifiable center of the Village.

10. Approximately 35 acres of undeveloped land is located immediately south of the intersection of Main Street and Silver Spring Drive. The centralized location and visibility of this site offers potential for intensive urban development.

11. Quarrying and gravel pit operations are the major industries in the study area. The importance of these extractive industries to the local economy requires careful management of bedrock and gravel resources.

12. Large acreages immediately east and west of the Village's corporate limits are zoned in the General Industrial District of the Town of Lisbon. This zoning permits a full range of heavy industrial and extractive land uses. Most of these lands are currently undeveloped.

13. Interceptor and trunk sanitary sewer extensions are planned which will provide sewer service to developing areas at the northern, western, and eastern edges of the Village in the near future.

Chapter III

OBJECTIVES, PRINCIPLES, AND STANDARDS

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task which should be undertaken before plans are prepared. In a public planning effort, the objectives should reflect the basic values and needs of the community as determined by the local plan commission, a body charged by law to do local planning, and duly composed of elected and appointed public officials and knowledgeable and concerned citizens. The physical development objectives herein set forth were developed with the Village of Sussex Plan Commission and, therefore, reflect local values and needs. The objectives also reflect areawide needs set forth in adopted regional plan elements.

BASIC CONCEPTS AND DEFINITIONS

Definitions for the term "objective" as well as for the terms "principle," "standard," "plan," "policy," and "program" have been advanced by the Regional Plan Commission in order to provide a common frame of reference for all public planning efforts within the Region. Such definitions are needed because the term "objective" is subject to a wide range of interpretation and application and is closely linked to other terms often used in planning work which are equally subject to a wide range of interpretation and application. These definitions, originally proposed in 1963, have proven sound over time and are set forth below.

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 which 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.

Although this chapter discusses only the first three of these terms, an understanding of the interrelationship of these terms and the basic concepts they represent is essential to a good understanding of the land use development objectives, principles, and standards set forth below.

The findings of the planning inventories and analyses of the study area, as reported in the previous chapter, were utilized as a basis for the formulation of the recommended land use development objectives. The information used consisted of the inventory and analysis of the natural resource and man-made features of the study area, the factors affecting land use development in the

Village, and the existing applicable plans and policies. The resulting set of land use development objectives and their supporting principles and standards, as set forth below, address the allocation and distribution of land use and the provision of community facilities and supporting services to meet the needs of the existing and probable future resident population of the Village to the year 2000.

OBJECTIVES, PRINCIPLES, AND STANDARDS FOR THE VILLAGE OF SUSSEX AND ITS ENVIRONS

OBJECTIVE NO. 1

Provide a balanced allocation of space to various land use categories which will meet the social, physical, and economic needs of the resident population within the urban service area of the Village.

PRINCIPLE

The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

STANDARD

The land area set aside for accommodating forecasted growth in the urban service area of the Village should be based upon the standards set forth in Table 18.

Table 18

PER CAPITA URBAN LAND USE DEVELOPMENT STANDARDS FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA

Land Use Category	Land Use Development Standard (gross area)a
Residential	45 acres per 100 dwelling units
Commercial	
Neighborhood Retail	1.25 acres per 1,000 persons
Community Retail	1 acre per 1,000 persons
Manufacturing and Wholesaling	12 acres per 100 employees
Governmental and Institutional	
Public Elementary School	2.7 acres per 100 students
Public Middle School	2.2 acres per 100 students
Public High School	2.0 acres per 100 students
Church	2.5 acres per 1,000 persons
Other	4.5 acres per 1,000 persons
Public Outdoor Recreation	
Regional and Multi-Community	As recommended in the regional park and open space plan
Community Park Sites	2.2 acres per 1,000 persons
Neighborhood Park Sites	1.7 acres per 1,000 persons

[a]Gross area includes associated street and highway rights-of-way for each land use category.

Source: SEWRPC.

OBJECTIVE NO. 2

Provide neighborhood and community facilities and services on sites which are adequately sized and appropriately located to conveniently and efficiently serve the residential population of the urban service area of the Village.

PRINCIPLE

The location and extent of commercial, industrial, educational, transportation, and recreation facilities are important determinants of the quality of life in the Village, and sites for such facilities should be preserved and expanded as required to meet the future needs of the resident population of the urban service area of the Village.

STANDARD

Sites for neighborhood and community service facilities should be provided based upon the guidelines set forth in Table 19.

OBJECTIVE NO. 3

Provide neighborhood and community facilities and services in compact and functional concentrations properly related to the supporting transportation system and to the land uses served.

PRINCIPLE

A grouping of retail facilities and services and related public and quasi-public facilities and services in a well ordered, centrally located area can contribute to the social and economic vitality of the Village and environs. Commercial establishments and related facilities and services tend to thrive in a compact, central location because people prefer going to one place to meet a variety of their consumer needs. Also, such a concentration of facilities and services can be conveniently accommodated by, and made readily accessible to, parking, transportation, and utility facilities.

STANDARD

Retail facilities and services and related public and quasi-public facilities and services should be concentrated in existing or planned neighborhood and community commercial centers conveniently located with respect to the residential land uses to be served.

OBJECTIVE NO. 4

Encourage diversified industrial development on lands which are well-suited for such development.

PRINCIPLE

Typically, industrial growth within a community has a positive impact on the local economy. Lands considered to be suitable for industrial development should have certain characteristics which meet the basic locational requirements of modern industry. By preserving for industrial development those lands which meet these basic requirements, a community can provide opportunities for industrial growth.

Table 19

COMMUNITY FACILITY SITE AREA AND SERVICE RADIUS STANDARDS FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA

Type	Number of Persons Served	Required Site Area (gross acres)	Maximum Service Radius in a Medium-Density Neighborhood (miles)	Maximum One-Way Travel Time (minutes)	
				Automobile at 25 Miles Per Hour	Transit Facility Total Elapsed Time
Commercial Facilities					
Local Retail and Service Center	4,000-8,000	6.5 minimum	0.75	3	--
Community Retail and Service Center	10,000-25,000	15-40	1.50	15	20
Community Industrial Facility	300-5,000 employees	20-640	--	15	20
Local Transit Facilities	--	--	0.75	--	--
Educational Facilities					
Public Elementary School (grades K-5)	550 students	15 minimum	0.50	--	--
Public Middle School (grades 6-8)	1,000 students	22 minimum	1.50	15	20
Public Senior High School (grades 9-12)	2,000 students	42 minimum	--	20	30
Outdoor Recreational Facilities					
Neighborhood Park	3,500-8,000	6-16	0.50	--	--
Community Park	11,500-45,000	25-99	2.00	20	30

Source: SEWRPC.

STANDARDS

Planned industrial sites within the urban service area of the Village should meet the following site-specific standards:

1. Direct access to, and good visibility from, the arterial street and highway system.

2. Direct or indirect access to the railway system.

3. Available, adequate water supply.

4. Available, adequate public sanitary sewer service.

5. Available, adequate storm water drainage facilities.

6. Available, adequate power supply.

OBJECTIVE NO. 5

Provide housing in well-ordered residential neighborhoods properly related to the surrounding community and the region as a whole.

PRINCIPLE

Development of residential land uses as integral parts of planned neighborhood units can assist in stabilizing community property values, preserving residential amenities, and promoting efficiency in the provision of public utilities and facilities; can best provide a desirable environment for family life; and can provide the community with improved levels of efficiency, safety, convenience, and amenity.

STANDARDS

1. Residential neighborhood units should be physically self-contained within clearly defined and relatively permanent isolating boundaries, such as arterial streets and highways, major park and open space reservations, or significant natural features, such as rivers, streams, or hills.

2. Residential neighborhood units should contain enough area to provide housing for the population to be served by one elementary school and by one neighborhood park; an internal street system which discourages penetration of the unit by through traffic; and all of the community and commercial facilities necessary to meet the day-to-day living requirements of the family within the immediate vicinity of its dwelling unit. To meet these requirements at varied residential densities, the guidelines, set forth in Table 20, should be approximated.

OBJECTIVE NO. 6

Encourage urban development that is properly related to community utilities.

PRINCIPLE

Public utilities and urban development are mutually interdependent in that the type and extent of urban development determines the demand for public utilities, and these utilities in turn provide essential support for sound urban development.

Table 20

NEIGHBORHOOD PLANNING STANDARDS

Land Use	Low-Density Development (2 miles square) Percent of Area	Medium-Density Development (1 mile square) Percent of Area	High-Density Development (0.5 mile square) Percent of Area
Residential	80.0	71.0	66.0
Streets and Utilities	16.5	23.0	25.0
Parks and Playgrounds	1.5	2.5	3.5
Public Elementary School	0.5	1.5	2.5
Other Governmental and Institutional	1.0	1.0	1.5
Commercial	0.5	1.0	1.5
Total	100.0	100.0	100.0

Source: SEWRPC.

STANDARDS

1. All land developed or proposed to be developed for urban use should be located in areas readily serviceable by the existing public water supply system or by proposed extensions thereof.

2. All land developed or proposed to be developed for urban use should be located in areas readily serviceable by existing or proposed public sanitary sewerage facilities and preferably within the gravity drainage area tributary to such systems.

3. All urban development should be provided with adequate storm water drainage facilities.

OBJECTIVE NO. 7

A spatial distribution of the various land uses which will result in the protection and wise use of the natural resource base of the study area.

PRINCIPLE

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

A. SOILS

Principle

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

Standards

1. Sewered urban development should not be located in areas covered by soils identified in the regional detailed operational soils survey as having severe or very severe limitations for such development.

2. Unsewered suburban residential development should not be located in areas covered by soils identified in the regional detailed operational soils survey as having severe or very severe limitations for such development.

3. Rural development, including agricultural and rural residential development, should not be located in areas covered by soils identified in the regional detailed operational soil survey as having severe or very severe limitations for such areas.

B. LAKES AND STREAMS

Principle

Inland lakes and streams contribute 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; serve to store and convey flood waters; and provide certain water withdrawal requirements.

Standards

1. Floodlands should not be allocated to any urban development which would cause or be subject to flood damage.

2. The floodwater storage capacity of floodlands should not be reduced by urban or rural development.

3. The flow capacity of perennial stream channels and associated floodlands should not be reduced by urban or rural development.

C. WETLANDS

Principle

Wetlands support a wide variety of desirable and sometimes unique plant and animal life; assist in the stabilization of lake levels and streamflows; trap and store plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and obnoxious weed and algae growth; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply; reduce storm water runoff by providing area for floodwater impoundment and storage; trap soil particles suspended in runoff and thus reduce stream sedimentation; and provide the population with opportunities for certain scientific, educational, and recreational pursuits.

Standard

All wetland areas adjacent to streams or lakes, all wetlands within areas having special wildlife and other natural values, and all wetlands having an area in excess of 50 acres should not be allocated to any urban development except limited recreational uses and should not be drained or filled.

D. WOODLANDS

Principle

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce storm water runoff and stabilize streamflows and ground water levels; 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 the forest product industries; provide the population with opportunities for certain scientific, educational, and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.

Standards

1. When practicable, remaining woodlands should be preserved in their natural state.

2. For demonstration and educational purposes, the woodland cover within the study area should include a minimum of 20 acres devoted to each major forest type: oak-hickory, northern hardwood, pine, and lowland forest. In addition, remaining examples of the native forest vegetation types representative of the presettlement vegetation should be maintained in a natural condition and be made available for research and educational use.

E. WILDLIFE

Principle

Wildlife, when provided with a suitable habitat, supplies the population with opportunities for certain scientific, educational, and recreational pursuits; 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 wherein fish and game can best be fed, sheltered, and reproduced--is a natural habitat. Since the natural habitat for fish and game can best be achieved by preserving or maintaining in a wholesome state other 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.

F. ENVIRONMENTAL CORRIDORS

Principle

Environmental corridors are a composite of individual elements of the natural resource base including lakes, rivers, and streams and their associated floodlands; wetlands; wildlife habitat areas; rugged terrain consisting of slopes 12 percent or greater; wet, poorly drained, or organic soils; and significant geological formations. Environmental corridors can be classified into three

types: primary environmental corridors; secondary environmental corridors; and isolated natural areas. Primary environmental corridors are linear features in the landscape containing relatively large, diverse concentrations of high-value natural resource base elements. Secondary environmental corridors are linear features in the landscape containing smaller concentrations of lower-value natural resource base elements than primary environmental corridors. Isolated natural areas have less natural resource base diversity than primary or secondary environmental corridors and are separated geographically from such corridors, but have natural resource base elements of comparable value to primary or secondary environmental corridors. By protecting these environmentally significant areas, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided scientific, educational, and recreational pursuits.

Standards

1. All remaining undeveloped lands within designated primary environmental corridors should be preserved in essentially natural, open uses.

2. All remaining undeveloped lands within designated secondary environmental corridors should be considered for preservation in essentially natural, open uses; particularly when there is an opportunity to incorporate such corridors into urban storm water retention and detention areas, drainageways, and public and private parks and open spaces.

3. All remaining undeveloped lands within designated isolated natural areas should be considered for preservation in essentially natural, open uses; particularly when there is an opportunity to incorporate such areas into public and private parks and open spaces.

G. PRIME AGRICULTURAL LANDS

Principle

Prime agricultural lands constitute the most productive farm lands in the study area and, in addition to providing food and fiber, contribute significantly to maintaining the ecological balance between plants and animals; provide open spaces which give form and structure to urban development; and serve to maintain the natural beauty and unique cultural heritage of the general area.

Standard

Land ownerships 35 acres or larger in size, which have more than 50 percent of their area covered by soils classified as National Prime Farmlands, Unique Farmlands, or Farmlands of Statewide Significance by the U. S. Department of Agriculture, Soil Conservation Service, and included within 35-acre land ownership aggregates of 640 acres or larger should be preserved in agricultural use.

OBJECTIVE NO. 8

The protection of sand, gravel, and limestone deposits to provide a source of raw material for concrete aggregate, gravel for road subgrades and surfaces, sand for mortar, crushed rock for ballast, and molding sand and building stone for dimensional stone work.

PRINCIPLE

Sand, gravel, and limestone deposits constitute an important raw material for construction and for certain industrial activities in the Region in that they provide concrete aggregate, gravel for road subgrades and surfacing, sand for mortar and molding sand. Urbanization of lands overlying these resources may make future extraction of these resources economically unfeasible. Therefore, failure to identify these resources and encourage their preservation in the land use planning process may result in shortages and in increases in the costs of these materials, which would ultimately affect the tax base and the economic vitality of the Village and the Region of which the Village is a part.

STANDARD

Lands underlain by sand, gravel, or limestone deposits meeting the following criteria should be protected from land development which would preclude the establishment of extractive operations:

1. Comprises an area greater than 40 acres in size.

2. Contains deposits located less than 10 feet from the surface.

3. Are readily accessible to the arterial highway and railway systems.

4. Are located near compatible land uses--such as industrial, park and open space, and other extractive operation uses.

5. Have limited fragmentation of ownership.

OBJECTIVE NO. 9

The provision of an integrated system of public general-use outdoor recreation sites and related open space areas which will allow the resident population of the study area adequate opportunity to participate in a wide range of outdoor recreation activities.

PRINCIPLE

The provision of public general-use outdoor recreation sites and related open space areas contributes to the attainment and maintenance of good physical and mental health by providing opportunities to participate in a wide range of wholesome outdoor recreation activities. Moreover, an integrated park and related 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 resource amenities and avoiding the creation of serious and costly environmental and developmental problems. An integrated system of public general-use outdoor recreation sites and related open space areas can also contribute to the orderly growth of the study area by lending form and structure to urban development patterns.

A. PUBLIC OUTDOOR RECREATION SITES

Principle

Public outdoor recreation sites promote the maintenance of proper physical and mental health by providing opportunities to participate in such athletic recreational activities as baseball, swimming, tennis, and ice skating--activities that facilitate the maintenance of proper physical health because of the exercise involved--as well as opportunities to participate in such less athletic activities as pleasure walking, picnicking or just rest and reflection. These activities tend to reduce everyday tensions and anxieties and thereby help maintain proper physical and mental well being. Well designed and properly located outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thereby contribute to the desirability and stability of residential neighborhoods as well as to the communities in which such facilities are provided.

Standards

1. Sites for public outdoor recreation facilities should be provided based upon the guidelines set forth in Table 21.

2. Public general-use outdoor recreation sites should, to the maximum extent practicable, be located within the designated primary environmental corridors of the study area.

B. RECREATION-RELATED OPEN SPACE

Principle

Effective satisfaction of recreation demands within the study area cannot be accomplished solely by providing public general-use outdoor recreation sites. Certain recreational pursuits such as hiking, biking, pleasure driving, and ski touring are best provided for through a system of recreation corridors located on or adjacent to linear resource-oriented open space lands. A well designed system of recreation corridors offered as an integral part of linear open space lands can also serve to physically connect existing and proposed public parks, thus forming a truly integrated park- and recreation-related open space system. In addition, such open space lands satisfy the human need for natural surroundings, serve to protect the natural resource base and ensure that many scenic areas and areas of natural, cultural, or historic interest assume their proper place as form determinants for both existing and future land use patterns.

Standards

The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreation corridors to meet the resident demand for extensive trail-oriented recreation activities. To fulfill these requirements, the following recreation-related open space standards should be met:

1. A minimum of 0.16 linear mile of recreation-related open space consisting of linear recreation corridors should be provided for each 1,000 persons in the study area. A recreation corridor is defined as a publicly owned continuous linear expanse of land which is generally located within scenic areas

Table 21

OUTDOOR RECREATION SITE REQUIREMENTS[a]

Site Type	Size (gross acres)	Minimum Per Capita Public Requirements (acres per 1,000 persons)[c]	Typical Facilities	Maximum Service Radius (miles)[b]	
				Urban[d]	Rural
I[e] Regional Parks	250 or more	5.3	Camp sites, swimming beach, picnic areas, golf course, ski hill, ski touring trail, boat launch, nature study area, playfield, softball diamond, passive activity area[f]	10.0	10.0
II[g] Multi-Community Parks	100-249	2.6	Camp sites, swimming beach, picnic areas, golf course, ski hill, ski touring trail, boat launch, nature study area, playfield, softball and/or baseball diamond, passive activity area[f]	4.0[h]	10.0[h]
III[i] Community Parks	25-99	2.2	Swimming pool or beach, picnic areas, boat launch, nature study area, playfield, softball and/or baseball diamond, tennis court, passive activity area[f]	2.0[j]	--
IV[k] Neighborhood Parks	Less than 25	1.7	Wading pool, picnic areas, playfield, softball and/or baseball diamond, tennis court, playground, basketball goal, ice skating rink, passive activity area[f]	0.5-1.0[l]	--

[a] In urban areas, elementary, middle, and senior high school sites often provide a substitute for facilities normally located in park sites. The minimum recreation facilities typically provided in a school site include a playfield, a baseball diamond, a softball diamond, tennis courts, and basketball goals. The determination of community and neighborhood park needs were largely based on per capita and service radius standards for these types of outdoor recreation sites; however, school sites providing the above recreation facilities, and the corresponding service radius standards were considered in the process of arriving at a final determination of park needs.

[b] The identification of a maximum service radius for each park type is intended to provide another guideline to assist in the determination of park requirements and to assure that each resident of the study area, as well as the Region, has ready access to the variety of outdoor recreation facilities commonly located in parks.

[c]For Type I and Type II parks, which generally provide facilities for resource-oriented recreation activities for the total population of the Region, the minimum per capita acreage requirements apply to the total resident population of the Region. For Type III and Type IV sites, which generally provide facilties for intensive nonresource-oriented outdoor recreation activities primarily in urban areas, the minimum per capita acreage requirements apply to the resident population of the urban service area.

[d]Urban areas are defined as areas containing a closely spaced network of minor streets which include concentrations of residential, commercial, industrial, governmental, or institutional land uses having a minimum total area of 160 acres and a minimum population of 500 persons. Such areas usually are incorporated and are served by sanitary sewerage systems. These areas have been further classified into the following densities: low-density urban areas, or areas with 0.70 to 2.29 dwelling units per net residential acre; medium-density urban areas, or areas with 2.30 to 6.99 dwelling units per net residential acre; and high-density urban areas, or areas with 7.00 to 17.99 dwelling units per net residential acre.

[e]Type I sites are defined as large outdoor recreation sites having a multi-county service area. Such sites rely heavily for their recreational value and character on natural resource amenities. Type I parks provide opportunities for participation in a wide variety of resource-oriented outdoor recreation pursuits.

[f]A passive activity area is defined as an area within an outdoor recreation site which provides an opportunity for such less athletic recreational pursuits as pleasure walking, rest and relaxation, and informal picnicking. Such areas generally are located in all parks or in urban open space sites and usually consist of a landscaped area with mowed lawn, shade trees, and benches.

[g]Type II sites are defined as intermediate size sites having a countywide or multi-community service area. Like Type I sites, such sites rely for their recreational value and character on natural resource amenities. Type II parks, however, usually provide a smaller variety of recreation facilities and have smaller areas devoted to any given activity.

[h]In general, each resident of the study area should reside within 10 miles of a Type I or a Type II park.

[i]Type III sites are defined as intermediate size sites having a multi-neighborhood service area. Such sites rely more on the development characteristics of the area to be served than on natural resource amenities for location.

[j]In urban areas, the need for a Type III site is met by the presence of a Type II or Type I site. Thus, within urban areas having a population of 7,500 or greater, each urban resident should be within two miles of a Type III, II, or I park site.

[k]Type IV sites are defined as small sites which have a neighborhood as the service area. Such sites usually provide facilities for intensive nonresource-oriented outdoor recreation activities and are generally provided in urban areas. These acreage standards relate to lands required to provide for recreation facilities typically located in a neighborhood and are exclusive of the school building site and associated parking area and any additional natural areas which may be incorporated into the design of the park site such as drainageways and associated storm water retention basins, areas of poor soils, and floodland areas.

[l]The maximum service radius of Type IV parks is governed primarily by the population densities in the vicinity of the park. In medium-density urban areas, each resident should reside within one-half mile of a Type IV park; and in low-density urban areas, each urban resident should reside within one mile of a Type IV park.

Source: SEWRPC.

or areas of natural, cultural, or historical interest and which provides opportunities for participation in trail-oriented outdoor recreation activities, especially through the provision of trails designated for such activities as biking, hiking, horseback riding, nature study, and ski touring.

2. The maximum travel distance to recreation corridors should be five miles in urban areas and 10 miles in rural areas.

3. Resource-oriented recreation corridors should maximize use of:

   a. Environmental corridors as locations for extensive trail-oriented recreation activities.

   b. Outdoor recreation facilities provided at existing public park sites.

   c. Existing recreation trail-type facilities.

OBJECTIVE NO. 10

Maintain, preserve, and, where necessary, rehabilitate the existing housing stock.

PRINCIPLE

Housing is remarkably durable, and with adequate maintenance, most dwellings need not deteriorate with age. Important to the establishment of an adequate supply of sound housing, therefore, is the continual need for preventive maintenance of basically sound housing units and early rehabilitation of deteriorating housing units.

STANDARDS

1. Basically sound housing units which have only minor defects should be upgraded and maintained in sound condition to the maximum extent possible.

2. Basically sound housing units which have major defects should be repaired and rehabilitated and measures taken to eliminate or minimize future deterioration.

3. Housing units which have deteriorated to the point of becoming a health or safety hazard for their occupants and which are not economically feasible to rehabilitate should be removed and replaced by decent, safe, and sanitary housing units.

OBJECTIVE NO. 11

Provide a balanced variety of housing types, sizes, and costs.

PRINCIPLE

An adequate supply of a wide range of housing types, sizes, and costs should be available to meet the housing needs of a variety of households of varying age, income, and size, reflecting the diverse housing needs of a growing and changing population. No single housing type should be permitted to dominate the local housing market in excess of community needs.

STANDARD

Housing should be provided in accordance with the following general guidelines:

1. Approximately 91.5 percent of the residential development area within a medium-density neighborhood should consist of single-family housing.

2. Approximately 8.5 percent of the residential development area within a medium-density neighborhood should consist of two-family and multiple-family housing.

OBJECTIVE NO. 12

The development of a street and highway system in the study area that promotes sound land use development and that achieves a hierarchy of road function.

PRINCIPLE

Streets and highways should provide safe and convenient vehicular access to individual properties and fluid traffic movement to, from, and within all portions of the study area. Roadway pavement and right-of-way widths should reflect anticipated traffic volumes and the kind of traffic to be served; and should be properly related to land use development types and densities and individual transportation habits and needs to be served.

STANDARDS

1. All streets and highways in the study area should be classified into one of the following functional categories:

   Land Access Street--conducts traffic to and from individual properties and other local, collector, or arterial streets.

   Collector Street--collects traffic from land access streets and conveys it to arterial streets and/or activity centers.

   Arterial Street--provides for expeditious movement of through traffic in to, out of, and within the community.

2. Streets in the village urban service area should be provided in accordance with the typical cross-sections set forth in Figures 2 through 6.

OBJECTIVE NO. 13

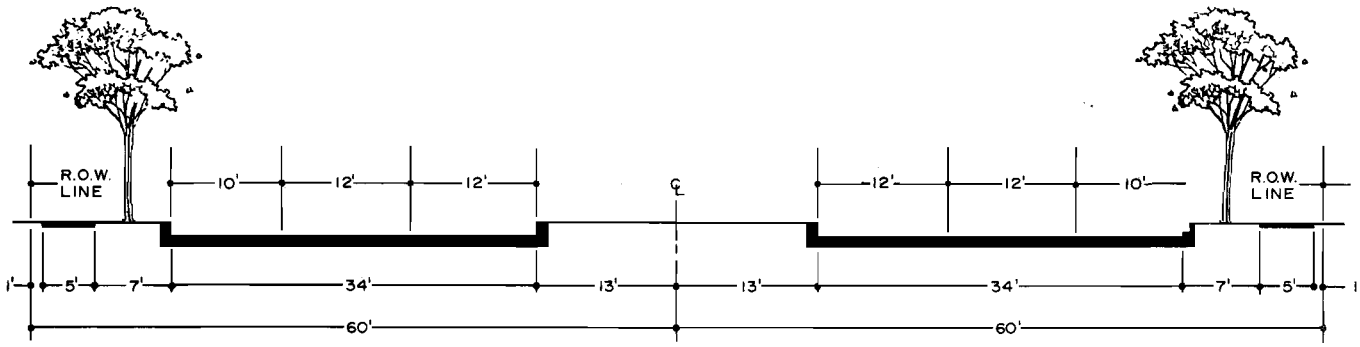
Promote the health, safety, welfare, and convenience of the public and protect the public from loss of life, personal injury, and loss of property due to fire, fire damage, smoke, explosion, or other emergency such as windstorm damage and flooding.

PRINCIPLE

The provision of safe, swift, efficient, and effective fire protection and rescue operations in areas of existing and proposed urban development is essential and such provision requires the reservation of an adequate number of properly located sites for fire stations.

Figure 2

TYPICAL CROSS-SECTION "A"
DESIRABLE URBAN FOUR LANE ARTERIAL STREET



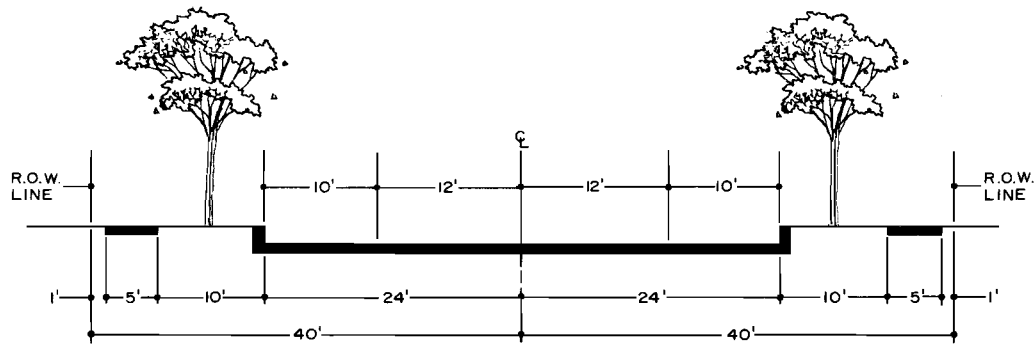
9" GRAVEL BASE
DUAL 36' HIGH TYPE PAVEMENT, 120' R.O.W.

MAXIMUM SERVICE VOLUME: 18,400-22,500 VEH./DAY

Source: SEWRPC.

Figure 3

TYPICAL CROSS-SECTION "B"
DESIRABLE URBAN TWO LANE ARTERIAL STREET



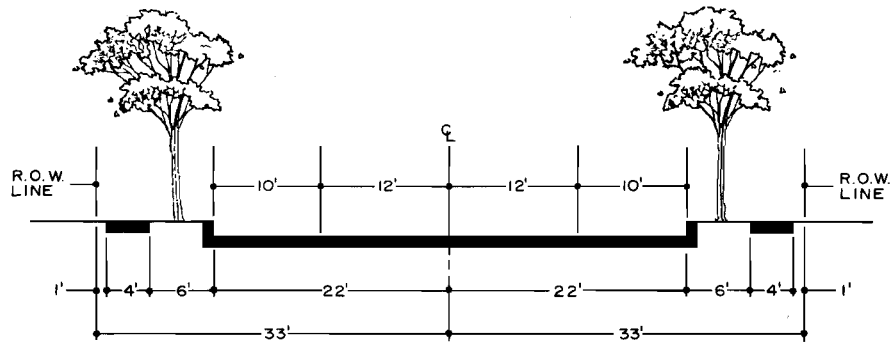
9" GRAVEL BASE
48' HIGH TYPE PAVEMENT, 80' R.O.W.
(ADDITIONAL R.O.W. MAY BE RESERVED IN UNDEVELOPED AREAS UP TO 100')

MAXIMUM SERVICE VOLUME: 12,300-13,900 VEH./DAY

Source: SEWRPC.

Figure 4

TYPICAL CROSS-SECTION "C"
MINIMUM URBAN TWO LANE ARTERIAL STREET



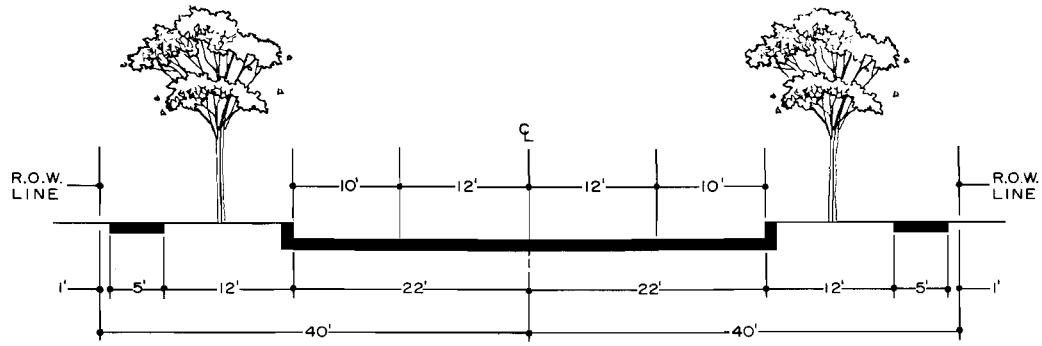
9" GRAVEL BASE
44' HIGH TYPE PAVEMENT, 66' R.O.W.

MAXMUM SERVICE VOLUME: 11,300-12,400 VEH./DAY

Source: SEWRPC.

Figure 5

TYPICAL CROSS-SECTION "D": DESIRABLE URBAN COLLECTOR STREET



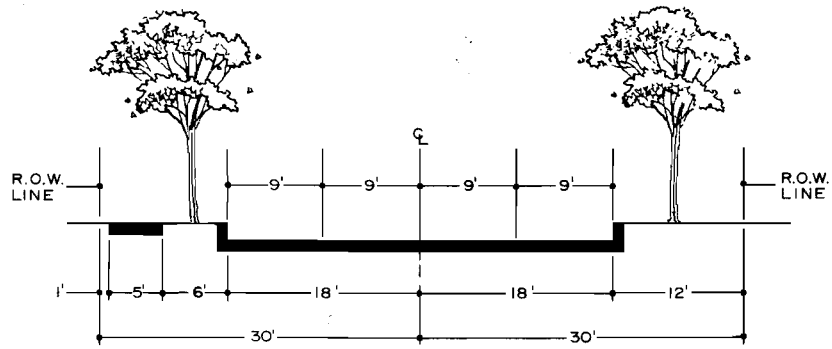
9" GRAVEL BASE
48' HIGH TYPE PAVEMENT
80' R.O.W.

MAXIMUM SERVICE VOLUME: 9,100-10,300 VEH./DAY

Source: SEWRPC.

Figure 6

TYPICAL CROSS-SECTION "E": DESIRABLE URBAN MINOR STREET



6" GRAVEL BASE
36' HIGH TYPE PAVEMENT
60' R.O.W.

Source: SEWRPC.

STANDARDS

1. Fire companies should be distributed in the study area based upon the standards set forth in Table 22.

2. Fire stations should be located on arterial streets and highways where they will be most accessible to the areas they serve and will have ready access from the station onto the arterial street.

3. Special care should be given in the location of stations with respect to railroad grade crossings, patterns of one-way streets, traffic signalization, and the flow of traffic from adjacent streets.

The foregoing objectives and standards have several important applications during the land use planning process. First, the objectives and standards are used in determining existing land use and community facility deficiencies, as well as future land use and community facility requirements. Second, the objectives and standards are utilized to design alternative land use plans, and to evaluate each alternative plan in relation to the other alternative plans. Furthermore, subsequent to the adoption of the selected plan by the Village of Sussex, the objectives and standards can be used as a basis for evaluating specific land use development proposals.

Table 22

NUMBER OF ENGINE AND LADDER COMPANIES NEEDED WITHIN TRAVEL DISTANCE OF REQUIRED FLOW

Population	Required Fire Flow (gallons per minute)	First Due				First Alarm				Maximum Multiple Alarm			
		Engine		Ladder		Engine		Ladder		Engine		Ladder	
		Number	Miles	Number	Miles	Number	Miles	Number	Miles	Number	Miles	Number	Miles
Less than 4,000	Less than 2,000	1	1.5[a]	1[b]	2[c]	2[d]	4	1[b]	2[c]	2[d]	4	1[b]	2[c]
4,000	2,000	1	1.5[a]	1[b]	2[c]	2	2.5	1[b]	2[c]	2	2.5	1[b]	2[c]
6,000	2,500	1	1.5	1[b]	2	2	2.5	1[b]	2	2	2.5	1[b]	2
10,000	3,000	1	1.5	1[b]	2	2	2.5	1[b]	2	3	3	1[b]	2
13,000	3,500	1	1.5	1[b]	2	2	2.5	1[b]	2	3	3	1[b]	2
17,000	4,000	1	1.5	1	2	2	2.5	1	2	4	3.5	1	2

[a] May be increased to two miles for residential districts of one- and two-family dwellings, and to four miles where such dwellings have an average separation of 100 feet or more.

[b] Where there are fewer than five buildings of a height corresponding to three or more stories, a ladder company may not be needed to provide ladder service.

[c] May be increased to three miles for residential districts of one- and two-family dwellings, and to four miles where such dwellings have an average separation of 100 feet or more.

[d] Same as first due where only one engine company is required in the municipality.

Source: Insurance Services Offices, Grading Schedule for Municipal Fire Protection, New York: Insurance Services Offices, 1974, p. 25.

Chapter IV

LAND USE ACREAGE AND COMMUNITY FACILITY REQUIREMENTS FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA

INTRODUCTION AND BACKGROUND

The objectives, principles, and standards set forth in the previous chapter express the land use development objectives of the Village of Sussex. The standards provide the means for determining the degree to which alternative land use plans meet the objectives. The standards perform a particularly important function in plan design, since they are utilized to determine the additional land area which should be provided for each land use category over the plan design period, and are used to determine the type and location of certain community facilities required to serve the resident population in the Village and its environs over the planning period.

The land use acreages and community facilities required to meet the needs of the anticipated resident population of the Village of Sussex urban service area were determined by applying the standards set forth in Chapter III, to the applicable incremental forecast population, employment, dwelling unit, and public school enrollment levels. This application provided a quantitative assessment of the basic land use and community facility requirements to be met over the plan design period. The analysis also provided an evaluation of the adequacy of the area devoted to certain existing land uses and the adequacy of certain community facilities to meet current and probable future needs. The land use acreage and community facility requirements so determined and utilized in the land use plan design process are described in this chapter.

SANITARY SEWER SERVICE AREA REFINEMENT CONSIDERATIONS

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for southeastern Wisconsin. The plan is intended to achieve, to the extent practicable, clean and wholesome surface waters within the seven-county Region; surface waters that are "fishable and swimmable." The adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility within the Region. These recommended sanitary sewer service areas were based upon the urban land use configurations previously identified by the Commission in the adopted regional land use plan for the year 2000. As such, the sewer service delineations recommended in the areawide water quality management plan are general, and do not reflect more detailed local planning considerations. However, state laws and administrative rules provide that local sanitary sewer extensions must be accomplished in a manner consistent with the adopted areawide water quality management plans, including the duly adopted sanitary sewer service areas recommended therein.

In order to properly reflect local, as well as regional, planning concerns in this matter, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to refine and detail the sanitary sewer service areas delineated in the plan in cooperation with the local units of governments concerned. The refinement and detailing process should consist of the preparation of base maps and the delineation of the year 2000 sanitary sewer service area as proposed in the areawide water quality

management plan on those base maps; the conduct of meetings with officials representing the local units of government concerned to discuss sanitary sewer service area issues; the modification, based upon those discussions, of the initial sanitary sewer service area delineations; the conduct of a public hearing on the modified sewer service area; the adoption by the local units of government concerned of a final sanitary sewer service area map following the hearing; and the adoption of the refined sewer service area by the Regional Planning Commission, the Wisconsin Department of Natural Resources, and the U. S. Environmental Protection Agency.

Since the local land use planning process embodies essentially the same steps as the sanitary sewer service area refinement process, it was determined that refinements made to the Village of Sussex sanitary sewer service area--or urban service area--during the land use planning process would be used as a basis for the preparation and adoption of a refined sanitary sewer service area for the Village of Sussex.

The refinement of the sanitary sewer service area achieves two important purposes. First, such refinement defines a specific geographic area within which an appropriate allocation and spatial distribution, consistent with the land use development objectives stated herein, of future land uses can be made--that is, it provides a firm basis for the preparation of a local land use plan. Second, the refined sanitary sewer service area provides a basis for the sound review of locally proposed sanitary sewer extensions by the Wisconsin Department of Natural Resources.

As shown on Map 18, the Village of Sussex is located within the delineated Sussex-Lannon sanitary sewer service area of the adopted regional water quality management plan. This sewer service area encompasses the Villages of Sussex and Lannon, as well as existing residential subdivisions located on lands lying immediately east and northeast of the Village of Sussex and existing residential subdivisions located immediately south of the Village of Lannon.

The sanitary sewerage facility plan for the City of Brookfield,[1] as well as the adopted regional water quality management plan propose the construction of a trunk sewer to connect the Sussex-Lannon sanitary sewer service area to the City of Brookfield sewage treatment plant. This trunk sewer is proposed to be financed jointly by the Village of Sussex and other communities in the area that it would serve. The Village of Sussex has not made a final decision concerning its support of this plan because the Village Plan Commission has questioned the economic feasibility of constructing the trunk sewer connecting the Village Sewer System to the City of Brookfield sanitary sewage treatment facility by the design year of the plan. The Village of Sussex in 1976 expanded its sewage treatment plant to a capacity of one million gallons per day, a capacity which was based in part upon a population forecast for the then delineated sanitary sewer service area of 9,600 persons by the year 1995. Since the Village had an estimated population of about 3,600 persons in 1980, and assuming that no major water use-intensive commercial or industrial uses locate in the urban service area of the Village over the planning period, an additional population of approximately 6,000 persons could be served by the existing treatment facility.

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[1]Camp Dresser & McKee, Inc., City of Brookfield, Wisconsin 201 Facilities Plan Study, 1979.

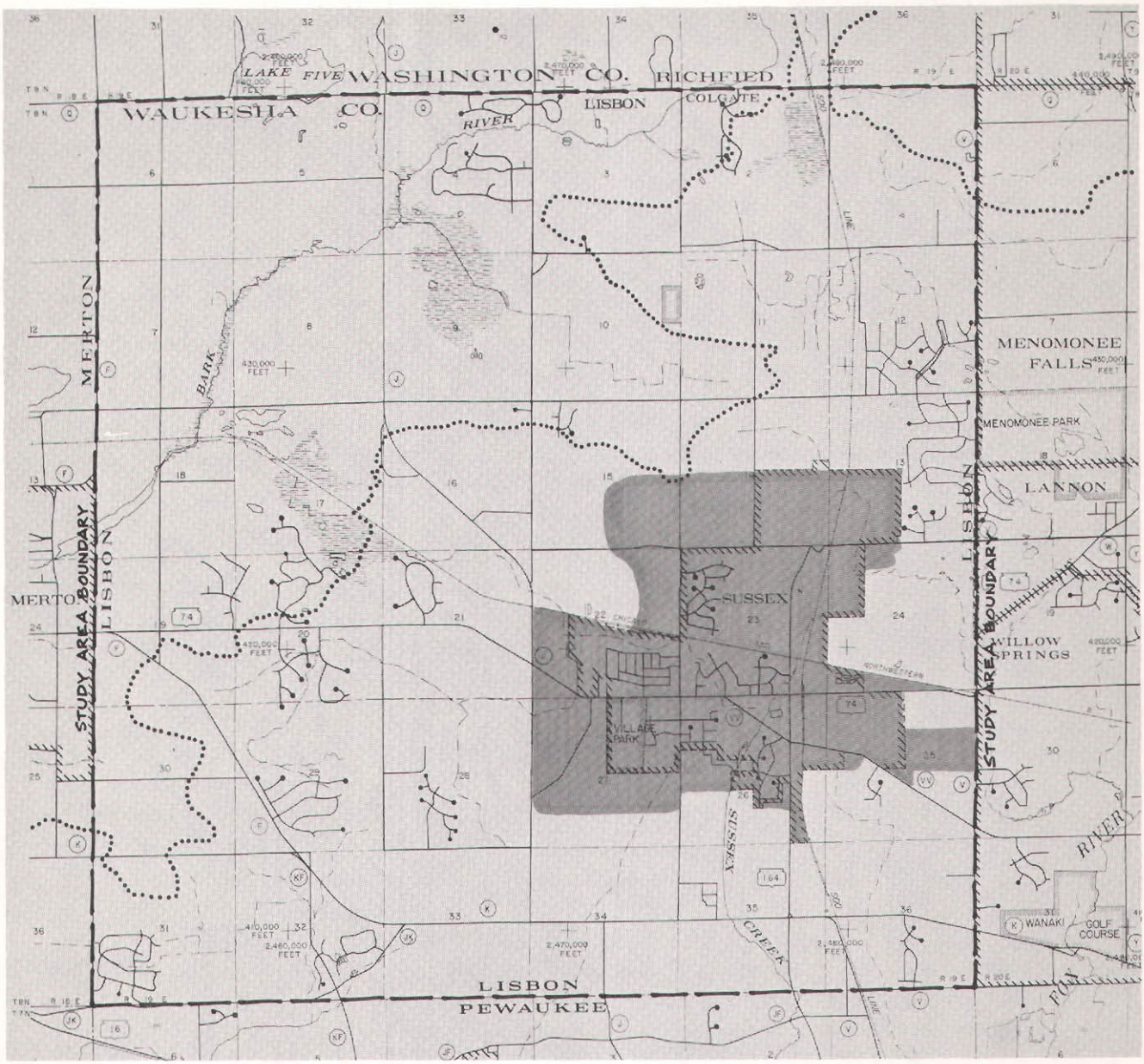
Since most of the anticipated increase in the resident population in the study area is expected to occur in areas capable of being served by the sanitary sewer facilities within and in the immediate vicinity of the Village of Sussex, it was necessary as a part of the land use planning process to identify a year 2000 sanitary sewer service area--or urban service area--for the Village for the purpose of determining future community facility requirements for the Village and its environs. It was also recognized that such an urban service area delineation would serve as a basis for refinement of the year 2000 urban service area for the Village as delineated in the adopted regional water quality management plan.

Accordingly, several alternative year 2000 urban service areas for the Village and its environs were delineated by the Commission staff as a part of the land use plan design process. The existing extent of urban land use in the Village and the incremental land use acreage requirements set forth in this chapter were used as a guide in determining the extent of the total area to be included in each of the alternative urban service areas considered. The Village Plan Commission then evaluated each alternative urban service area, considering such factors as: 1) the potential of each area to be served primarily by gravity drainage sanitary sewers tributary to the Village sewage treatment plant; 2) the potential of each area to utilize wastewater flow capacity in recently installed segments of the Village's sewerage system; 3) the capability of each area to be served efficiently and conveniently by supporting community facilities; and 4) the compatibility of the extent of urban development possible under each alternative with existing land use patterns.

After careful consideration, the Village Plan Commission selected the year 2000 urban service area shown on Map 24. The recommended year 2000 urban service area for the Village would encourage additional urban development to be located primarily in an area bounded by the Chicago & North Western Railway on the south, by primary environmental corridor lands on the west, by an east-west line located about one-half mile north of Good Hope Road on the north, and by the Soo Line Railroad on the east. Other areas where new urban development would be encouraged include the area bounded by STH 74 on the north, CTH V on the east, CTH SS on the south, and the Soo Line Railroad on the west; and the area flanking STH 74 located between the western corporate limits of the Village and CTH J.

The recommended urban service area, as defined by the Village Plan Commission, comprises approximately the western one-half of the Sussex-Lannon sewer service area as delineated in the adopted regional water quality management plan. The recommended urban sewer service area shown on Map 24 could accommodate a population of approximately 10,800 persons by the year 2000, approximately 1,200 persons more than the design capacity of the existing sewage treatment plant. Since the regional water quality management plan calls for the construction of a sanitary trunk sewer from the City of Brookfield treatment plant to the Sussex-Lannon service area by the year 1995, it was assumed that any additional population growth within the recommended urban service area, which the existing village sewage treatment plant may not be able to serve, could be served by the proposed sanitary trunk sewer near the end of the planning period. It is also envisioned that lands within the Sussex-Lannon sewer service area, as delineated in the adopted regional water quality management plan, which are not located within the recommended urban service area for the Village of Sussex, would be provided sanitary sewer service when the sanitary trunk sewer extending from the City of Brookfield is constructed.

MAP 24
RECOMMENDED URBAN SERVICE AREA FOR THE VILLAGE OF SUSSEX AND ENVIRONS : 2000



LEGEND

URBAN SERVICE AREA

SOURCE : SEWRPC

LAND USE ACREAGE AND COMMUNITY FACILITY REQUIREMENTS

Table 23 summarizes the initially determined per capita urban land use acreage requirements for residential, commercial, industrial, governmental and institutional, and public recreational land use in the urban service area of the Village through the plan design year 2000. The requirements were determined by utilizing the land use standards listed under land use development Objective No. 1 as set forth in Chapter III. The resident population of the urban service area is anticipated to approximately triple over the planning period, from an estimated 1980 population of about 3,600 persons, to a year 2000 population of 10,800 persons--an increase of 7,200 persons. The table indicates that a total of approximately 1,240 acres of land may be expected to be converted from rural to urban use by the year 2000. This figure represents approximately an 80 percent increase over the 1980 figure of about 690 acres.

Residential Land Use Requirements

As shown in Table 23, application of the land use development standard of 45 acres per 100 dwelling units to the incremental dwelling unit forecast for the urban service area of 2,250 units indicates that about 1,013 gross acres of residential land would be needed to accommodate incremental forecast population growth over the planning period. The standard for residential development is based on the assumption that new residential development in the urban service area will be comprised primarily of medium-density, single-family residential development with lot sizes ranging from 15,000 to 20,000 square feet. As reflected in Table 23, new residential development may be anticipated to generate significant additional urban land use acreage and community facility needs in the other urban land use categories. It should be noted that Table 23 sets forth gross acreages for each urban land use category, which, by definition, includes the area of supporting public street rights-of-way.

Commercial Land Use Requirements

Ideally, the study area should be served by three levels of commercial facilities--neighborhood, community, and regional commercial development. Each of these commercial facility types is different in terms of its size requirements, service populations, and number and kinds of goods and services offered. Neighborhood retail commercial facilities are intended to provide convenience goods and services. Such facilities should be contained in, or be readily accessible to, residential neighborhood units. Community retail commercial facilities are intended to provide a broader range of convenience and some comparison shopper goods, and other services, and should be oriented to serve the needs of the community as a whole. Regional commercial facilities are intended to provide a full range of comparison shopper goods, and should be oriented to serving a multi-community trade area.

Commercial land use acreage requirements for neighborhood retail and community retail commercial land uses were determined by applying the per capita development standards for these two use categories to the anticipated future population within the delineated retail trade area of the Village of Sussex. As shown on Map 25, the retail trade area of the Village is delineated to approximate the area from which most of the resident population may be expected to do shopping for convenience goods and services, and for certain

Table 23

LAND USE ACREAGE REQUIREMENTS FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA: 2000

Urban Land Use Category	1980 Gross Area[a] Acres	1980 Gross Area[a] Percent	Estimated[b] 1980 Population	Development Ratios 1980	Land Use Development Standards	Incremental Forecast Population 1980-2000	Required Incremental Land Use Acreages Per Land Use Development Standards[c]	Total Urban Land Requirements 2000 Acres	Total Urban Land Requirements 2000 Percent
Residential	409	59.4	3,600 persons	34 acres per 100[d] dwelling units	45 acres per 100 dwelling units	2,250[e] dwelling units	1,013	1,422	73.7
Commercial									
Neighborhood Retail	18[f]	2.6	11,280[g] persons	1.6 acres per 1,000 persons	1.25 acres per 1,000 persons	10,050[h] persons	9[i]	27	1.4
Community Retail	8[f]	1.2	11,280[g] persons	0.7 acre per 1,000 persons	1.0 acre per 1,000 persons	10,050[h] persons	13[j]	21	1.1
Manufacturing and Wholesaling	50	7.3	145 employees	35 acres per 100 employees	12 acres per 100 employees	1,187 employees	142	192	10.0
Governmental and Institutional									
Public Elementary School (grades K-5)	14[k]	2.0	450[l] students	3.1 acres per 100 students	2.7 acres per 100 students	630[o] students	14	28	1.5
Public Middle School (grades 6-8)	25	3.6	860[m] students	2.9 acres per 100 students	2.2 acres per 100 students	40[p] students	--[q]	25	1.3
Public High School (grades 9-12)	50	7.3	1,425[n] students	3.5 acres per 100 students	2.0 acres per 100 students	-365 students	--[r]	50	2.6
Church	17	2.5	3,600 persons	4.7 acres per 1,000 persons	2.5 acres per 1,000 persons	7,200 persons	10[s]	27	1.4
Local Municipal and Other Governmental and Institutional Land Uses[t]	21	3.0	3,600 persons	5.8 acres per 1,000 persons	4.5 acres per 1,000 persons	7,200 persons	28[u]	49	2.5
Public Recreational									
Regional and Multi-Community Park Sites[v]	--	--	--	--	--	--	--[w]	--	--
Community Park Sites	70	10.2	3,600 persons	19.4 acres per 1,000 persons	2.2 acres per 1,000 persons	7,200 persons		70	3.6
Neighborhood Park Sites	6	0.9	3,600 persons	1.7 acres per 1,000 persons	1.7 acres per 1,000 persons	7,200 persons	12[x]	18	0.9
Total[y]	688	100.0	--	--	--	--	1,241	1,929	100.0

[a]The gross acreages (development acreage including street and highway rights-of-way) in each urban land use category were determined by adding an additional 10 percent to the governmental and institutional and public outdoor recreation categories; 15 percent to the commercial, manufacturing and wholesaling categories; and 20 percent to the residential category.

[b]SEWRPC estimates unless otherwise noted.

[c]Land use development standards were applied to applicable incremental forecast populations unless otherwise indicated.

[d]The figure shown is the ratio of the 1980 existing residential land use acreage of 409 acres to the 1980 dwelling unit estimate of 1,236 dwelling units, expressed in acres per 100 dwelling units.

[e]This figure was calculated by dividing the 1980-2000 incremental forecast population for the Village of Sussex urban service area of 7,200 persons by the forecast year 2000 average population per household level of 3.2 persons, which yielded 2,250 dwelling units.

Table 23 (continued)

[f]This figure represents the 1980 commercial acreage in the delineated Village of Sussex retail trade area.

[g]This figure represents the estimated 1980 population within the delineated Village of Sussex retail trade area.

[h]This figure represents the incremental forecast population within the delineated Village of Sussex retail trade area.

[i]This figure was calculated by multiplying the land use development standard of 1.25 acres per 1,000 persons times the total year 2000 forecast population for the Village's retail trade area of 21,330, which yielded a neighborhood retail land use acreage requirement of 27 acres. The existing neighborhood retail land use acreage of 18 acres was then subtracted from the total acreage requirement of 27 acres, resulting in an incremental requirement of 9 acres in the Village of Sussex retail trade area.

[j]This figure was calculated by multiplying the land use development standard of 1.0 acre per 1,000 persons times the total year 2000 forecast population for the Village's retail trade area of 21,330, which yielded a community retail land use acreage of 21 acres. The existing community retail land use acreage of 8 acres was then subtracted from the total acreage requirement of 21 acres, resulting in an incremental requirement of 13 acres.

[k]This acreage figure does not include the Orchard Elementary School site, since this site is no longer in use for elementary school purposes.

[l]This figure represents the 1980 enrollment for Maple Elementary School.

[m]Templeton Middle School is located immediately east of the Village's existing corporate limits and is the single public middle school in the Hamilton School District; therefore, this figure represents the total 1980 middle school enrollment in the district.

[n]Hamilton High School is located immediately east of the Village's existing corporate limits and is the single public high school in the Hamilton School District; therefore, this figure represents the total 1980 high school enrollment in the district.

[o]The 2000 forecast public elementary school enrollment for the portion of the district west of the Lisbon-Menomonee Falls Town-Village line is about 1,530 students. This figure, plus the 1980 enrollment of 450 students in Maple Elementary School, represents the 80 percent of the total year 2000 forecast public elementary school enrollment west of the Lisbon-Menomonee Falls Town-Village line expected to be served by elementary schools in the Village urban service area. Since it was estimated that about 100 additional students could be accommodated over the planning period at the Maple Elementary School site, additional and use acreage requirements in this category were actually determined based upon an incremental forecast public elementary school enrollment of 530 students.

[p]This figure represents school district-wide 1980-2000 incremental enrollment.

[q]The existing 25 acre public middle school site exceeds the forecast land use acreage requirement. Therefore, no additional public middle school land is required over the planning period.

[r]The existing 50 acre public high school site exceeds the estimated land use acreage requirement. Therefore, no additional public high school land is required over the planning period.

[s]This figure was calculated by multiplying the land use development standard of 2.5 acres per 1,000 persons times the total year 2000 forecast population for the Village's urban service area of 10,800, which yielded a church land use acreage requirement of 27 acres. The existing 17 acres of church land use was then subtracted from the total acreage requirement of 27 acres, resulting in an incremental requirement of 10 acres.

[t]Other governmental and institutional land uses include village halls, post offices, libraries, police stations, clinics, hospitals, and similar uses.

[u]This figure was calculated by multiplying the land use development standard of 4.5 acres per 1,000 persons times the total year 2000 forecast population for the Village's urban service area of 10,800, which yielded a land use acreage requirement of 49 acres. The existing 21 acres in the other governmental and institutional land use category were then subtracted from the total acreage requirement of 49 acres, resulting in an incremental requirement of 28 acres.

[v]The adopted regional park and open space plan indicates that no additional acreage is required in regional and multi-community park sites in the vicinity of the Village of Sussex over the planning period.

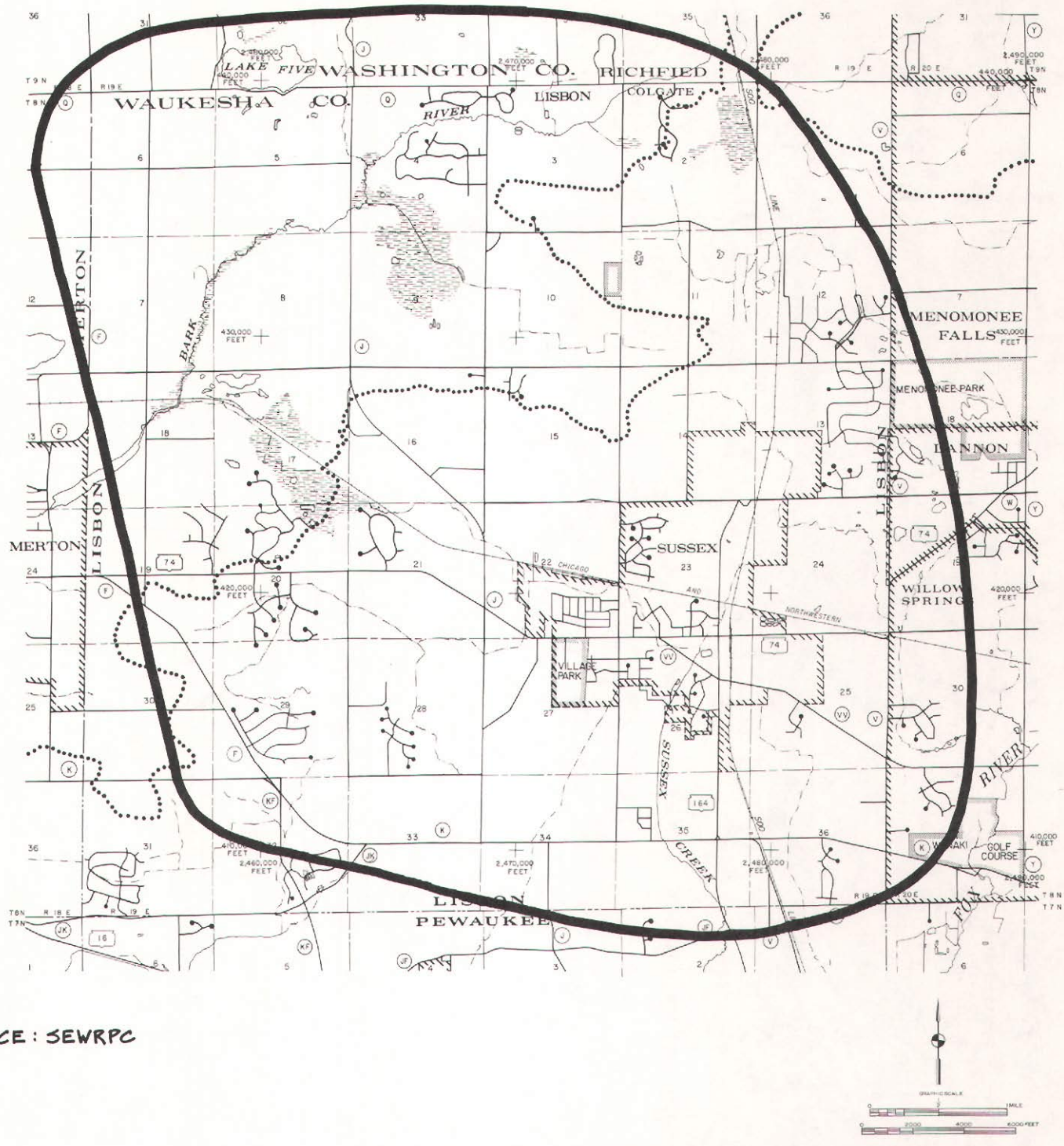
[w]The existing 70-acre community park site exceeds the estimated land use acreage requirement. Therefore, no additional community park land is required over the planning period.

[x]This figure was calculated by multiplying the land use development standard of 1.7 acres per 1,000 persons times the total year 2000 forecast population for the Village's urban service area of 10,800 persons, which yielded a neighborhood park land use acreage requirement of 18 acres. The existing neighborhood park land use acreage of 6 acres was then subtracted from the total acreage requirement of 18 acres, resulting in an incremental requirement of 12 acres.

[y]The total figures do not include railroad rights-of-way; utilities; quarrying; or residential, commercial, or manufacturing land under development.

Source: SEWRPC.

MAP 25
DELINEATED VILLAGE OF SUSSEX RETAIL TRADE AREA



SOURCE : SEWRPC

comparison shopper goods, in the Village. Considered in the delineation of this trade area were the distances between concentrations of commercial land uses within the Village and nearby competing concentrations of commercial land uses; and the relative extent of commercial land uses within the Village as well as the extent of commercial land uses in competing areas. Within the so delineated retail trade area, the 1980 resident population was estimated at about 11,000 persons. It was estimated that the population could be expected to reach a level of about 21,300 persons by the year 2000.

In 1980, as shown in Table 23, there were about 18 acres of land in neighborhood retail commercial use within the delineated Village of Sussex retail trade area, giving a ratio of 1.6 acres of neighborhood retail commercial land per 1,000 residents. This ratio exceeds the recommended standard of 1.25 acres per 1,000 residents. Application of the standard to the total year 2000 forecast population within the delineated retail trade area of about 21,300 persons, indicates that a total of 27 acres of neighborhood retail land use would be required by the end of the planning period. Since, in 1980, neighborhood retail land use in the delineated retail trade area already comprised a total of 18 acres, only nine acres of additional neighborhood retail land use would be required. Application of the one-half mile service radius standard for neighborhood retail commercial facilities, as set forth under land use development Objective No. 3, to the location of existing neighborhood commercial facilities in the Village and to the area encompassed by the recommended year 2000 urban service area indicates that existing and anticipated residential development located north of the Chicago & North Western Railway right-of-way lacks adequate access to neighborhood retail commercial facilities. Accordingly, one additional neighborhood retail commercial center should be provided in the northern portion of the urban service area, preferably on property having frontage on Good Hope Road. While the incremental land use acreage requirement for neighborhood retail commercial use over the planning period totals nine acres, only about seven acres would be needed for the additional neighborhood retail commercial site. The remaining two acres of required neighborhood retail commercial land use should be applied to "infill" commercial development in the developed central portion of the Village.

Table 23 also indicates that the Village of Sussex retail trade area had, in 1980, approximately eight acres of community retail commercial land use to serve a retail trade area resident population of about 11,000 persons, a ratio of 0.7 acres per 1,000 persons. This ratio is substantially below the recommended standard for community retail commercial land use of 1.00 acre per 1,000 persons. As further shown in Table 23, application of the recommended standard for community retail commercial land use of 1.0 acre per 1,000 persons to the total forecast resident population of the retail trade area of about 21,300 persons indicates that a total of approximately 21 gross acres of community retail commercial land will be needed over the planning period. Since, in 1980, community retail land use in the delineated retail trade area already comprised of a total of eight acres, only about 13 acres of community retail land use would be required.

Existing community retail commercial facilities within the village retail trade area consist of individual businesses located on scattered sites. No community retail commercial center can be said to presently exist in the study area. The minimum population required to support a community retail commercial center is approximately 10,000 persons. Even though the village retail trade area had an estimated 1980 population of about 11,000 persons, a new community retail commercial center may not be economically feasible at this time. This is because the Village of Sussex proper had a resident population of only

about 3,600 persons in 1980, representing only about one-third of the total resident population within the village retail trade area. The remaining 8,400 persons within the retail trade area are located in scattered enclaves of low-density urban residential development in the outlying portions of the trade area. This scattered pattern of residential development encourages the resident population in the area to travel longer distances for the convenience as well as for the comparison shopper goods typically found in the community retail commercial facilities. Community retail commercial facilities located in the communities lying to the east of Sussex, within the more fully developed portion of the metropolitan area, which have a larger, more densely settled trade area population in comparison to the retail trade area of the Village may be expected to capture much of the community retail business generated by residents of the retail trade area of the Village. Since the resident population of the retail trade area is anticipated to almost double in size over the planning period, with most of this anticipated population growth expected to be concentrated in the urban service area of the Village, development of a community retail center should be economically feasible within the retail trade area sometime during the second one-half of the planning period.

As was pointed out in Chapter II, the scattered location of commercial facilities in the Village, primarily along Main Street and Waukesha Avenue, does not provide sufficient opportunities for pedestrian interaction between individual commercial uses, nor between commercial uses and other compatible institutional and governmental uses located in the central part of the Village. The result of this scattered commercial land use pattern is that the Village does not have an identifiable, compact central area of intensive business and pedestrian activity. This condition suggests that the land use plan should emphasize a central location in the Village for the provision of well organized community retail commercial facilities, in proximity to compatible institutional and governmental land uses. Application of the one and one-half mile service radius standard for community retail commercial facilities, as set forth under land use development Objective No. 3 in Chapter III, to the area encompassed by the recommended year 2000 urban service area indicates that the majority of the area could be adequately served by a community retail commercial center located either in the vicinity of the area bounded by Main Street, Waukesha Avenue and Silver Spring Drive, or in a location immediately north of this area.

Manufacturing and Wholesaling Land Use Requirements

In 1980, the Village of Sussex had approximately 50 acres of manufacturing and wholesaling land use, and an estimated employment of approximately 145 persons, a ratio of approximately 35 acres per 100 employees. Application of the recommended development standard for manufacturing and wholesaling land use of 12 acres per 100 employees to the incremental forecast employment for the Village of about 1,200 persons indicates that approximately 142 gross acres of additional manufacturing and wholesaling land would be needed to accommodate the anticipated incremental employment within the Village over the planning period. Therefore, as shown in Table 23, a total of about 192 acres of manufacturing and wholesaling land use should be provided in the Village in the year 2000.

Table 24

ACTUAL AND FORECAST POPULATION LEVELS WITHIN THE HAMILTON SCHOOL DISTRICT BY SCHOOL DISTRICT SUBAREA: 1970-2000

School District Subarea	1970[a]	1980[b]	1990[c]	2000[c]
Village of Sussex Urban Service Area	2,758	3,800	7,100	10,800
Remaining Portion of District West of Lisbon-Menomonee Falls Town-Village Line	3,305	4,570	5,150	5,670
Portion of District East of Lisbon-Menomonee Falls Town-Village Line[d]	7,664	8,340	9,380	10,940
Total	13,727	16,510	21,030	27,410

[a] U. S. Bureau of the Census.

[b] SEWRPC estimates.

[c] SEWRPC forecasts.

[d] Includes portions of the Village of Menomonee Falls and all of the Villages of Butler and Lannon.

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

Governmental and Institutional Land Use Requirements

Public Elementary Schools: Table 23 indicates that in 1980 one public elementary school was located in the Village of Sussex urban service area, on a site having an area of approximately 14 acres, with an enrollment of about 450 students; a ratio of 3.1 acres per 100 students. The 1980 enrollment at this school constituted about 45 percent of the estimated public elementary school enrollment residing in the portion of the Hamilton School District west of the Lisbon-Menomonee Falls Town-Village line.

For analytical purposes, the forecast elementary school enrollment anticipated to reside in the portion of the school district west of the Lisbon-Menomonee Falls Town-Village line was used for determining public elementary school site requirements in the urban service area of the Village. Also, as shown in Table 24, the actual and forecast populations for delineated subareas of the Hamilton School District were used to determine the forecast public school enrollments shown in Table 25. The enrollment forecasts were determined by multiplying the appropriate actual and forecast age group percentages set forth in Tables 2 and 3 of Chapter II of this report by the actual and forecast total population figures given in Table 24.

As indicated in Table 25, the year 2000 forecast public elementary school enrollment for the portion of the Hamilton School District west of the Lisbon-Menomonee Falls Town-Village line is about 1,350 students, representing an increase of about 500 students over the 1980 level of about 850 students. As further indicated in the table, most of the anticipated increase in public elementary school enrollment in the portion of the school district west of the Lisbon-Menomonee Falls Town-Village line is expected to occur in the Village of Sussex urban service area. Because of this anticipated enrollment growth, it was assumed that elementary school facilities within the urban service area

Table 25

ESTIMATED PUBLIC ELEMENTARY SCHOOL, MIDDLE SCHOOL, AND HIGH SCHOOL ENROLLMENTS WITHIN THE HAMILTON SCHOOL DISTRICT BY SCHOOL DISTRICT SUBAREA

Subarea Description	Year	Age Group: 5-10 (grades K-5)[a] Number of Students	5-10 (grades K-5)[a] Percent of Total	11-13 (grades 6-8)[a] Number of Students	11-13 (grades 6-8)[a] Percent of Total	14-17 (grades 9-12)[b] Number of Students	14-17 (grades 9-12)[b] Percent of Total	Total Enrollment by Subarea and Year: Number of Students	Total Enrollment by Subarea and Year: Percent of Total
Village of Sussex Urban Service Area	1970	391	22.6	174	20.4	215	19.1	780	21.0
	1980	297	23.3	179	22.9	274	20.9	750	21.1
	1990	453	32.0	187	28.8	278	27.1	918	27.5
	2000	883	41.2	320	35.6	410	38.7	1,613	39.3
Remaining Portion of District West of Lisbon-Menomonee Falls Town-Village Line	1970	469	27.2	209	24.4	257	22.8	935	25.2
	1980	377	29.6	227	29.1	347	26.5	951	26.7
	1990	359	25.3	148	22.8	220	21.5	727	21.8
	2000	464	21.7	169	18.8	215	20.2	848	20.7
Portion of District East of Lisbon-Menomonee Falls Town-Village Line	1970	868	50.2	472	55.2	655	58.1	1,995	53.8
	1980	600	47.1	454	48.0	804	52.6	1,858	52.2
	1990	605	42.7	445	48.4	641	51.4	1,691	50.7
	2000	796	37.1	411	45.6	436	41.1	1,643	40.0
Total Enrollment by Age Group and Year	1970	1,728	100.0	855	100.0	1,127	100.0	3,710	100.0
	1980	1,274	100.0	860	100.0	1,425	100.0	3,559	100.0
	1990	1,417	100.0	780	100.0	1,139	100.0	3,336	100.0
	2000	2,143	100.0	900	100.0	1,061	100.0	4,104	100.0

[a] Public elementary and middle school enrollments for the Village of Sussex urban service area and for the remaining portion of the school district west of the Lisbon-Menomonee Falls Town-Village line, were determined for each year shown in the table by multiplying the actual and forecast elementary and middle school age group percentages set forth in Table 3 by the actual and forecast populations for both of these school district subareas, as set forth in Table 24. Then the estimated nonpublic enrollment was subtracted from the products of these multiplications, resulting in the estimated public elementary and middle school enrollments shown in this table. The same procedure was used in determining public elementary and middle school enrollments for the portion of the school district east of the Lisbon-Menomonee Falls Town-Village line except that the actual and forecast elementary and middle school age group percentages set forth in Table 2 were used to calculate enrollment estimates.

Nonpublic elementary school enrollment (student age group 5-10) constituted about 445 students, or 64 percent of the total nonpublic school enrollment. Nonpublic middle school enrollment (student age group 11-13 enrolled in K-8 nonpublic elementary schools) constituted about 250 students, or 36 percent of the total nonpublic school enrollment. During the 1979-1980 school year, nonpublic elementary and middle school enrollments represented about 25 percent and 20 percent of the total public and nonpublic elementary and middle school enrollments, respectively. For the purpose of this analysis, it was assumed that the 1979-1980 percentages of nonpublic elementary and middle school enrollments to total public and nonpublic elementary and middle school enrollments would remain stable over the planning period. Therefore, the estimated public elementary school enrollments shown in the table represent 75 percent of the total estimated elementary school age population for each school district subarea; likewise, the estimated public middle school enrollments shown in the table represent 80 percent of the total estimated middle school age population for each subarea within the Hamilton School District.

[b] Public high school enrollments were determined in the same manner set forth in footnote a, with one exception. The public high school enrollment figures (student age group 14-17) shown in the table assume that over the planning period, 5 percent of the total population in the school district in this age group will attend nonpublic high schools. Therefore, the public high school enrollment figures shown in the table represent 95 percent of the estimated high school age population for each subarea within the Hamilton School District.

Source: SEWRPC.

of the Village would serve about 80 percent of the total public elementary school enrollment residing within the portion of the school district west of the Lisbon-Menomonee Falls Town-Village line by the year 2000, or about 1,080 students. The estimated total year 2000 public elementary school enrollment that would be served by public elementary school facilities in the urban service area of the Village of 1,080 students, minus the 1980 enrollment at Maple Elementary School of 450 students, yields a 1980-2000 incremental public elementary school enrollment of about 630 students. It should also be noted that the maximum number of students that should be served by an elementary school, as set forth in Table 19, is about 550 students. Since Maple Elementary School already has a 1980 enrollment of about 450 students, approximately 100 additional students could be served at the Maple Elementary School site. Applying this assumption to the figures, public elementary school facilities to accommodate approximately 530 additional students would be required by the end of the planning period. As shown on Table 23, application of the land development standard for public elementary school sites of 2.7 acres per 100 students to the incremental forecast public elementary school enrollment not accommodated by the Maple Elementary School of 530 students, indicates that 14 acres, or the equivalent of about one additional public elementary school site, would be required in the urban service area of the Village over the planning period.

Application of the one-half mile service radius standard for public elementary school sites, as set forth in Table 20 under land use development Objective No. 3, to the location of the existing Maple Elementary School site and the recommended year 2000 urban service area, indicate that the portion of the area located north of the Chicago & North Western Railway right-of-way is located outside of the standard service area of this existing elementary school. Accordingly, an additional public elementary school should be provided in the northern portion of the Village's recommended year 2000 urban service area. Because most of the area bounded by Maple Avenue, Good Hope Road, Waukesha Avenue, and the Chicago & North Western Railway is committed to urban residential development, the best location for this additional public elementary school would be in the general area immediately north of Good Hope Road between Maple Avenue and the Soo Line Railroad right-of-way.

It should be further noted that about 20 percent of the incremental public school enrollment in the portion of the district located west of the Lisbon-Menomonee Falls town line would have to be served by other schools in the area; probably by the existing Willow Creek and Lannon elementary schools. The possible additional public elementary school enrollment generated in the recommended year 2000 Sussex urban service area, as well as the possible additional enrollment generated within the Lannon area over the planning period, may require expansion of the Willow Creek and Lannon elementary schools, or construction of a new public elementary school in the portion of the Hamilton School District immediately east of the study area.

It should also be noted that the public elementary school site service radius standard set forth in Chapter III indicates that the property currently owned by the Hamilton School District located at the western edge of the Village corporate limits, at the intersection of Grogan Drive and Champeny Road, is geographically removed from that portion of the urban service area of the Village where most new urban residential development is anticipated to occur over the planning period. Also, the site's northern boundary is flanked by the Chicago & North Western Railway and a large wetland, which make the site almost inaccessible from the north and northeast. Therefore, this site should not be considered as a future public elementary school site.

Public Middle Schools: As shown in Table 23, in 1980 Templeton Middle School was the only public middle school located in the urban service area of the Village, occupying a site having an area of about 25 acres and having an enrollment of about 860 students; a ratio of 2.9 acres per 100 students. Templeton Middle School is also the only public middle school serving the Hamilton School District. Therefore, public middle school site requirements were based upon the anticipated change in the district-wide public middle school enrollment over the planning period and the service capacity of the existing Templeton Middle School site.

Table 25 indicates that district-wide public middle school enrollment is anticipated to reach a level of about 900 students by the year 2000, an increase of about 40 students over the planning period. Templeton Middle School had a 1980 development ratio of 2.9 acres per 100 students, which substantially exceeded the middle school land use development standard of 2.2 acres per 100 students. Also, the year 2000 district-wide forecast public middle school enrollment of about 900 students approximates the maximum number of students that can be adequately served at a public middle school according to the middle school standards presented in Table 19. Therefore, application of the land use development standard for public middle school sites of 2.2 acres per 100 students to the total district wide year 2000 forecast public middle school enrollment of about 900 students indicates that a middle school site area of about 20 acres would be required. Since the existing Templeton Middle School site encompasses a total of 25 acres, the site is capable of meeting public middle school needs over the planning period.

Public High Schools: In 1980 Hamilton High School was the only public high school located in the urban service area of the Village, occupying a site area of about 50 acres and having an enrollment of about 1,425 students; a ratio of 3.5 acres per 100 students. Hamilton High School is also the only public high school serving the school district. Table 25 indicates that the year 2000 district-wide forecast public high school enrollment is anticipated to reach a level of about 1,060 students, a decrease of about 365 students from the approximate 1980 enrollment of 1,425 students. Since the 1980 development ratio at the Hamilton High School site of 3.5 acres per 100 students substantially exceeds the land use development standard for public high schools of 2.0 acres per 100 students, and furthermore, since the 1980 high school enrollment of 1,425 students, as well as the year 2000 high school enrollment forecast of about 1,060 students are below the standard maximum number of students for a public high school, the existing Hamilton High School site is capable of meeting public high school site needs over the planning period.

Churches, Local Municipal, and Other Governmental and Institutional Land Use Requirements: As shown in Table 23, in 1980 there was a total of about 17 acres of land allocated to church use within the urban service area of the Village. These churches served a resident population of 3,600 persons, representing a development ratio of 4.7 acres per 1,000 persons. Since this ratio exceeds the land use development standard of 2.5 acres per 1,000 persons, part of the existing acreage in this land use category can be applied to meeting the church land use acreage needs of the forecast 1980-2000 incremental population in the urban service area of the Village. Application of the land use development standard for churches of 2.5 acres per 1,000 persons to the total forecast population for the urban service area of 10,800 persons indicates that about 27 acres would be needed in this use category to accommodate the total forecast population. Since the existing urban service area of the Village already contains 17 acres of church land use, only an additional 10 acres would be required in this land use category over the planning period.

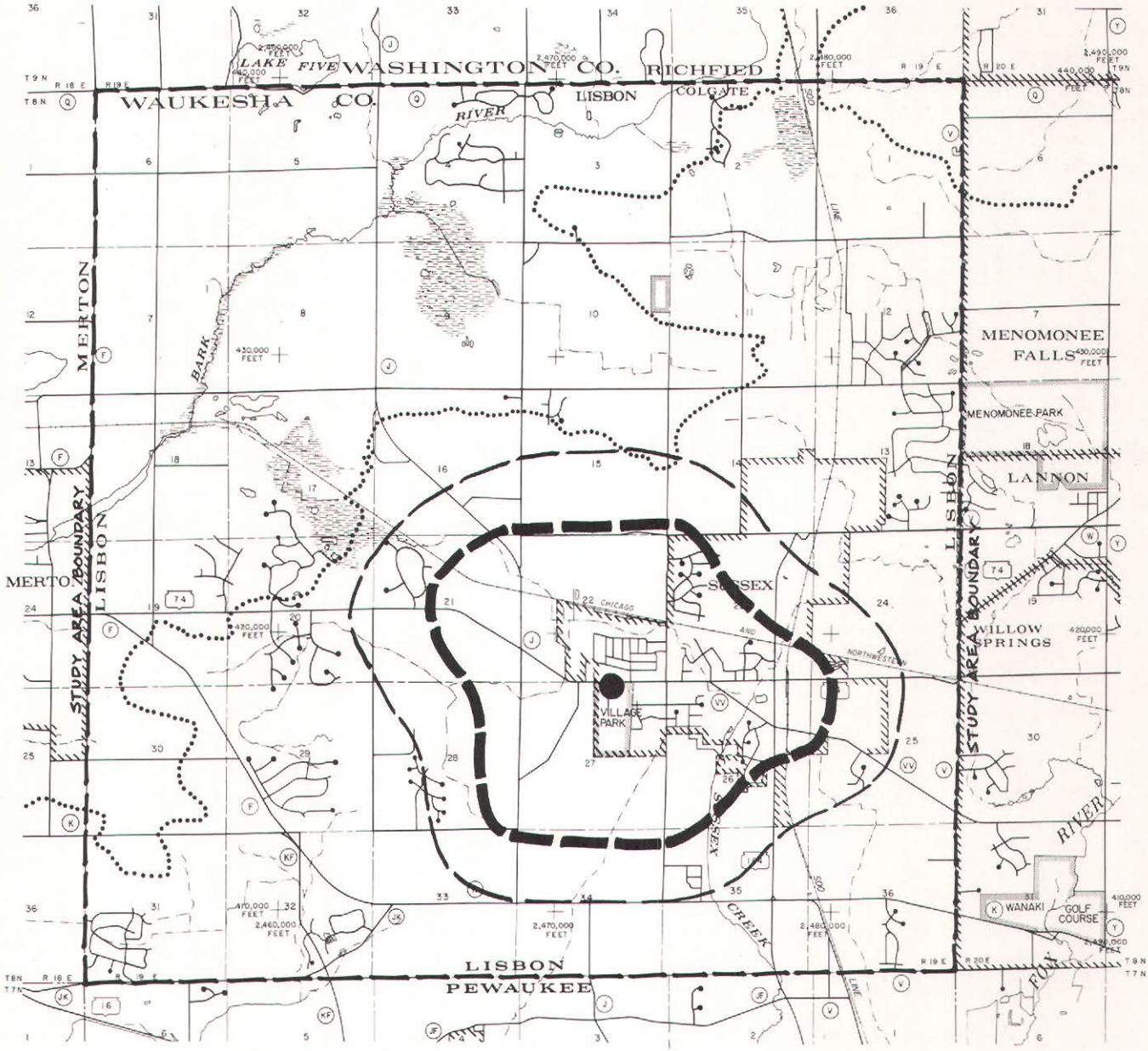
Local municipal and other governmental and institutional land uses include such uses as the Village Hall, post office, library, police and fire stations, and public works facilities. In 1980, there were about 21 acres of local municipal and other governmental and institutional land uses in the urban service area of the Village, serving a resident population of 3,600 persons, and representing a development ratio of 5.8 acres per 1,000 persons. Since this ratio exceeds the land use development standard of 4.5 acres per 1,000 persons, part of the existing acreage in this land use category can be applied to meet the local, municipal and other governmental and institutional land use acreage needs of the future resident population of the urban service area of the Village. Application of the land use development standard for local, municipal and other governmental and institutional uses of 4.5 acres per 1,000 persons to the total forecast population for the urban service area of the Village of 10,800 persons, indicates that a total of 49 acres would be needed in this use category to accommodate the needs of the total forecast population. Since the existing urban service area of the Village already contains 21 acres of land in the local, municipal, and other governmental and institutional land use category, only an additional 28 acres would be needed over the planning period.

Fire Protection Facilities: Fire station location is an important determinant of the quality of fire protection in any community. Much of the new urban development which may be anticipated to occur within the study area is expected to be located in the northern and eastern portions of the recommended year 2000 urban service area. The standards set forth under land use development Objective No. 15 in Chapter III, indicate that for a population of about 10,000 persons one engine company and one ladder company would be required for adequate first due (first arriving) fire protection, assuming that the water supply system can provide a fire flow of 3,000 gallons per minute (gpm). Also, travel distance standards for first due fire equipment are one and one-half miles for an engine company and two miles for a ladder company. The one and one-half and two mile travel distances in over-the-road miles from the existing fire station in the Village are depicted on Map 26. The map indicates that the existing fire station provides adequate coverage of existing development within the Village, as well as anticipated development areas immediately west of the Village. However, areas in the northern and eastern portions of the Village, where new development is anticipated, are located outside the standard travel distances from the existing fire station. Therefore, an additional fire station will be required either on a site located along Waukesha Avenue between Good Hope Road and the Chicago & North Western Railway, or on a site located along Main Street immediately east of the Soo Line Railroad.

During consideration of fire station facility requirements by the Village Plan Commission, some questions were raised concerning the need for a second fire station. It should be recognized in this respect that since the population within the initially recommended year 2000 urban service area may more than double in size over the planning period, and since the Village intends to encourage intensive new high-value commercial and industrial development, the response time of first arriving fire fighting equipment at the scene of an emergency will become increasingly important. The National Fire Protection Association suggests that the first arriving piece of fire fighting apparatus should be at the scene of an emergency within no more than five minutes of the sounding of an alarm. This maximum response time standard is consistent with the one and one-half and two mile travel distance standards for first arriving fire equipment. Since the Village is traversed by the Chicago & North Western Railroad and the Soo Line Railroad and since all street crossings over these

MAP 26

OPTIMUM TRAVEL DISTANCES FOR FIRE FIGHTING VEHICLES FROM THE EXISTING FIRE STATION IN THE VILLAGE OF SUSSEX



LEGEND

- EXISTING FIRE STATION
- ONE AND ONE-HALF MILE SERVICE RADIUS (ENGINE COMPANY)
- TWO MILE SERVICE RADIUS (LADDER COMPAMY)

SOURCE: SEWRPC

railroad tracks are at grade level, with the exception of the grade separated crossing of the Chicago & North Western Railway at Waukesha Avenue, the response of first arriving fire-fighting equipment at the scene of an emergency located north of the Chicago & North Western Railway or east of the Soo Line Railroad could be substantially delayed by a train blocking a grade-level crossing. Therefore, preservation of one of the two aforementioned potential sites for the eventual construction of a second fire station should be carefully considered by the Village.

Local Municipal Administrative Facilities: If the forecast resident population level of the recommended year 2000 urban service area is attained over the planning period, added administrative responsibilities, together with added manpower requirements needed to operate and maintain the village utilities and services, may require additional building space for the village administrative offices. For example, substantial additional building space would be required should the Village decide to establish a full-time police department over the planning period. Also, while there may be certain advantages from an administrative point of view of having village police facilities incorporated into the Village Hall administrative offices, construction of a separate police station building in the Village may be found desirable.

One approach that could be considered in meeting the village administrative office and police facility requirements over the planning period would be to expand and remodel the upper and lower levels of the existing Village Hall. While it is likely that renovation of the existing Village Hall would provide adequate area for additional Village administrative offices, the off-street parking and vehicle storage requirements associated with police department operations alone would suggest that the existing Village Hall site would be inadequate in meeting the space requirements of a full-time police department.

A second, more favorable alternative that could be considered for village administration and police facilities would be to construct a new building, or a complex of buildings, for these functions on a new vacant site. The principal advantage to providing these facilities in one central location on an adequately sized site is that such a site would not unduly restrict the design of the required buildings and facilities, and would, therefore, provide an opportunity to achieve a compatible and efficient relationship between various functions. A new adequately sized site would also permit greater flexibility in meeting future needs. If a new site is considered for the village administrative offices and police facilities, the most appropriate potential location would be in the central portion of the Village, where such facilities could be incorporated into an area already containing related commercial and other local governmental and institutional uses.

A third alternative that could be considered for municipal administrative and police facilities would be the Orchard Elementary School Property. Needed building space could be provided, in part, by the existing building on the site, or the existing building could be razed and a new building or group of buildings could be constructed. The site consists of about four acres, which would provide more than adequate land area for these facilities to and beyond the planning period. The site is also convenient; located in the vicinity of a small grouping of commercial businesses, at the intersection of Silver Spring Drive and Main Street.

Public Library Facilities: As indicated in Chapter II, in 1980, the Village established a public library in the Orchard Elementary School building located on Main Street. This building is located in the center of the Village, close

to retail shops and other local governmental and institutional uses and, as such, is readily accessible and convenient to both pedestrian and auto-oriented patrons. Also, adequate area is available on this site for the provision of required off-street parking. The Orchard Elementary School building also functions as a community/senior citizens center.

Minimum library service area and space requirements have been recommended in SEWRPC Planning Report No. 19, A Library Facilities Plan for Southeastern Wisconsin. According to the standards set forth in that report, a library serving a population of 10,000 persons should have 20,000 to 40,000 volumes, plus at least 140 periodical titles, at least one nationally recognized newspaper, and audio-visual materials to meet local demands. Additional standards developed by the American Library Association suggest that a structure housing a collection of 25,000 volumes should have about 2,500 square feet of shelf space, 1,300 square feet of reader space, 500 square feet of staff work space, and 1,000 square feet for circulation, mechanical, and rest room areas, or a total building area of 5,300 square feet. Based upon a library space need of about 5,300 square feet by the year 2000, more than adequate square footage is available at the Orchard Elementary School building for a public library facility. Furthermore, if the existing school building were to be razed in whole or in part, in conjunction with the establishment of municipal administrative and police facilities on the site, adequate area could still be maintained on the site for public library facilities.

Public Recreation Land Use Requirements

SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, contains specific recommendations addressing the needs of the urban service area of the Village with respect to the preservation of primary and secondary environmental corridors and prime agricultural lands and the provision of resource-oriented and nonresource-oriented recreation sites and facilities. Recommendations in the regional park and open space plan which are pertinent to the urban service area of the Village of Sussex include the development of two new neighborhood park sites, one in the southern portion of the Village along Clover Drive, and one in the northern portion of the Village centrally located in the area bounded by Good Hope Road, Waukesha Avenue, the Chicago & North Western Railway right-of-way, and Maple Avenue; and the establishment of a hiking and biking trail on the abandoned right-of-way of the Milwaukee Road. The regional park and open space plan indicates that no additional regional or multi-community sites or facilities are required in the study area over the planning period.

Two of the three recommended park sites--the southern neighborhood park site and the community park site--are already established. Only the public neighborhood park site in the northern part of the urban service area would be required to accommodate the forecast year 2000 resident population, according to the adopted regional park and open space plan. However, the recommendations set forth in the regional park and open space plan were based upon a year 2000 population forecast for the urban service area of 8,600 persons. Because the revised year 2000 population forecast for the urban service area as set forth herein are higher than the original plan year 2000 population forecast, it was determined that public recreation land use acreage requirements as determined in the regional park and open space planning process should be modified to reflect the revised year 2000 population forecast figures.

Community Park Sites: As indicated in Table 23, in 1980 there were about 70 acres of land in community park use in the urban service area of the Village. These lands served a resident population of about 3,600 persons, representing a 1980 development ratio of 19.4 acres per 1,000 persons. This 70 acres was contained in a single community park site, located at the western edge of the Village of Sussex. Since the 1980 development ratio for community park land use in the Village exceeds the land use development standard, part of the existing community park acreage can be applied to meeting the needs of the forecast 1979-2000 incremental population growth in the Village's urban service area. Application of the land use development standard for community park sites of 2.2 acres per 1,000 persons to the total forecast population for the urban service area of 10,800 persons indicates that about 14.3 acres would be needed to accommodate the total year 2000 forecast population. Since the existing community park site exceeds the 24-acre requirement, no additional community park acreage is required in the urban service area over the planning period.

Also, application of the two mile service radius standard for community park sites as set forth under Objective No. 4 herein, to the location of the existing community park site and the extent of the recommended year 2000 urban service area indicate that the area can be adequately served by the existing park site over the planning period.

Neighborhood Park Sites: In 1980, there were about six acres of land in neighborhood park use in the urban service area of the Village. These lands served a resident population of about 3,600 persons, representing a development ratio of 1.7 acres per 1,000 persons. Although this ratio currently meets the land use development standard of 1.7 acres per 1,000 persons, additional neighborhood park acreage will need to be provided to meet the forecast population increase over the planning period. Application of the land use development standard for neighborhood park sites of 1.7 acres per 1,000 persons to the total year 2000 forecast population for the urban service area of 10,800 persons indicates that about 18 acres of neighborhood park land would be needed. Since the urban service area of the Village has about six acres of neighborhood park land, an additional 12 acres of neighborhood park land would be required over the planning period.

Application of the one-half mile service radius standard for neighborhood park sites, as set forth under Objective No. 4 herein, to the location of the existing neighborhood park site and to the recommended year 2000 urban service area, indicates that the existing and planned urban development located north of the Chicago & North Western Railway should be served by at least two additional neighborhood park sites. The planned 5-acre neighborhood park site located immediately east of Sussex Heights Subdivision would adequately meet the neighborhood park needs in the portion of the urban service area north of the Chicago & North Western Railway and east of Maple Avenue. The remaining 7 acres of required neighborhood park land should be provided in the portion of the urban service area located north of the Chicago & North Western Railway and west of Maple Avenue.

Other Recreational Facilities: The hiking and biking trail recommended in the adopted regional park plan to be developed on the abandoned Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way has recently been constructed. This recreational trail is part of a proposed multi-community trail system that extends into all portions of Waukesha County, and provides pedestrian linkages between many urban communities throughout the County. As previously discussed in Chapter II, environmental corridor land associated with

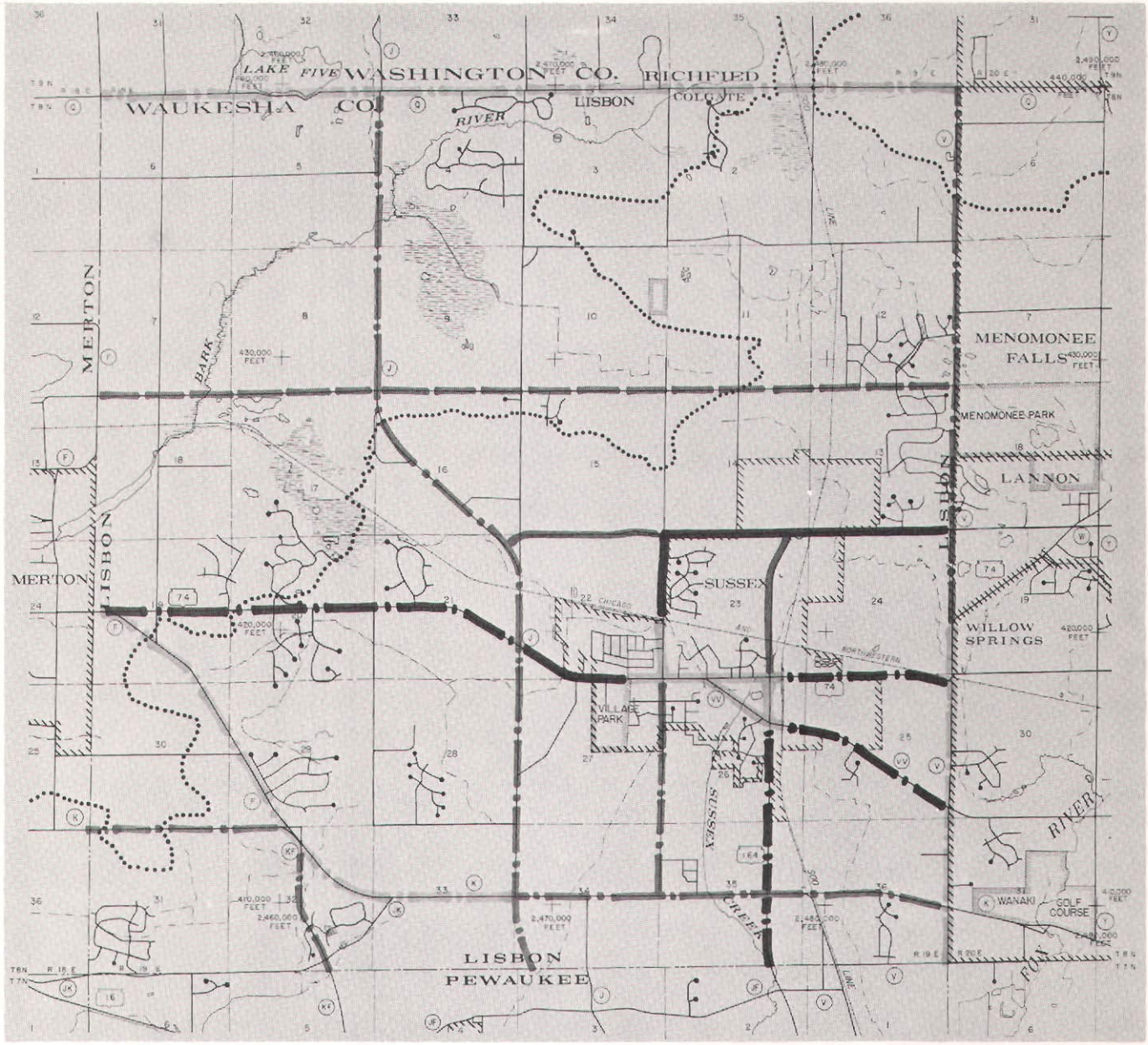
Sussex Creek and the East and South Branches of Sussex Creek, provide continuous linear corridors of open space that converge in an area bounded by Main Street, Waukesha Avenue, and Silver Spring Drive in the Village of Sussex. The Waukesha County hiking and biking trail also traverses this area. These conditions offer the potential for establishing a local pedestrian walkway system along the environmental corridors within the Village and its environs that would be connected to the Waukesha County hiking and biking trail.

TRANSPORTATION REQUIREMENTS

Map 27 shows the arterial street and highway system required to serve the probable future traffic demands within the study area. The system is largely based upon the adopted regional transportation system plan, however certain recommendations contained therein were derived from the jurisdictional highway system plan for Waukesha County, the Established Street and Highway Width Map for Waukesha County and the existing, albeit informal, Village of Sussex right-of-way and roadway improvement policy. The system generally maintains the existing two-lane, two-way arterial roadway system in the study area.

The arterial street and highway right-of-way recommendations reflect ultimate street right-of-way requirements. This is due to the difficulties and added expense typically associated with the acquisition of additional land for street and highway purposes after the establishment of adjacent urban development. Therefore, the recommendations set forth on Map 27 are intended to be used as a guide for the acquisition of land for arterial street and highway rights-of-way during the land development approval process. Also, it should be noted that the recommended arterial street improvements for the Village proper, as shown on the map, consist of urban cross-sections--i.e., street pavements provided with curb and gutter, and piped storm sewers. Arterial street and highway improvements recommended for the portion of the study area outside the village proper consist of rural cross-sections, gravel road shoulders, and road ditches. It should be further noted that the adopted regional transportation system plan recommends that the urban service area of the Village be served by mass transit facilities by the end of the planning period.

MAP 27
RECOMMENDED ARTERIAL STREET AND HIGHWAY SYSTEM FOR THE VILLAGE OF SUSSEX STUDY AREA : 2000



LEGEND

ROADWAY CLASSIFICATION	RECOMMENDED RIGHT-OF-WAY WIDTH
MINIMUM FOUR-LANE ARTERIAL (RURAL)	130 FEET
DESIRABLE TWO-LANE ARTERIAL (RURAL)	100 FEET
MINIMUM TWO-LANE ARTERIAL (RURAL)	66 FEET
DESIRABLE FOUR-LANE ARTERIAL (URBAN)	120 FEET
DESIRABLE TWO-LANE ARTERIAL (URBAN)	80 FEET
MINIMUM TWO-LANE ARTERIAL (URBAN)	66 FEET
PROSPECTIVE ARTERIAL	

SOURCE: SEWRPC

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Chapter V

THE RECOMMENDED LAND USE PLAN

INTRODUCTION

The land use plan for the Village of Sussex as set forth in this report is intended to provide a sound basis for the making of land use development decisions in the Village over time. The plan, as presented, is intended to constitute a major element of a comprehensive plan for the physical development of the Village. The recommended plan is also intended to constitute a refinement and detailing of the adopted regional land use plan, as required to meet local, as well as areawide, land use development objectives.

The regional land use plan and, as a consequence, the recommended village land use plan as well, while recognizing the effects and importance of the urban land market in shaping land use patterns, seeks to influence the operation of that market in three ways in order to achieve a more healthful and attractive, as well as a more efficient, settlement pattern. First, these plans recommend that development trends, as determined by the urban land market, be shaped by encouraging intensive urban development only in areas which are covered by soils suitable for such development, which are not subject to special hazards such as flooding, and which can be readily served by essential municipal facilities and services, including centralized public sanitary sewerage and water supply. Second, these plans recommend that existing development trends be shaped by discouraging intensive and incompatible urban development in primary environmental corridors, thereby maintaining such corridors in essentially natural, open uses. Third, these plans recommend that existing development trends be shaped by retaining in agricultural use the most productive farmlands.

The recommended land use plan presented herein represents only one of many possible alternative patterns of land use development that could accommodate the future physical, social, and economic needs of the residents of the Village and the remaining portions of the study area. The formulation of this plan involved the comparative evaluation of several alternative land use patterns and supporting community facility and utility proposals against the land use development objectives, principles, and standards set forth in Chapter III of this report. It should be recognized that while the recommended land use plan is intended to be adopted as the official expression of the land use development policy of the Village, the plan should not be considered a rigid, inflexible mold to which land use development must conform. The plan is intended to be a point of departure for the making of day-to-day development decisions, and if any given development proposal can be demonstrated to better meet the adopted community and areawide land use development objectives, then the plan itself should be amended to accommodate that development proposal. Such amendment, however, should be made only after careful consideration of each proposal involved.

Since it is anticipated that the Village will affect and be affected by the nature and extent of new development in areas adjacent to its existing corporate limits, the plan sets forth land use recommendations for the environs of the Village, as well as for the village proper. Therefore, the first section of this chapter describes the recommended land use plan for the Village

of Sussex study area, which includes the existing urban area of the Village and the Town of Lisbon. The second section of this chapter describes the recommended land use plan for the Village of Sussex urban service area.

RECOMMENDED STUDY AREA LAND USE PLAN

The recommended land use plan for the Village of Sussex study area is shown in graphic summary form on Map 28 and is quantified in Table 26. The plan map indicates both those areas within the total study area in which urban development now exists, and those areas in which such development may be permitted, or indeed, should be encouraged, in accordance with the aforementioned land use development objectives, principles, and standards. The total urban area shown on the plan map, consisting of both existing and proposed urban land uses is about 6,490 acres. The plan proposes to accommodate anticipated incremental growth in population and employment in the study area over the 20-year design period from 1979 to 2000 through the conversion of about 1,861 acres of land from rural to urban use, thus increasing urban land use in the area by about 40 percent.

Residential Land Use

As indicated in Table 26, those areas recommended for residential use, as shown on plan Map 28 total about 3,768 acres. The plan proposes the conversion of about an additional 1,171 acres of land to residential use over the planning period, thus increasing residential land use in the area by about 45 percent. The recommended residential acreage shown in the plan is based upon a year 2000 forecast resident population for the study area of about 20,050 persons.

The areas shown in yellow on the plan map indicate areas recommended for suburban residential development with densities ranging from 0.2 to 0.6 dwelling units per net residential acre (lots of two to five acres per dwelling unit). Suburban residential development, as shown on plan Map 28, is located in a dispersed pattern in the western one-half of the study area. The areas shown in yellow with orange stripes on the plan map indicate low-density urban development with densities ranging from 0.7 to 2.2 dwelling units per net residential acre (lot sizes of 20,000 square feet to two acres per dwelling unit). Low-density urban residential development is located on the plan map primarily along the eastern edge of the study area. It should be noted that the additional land recommended for both suburban and low-density residential development, as shown on the plan map, assumes the full development of all approved subdivisions located outside of the urban service area of the Village, as well as some infill development on unplatted lands.

The areas shown in orange on the plan map are intended to consist primarily of medium-density urban residential development, with densities ranging from 2.3 to 6.9 dwelling units per net residential acre (lot sizes ranging from 6,000 to 20,000 square feet per dwelling unit). It should be noted, however, that for the sake of generalization, these areas also include small areas of high-density development with densities ranging from 7.0 to 17.9 dwelling units per net residential acre (lot areas of 2,500 to 6,000 square feet per dwelling unit). As shown on the plan map, medium-density residential development would constitute most of the area within the recommended urban service area of the Village.

Commercial and Industrial Land Use

The areas shown in red on the plan identify neighborhood and community retail commercial areas within the study area. These commercial areas total approximately 65 acres, or about 1 percent of the proposed urban development area, of which 28 acres would consist of proposed new development. The principal retail commercial areas shown on the plan map consist of the Sussex-on-the-Main shopping center, individual retail commercial establishments located along Main Street and Waukesha Avenue, and a proposed new community retail commercial development located south of the intersection of Main Street and Silver Spring Drive.

The principal areas of industrial land use proposed in the study area are shown in light gray and dark gray on the plan map. The primary industrial areas are located immediately west and east of the existing corporate limits of the Village. The industrial development areas, as shown on Map 28, total approximately 1,030 acres, or about 16 percent of the proposed developed area, of which about 380 acres would consist of proposed new development.

Transportation System Development

An efficient arterial street and highway network is required in the Sussex area to provide the necessary means of access from both rural and urban areas to supporting service, employment, and recreational areas. It is essential, therefore, that land use development be guided so as to maintain and preserve the maximum efficiency of the arterial street and highway system in the study area. Also, transportation system plans should work to minimize street and highway improvement costs, as well as the level of disruption new transportation improvements may cause to existing development.

In keeping with these basic criteria, the recommended transportation system plan for the study area generally maintains the existing arterial street and highway network, with the exception of the realignment of the CTH J between CTH K and CTH JF. This highway realignment recommendation is set forth in the adopted regional transportation system plan. The regional transportation system plan also recommends that the Sussex area be eventually provided with urban mass transit service.

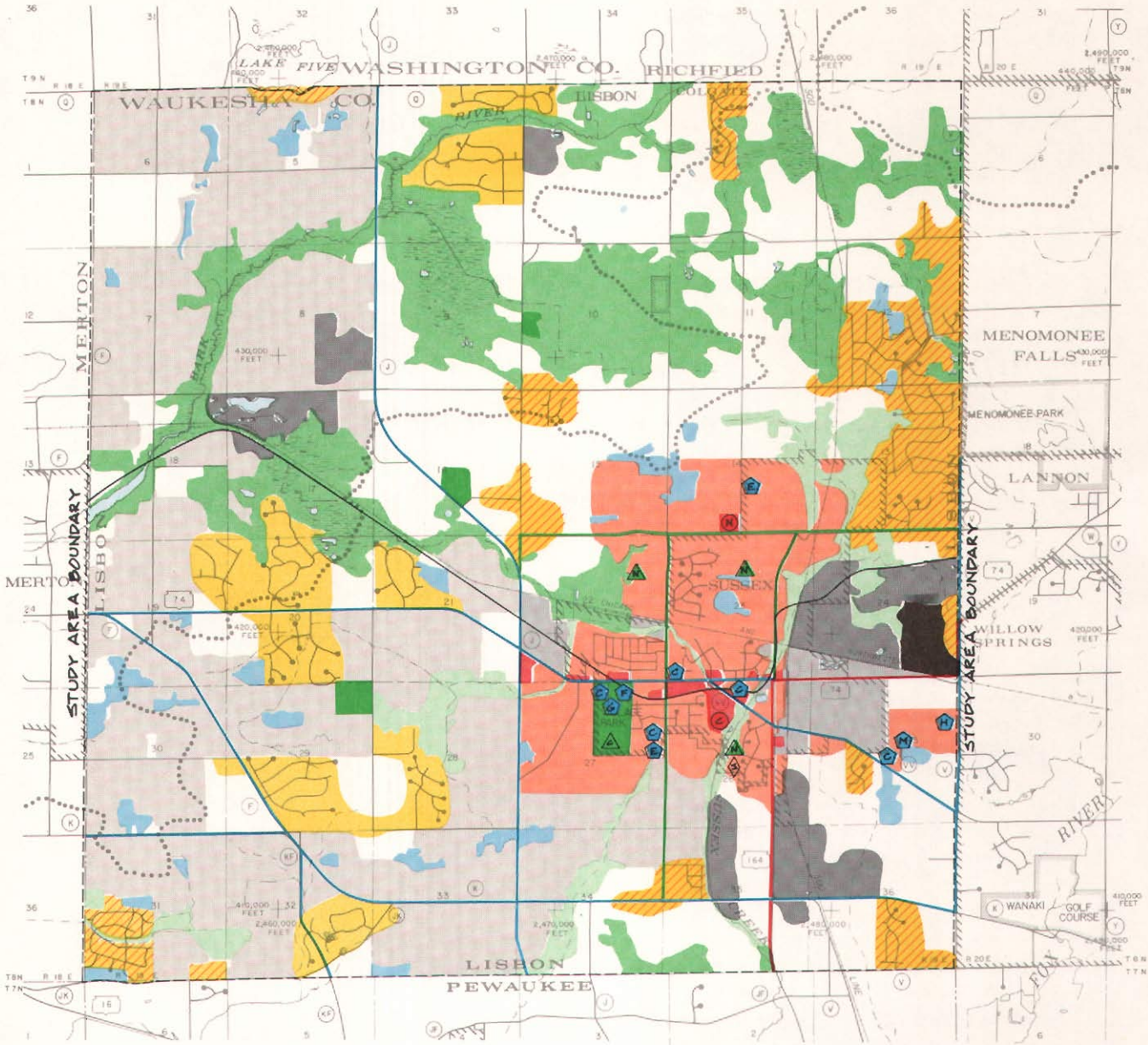
As shown on Map 28, the area devoted to transportation and utility land uses is proposed to total about 1,280 acres, or about 20 percent of the proposed developed area, of which about 243 acres would consist of new development.

Recreational Land Use

The park and related open space uses shown on the plan map are based upon the recommendations contained in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin, with appropriate refinements based upon revised population forecasts and the Village's revised recommended urban service area. Recommendations concerning nonresource-oriented recreation sites and facilities, as set forth in that plan, have already been described herein. In addition to these recommendations, the regional park and open space plan also recommends eventual public acquisition of the primary environmental corridor lands located in the northern and western portions of the study area.

MAP 28

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SUSSEX STUDY AREA: 2000



LEGEND

- SUBURBAN RESIDENTIAL DEVELOPMENT (0.2 - 0.6 DWELLING UNITS PER NET ACRE)
- LOW DENSITY RESIDENTIAL DEVELOPMENT (0.7 - 2.2 DWELLING UNITS PER NET ACRE)
- MEDIUM DENSITY RESIDENTIAL DEVELOPMENT (2.3 - 6.9 DWELLING UNITS PER NET ACRE)
- HIGH DENSITY RESIDENTIAL DEVELOPMENT (7.0 - 17.9 DWELLING UNITS PER NET ACRE)
- COMMERCIAL DEVELOPMENT
  - N NEIGHBORHOOD RETAIL CENTER
  - C COMMUNITY RETAIL CENTER
- LIGHT INDUSTRIAL AND WHOLESALE DEVELOPMENT
- HEAVY INDUSTRIAL AND EXTRACTIVE DEVELOPMENT
- RECREATIONAL
  - N NEIGHBORHOOD PARK
  - C COMMUNITY PARK
- RECREATIONAL TRAIL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- WATER
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
  - C CHURCH
  - F FIRE STATION
  - G VILLAGE HALL AND POLICE STATION
  - L LIBRARY AND COMMUNITY CENTER
  - E ELEMENTARY SCHOOL
  - M MIDDLE SCHOOL
  - H HIGH SCHOOL
- SEWAGE TREATMENT PLANT

ARTERIAL STREET AND HIGHWAY SYSTEM

- STATE TRUNK NONFREEWAY
- COUNTY TRUNK
- LOCAL TRUNK

SOURCE: SEWRPC

Table 26

EXISTING AND RECOMMENDED LAND USE ACRES FOR THE VILLAGE OF SUSSEX STUDY AREA: 1980-2000

Land Use Category	Existing Land Use 1980			Plan Increment 1980-2000		Recommended Land Use 2000		
	Net Acres	Percent of Major Category	Percent of Study Area	Net Acres	Percent Change	Net Acres	Percent of Major Category	Percent of Study Area
Urban[a]								
Residential	2,597[b]	56.1	11.2	1,171[d]	45.1	3,768	58.1	16.2
Commercial	37[c]	0.8	0.1	28[e]	75.8	65	1.0	0.3
Industrial	650	14.0	2.8	380[f]	58.5	1,030	15.9	4.4
Transportation and Utilities	1,038	22.4	4.5	243	23.4	1,281	19.7	5.5
Governmental and Institutional	136	3.0	0.6	18	13.2	154	2.4	0.7
Recreational	171	3.7	0.7	21	12.3	192	2.9	0.8
Urban Total	4,629	100.0	19.9	1,861	40.2	6,490	100.0	27.9
Rural								
Surface Water, Wetlands, and Woodlands	3,283	17.6	14.1	-29	-0.9	3,254	19.4	13.9
Agriculture, Unused Lands, and Other Open Lands	15,373	82.4	66.0	-1,832	-11.9	13,541	80.6	58.2
Rural Total	18,656	100.0	80.1	-1,861	-10.0	16,795	100.0	72.1
Total	23,285	--	--	--	--	23,285	100.0	100.0

[a] This category includes suburban, low-density, and medium-density single-family residential development; high-medium density two-family residential development and high-density multiple-family residential development.

[b] This figure includes 663 acres of land classified as vacant residential land.

[c] This figure includes four acres of land classified as vacant commercial land.

[d] In addition to this acreage, it was assumed that the 663 acres of land which were classified in 1979 as vacant residential land would be developed in residential land use by the year 2000.

[e] In addition to this acreage, it was assumed that the four acres of land which were classified in 1979 as vacant commercial land would be developed in commercial land use by the year 2000.

[f] This figure is based on the assumption that about 15 percent of the plan increment urban land use acreage will be composed of transportation and utility land use.

Source: SEWRPC.

As shown on Map 28, proposed recreational land use in the study area comprises a total of about 192 acres, or about 3 percent of the proposed developed area, of which about 21 acres would consist of proposed new recreational lands.

Rural Land Use

As indicated in Table 26 and as graphically shown on Map 28, rural land uses in the study area may be divided into two general categories: surface water, wetland, and woodland areas; and agricultural, unused, and other open lands. Table 26 indicates that surface water, wetland, and woodland areas totaling approximately 3,254 acres, or about 14 percent of the study area, and agricultural, unused, and other open lands comprising approximately 13,541 acres, or about 58 percent of the study area, would, under the recommended land use plan, be maintained in the study area through the plan design year. Surface water, wetlands, and woodland areas are principal elements of primary and secondary environmental corridors.

Prime Agricultural Land

As was discussed in Chapter II, lands within the study area recommended for agricultural preservation by the Waukesha County Park and Planning Commission comprise a total of 12,163 acres. These lands include parcels in agricultural use which have more than 50 percent of their area covered by national prime farmlands as designated by the U. S. Department of Agriculture, Soil Conservation Service. However, the prime agricultural lands (agricultural preservation areas) standard set forth in Chapter III herein states that land ownerships within the study area which are 35 acres or larger in size, which have more than 50 percent of their area covered by national prime farmlands, as designated by the U. S. Department of Agriculture, Soil Conservation Service, and which are included within national prime farmland ownership aggregates of 640 acres or larger, should be preserved. Application of this standard in the study area resulted in a delineation of prime agricultural lands comprising a total of approximately 5,850 acres, or about 25 percent of the study area.

While the lands recommended for agricultural preservation by the Waukesha County Park and Planning Commission were considered as a possible basis for the delineation of prime agricultural lands in the recommended land use plan, it was determined that the prime agricultural lands delineation that was prepared using the prime agricultural lands standard, set forth in Chapter III, should serve as the basis for the recommended prime agricultural lands depicted in the land use plan. As shown on Map 28, recommended prime agricultural lands are located in the western and southern portions of the study area. Prime agricultural land should be encouraged to be retained in agricultural use over the planning period.

The area shown in white on the plan map--composed of general agricultural lands--are also intended to remain in agricultural use. However, portions of these areas could be used for residential development at a density of 0.2 dwelling units per net acre (lots of five acres per dwelling unit) based on the suitability of soils for such development. The most important site-specific factors related to the establishment of such development are soil limitations for the use of onsite sewage disposal systems. Existing soil conditions may limit the location of septic systems on individual lots.

Environmental Corridors

Primary and secondary environmental corridors and isolated natural areas are shown in dark green, medium green, and light green respectively on plan Map 28. Primary environmental corridors should be kept in essentially natural, open uses.

Secondary environmental corridors do not contain natural resource values to the same extent as the primary environmental corridors do. However, because of their proximity to primary environmental corridor lands and because of the continuity they may provide to separated segments of primary environmental corridors, these secondary environmental corridor lands should be seriously considered for preservation in essentially natural, open uses as development proceeds within the study area. Secondary environmental corridor lands should be considered for preservation in conjunction with the provision of greenways, drainageways, and stormwater detention and retention areas.

Isolated natural areas consist of small areas of high natural resource value, which are separated geographically from primary and secondary environmental corridors. While these areas may not be of prime importance from a natural resource conservation point of view, they provide a sense of natural diversity in areas which are removed from primary and secondary corridor lands. In urbanizing portions of the study area, isolated natural areas offer potential as local park sites. Also, special measures could be taken during the design and construction processes associated with new urban development to assure that such areas are preserved as an integral and valuable part of the total site plan of such developments. Primary and secondary environmental corridors and isolated natural areas within the study area encompass about 2,986 acres, 555 acres, and 645 acres, respectively.

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA

As indicated in Chapter II of this report, during the initial stages of the land use planning process, the Village Plan Commission determined that a year 2000 forecast population of 10,800 persons should be used as a basis for the preparation of the village land use plan. As indicated in Chapter IV, after having determined the land use acreage requirements to be met over the planning period, the Village Plan Commission considered a series of alternative sewer service areas and, after careful deliberation, selected one of the alternatives as a future urban service area for the Village for which specific land use recommendations would be formulated. The Village Plan Commission also reviewed alternative recommendations presented by the Commission staff regarding the location and extent of certain land uses within the delineated urban service area and made determinations on these issues prior to the presentation of the recommended plan at a public informational meeting and hearing held on September 30, 1980, by the Village Plan Commission. Since the Village Plan Commission reached an early concensus regarding the general framework of the plan, only the recommended land use plan is described herein. In some instances, however, certain alternative land use and community facility recommendations are discussed, together with a summary of the rationale supporting each selected alternative.

The recommended land use plan for the Village of Sussex urban service area is shown in graphic summary form on plan Map 29, and is quantitatively summarized in Table 27. The map indicates both those portions of the village proper in which urban development now exists, and those portions in which additional urban development can be permitted, or encouraged, in accordance with the herein recommended land use development objectives, principles, and standards.

Residential Land Use

Areas recommended for low-density residential development, medium-density residential development, high-medium density residential development, and high-density residential development are shown on Map 29 in yellow, orange, orange with brown crosshatching, and brown, respectively, and total approximately 1,487 acres, representing an increase of about 1,100 acres over the 1980 total of 387 acres. In 1980, low-density and medium-density residential development, high-medium density residential development, and high-density residential development consisted of 74 acres, 297 acres, 6 acres, and 10 acres, respectively. The recommended plan provides for an additional 39 acres of low-density residential development at densities ranging from 0.7 to 2.2 dwelling units per net residential acre (lots of 20,000 to 60,000 square feet per dwelling unit); an additional 995 acres of medium-density residential development at densities ranging from 2.3 to 4.3 dwelling units per net residential acre (lots of 10,000 to 20,000 square feet per dwelling unit); an additional 20 acres of high-medium density residential development at densities ranging from 4.4 to 6.9 dwelling units per net residential acre (4,800 to 6,300 square feet of lot area per dwelling unit); and an additional 35 acres of high-density residential development at densities ranging from 7.0 to 17.9 dwelling units per net residential acre (2,600 to 6,300 square feet of lot area per dwelling unit). The additional 1,100 acres of residential development shown on the plan map exceeds somewhat the residential acreage requirement determined in Chapter IV, in an effort to provide flexibility with regard to the actual timing and pattern of development that may occur in the urban service area of the Village over the plan design period.

As shown on Map 29, areas recommended for additional single-family residential development are located primarily in the northern portion of the delineated urban service area, north of the Chicago & North Western Railway right-of-way and in the southwest portion of the urban service area, west and south of the Sussex Village Park. New high-medium (two-family) residential development is recommended for those properties along the north side of Main Street between Locust Street and Maple Avenue and between Elmwood Avenue and Sussex Creek; north of the Waukesha County hiking and biking trail at the west edge of the Village's existing corporate limits; on the south side of Silver Spring Drive, immediately west of Sussex Creek, off the southwest corner of the intersection of Main Street and Waukesha Avenue; and directly east of the T-intersection of Clover Drive and Waukesha Avenue. These areas are recommended for high-medium (two-family) development primarily as a transitional land use between existing single-family residential land uses and commercial land uses. Areas recommended for high-density (multiple-family) residential development consist of the area north of Main Street between the Waukesha County hiking and biking trail and the west edge of the existing corporate limits; on the south side of Main Street between Locust Street and Maple Avenue; and on the west side of Waukesha Avenue between Silver Spring Drive and the property immediately south of Clover Drive.

Neighborhood Unit Concept

The residential areas shown on Map 29 should constitute neighborhoods within the Village. Ideally, neighborhoods are those areas of a community most closely associated with the daily activities of family life, generally including housing, elementary education facilities, neighborhood park facilities, and convenience shopping areas. Residential neighborhoods depend on the larger community for basic employment and for major shopping, transportation, higher education, and cultural facilities. A group of neighborhoods that function as a unit may be defined as a community. By utilizing neighborhood units and combining them into communities, residential areas may be planned that provide a physical environment that is healthy, safe, convenient, and attractive.

The major objective of a residential neighborhood is to accommodate safe and healthy family home life and the activities associated with it. A neighborhood should be of sufficient size to maintain and protect its own environment and have a population large enough to support an elementary school of reasonable size within walking distance. An elementary school should be located adjacent to a neighborhood park, and the school and park together should be encouraged to function as a center of neighborhood activity. A neighborhood should be provided with the utilities and essential facilities for a safe and healthy environment. Convenience shopping facilities should be conveniently located in relation to arterial highways. Adequate parks and recreation facilities should be provided, occupying a minimum of about 5 percent of the area in a typical medium-density neighborhood. Also, the boundaries of a neighborhood should consist of definite and recognizable features, such as railroads, major streets, natural barriers, or marked changes in land use. Streets carrying heavy traffic volumes should not penetrate a neighborhood.

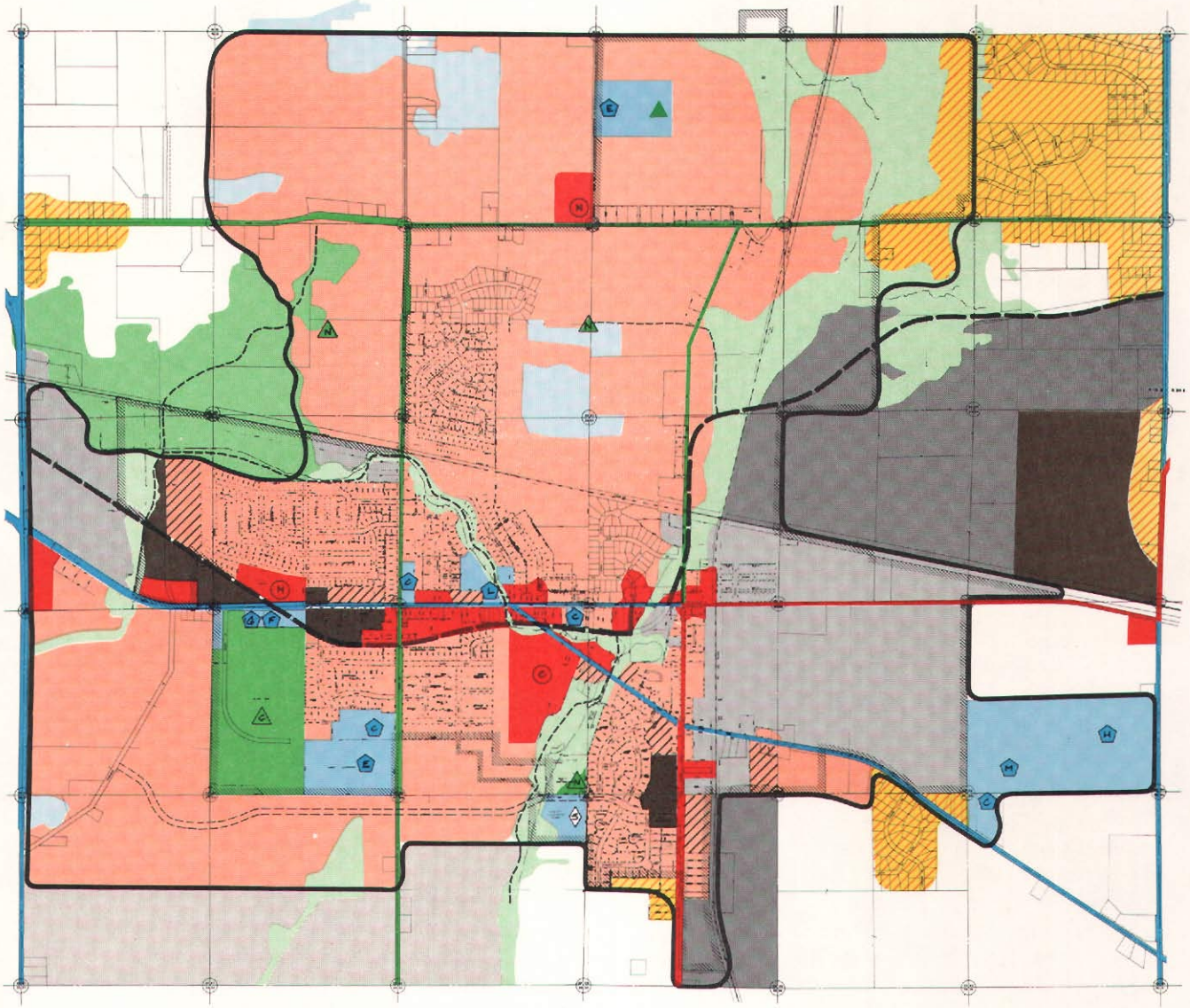
While it is not within the scope of this study to provide detailed recommendations regarding land platting and street layout for areas where new urban development is anticipated, the recommended land use plan for the urban service area of the Village reflects the aforementioned neighborhood planning concepts. For example, the proposed new elementary school site is centrally located in an area where a substantial amount of new medium-density residential development is proposed. The proposed locations of the new elementary school site could foster a neighborhood-oriented "walk-to-school concept." Also, the new neighborhood retail commercial site proposed at the intersection of Woodside and Good Hope Roads would be readily accessible to residents of a developing neighborhood in the northern portion of the Village.

Commercial Land Use

The recommended land use plan provides for a total of about 59 acres of commercial development in the urban service area of the Village, and represents an increase of about 32 acres over the 1980 total of 27 acres. The commercial development area shown on the plan map consists of two categories: neighborhood retail development and community retail development. In 1980, neighborhood retail development in the Village of Sussex urban service area consisted of 16 acres. As indicated in Chapter IV, nine additional acres of neighborhood retail development are expected to be required in the retail trade area over the planning period. The land use plan provides for an additional 10 acres of neighborhood retail development within the urban service area. In accordance with the neighborhood retail facility requirements identified in Chapter IV, the land use plan recommends that a new neighborhood retail center comprising

MAP 29

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA: 2000



LEGEND

- LOW DENSITY RESIDENTIAL DEVELOPMENT (0.7-2.2 DWELLING UNITS PER NET ACRE)
- MEDIUM DENSITY RESIDENTIAL DEVELOPMENT (2.3-4.3 DWELLING UNITS PER NET ACRE)
- HIGH-MEDIUM DENSITY RESIDENTIAL DEVELOPMENT (4.4-6.9 DWELLING UNITS PER NET ACRE)
- HIGH DENSITY RESIDENTIAL DEVELOPMENT (7.0-17.9 DWELLING UNITS PER NET ACRE)
- COMMERCIAL DEVELOPMENT
  - N NEIGHBORHOOD RETAIL CENTER
  - C COMMUNITY RETAIL CENTER
- LIGHT INDUSTRIAL AND WHOLESALE DEVELOPMENT
- HEAVY INDUSTRIAL AND EXTRACTIVE DEVELOPMENT
- RECREATIONAL
  - N NEIGHBORHOOD PARK
  - C COMMUNITY PARK
- LOCAL PEDESTRIAN TRAIL
- WAUKESHA COUNTY HIKING AND BIKING TRAIL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- WATER
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
  - C CHURCH
  - F FIRE STATION
  - G VILLAGE HALL AND POLICE STATION
  - L LIBRARY AND COMMUNITY CENTER
  - E ELEMENTARY SCHOOL
  - M MIDDLE SCHOOL
  - H HIGH SCHOOL
- S SEWAGE TREATMENT PLANT
- LIMITS OF THE YEAR 2000 URBAN SERVICE AREA

STREETS AND HIGHWAYS

- STATE TRUNK NONFREEWAY (ARTERIAL)
- COUNTY TRUNK (ARTERIAL)
- LOCAL TRUNK (ARTERIAL)
- PROPOSED COLLECTOR

GRAPHIC SCALE

0 800 1600 2400 FEET

SOURCE: SEWRPC

Table 27

EXISTING AND RECOMMENDED LAND USE ACRES IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA: 1980-2000

Land Use Category	Existing Land Use 1980			Plan Increment 1980-2000		Recommended Land Use 2000		
	Net Acres	Percent of Major Category	Percent of Total	Net Acres	Percent Change	Net Acres	Percent of Major Category	Percent of Total
Urban								
Residential								
Low-Density	74	9.8	2.5	39	52.7	113	4.4	3.9
Medium-Density	297	39.2	10.1	995	335.0	1,292	49.9	44.0
High-Medium Density	6	0.8	0.2	20	333.3	26	1.2	1.1
High-Density	10	1.3	0.3	35	350.0	45	1.7	1.5
Commercial								
Neighborhood Retail	16	2.1	0.5	10	62.5	26	1.0	0.9
Community Retail	11	1.5	0.4	22	200.0	33	1.3	1.1
Industrial								
Light Industrial and Wholesaling	35	4.6	1.2	201	574.3	236	9.1	8.0
Heavy Industrial and Extractive	10	1.3	0.3	154	1,540.0	164	6.3	5.6
Transportation and Utilities	115	15.2	3.9	323[a]	271.3	438	16.4	14.5
Governmental and Institutional	114	15.0	3.9	18	15.8	132	5.1	4.5
Recreational								
Neighborhood Parks	5	0.6	0.2	14	280.0	19	0.7	0.6
Community Parks	65	8.6	2.2	--	--	65	2.5	2.2
Urban Total	758	100.0	25.7	1,831	241.4	2,589	100.0	88.1
Rural								
Surface Water	1	--	--	--	--	1	0.3	--
Wetlands	219	10.1	7.5	--	--	219	62.7	7.5
Woodlands	133	6.1	4.5	-4	-3.2	129	37.0	4.4
Agriculture, Unused Lands, and Other Open Lands	1,827	83.8	62.3	-1,827	-100.0	--	--	--
Rural Total	2,180	100.0	74.3	-1,831	-83.9	349	100.0	11.9
Total	2,938	--	100.0	--	--	2,938	--	100.0

[a]This figure is based on the assumption that about 20 percent of the plan increment urban land use acreage will be composed of transportation and utility land use.

Source: SEWRPC.

about seven acres be located at the northwest corner of the intersection of Woodside and Good Hope Roads. The remaining three acres of neighborhood retail development shown on the plan map consists of "in-fill" development on vacant land adjacent to the Sussex-on-the-Main shopping center and on the remaining noncommercial properties along the south side of Main Street between Maple Avenue and Silver Spring Drive. With regard to the neighborhood retail commercial center recommended for the intersection of Woodside and Good Hope Roads, it should be noted that a well-organized center of this kind typically includes such facilities as a food store, a bakery shop, a drug store, a restaurant, a barber shop, a beauty shop, a laundry and dry cleaning store, a hardware store, and an automobile service station.

In 1980, community retail development consisted of a total of 11 acres in the Village of Sussex retail trade area. This acreage, according to the requirements set forth in Chapter IV, is below the acreage needed to adequately serve the community retail needs of the area over the planning period. The fact that a commercial retail center has not been developed in the Village of Sussex is probably due to the proximity of the Menomonee Falls central business district located about five miles to the northeast of Sussex, and to the relatively dispersed residential development pattern within and around the Village.

However, since the population within the revised recommended urban service area of the Village is expected to more than double in size by the year 2000, and since a principal objective of the land use plan is to direct new residential growth into a more compact pattern of medium-density urban residential development within and in the vicinity of the Village, an adequate community retail market should develop in the area over the planning period capable of supporting a well-organized community retail facility.

As indicated in Chapter IV, 13 additional acres of community retail development are expected to be required in the retail trade area of the Village over the planning period. This additional acreage includes the nine acres required to meet the needs of the anticipated incremental population within the trade area, as well as a four-acre community retail development deficiency in the trade area to serve the existing population. As was indicated in Chapter IV, application of the one and one-half mile service radius standard for community retail facilities to the recommended urban service area of the Village indicates that a location in the existing central portion of the Village would be best suited for a new community retail center. As further discussed in Chapter IV, retail commercial development in the Village is primarily scattered along Main Street. This disorganized commercial land use pattern discourages user interaction between individual commercial land uses, as well as between individual commercial land uses and nearby institutional and governmental land uses. Consequently, Main Street does not have a compact central area of intensive business and pedestrian activity that can be readily perceived as the identifiable center of the Village.

In accordance with the standards for community retail facilities set forth under Objective No. 3, and the findings concerning existing commercial development in the Village, as expressed above, the land use plan recommends that a new 18 acre community retail center be developed on vacant property located immediately south of the intersection of Main Street and Silver Spring Drive. In making its determination concerning the community retail land use recommendation, the Village Plan Commission considered two other alternative sites in the vicinity of the Village, including properties located at the intersection of CTH J and STH 74, and at the western edge of the urban service area of the Village and property long the south side of STH 74, immediately east of the

Soo Line Railroad tracks. In addition to the recommended 18-acre community retail center, four acres of community retail land use are recommended to be developed on the southeast corner of the intersection of CTH J and STH 74.

The Village Plan Commission's decision to locate the recommended community retail site south of the intersection of Main Street and Silver Spring Drive in the Village was based, in part, on the fact that the site is still vacant, yet is strategically located in the village proper. This location provides the Village with a unique opportunity of being able to develop its future principal retail commercial area in the vicinity of existing commercial land uses in the area. Also, this location would enable existing businesses to capitalize on the increased business activity that may be expected to be generated by such a new commercial retail development. Furthermore, the Village Plan Commission determined that the recommended community retail site could be more readily served by public sanitary sewer and water utilities than the other alternatives considered, and that the recommended site would be the best location in terms of its level of accessibility from existing and anticipated residential areas within the urban service area of the Village. While the recommended 18-acre community retail commercial center exceeds community retail commercial acreage requirements by about five acres, 18 acres should be considered as a minimum acreage for the development of such a commercial facility. Therefore, it may be appropriate to phase the construction of commercial facilities on the recommended site so that a portion of the development is built after the planning period. A suggested site plan for the recommended commercial development is shown on Map 30.

Manufacturing Land Use

The recommended land use plan provides for a total of about 400 acres of manufacturing land use in the study area by the end of the planning period, representing an increase of about 355 acres from the 1980 total of 45 acres. The manufacturing land use areas shown on the plan map consist of two types: light industrial and wholesaling development, shown in the light gray tones, and heavy industrial and extractive development, shown in the medium gray tones. The manufacturing acreage requirements set forth in Chapter IV indicate that approximately 142 acres of additional manufacturing development land may be expected to be required in the urban service area of the Village over the planning period. However, as previously noted, the recommended land use plan provides an additional 355 acres of manufacturing development land, which exceeds the calculated industrial acreage requirements by 213 acres, or by about 150 percent. The lands recommended for manufacturing land use on Map 29 reflect either specific zoning commitments previously made by the Village to industrial firms or developers, or zoning commitments previously made by the Town of Lisbon that the Village Plan Commission felt should be honored at this time.

As shown on Map 29, a total of about 236 acres of light industrial and wholesaling land use is recommended within the urban service area over the planning period. Of this total, about 201 acres of additional light industrial and wholesaling land use is recommended. This additional development would be located in the area immediately east of the Soo Line Railroad between STH 74 and Silver Spring Road and in an area at the west edge of the Village, bounded by STH 74, CTH J, the Chicago & North Western Railway tracks, and the corporate limits of the Village. It is anticipated that the areas recommended for additional light industrial and wholesaling development land use would be developed primarily by employee-intensive industrial firms.

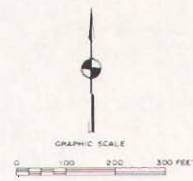
MAP 30
SUGGESTED SITE PLAN FOR THE RECOMMENDED COMMUNITY RETAIL CENTER IN THE VILLAGE OF SUSSEX

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
- TWO-FAMILY RESIDENTIAL DEVELOPMENT
- COMMERCIAL DEVELOPMENT
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
- RECREATION AND OPEN SPACE
- NEIGHBORHOOD PARK
- HIKING AND BIKING TRAIL
- SECONDARY ENVIRONMENTAL CORRIDOR
- SUSSEX CREEK
- EXISTING STREET PAVEMENT AND RIGHT-OF-WAY
- PROPOSED STREET PAVEMENT AND RIGHT-OF-WAY

COMMUNITY RETAIL CENTER

- BUILDING
- PEDESTRIAN CIRCULATION AREA
- OFF-STREET PARKING AND DRIVE AREA
- LANDSCAPE PLANTING AREA



SOURCE: SEWRPC

As further indicated on Map 29, a total of about 164 acres of heavy industrial and extractive land use is recommended within the Village's urban service area over the planning period. Of this total, about 154 acres of additional heavy industrial and extractive land use is recommended. This additional development would be located in the eastern and northeastern portions of the urban service area of the Village and would primarily consist of the expansion of existing gravel extraction operations and the planned facility on the property owned by the American Concrete Pipe Company, located on the north side of Good Hope Road east of the Soo Line Railroad tracks. It is anticipated that employee densities accompanying these land uses would be relatively low as compared to the recommended light industrial and wholesaling development areas.

Governmental and Institutional Development

Public Schools: In accordance with the year 2000 forecast elementary school enrollment for the portion of the Hamilton School District west of the Lisbon-Menomonee Falls Town-Village line and the elementary school acreage and site accessibility requirements identified in Chapter IV, the land use plan recommends that the Maple Elementary School in Sussex be maintained for school use and that a new elementary school site be located along the east side of Woodside Road, approximately 1,400 feet north of Good Hope Road. As shown on Map 29, the proposed additional elementary school site should consist of approximately 15 acres. Furthermore, as indicated in Chapter IV, both the Maple Elementary School site and the proposed additional elementary school site in the Village of Sussex should be able to accommodate maximum enrollments of about 600 students each by the year 2000. It should also be noted that the existing school district-owned property located at the west end of Champeny Road is recommended for medium-density urban residential development and is therefore not recommended to be retained for school site purposes.

Middle school enrollment is expected to increase only slightly over the planning period. Templeton Middle School, the sole middle school facility in the school district, should be capable of accommodating enrollments over the planning period. Also, since high school enrollment is anticipated to remain relatively stable over the planning period, no additional high school site area or facilities are recommended in the land use plan. As shown on Map 29, both Templeton Middle School and Hamilton High School are located at the eastern edge of the urban service area of the Village.

Fire Station Facilities: The study of public buildings and related facility requirements set forth in Chapter IV indicates that a second fire station should be provided in the eastern or northeastern portion of the Village by the end of the planning period. The Village Plan Commission carefully considered the fire station requirements set forth in Chapter IV. After much deliberation, the Commission determined that a second fire station would not be needed in the Village over the planning period. Therefore, a second fire station is not recommended in the land use plan contained herein.

Village Administrative Facilities: Based upon the anticipated facility requirements for the Villages's administrative offices and future requirements associated with the possible establishment of a full-time police department, the land use plan recommends the establishment of a new Village Hall and police department facility on vacant property located at the western edge of the Village, in the northwest corner of Sussex Village Park. As shown on Map 29, the recommended site consists of approximately three acres, which would provide adequate area to permit substantial design flexibility in the

establishment of one or more buildings for these facilities and would also provide adequate area for the provision of the required off-street parking. This site was selected by the Village Plan Commission for a new Village Hall and police department facility, in part, because the site is presently owned by the Village.

However, it should be pointed out that of the several sites considered for a new Village Hall and police department facility. the site which best meets the land use plan objective pertaining to the location of such facilities as set forth herein, is the vacant site located along the south side of Silver Spring Drive, immediately adjacent to Sussex Creek. This site is located immediately north of the aforementioned recommended site for the new community retail commercial center. The development of a new Village Hall and police facility, together with a new community retail shopping area, could provide the Village with a strong focal point of community activity and a greater sense of place, than that which is currently reflected by existing development in the central portion of the Village. Also, since the site is located adjacent to Sussex Creek and the new Waukesha hiking and biking trail, the site could be developed to accommodate indoor and outdoor passive recreational activities, as well as Village Hall and police functions.

Public Library Facilities: The land use plan recommends that the Orchard Elementary School building located in the Village of Sussex be used as a permanent location for a village public library and community center. This site is conveniently located in the center of the Village, in proximity to business uses and other local governmental and institutional uses. Also, existing facilities on the site are well suited for various civic, social, and recreational events and activities.

Public Recreation Facilities

The recommended plan provides for a total of about 84 acres in outdoor recreation and open space uses. Of this total, approximately 14 acres of additional outdoor recreational land is proposed in the recommended land use plan. As indicated in Chapter IV, no additional regional, multi-community, or community outdoor recreation acreage would be required in the Village over the planning period. Therefore, all 14 acres of additional outdoor recreation land shown on the plan map would compose new neighborhood park sites.

The anticipated increase in the Village population over the next 20 years will foster a substantial amount of new residential development, and, therefore, the need for additional neighborhood parks. These smaller parks are intended to meet the immediate, day-to-day outdoor recreational requirements of local residents. As shown on Map 29, the recommended plan provides for two additional neighborhood park sites: one site comprising about five acres in the center of the area bounded by Maple Avenue, Good Hope Road, Waukesha Avenue, and the Chicago & North Western Railway tracks, and one site comprising about seven acres in an area at the northwest edge of the Village urban service area. The type of facilities to be provided in these parks, as well as in existing parks in the Village, should consist of or approximate the type of facilities listed in Table 22.

As was discussed in Chapter IV, Sussex Creek and its eastern and southern branches converge in the area bounded by Main Street, Waukesha Avenue, and Silver Spring Drive in the central portion of the Village. Also, the Waukesha County hiking and biking trail, located within the old Milwaukee Road Railroad

right-of-way, traverses this area. Sussex Creek and its eastern and southern branches lie within the delineated environmental corridors which extend through areas where additional urban development is anticipated over the planning period. These conditions provide the opportunity to develop a system of linear open space and local pedestrian walkways within the Village urban service area which would serve to physically connect existing and proposed park sites, as well as other activity generators, facilitate direct pedestrian access to open space lands from adjacent residential areas, and connect local pedestrian walkways with the Waukesha County hiking and biking trail. As shown on Map 29, local pedestrian walkways are recommended to be extended from the Waukesha County hiking and biking trail along Sussex Creek and its eastern and southern branches.

Transportation System Development

The arterial street and highway system shown on plan Map 29 provides access to all delineated portions of the urban service area of the Village primarily through the use of the existing street system. Generally, the arterial street system of the Village operates efficiently and will require limited alterations and improvements over the planning period. All arterial street segments in the Village and its environs should be maintained as two-lane, two-way arterials with the exception of STH 164 between Silver Spring Drive and CTH K which is recommended to be improved as a four-lane, two-way arterial over the planning period. Also, one other recommended major modification to the existing system is the proposed realignment of Good Hope Road, to eliminate the dangerous curve immediately east of Waukesha Avenue. The recommended arterial street system should facilitate ready access to centers of employment, government activity, shopping and services, and recreation as previously indicated in this chapter.

Environmental Corridors

As shown on the plan map, environmental corridor lands within the Village urban service area total approximately 363 acres, or about 12 percent of the total area within the urban service area of the Village. The dark green tones on the plan map indicate primary environmental corridors, which comprise a total of about 9 acres, or about 0.3 percent of the urban service area. These primary environmental corridor lands are located at the west edge of the urban service area. Secondary environmental corridors are shown in medium green tones on the plan map and comprise a total of about 272 acres, or about 9 percent of the urban service area. Secondary environmental corridor lands are primarily located along the banks of Sussex Creek. Isolated natural areas are shown in the light green tones on the plan map and comprise a total of about 82 acres, or about 2.8 percent of the urban service area. The isolated natural areas consist of two woodland areas located immediately east of the Sussex Heights Subdivision. As previously noted, primary environmental corridors should be preserved in essentially natural, open uses. Secondary environmental corridors and isolated natural areas should also be carefully considered for preservation, particularly in conjunction with the development of passive and active recreational areas, greenways, and storm water retention and drainage areas.

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Chapter VI

PLAN IMPLEMENTATION

INTRODUCTION

The recommended land use plan described in Chapter V provides a design for the attainment of the land use development objectives and supporting standards set forth in Chapter III of this report. In a practical sense, however, the plan is not complete until the steps to implement that plan are specified. After formal adoption of the land use plan, realization of the plan will require faithful, long-term commitment to the objectives on which the plan is based by both village officials and concerned citizens of the Village. This commitment will be measured by a willingness to undertake substantial investments, a strong concern for the welfare of the community, and a realization that coordinated series of actions must be taken in order to ensure a continued high-quality urban environment. Thus, the adoption of the plan is only the beginning of a series of required actions necessary to achieve the objectives expressed in this report. The plan should be used as a guide for land development in the Village and the surrounding areas within the Village's extraterritorial plat approval jurisdiction. Adjustments to the plan should be made as required by changing physical, social, and economic conditions, as well as by changes in the Village's land use development policies. Consequently, one of the important tasks of plan implementation is a periodic reevaluation and reexamination of the plan to ensure that it is properly reflective of the existing situation.

Attainment of the recommended land use plan for the Village and its environs will require some changes in the development policies of the Village. Since the maintenance of the present character of the study area and the Village is dependent to a considerable extent upon preserving and protecting the natural resource base, the density of new development should be carefully regulated to ensure that new development at urban densities--that is at densities greater than 0.7 dwelling units per net residential acre--is confined to those areas where urban services can be readily and economically provided. These areas, as shown on Maps 29 and 30, comprise the Village of Sussex urban service area.

Development requiring the conversion of the best remaining agricultural lands to urban use, the draining and filling of wetlands, or the grading of hilly wooded sections should be avoided. This policy is central to a sound development strategy for the urban service area of the Village and for the study area as a whole. In fact, the effectiveness of many of the more specific recommendations of this report will be lost if this policy is ignored or greatly compromised. Development policies and practices which respect the limitation of the natural environment will, in the long term, not only preserve the overall quality of the environment in the Village and the study area, but will also avoid the need to provide costly urban facilities and services in the future to a disorganized, ever-widening urban area. Unsewered residential development outside of the areas recommended for suburban and low-density residential development should be permitted only on rural-estate-size lots in order to preserve the rural character and setting of the area. Such rural-estate lots should have a minimum area of five acres. The soils maps provided to the Village as part of the land use planning program and the soils maps presented in Chapter II of this report should be reviewed by the Village prior to the approval of additional land subdivisions within the extraterritorial plat approval jurisdiction of the Village.

Attainment of the recommended land use plan for the village proper will require not only changes in certain development policies of the Village, but will also require the introduction and modification of certain plan implementing procedures and instruments. These changes should include the strict review of all subdivisions for conformance with the plan and plan objectives, the proper application and administration of zoning to better reflect current land uses and to assist in implementing the plan, and the adoption of an official map to implement the plan recommendations pertaining to streets, highways, parkways, parks, and playgrounds.

LAND USE PLAN IMPLEMENTATION

An important step in plan implementation is the formal adoption of the recommended land use plan, as documented herein, by the Village Plan Commission, and certification of the adopted land use plan to the Village Board, pursuant to state enabling legislation. Upon such adoption, the land use plan becomes the official guide to the making of development decisions by village officials. Model resolutions for plan adoption are set forth in Appendices A and B. Once the plan is adopted, the Village can draw upon a number of legal and administrative tools to assist in plan implementation.

Subdivision Plat Review

As indicated in Chapter II, the Village's land subdivision control ordinance (Revised Ordinance #289), if properly administered within the context of the recommended land use plan, can adequately provide for the regulation of the subdivision of land within the Village limits and in its extraterritorial plat approval jurisdictional area. Following adoption of the land use plan, the plan should serve as a basis for the review of all preliminary plats and certified survey maps. Proposed urban subdivisions should not be approved in areas recommended to remain in non-urban use unless the developer can fully justify changing the land use plan. Any such proposed departures from the land use plan should be carefully considered by the Village Plan Commission and should be made by that Commission only when it finds that such departures are indeed warranted in the public interest. All urban subdivisions should be required to provide a full complement of urban services and improvements.

Zoning

Of all the land use implementation devices presently available to municipalities in Wisconsin, perhaps the most important and most versatile is the application of local police power to control land use development through the adoption of appropriate zoning ordinances, including zoning district regulations and zoning district delineations. On August 14, 1979, the Village Board adopted a new zoning ordinance and accompanying zoning district map for the Village of Sussex. This new zoning ordinance was prepared with the assistance of the Commission staff, which has provided resident planning services to the Village since 1973. A review of the new zoning ordinance, conducted during the land use planning process, indicated that the content and scope of the district regulations set forth in that new zoning ordinance would be generally adequate to implement the recommended land use plan. However, the new information and land use development policy set forth in the recommended land use plan indicate that the existing zoning ordinance should include the following additional zoning districts:

1. Institutional District - The intent of this district would be to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership, and areas where use for a public purpose is anticipated to be permanent.

2. Floodplain Conservancy District - The intent of this district would be to preserve in essentially open, natural uses lands which are unsuitable for intensive urban development purposes due to poor natural soil conditions and periodic flood inundations.

3. Upland Conservancy Overlay District - The intent of this district would be to preserve, protect, enhance, and restore all significant woodlands, wildlife habitat areas, areas of rough topography, and related scenic areas. Also, regulation of these areas would help to control soil erosion and sedimentation and promote and maintain the natural beauty of the Village, while not interfering with development rights perceived by the Village Board and assigned by the underlying basic use district.

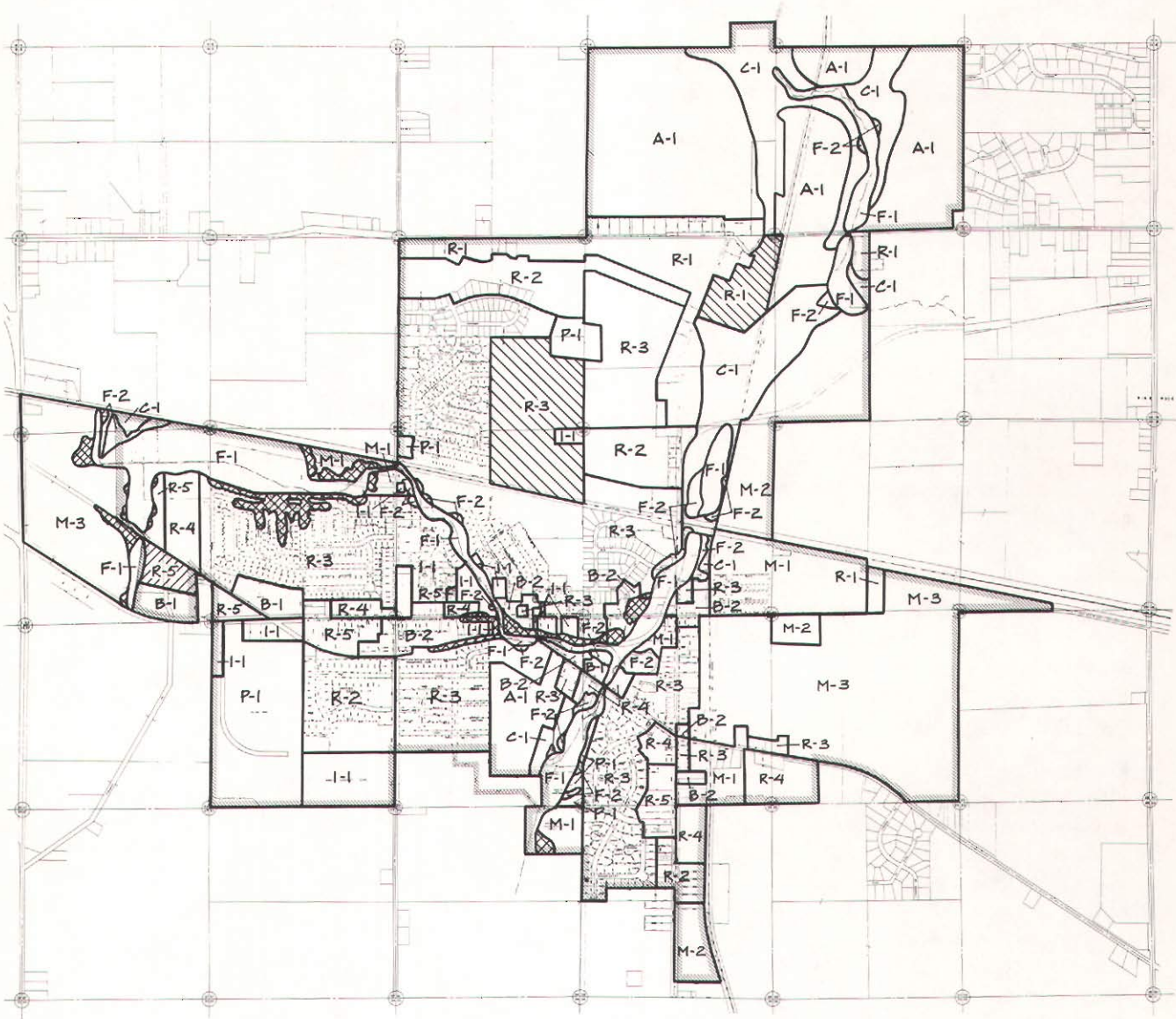
Map 31 shows the zoning district boundaries required to implement the recommended land use plan. These recommended zoning district boundaries indicate several modifications to the Village's existing zoning district map. These recommended modifications were made either for the purpose of mapping the aforementioned recommended new zoning districts or for the purpose of refining certain zoning district boundaries to more precisely reflect the extent of existing land uses, as identified during the land use planning process. It should be further noted that pursuant to State enabling legislation, zoning changes recommended by the Village Plan Commission can be enacted by the Village Board only after a formal public hearing.

Official Mapping

Following adoption of the land use plan for the Village of Sussex, the existing and proposed streets, highways, parks, parkways, and playgrounds shown on the plan should be incorporated into an official map for the Village and surrounding area. Section 62.23(6) of the Wisconsin Statutes provides that the Village Board of any village may establish an official map for the precise designation of right-of-way lines and site boundaries of streets, highways, parkways, parks, and playgrounds. Such a map has all the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, and parkways, and the location and extent of existing and proposed parks and playgrounds. The Statutes further provide that the official map may be extended to include areas beyond the corporate limit lines, but within the extraterritorial plat approval jurisdiction of the municipality.

The official map is intended to be used as a precise planning tool to implement the land use plan for streets, highways, parkways, parks, and playgrounds. One of the basic purposes of the official map is to prohibit the construction of buildings or structures and their associated improvements on land that has been designated for current or future public use. Furthermore, the official map is the only arterial street and highway system plan implementation device that operates on an areawide basis in advance of land development and can, thereby, effectively ensure the integrated development of the street and highway system. And, unlike subdivision control which operates on a plat-by-plat basis, the plan, with the official map as one of its implementation instruments, can operate over a wide planning area well in advance of

MAP 31
RECOMMENDED ZONING MAP FOR THE VILLAGE OF SUSSEX



LEGEND

- VILLAGE LIMIT LINE
- ZONING DISTRICT BOUNDARY LINE
- A-1 AGRICULTURAL DISTRICT
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-4 TWO-FAMILY RESIDENTIAL DISTRICT
- R-5 MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- B-1 NEIGHBORHOOD BUSINESS DISTRICT
- B-2 COMMUNITY BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- M-2 HEAVY INDUSTRIAL DISTRICT
- M-3 INDUSTRIAL PARK DISTRICT
- P-1 PARK DISTRICT
- I-1 INSTITUTIONAL DISTRICT
- C-1 LOWLAND CONSERVANCY DISTRICT
- F-1 FLOODWAY DISTRICT
- F-2 FLOODPLAIN CONSERVANCY DISTRICT
- FLOODPLAIN FRINGE OVERLAY DISTRICT
- UPLAND CONSERVANCY OVERLAY DISTRICT
- PLANNED DEVELOPMENT DISTRICT

GRAPHIC SCALE
0 800 1600 2400 FEET

SOURCE: SEWRPC

development proposals. The official map is a useful device to achieve public acceptance of long-range plans in that it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements. It therefore avoids the altogether too common situation of development being undertaken without knowledge of, or regard for, the long-range plan and, thereby, does much to avoid local resistance when plan implementation becomes imminent.

Precise Neighborhood Design Plans

Subsequent to the adoption by the Village Plan Commission of the land use plan for the Village of Sussex, immediate steps should be taken to initiate the preparation of a precise neighborhood design plan. Such a plan should provide a detailed design that assures economical and practical land use development, while avoiding the creation of expensive traffic, sewerage, drainage, and water problems. The precise neighborhood design plan should consist of four basic components. The first component of the plan should include an inventory and analysis of existing site conditions and other pertinent factors which affect land use development within the delineated neighborhood, including topography and surface drainage, soils, woodlands, wetlands, existing land use, land use regulations, community utilities and facilities, street and highway facilities, and real property ownership. The second part of the plan should include the formulation of design criteria and land use development standards for use in the preparation of alternative design plans. The third part of the plan should provide a series of alternative design plans, together with a description of the recommended design plan. The recommended design plan should include precise locations for residential, commercial, governmental and institutional, park and recreational, and industrial land uses; environmental corridor; and arterial, collector, and minor access streets. The final part of the plan should provide specific recommendations as to how the plan should be implemented.

Capital Improvement Program

Capital improvements programming can also be an important supplementary tool for use in implementing the recommended land use plan. Typically, a capital improvements program outlines a six-year program for the timing and financing of priority capital improvement projects related to the recommended land use plan. Capital improvements are scheduled into the program, based upon the projected financial capability of the community. Such a program is formulated from a detailed analysis of municipal revenues, debt service obligations, financing procedures, and external funding potentials. Once formulated, the program should be reevaluated and extended on an annual basis. In most instances, capital improvement programs schedule roadway, bridge, park, sewerage, water supply, and other public improvement projects. Subsequent to adoption of the land use plan, it is recommended that the Village prepare a six-year capital improvement program.

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APPENDICES

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Appendix A

A SUGGESTED VILLAGE PLAN COMMISSION RESOLUTION FOR ADOPTING THE VILLAGE OF SUSSEX LAND USE PLAN

WHEREAS, the Village of Sussex, pursuant to the provisions of Section 61.35 and 62.23(1) of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the Village of Sussex.

WHEREAS, the Village of Sussex requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan and an arterial street system plan for the Village, which includes:

1. Collection, compilation, processing, and analyses of various types of demographic, economic, natural resource, land use, transportation, and other materials pertaining to the Village.

2. A forecast of growth and change.

3. A land use and arterial street system plan map.

4. Suggested revisions to Village ordinances for the implementation of the selected plan; and

WHEREAS, the aforementioned inventories, analyses, objectives, forecasts, land use plans, and implementing ordinance revisions are set forth in a published report entitled SEWRPC Community Assistance Planning Report No. 51, A Land Use Plan for the Village of Sussex: 2000 Waukesha County, Wisconsin; and

WHEREAS, the Village Plan Commission considers the plan to be a valuable guide to the future development of the Village.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23(3) of the Wisconsin Statutes, the Village of Sussex Plan Commission on the _____ day of _____, 1982, hereby adopts SEWRPC Community Assistance Planning Report No. 51 as a guide for the future development of the Village of Sussex.

BE IT FURTHER RESOLVED that the Secretary of the Village of Sussex Plan Commission transmit a certified copy of the resolution to the Village Board of the Village of Sussex.

_____, Chairman
Village of Sussex Plan Commission

ATTESTATION:

_____, Secretary
Village of Sussex Plan Commission

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Appendix B

A SUGGESTED VILLAGE BOARD RESOLUTION FOR ADOPTING THE VILLAGE OF SUSSEX LAND USE PLAN

WHEREAS, the Village of Sussex, pursuant to the provisions of Section 61.35 and 62.23(1) of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, the Village Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a plan for the physical development of the Village of Sussex and its environs, said plan embodied in SEWRPC Community Assistance Planning Report No. 51, A Land Use Plan for the Village of Sussex: 2000 Waukesha County, Wisconsin; and

WHEREAS, the Village Plan Commission did, on the _____ of _____, 1982, adopt SEWRPC Community Assistance Planning Report No. 51 and has submitted a certified copy of that resolution to the Village Board of the Village of Sussex; and

WHEREAS, the Village Board of the Village of Sussex concurs with the Village Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 51.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Sussex, on the _____ day of _____, 1982, hereby adopted SEWRPC Community Assistance Planning Report No. 51 as a guide for the future development of the Village of Sussex; and

BE IT FURTHER RESOLVED that the Village Plan Commission shall annually review the Village land use plan and shall recommend extensions, changes, or additions to the plan which the Plan Commission considers necessary. Should the Plan Commission find that no changes are necessary, this finding shall be reported to the Village Board.

_____, President
Village of Sussex Board

ATTESTATION:

_____, Clerk
Village of Sussex